

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 this certificate assesses whether planning permission is required, I have serious concerns about the wider implications for Woodland Glade's residential character, safety, and amenity.

Key Grounds for Objection:

Restrictive Covenants: Title deeds for Woodland Glade prohibit carrying on a business and forbid causing nuisance, annoyance, or injury to other residents. Operating a children's home conflicts directly with these covenants and could set a precedent for other non-residential uses.

Access and Traffic Constraints: The property is at the end of a blocked estate road with a single access point for staff, visitors, deliveries, and emergency vehicles. This creates serious safety and congestion risks.

Safeguarding and Ofsted Misrepresentation: The applicant's website claims the property is registered with Ofsted; however, no registration appears in the official database. Running a children's home requires strict safeguarding compliance, which may not be achievable at this location.

Safety and Security Requirements: To operate safely, the home would require extensive modifications, including CCTV, secure access, high fencing, anti-ligature fittings, fire safety systems, and controlled outdoor areas. These measures would alter the estate's residential character and could create disturbance.

Community and Amenity Impact: Increased comings and goings, staff shift patterns, potential absconding risks, and noise would negatively affect residents' quality of life.

Crime and Local Precedent: The area already has above-average crime rates. Other children's homes in similar contexts have generated significant policing and community concerns, highlighting the unsuitability of this location.

Planning Precedent and Consultation: Approval would undermine the estate's residential character and set a precedent for other non-residential developments. There appears to have been insufficient consultation with local residents.

Conclusion:

Given the restrictive covenants, single access road, potential misrepresentation regarding Ofsted registration, significant safety modifications required, high local crime levels, and risks to safeguarding and residential amenity, I respectfully request that this application be carefully scrutinised and refused. Approval would undermine Woodland Glade's character and safety.

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