

Objection to Planning Application 2025/CLD/92297/W
102 Redwood Drive, HD2 1PW

I am writing to formally object to the proposed change of use for the property at 102 Redwood Drive. This quiet residential area is primarily home to families and elderly residents, and the intended use as a residential care facility would represent a substantial shift in the nature and character of the neighbourhood.

The application does not provide adequate clarity regarding the background or specific needs of the children who would be placed at the property. However, the mention of 24-hour care involving two support workers at all times, the presence of a daytime manager, and regular visits from social workers — all for just three children — strongly indicates that these young individuals may have complex emotional and behavioural requirements. This raises concerns about whether this environment is appropriate, both for the children's welfare and for the existing community.

The property is situated at the top end of the estate, directly next to a business park which has a reputation for drug-related issues and substance abuse. In addition, the estate is enclosed by woodland on three sides and lies close to a busy dual carriageway. These factors present significant safeguarding risks, especially for vulnerable children who may be prone to high-risk behaviour or absconding.

There is also a legitimate concern about a potential rise in antisocial behaviour. While not a certainty, the nature of the proposed use suggests there may be incidents that could affect the peace, safety, and general wellbeing of current residents — including families with young children, and older people living nearby.

Parking and access are also problematic. The application indicates that up to three staff members could be present during the day, yet there are only two parking spaces available on-site. Factoring in night shifts, staff changeovers, and visits from social workers, emergency personnel, or other professionals, it's likely that five or more vehicles could be present at once. On-street parking is already limited and heavily relied upon by residents, especially in the evenings. Increased demand for parking will inevitably cause disruption and congestion in an already constrained area.

Lastly, it's important to highlight that properties on this estate are subject to a deed of covenant that restricts residential homes from being used for commercial purposes. The proposed change appears to conflict with this restriction and, as such, should be deemed unsuitable.

For the reasons outlined above, I strongly urge the planning authority to reject this application.