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Application number: 2025/CLD/92297/W	
What is the application for?:	Certificate of lawfulness for proposed change of use from dwelling (use class C3
Address of the site or building:	102, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Postcode:	HD2 1PW

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I strongly object to this application to change the use of 102 Redwood Drive from a family dwelling to a children's home because of how it will negatively impact the area in terms of noise, disturbance and odour, the impact on highway safety and traffic and the effects on neighboring properties and their residents.</p> <p>It is well documented that privately run children's homes residents attract a variety of criminal activity (county lines drugs, drug use, sex trafficking, grooming & anti-social behavior in the form of noise and loitering) these activities frequently require numerous police visits. Both this criminal activity and the frequent attendance of police, in some instances emergency attendance, will disturb the tranquility of this family development, directly impacting upon the character of the area and increasing noise and disturbance for all residents. In addition to the disturbances and noise, the illicit activities that come with privately run children's homes will impact upon the safety of children who are resident in other parts of the development. Parents are unlikely to feel safe allowing children to play outside which will have a huge impact upon families who are resident in the development and have been residents for many years. This is because of the unknown element of people who will be visiting the property, In some instances, residents of children's homes have suffered sexual abuse by their family but these family members are allowed to visit. This simply puts other children on the development at risk of sexual abuse. It is known that sex trafficking rings operate with vulnerable children in children's homes. The presence of these individuals for sex trafficking (which is quite prolific in the Ashbrow ward) again puts other children at risk of also being groomed and trafficked. Neighbours are also likely to feel overlooked and concerned for their safety if staff and unknown visitors are loitering around the property.</p> <p>The 24/7 working patterns and shift changes will also create noise and disturbance at both early and late hours leading to disturbance to all residents and particularly those residing in immediately next to the property. This will be especially evident in winter when cars are frozen and staff have to warm up their cars to scrape their windscreens before departure. A percentage of staff will also likely smoke and cigarette breaks will impact upon the neighbours due to odour</p>	

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The children's home would be located very close to both a cafe and business park, noise generated by the site would impact upon the cafe business that is immediately adjacent through noise & anti-social behavior. The presence of police vehicles at the property would lead to customers changing their opinion of the whole development, negatively impact the character of the area, currently a quiet and peaceful family development.

The business park, being located directly next to the proposed children's home provides easy access to vulnerable residents for both county lines drug use, drug consumption and ease of abscondment from the property.

Highway safety will be impacted through frequent visits of police (some cases likely to be blue light events), family members, professionals and staff who have no vested interest in the safety of other young children who play on the development. This increased traffic puts all of those children, and elderly residents at risk alongside pets. Safety will also be impacted through the number of cars that are likely to be parked outside the address. These cars will limit access to the turnaround or simply be a hazard at the top of Redwood Drive as large vehicles attempt to turn around.

Finally, the property does not offer and kinds of security measures seen commonly on other residential care settings, gates, locks etc. and their addition would ruin the character of the area.

The change of use is not in keeping with the character of the area which is a family oriented, quiet and tranquil set of family homes. A children's home in this development is simply not in keeping with the existing uses of properties.