

Email from Duncan Shores, received on 25 March 2024.

Dear Ms Smith,

Unfortunately, my family and I are not able to attend the Planning Committee on 4th April. Hence, and in addition to my comments on the Melton Planning Portal with regards to this application, we'd like the following points to be made available to the Committee in our absence.

In relation to the MBC Planning Guidance for Children's Care Homes (adopted at Cabinet - 6th March 2024, relevant clauses noted in parentheses), it's clear that:

- Redmile is a small, rural village with around 120 houses in total. With two C2 Residential Institutions already operating without any planning consent, converting this property will exacerbate an already "undue concentration of children's homes in that particular area" (2.1.3, 7.2.4 and 10.2.3); particularly given The Chestnuts is only c. 50m away from the existing care home at Overfields, 1 Belvoir Road
- The two care homes operating in Redmile have been the cause of well-documented anti-social behaviour and criminal damage to neighbouring properties and public facilities for the last two years, resulting in a material change to the character of the area (7.2.1). Adding a third has a high probability of impacting and degrading local character and amenity further (2.1.3 and 10.2.4)
- The proposed property's grounds closely abut the wall of a neighbouring C3 dwellinghouse which will inevitably impact local amenity (10.2.4 and 11.2)
- Despite the applicant's assurances, parking and traffic movements will be much higher than for an equivalent dwellinghouse (noted in 13.2 and certainly our experience for the two existing homes in the village) and therefore the property, with the driveway entrance for both pedestrians and vehicles being situated on a blind bend only a few metres from the 50mph speed limit change, is not suitable (10.2.5)
- The application shows provision for six parking spaces and notes a maximum of five staff on-site at any one time. Per my comments above, this is a gross underestimation of the actual need given visits from support staff, other professional workers and the changeover of shifts at the property. There is no suitable on-street parking close to this property (13.2 and 13.3) and the nearest on street parking is already subject to excessive pressure, particularly from the Overfields care home and the local primary school on Belvoir Road
- The application documents do not provide a management plan with the level of details required by (14.3)
- There is no reference in the application as to how the proposal will support and enhance the local community for all residents of the village (2.1.4)

In addition, one of the Objectors to this application is the existing operator of the two care homes in Redmile (Joe Rafter of Footsteps to Futures, see comments on the Planning Portal - 14/09/23), making it even more obvious that Redmile in general, and this property in particular, is not a suitable location for C2 Residential Institutions with such complex needs.

Please contact me should you need any clarification but, for all the reasons outlined, we therefore continue to strongly object to this application.

With thanks
Duncan Shores