

Address:

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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?	No
<p>I vehemently object to the submitted change of use for 102 Redwood Drive and the subsequent conversion to a children's home on the following grounds.</p> <p>Whilst not an item listed in the reasons to object to a planning application I feel it is important to mention that every house on the Woodland Glade development is subject to a deed of covenant whereby all owners have agreed to various terms including one that explicitly states the properties are to be used as dwelling houses to be occupied by a single family and not for businesses.</p> <p>If the change of use is approved it will negatively impact a wide range of residents on the development. The house is at the very end of Redwood Drive meaning all traffic, which will vastly exceed traffic generated from a family home due to the need for staff, taxis to transport children to schools, visitors, professionals, doctors, police and ambulances will have to traverse the full length of Redwood Drive increasing both noise at all hours and impacting the safety of the road for the children who reside and play on the development. It is also likely, that because the people engaged with this property will not have a vested interest in the safety of residents on the rest of the development, will likely not drive carefully whilst traversing Redwood Drive increasing the risk to pedestrians and pets.</p> <p>Due to the number of people who will be present at the property throughout the day and night, the safety of the highway will be at risk and the number of vehicles parked on the roadside will create an obstruction to the vehicle turn around directly opposite the property and would likely be used as a parking space.</p> <p>The nature of the change of use will create a significant amount of noise that will negatively impact neighbours in the immediate vicinity and ruin the character of the development which is as a tranquil, family development, a Children's home could not be further from this. Noise will be generated by the residents, who by their very nature</p>	

be further from this. Noise will be generated by the residents, who by their very nature are vulnerable and are more likely to require police interventions. This is a well documented fact associated with Children's homes and is a key point of an Ofsted report from 2023 stating children in private children's homes are 15 times more likely to be engaged in criminality than their peers not in care.

Noise will also be generated by the large number of visitors attending the premises and anti-social behaviour also associated with Children's homes. Grooming, county line drugs, illegal substance abuse and/or dealing, sex trafficking. All of these elements of criminality are a risk to other permanent residents on the development ultimately leading to a reduction in the safety of all Woodland Glade residents especially residents children and grand children. The influx of individuals related to this criminality will ruin the character of the area and likely impact upon the cafe that is immediately adjacent to the proposed children's home which could become a hub of crime.

The location of the home is not in a good location to ensure the vulnerable residents will be safe, it has easy access to the business park and main roads meaning it will be very easy for a resident to abscond, become involved in criminal activity or be accessed by child groomers.

The change of use will impact up the immediate neighbours due to the elevated number of people who will be hanging around the home, staff, professionals, police, ambulances, visitors etc. all of these additional people will lead to a significant reduction in the privacy for these immediate neighbours as well as make them feel less safe in their own home.

Finally, the applicant has already advertised the house on the website making it appear that the home is approved and open for referrals. The address is also publicised on this website which I believe contravenes the Joint Protocol from 2013 where the addresses of children's homes should not be in the public domain. By the very nature of publishing the address, the applicant has created a future safeguarding issue for any residents as well as created a safety risk to children who already reside on the development. Again, it is a well known fact that predators find Children's homes to take advantage of the vulnerable residents. Any children on the development would be put at risk.

I respectfully request you consider the details of this objection and reject the planning application.