

## Search application details

Application number: 2025/CLD/92297/W	
What is the application for?:	Certificate of lawfulness for proposed change of use from dwelling (use class C3
Address of the site or building:	102, Redwood Drive, Bradley, Huddersfield, HD2 1PW
Postcode:	HD2 1PW

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	<input checked="" type="checkbox"/> Yes
<p>Planning Objection – Proposed Residential Facility on Redwood Drive (Kirklees)</p> <p>I am a resident of Redwood Drive, living near to the application site. I wish to formally object to this planning application in its entirety, on grounded planning policy and community safety concerns.</p> <p>1. Loss of Residential Amenity &amp; Fear of Crime: The adverse effects on "amenity" and "fear of crime" are legitimate planning considerations. The establishment of this facility—serving vulnerable young people—anticipates frequent comings and goings of staff, professionals, taxis, and emergency services, as well as visits by friends or associates of the residents.</p> <p>This increased activity will erode the peaceful residential character of Redwood Drive, reduce public confidence in safety, and negatively affect daily life. Existing community facilities—including the local centre and nearby woodlands—will become less accessible and less inviting to families and older residents due to perceived safety concerns.</p> <p>2. Safeguarding &amp; Community Cohesion: Kirklees Council prioritises cohesive, inclusive, and safe communities where vulnerable individuals are protected from harm and no one is left behind.</p> <p>The applicant's public advertising of the facility's exact address (on the Templar Hive website) undermines these principles by exposing both the vulnerable children and local residents to potential harm. In addition, pictures of the centre's facility including children's play areas have been included in online links to Templar Hive which indicates a further lack of safeguarding.</p> <p>The proposal fails to provide a safe, integrated environment and instead jeopardises community trust and cohesion.</p> <p>The website that has already been created advertising the care home even includes a</p>	

The website that has already been created advertising the care home even includes a map which shows the location but it is incorrectly showing the location as which is further down the road. I have emailed them asking for it to be removed but how can the website even be available if the planning permission process is not completed?

### 3. Highway Safety, Traffic Generation & Parking Pressures:

Consistent with NPPF Paragraph 111, development must not bring about “severe” highway impact. The proposed use will generate high volumes of traffic—staff vehicles, professional visits, taxis, ambulances, etc.—all routing through narrow residential streets at the estate’s end, endangering pedestrians (particularly children) and reducing on-street parking availability.

Without adequate parking provision or traffic mitigation measures, existing residents will face congestion, noise, and difficulties in everyday movements.

### 4. Character of the Area & Local Plan Conflict:

The Local Plan (adopted 27 February 2019) provides the long-term spatial strategy for Kirklees development and protects against harmful impacts on the built environment and community fabric (Kirklees Together).

Redwood Drive is characterised by family dwellings, tranquility, and safe community infrastructure. Introducing a highly intensive, care-based facility will disrupt this established character, undermining expectations residents used when choosing to live here.

This proposal conflicts with local planning objectives to maintain a balance between providing support services and preserving residential stability.

### 5. Public Expectations & Safe Places Framework:

Kirklees and its partners—including the police—actively promote “safe places” in public spaces for children and vulnerable persons in need of refuge or assistance as detailed on the West Yorkshire Police Website.

The proposed facility, by contrast, would increase risk rather than reduce it—placing vulnerable individuals in a location exposed to the general public without sufficient controls.

This runs counter to the council’s broader commitment to safety, inclusion, and community wellbeing.

### 6. In Contradiction of the Property Covenant:

The properties on the Woodland Glade estate are subject to a deed of covenant stipulating that they may only be used for residential purposes.

A change to C2 classification would result in the property being used as a business which is not permitted under this covenant.

The local planning authority should verify this restriction with the relevant documentation.

### Conclusion:

This proposal fails to align with key planning policies and community safety objectives:

It would cause unacceptable harm to local amenity and create a pervasive fear of crime.

It would generate unsustainable traffic pressures and compromise highway safety.

It conflicts with the residential character of the area and the council's Local Plan framework.

It undermines safeguarding standards and the council's inclusive, cohesive vision.

It is in contradiction with the property deed of covenant.

For these reasons, I respectfully urge Kirklees Council to refuse this application.