



I believe Woodland Glade is an unsuitable location for the proposed facility based on several critical planning considerations:

The application significantly underrepresents the potential impact on traffic volumes and congestion in and around Redwood Drive. This is exacerbated by the number of vehicles associated with each property and the limited availability of parking spaces. Such an increase in traffic will disrupt the flow and access for delivery and service vehicles. The proposed on-site parking is insufficient, accommodating only two support staff, which will double to four during shift changes. Furthermore, the documentation acknowledges frequent visits from social workers, medical personnel, the manager, and family members, highlighting an additional strain on local infrastructure.

Woodland Glade is characterized as a stable, owner-occupied, family-centered residential area. The establishment of a commercial-style care home would fundamentally alter this character and undermine the community cohesion that residents have invested in and cherish.

The influx of unfamiliar vehicles and visitors poses a threat to the security that residents depend upon. Unlike traditional residential properties, this commercial use introduces an unpredictable element of intrusion that is incongruent with the established environment of what is essentially a residential cul-de-sac. The proposed change of use could adversely affect the living conditions of neighboring occupants at 100 Redwood Drive, as well as Nos. 11 and 15 Brier Hill View, particularly concerning the anticipated increase in noise levels.

Approving this application could set a precedent for additional requests, especially given that the applicants own multiple properties within the estate. This could erode the residential character of the area and lead to a cumulative decline in property values and quality of life, resulting from the introduction of commercial activities in a predominantly residential community. The implications of this application pose a significant threat to residential amenity, which is both substantial and unjust to the current residents who have made investments in this location with the expectation of continuity.

While the current application specifies a maximum of three children, there are no safeguards in place to prevent potential future expansions or more intensive uses if the C2 classification is approved.

In light of these considerations, I strongly urge the council to reject this application in order to uphold the integrity of the local plan, preserve the character of our community, and protect the well-being of long-standing residents.