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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	
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<p>Whilst recognising the plan to open a children's home may well be a noble cause, the suggestion that its placement within the boundaries of Woodland Glade is appropriate is wholly misconceived.</p> <p>Woodland Glade is a residential development with a very specific character, which is maintained by each property title being subject to various burdens designed to maintain that character. Those burdens on title were freely entered into by those purchasing the property.</p> <p>By way of example: -</p> <p>(1) each title is subject to a restrictive covenant limiting use to that of a private residence.</p> <p>(2) each title is subject to a charge over the property for the benefit Woodland Glade Management Company, giving it the power to enforce payment of management fees and compliance with other obligations that benefit the development as a whole.</p> <p>These burdens on title make it clear that the character of Woodland Glade is very different to that of a standard residential street or estate and the placement of a children's home within the boundaries of the development would undermine that character.</p> <p>There is likely to be significant disturbance to the peaceful enjoyment of Woodland Glade both in terms of activity, noise and otherwise. It would be disingenuous of me to suggest Woodland Glade is not exposed to a risk of criminality, perpetrated by and against residents. However, the familial bonds within each household and the neighbourly bonds between households has ensured Woodland Glade has been an extremely safe environment generally, but more particularly a safe environment in which to raise children.</p> <p>However it is an unfortunate reality that children in care and/or who may not benefit</p>	

However it is an unfortunate reality that children in care and/or who may not benefit from strong familial bonds are at a greater risk of exposure to criminal behaviour both as victims and as perpetrators. It follows, therefore, that the placement of a children's home will increase the risk of Woodland Glade being exposed to criminal behaviour. Such exposure is likely to include drug related activity, unlawful/inappropriate sexual activity, antisocial behaviour generally, etc.

The freedom of movement currently enjoyed by the children of Woodland Glade will be significantly curtailed. For many, it was the amenities available to children and the safe environment afforded to children, that prompted the purchase of a property on Woodland Glade and the acceptance of the associated burdens on title.

Given the nature of matters which arise in connection children's homes, there is likely to be increased traffic due to the home's employees, visitors to the (both authorised and unauthorised), Local Authority officials, emergency services, etc. As well as the danger posed by increased traffic, each vehicle attending the premises will serve to reduce the availability of parking and increase the risk of injury to residents.

Of great concern, and I don't think it is an overstatement, is the fact that residents will be subject to levels of anxiety likely to be injurious to health. The daily reality of living with the placement of a children's home within the boundaries of Woodland Glade and all that that brings (as described above), together with the inability for some to be able to move because of a fall in house prices placing them in negative equity, will be detrimental to the health of many.

For these reasons application should not be granted.