



I am writing to object to the planning application at 102 Redwood Drive. (2025/CLD/92297/W). As someone who has had experience of working with vulnerable children I understand that they need to be looked after appropriately but wish to raise my concerns regarding the planning proposals to change a family home into a childrens care home.

1. The area the proposed care home is in an area which contains predominantly young families or elderly residents. I am concerned as to whether safeguarding of the current residents has been taken into account. It is likely that any children placed in a care home such as this one will have problems / issues which have resulted in previous attempts to place them within a different care environment being unsuccessful. (eg support in the family home, foster parents, previous care home)

2. The troubled backgrounds that some of these children may come from does not align with the local area and may directly or indirectly lead to crime / conflict due to antisocial behaviour from either the residents of the care home or those associated with such residents. This would have a direct impact on the current character of the area.

3. All properties on the Woodland Glade estate have signed a Deed of Covenant upon purchasing their property which states;

“Not to carry out any trade or business on the property or from the dwelling erected thereon.”

“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 occupiers.”

The planning application is in obvious contravention of the covenant. This should be considered when you are making a decision about the effect such a change of use would have on the character of the area. It could lead to further change of use applications which would clearly change the character of the area.

4. A Care home of this nature would require a number of staff working on 24-hour shift patterns. It would therefore lead to multiple daily traffic movements to and from the property. This would be far more than a conventional family home. The property is at the far end of Redwood Drive and traffic would have to travel the full length of Redwood Drive when entering / exiting.

5. Due to the nature of the potential care home residents the facility would require multiple external agency visits including law enforcement, healthcare, social workers and school transport. This will lead to far more traffic movements than a conventional family home and would lead to increased road safety risks and congestion.

6. The house has a driveway which only has parking for 2 cars. The care home would require visitor / staff cars to be parked on the road. That part of Redwood Drive is used by many pupils walking to All Saints School as well as a turning place for large vehicles such as bin wagons, lorries, etc. Additional congestion could lead to the blocking of the turning place or dangers to pedestrians exiting the top of Redwood Drive.

7. The increased traffic would have a direct impact on noise disturbance at and close to the property due to the 24-hour staffing requirements including cars starting and stopping, car door being opened and shut at all hours of the day and night. There would also be the need to multi agency staff to park their vehicles on the road.

8. Due to the nature of the children being accommodated in the home there may also be an increase in the noise from the property compared to a conventional residential property.