

DC Admin

From:
Sent: 10 September 2025 06:47
To: DC Admin
Cc:
Subject: Planning Application – 2025/CLD/92297/W (102 Redwood Drive, Woodland Glade, HD2 1RB)

Dear Sir/Madam,

I am emailing to formally object to planning application **2025/CLD/92297/W**, which seeks a Certificate of Lawful Development for the change of use of 102 Redwood Drive to a children's home operated by a limited company. While I understand that a Certificate of Lawful Development primarily determines whether a proposed use or development requires planning permission, I am concerned that this application has wider implications for the established residential character, safety, and amenity of Woodland Glade.

Key Grounds for Objection:

1. **Restrictive Covenants:** The property is part of Woodland Glade, where title deeds prohibit carrying on a business and forbid causing nuisance, annoyance, or injury to other residents. Operating a children's home directly conflicts with these covenants.
2. **Access and Traffic Constraints:** The property sits at the end of a blocked residential estate road, creating a single access point for staff, visitors, emergency services, and deliveries. This raises serious safety, congestion, and emergency response concerns.
3. **Safeguarding and potential Ofsted Misrepresentation:** The applicant claims the property is registered with Ofsted, but no such registration exists that I can see. Running a children's home requires strict safeguarding compliance, which may not be achievable at this location.
4. **Safety and Security Requirements:** The development would require significant security and safety modifications (CCTV, secure access, fencing, anti-ligature fittings, fire safety systems), which would alter the residential character of the estate.
5. **Community and Amenity Impact:** Increased comings and goings, potential absconding risks, staff shift patterns, and noise would negatively affect the amenity, safety, and quality of life for existing residents.
6. **Crime and Local Precedent:** The estate is in an area with above-average crime rates. Other children's homes in similar contexts have generated significant policing and community issues, highlighting the unsuitability of this location.
7. **Planning Precedent:** Approval would set a precedent for other non-residential or commercial uses, undermining the long-term residential character of Woodland Glade.

These points highlight the most immediate and material concerns. Below, I provide a detailed explanation of each area of objection.

Policy PLP24 – Design and Residential Amenity

Woodland Glade is a wholly residential estate with **284 properties**, all subject to restrictive covenants in their title deeds stating that owners are “**not to carry on any trade or business on the property or in or from the dwelling erected thereon**” and “**to ensure that nothing shall at any time be done on the property or any part of the estate that shall be or become a nuisance, annoyance, or injury to any part of the estate or its occupiers.**”

Operating a children’s home constitutes a business and directly conflicts with the first covenant. Moreover, the day-to-day operation of a children’s home—including the comings and goings of staff, visitors, deliveries, and children—could contravene the second covenant by creating nuisance, annoyance, or injury to neighbouring residents. Approval could also set a precedent for other non-residential uses within the estate, undermining its residential character.

Policy LP52 – Protection and Improvement of Environmental Quality

The proposed development could affect environmental quality and the peaceful character of the estate. Increased traffic, comings and goings associated with the children’s home may adversely affect neighbours’ amenity and road safety.

Traffic and Access Constraints

The property sits at the **end of Redwood Drive**, which functions as the estate’s main arterial road but is **blocked to through-traffic**. All staff, visitors, professionals, delivery drivers, and emergency services vehicles would have to navigate a **single access route with no secondary exit**, potentially creating a bottleneck that could delay emergency response and impact overall safety for children and residents.

Safeguarding, Regulatory Concerns, and Ofsted Registration

The applicant's associated website, Templar Hive, asserts that the property at **102 Redwood Drive** is registered with **Ofsted**. However, upon reviewing the Ofsted database, I can see no evidence that this property is currently registered. If it is not registered, this represents a **fundamental misrepresentation** to local residents, calling into question the reasonableness and overall authenticity of the application.

Running a children’s home introduces significant **safeguarding obligations**. The operating company must comply fully with **Kirklees Safeguarding Children Partnership policies, Ofsted regulations**, and other statutory requirements to ensure the safety and well-being of children. Given the property’s location in a densely residential estate, the suitability of the site for such a facility is **questionable in terms of oversight, accessibility, and local support services**.

