



I wish to formally object to the application for change of use of 102 Redwood Drive from C3 (private dwelling) to C2 (Children's Home). My objection is based on planning and legal grounds, which I set out below:

1. Deed of Covenant Restriction

All properties on the Woodland Glade estate are bound by a deed of covenant which clearly stipulates that they may only be used as private dwellings. The proposed change of use would constitute a business operation, directly breaching this restriction. I respectfully request that the planning authority verify this legal position before determining the application.

2. Over-intensification and Change of Character

The proposed use represents a material intensification compared with a single-family home. The presence of rotating staff on 24-hour shifts, professional visitors, and service providers would substantially alter the established residential character of the estate. Approval of this application would set a precedent for further non-residential uses, undermining the long-standing family-based nature of Woodland Glade.

3. Traffic, Parking and Highway Safety

The property's driveway does not provide adequate parking for the level of staffing and visitor traffic associated with a C2 use. On-street parking in the cul-de-sac is limited and forms part of a turning circle for council and emergency vehicles. Increased vehicle use at all hours of the day and night would create congestion, restrict access for service vehicles, and present road safety risks.

4. Premature Operation and Misrepresentation

Despite stating in the application that the proposed use has not yet commenced, the property has already been advertised on the applicant's website as a children's home ("The Squirrels"), with claims of access to Woodland Glade Leisure facilities. These claims are misleading, as the facilities are restricted to resident members and their families. Furthermore, the company does not appear on the Ofsted register of providers, despite suggesting otherwise online. This raises concerns about transparency and compliance with regulatory requirements.

5. Suitability of Location and Safeguarding Concerns

The estate includes shared leisure facilities such as a swimming pool, gym, sports pitches and a licensed bar, intended for private resident use. Locating an institutional home for vulnerable children in such an environment, without clear safeguarding measures in place, could create risks for both the resident children and existing families on the estate. This has not been adequately addressed in the application.

Conclusion

For the reasons outlined above—namely the legal covenant restriction, over-intensification of use, inadequate parking provision, premature operation, misleading representations, and safeguarding concerns—I respectfully request that this application be refused.