

I do not believe that Woodland Glade is an appropriate place for such a facility on the following grounds:

1. Negative impact on the Residential Character - Woodland Glade is a very established residential area known for its safe and secure family properties, purely residential. The introduction of a commercial care home fundamentally alters its character and undermines the community cohesion.
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 can already impact the flow of traffic moving up and down the estate and compromise access for such things as refuse collection and emergency services. The onsite parking for 102 Redwood Drive only provides space for the 2 support staff in residence which will double to 4 staff at shift change. However, the planning application states frequent visits by social workers, medical staff, day manager, emergency services, family and friends. The entrance to Redwood Drive is at the bottom of the estate and the property at the top so this flow of traffic will affect the whole estate.
3. Security and Amenity Concerns - With an increase in volume of unfamiliar cars and visitors to the estate the security that residents rely on will be compromised. The fact that there is a potential for quick turn around of children resident at the property further compounds the issue.
Whilst the application does not provide sufficient detail as to the type of child to be resident. The number of staff specified leads me to believe that they will be vulnerable children with behavioural and emotional issues not able to be resident with family or foster parents. This is a concern due to the close proximity to a business park renowned for drug and substance abuse, the potential for grooming and type of so called 'friends' these children will bring onto the estate. These are all safeguarding issue for the children housed at the property and potential knock on effect to other residents children living on the estate. These issues need to be addressed.
the proposed application is 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. Amongst 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 - Whilst the application states a maximum of 3 children, it is doubtful that the property is large enough to accommodate 3. There has been recent planning applications to extend the property for domestic purposes which were rejected, but there is nothing in place to prevent future expansions or more intensive uses once a C2 classification is granted.
5. Precedent for further future applications to Change use - Allowing such a change opens the door to further applications, especially as the applicant owns other properties on the estate. The application has the potential for loss of residential amenity which is both significant and unjust to current residents.

Finally, in view of number of concerns and issues involved regarding this application I feel that it should be referred to and considered by Committee and not Planning Officer.