Required Safety and Security Measures

The operation of a children’s home at **102 Redwood Drive** would require substantial safety and security modifications to comply with Ofsted and safeguarding regulations. These are likely to include: **external and internal CCTV, secure access control systems, high boundary fencing with lockable gates, anti-ligature fittings, secure storage for medicines and hazardous materials**, and **fire safety systems** including alarms, extinguishers, and evacuation routes.

Additionally, these measures may extend to the **immediate surrounding area**, including increased lighting and safe drop-off/pick-up zones. The introduction of such infrastructure is likely to **alter the character of the estate**, increase **traffic pressures**, and could create **nuisance, disturbance, or safety risks** for neighbouring residents. Combined with the restrictive covenants in place, these requirements highlight that a children’s home may be fundamentally **unsuitable** for this residential location.

Additional Community, Safety, and Operational Concerns

The operation of a children’s home at **102 Redwood Drive** raises further concerns beyond those already noted. The estate’s **single access road** may delay emergency response in the event of fire, medical incidents, or police involvement. Staff are likely to work **early morning, late night, and overnight shifts**, increasing comings and goings outside normal residential hours and potentially disturbing neighbours.

Children in care, particularly those with behavioural or emotional needs, may **abscond or leave the property unsupervised**, creating safety risks both for themselves and for local residents. The property itself may lack the **specialist facilities, communal space, and secure outdoor areas** necessary to safely operate a children's home in accordance with Ofsted and safeguarding requirements.

Approval of this development could also set a **planning precedent**, encouraging other non-residential or commercial uses within Woodland Glade, thereby threatening the **long-term residential character** of the estate. Additionally, the presence of a children's home could impact **community perception, local property values, and the wider amenity of residents**, including potential strain on nearby educational, health, and social services.

Impact on Neighbourhood, Noise, and Disturbance

The proposed change of use is incompatible with the established residential character of Woodland Glade. The introduction of a children's home could lead to **increased noise and disturbance**, affecting the quality of life for neighbouring residents, including the comings and goings of staff, visitors, and children.

Crime Rates and Community Safety

Data from multiple crime monitoring platforms indicates that **Ashbrow ward and the immediate HD2 area already experience elevated crime levels**:

- Ashbrow reports approximately **112 crimes per 1,000 residents**, with **violent and sexual offences, drugs, arson, and public order crimes** above national averages.
- In June 2025 alone, **61 incidents of violence and sexual offences** were reported within half a mile of the application site, contributing to a "High" crime classification for the neighbourhood.
- HD2 1DF, the adjacent postcode area, has **violent crime rates 50% above Huddersfield's average** and **53% above the national average**; drugs and weapons offences are also significantly higher.
- Huddersfield overall has a crime rate of **103 per 1,000 people**, approximately **42% higher than the national average**, with **violent and sexual offences at double the national rate**.

Introducing a children's home in a high-crime environment raises **serious safeguarding risks** for vulnerable children and may increase pressure on local policing.

Evidence from Other Children's Homes

Studies and case examples highlight these risks:

- The Howard League for Penal Reform has reported that some children's homes have called the police **up to 200 times a year**, showing the significant operational and policing demand such facilities can generate.
 - At **Inglewood Children's Home in West Yorkshire**, persistent community safety concerns, frequent police involvement, and anti-social behaviour complaints ultimately contributed to its closure. This underlines the challenges of operating such homes in densely populated residential areas.
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Local Precedent

Similar applications in Kirklees—such as **21 Delves Wood Road (2025/90273)** and another Huddersfield property (**2025/90111**)—have prompted objections over concerns about residential amenity, traffic, and suitability of location. Approving this application would be inconsistent with these established precedents.

Lack of Local Consultation

There appears to have been **insufficient consultation** with local residents regarding this proposal. Transparent engagement is vital to ensure that those affected by developments are informed and have an opportunity to respond.

Conclusion

Given the **restrictive covenant**, the **road access limitations**, the **potential misrepresentation regarding Ofsted registration**, the **significant safety and security modifications required**, **high local crime levels**, and overall safeguarding, amenity, and traffic concerns, I respectfully request that this application be carefully scrutinised and then declined. Approving it risks undermining the residential character and safety of Woodland Glade and sets an unwelcome precedent for further non-residential uses within the estate.

Please confirm that the Council will consider these material facts in its assessment.

Thank you for your attention to this matter. I look forward to your response and clarity on how these concerns will be addressed in the Planning Department's assessment.

Yours faithfully,