

I am writing to formally object to the planning application number 2025/92297/W for change of use from a dwelling (C3) to a children's home (C2) at 102 Redwood Drive, Bradley, Huddersfield, HD2 1PW.

I have serious concerns regarding the inappropriate impact this commercial enterprise will have on our community.

In the first instance all owners of properties on the Woodland Glade estate have signed up to Deeds of Covenant which state "That no part of the property shall be used for any purpose other than as or incidental to a private dwelling". I would therefore respectfully suggest that the application cannot be determined until the legal aspect of breaking the covenant have been thoroughly examined.

I refer to a similar approved application for change of use to a Children's Home at 19 St. Thomas Gardens, Bradley where the Delegated Decision Notice states under section –

2. Lawful Use Certificate

2.2 Section 192(2) of the Town and Country Planning Act 1990 provides that uses are lawful if the Local Planning Authority is provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application.

I believe that at the present time and with the minimal information provided by the applicants that the proposed change of use at 102 Redwood Drive is not lawful and should therefore be either withdrawn or differed by officers until such time as a judgement into the legal aspects of the application are resolved.

The applicants are owners of other properties at Woodland Glade and have until recently been advertising on their website (Templar Hive Children's Homes) the location at 102 Redwood Drive, this has been recently revised to say, "Coming soon", statements regarding other Homes on the estate have been removed specifically, 1 Grantley Place. If this application is approved, then this will open the way for other properties on the estate to be used as Children's Homes in close proximity to each other which would totally change the character of what is at present a quiet residential area composed of families and retired couples some of whom have lived on the estate, many more than 30 years.

The Children's Homes (England) Regulation Act 2015: requires that: -

Children should have a personnel space (usually a bedroom) and have suitable facilities to meet in private - friends, relatives, parents or professional visitors.

Requires sleeping accommodation for Staff who are staying overnight.

Requires privacy for Children in Bedrooms, Bathrooms & Toilets

Comparing plans of existing house layout as indicated on drawings submitted as part of planning application 2023/62/90936/W the accommodation comprises Living room, dining room, kitchen, conservatory and garage on the ground floor together with 4 Bedrooms (one en-suite), and bathroom to the first floor.

Information provided by the applicants states that there will be 3 children, a manager working from 9-00am to 5-00pm and 2 support staff working a shift from 8-00 am to 8-00 am next day, with staff sleeping over.

Are the 2-support staff be expected to share a bedroom and how will the ground floor layout be configured to provide sufficient accommodation to meet the requirements of the Regulations without structural modifications.

Woodland Glade is not appropriate for such a facility due to the following material planning considerations:

1. Loss of Residential Character. Woodland Glade is a stable, owner-occupied, and family-oriented residential area. The introduction of a commercial-style care home fundamentally alters its character and undermines the community cohesion residents have paid a premium to enjoy.

2. Increased Traffic and Parking Strain. The application clearly understates the potential impact on traffic volumes and highway congestion in and around Redwood Drive. This is driven by the number of vehicles at each property and the number of existing spaces. This has impact on the flow of traffic and will compromise access for delivery (online shopping) and service vehicles. The on-site parking will only provide space for the 2-support staff in residence which will double to 4 staff at shift change over: however, the home's own documents state frequent visits by social workers, medical staff, manager, family and friends.

3. Security and Amenity Concerns. With a high volume of unfamiliar cars and visitors, the security that residents rely on will be compromised. Unlike traditional dwellings, this commercial use introduces a level of unpredictability and intrusion not seen on a what is in essence a residential cul-de-sac.

The proposed change of use will have a detrimental effect on the living conditions of neighbouring occupiers at: 100 Redwood Drive; No's. 11 and 15 Brier Hill View regarding possible increased noise levels. As such, the proposed change of use will be contrary to policy LP24 of the Local Plan, which sets out the expectation that good design should be at the core of all proposals in the district. Among other things, this policy sets out

requirements to ensure proposals provide a high standard of amenity for future and neighbouring occupiers

4. Potential for Future Expansion. While the application states a maximum of 3 children, there are no safeguards in place to prevent future expansions or more intensive uses once a C2 classification is granted.

5. Precedent for Further Change. Allowing such a change opens the door to further applications, especially as the applicants own other properties on the estate, eroding the residential nature of the estate and creating a domino effect in devaluing properties and impacting lifestyle quality due to mixing commercial use on an estate which is solely residential. This application has the potential for loss of residential amenity which is both significant and unjust to current residents who invested in this location with legitimate expectations of continuity. I urge the council to reject this application in defence of the local plan, community character, and the wellbeing of long-standing residents.

I trust that the above is self-explanatory; however, if you have any queries or require any further information, please do not hesitate in contacting the undersigned.

Yours sincerely