

Address: 21 Brier Hill View Huddersfield HD2 1jq

Search application details

Application number: 2025/92297	
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	
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<p>I have serious safeguarding concerns regarding the application to turn 102 Redwood Drive into a class C2 Residential care home.</p> <p>The change of 102 Redwood Drive to a residential children's homes would see an increase in criminal activity on the estate. Notably, the estate is close to Deighton, an area know for gang affiliation, putting the young people in a dangerous position, as vulnerable looked after children are often targets for gang recruitment and country lines drug trafficking. Moreover, Alcohol Change UK found that residential care home settings are "conducive in starting/increasing alcohol consumption (and other drug use)", forging "complex" relationships with alcohol. Not only is this illegal, but the study found that underage drinking typically took place in "public areas such as parks and fields, for the purposes of getting intoxicated". Based on documented patterns in similar settings, it is reasonable to expect that young people residing within the home may use community areas of the estate (such as the park outside the leisure centre" as a location to drink in, causing both noise disruption to residents, alongside possible damage to public spaces. As the estate is family oriented, many residents would not want their children exposed to such criminal activity, alongside it causing safeguarding concerns. It is worth noting that the care home would be private, and in 2021, 76% of the serious incidents reported in residential care settings took place in private providers, rather than council run homes.</p> <p>Moreover, many young people walk past this property on their way into/out of the estate, the location raising significant safeguarding risks due to its proximity to routes frequented by school-aged children.</p> <p>According to the Government website, between 1 April 2023 and 31 March 2024, 716 complaints were received about 523 children's social care providers, averaging at 1.37 complaints per home, alongside 37 accounts of compliance and enforcement action required to be taken. This suggests a clear impact to the local community surrounding the homes, thus creating a valid concern for the implications of a care home on the Woodland Glade estate.</p>	

Woodland Grade estate.

Furthermore, the change of use would contribute significantly to traffic on the estate, from both care home staff, and other services (police, ambulance, social workers) required for care of vulnerable young people. The address is situated at the end of the estate, impacting all residents, alongside creating a blockage due to limited parking within this area.

The 2024 Children's Home Workforce Census suggests that most children's homes operate with 6 staff members per occupied bed, suggesting that the home could have 18 members of staff, judging by the suggested occupancy of 3 young people, as outlined by the planning application.

Requirements in The Children Act 1989 outline that young children looked after by the local authority should receive visits from a social worker in intervals of not more than 6 weeks for the first year; and not more than 3 months in any subsequent year. When considering that 102 Redwood Drive has the capacity for up to 3 young people, this implies that social worker visits could be as frequent as 3 every 2 months within the first year, creating real disturbance to residents, alongside creating significant traffic.

It is reported that in 2018, there were nearly 23,000 police call-outs reported to residential care homes by 26 police forces in England and Wales. Not only would this create traffic disturbances, but will make estate residents feel unsafe. Looked after children often go missing, with police appearing at the homes after midnight, thus causing community disruption during unsociable hours

Moreover, the Deed of Covenant contains two sections which would contravene the opening of a care home; namely the rules that no "trade or business" should be carried out on the property, and that "nothing at any time should be done on the property or any part of the estate that shall be or become a nuisance or injury to any part of the estate or it's occupiers". The care home would be private rather than council run, thus making it a business run for profit (private children's homes often collect £1bn a year from local authority children's services), and I think it is clear from the aforementioned points, alongside the concerns of residents, that the proposed change of use offers both "nuisance" and "injury" to residents.