

[REDACTED]

From: [REDACTED] >
Sent: 24 July 2026 11:58
To: Planning
Subject: FORMALLY OBJECT PLANNING OF 2A MONKS DRIVE, PR3 3FR
Attachments: processed-3DA5104A-D052-40A7-A219-DB1C0E58FE03.jpeg;
processed-7BBAE1C5-9578-4EAE-9362-B0E95A438CF9.jpeg

Importance: High

 External Email

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Dear Sir or Madam,

I am writing to formally and strongly object to the proposal to convert the property at 2A Monks Drive into a children's home for a second time. The same still applies, so I will copy the email I sent when the application was submitted originally, and scrutinise their supporting statement at the end.

The location of this property is wholly unsuitable for such use. It is positioned close to a busy and hazardous junction with ongoing traffic congestion and regular vehicle movements throughout the day. This presents an unacceptable safety risk, particularly to vulnerable children, as well as to pedestrians and other road users. The council has a duty of care to ensure that children's homes are located in environments that prioritise safety, and this site clearly fails to meet that standard.

Parking in the area is already severely limited, particularly if they have more than one vehicle, due to the vets. Local residents frequently struggle to park, and the surrounding streets are often congested, such as Eskdale Road. The introduction of a children's home would inevitably increase traffic and parking demand due to staff shifts, visitors, support services, and emergency access. This would significantly worsen an already unsafe situation and could impede access for emergency vehicles.

This proposal also fails to consider the established residential nature of the area. Many residents have lived here for decades — in some cases for over 60 years. This has always been a quiet, stable residential community. The introduction of a children's home at this location would fundamentally alter the character of the area, to the detriment of long-standing residents who have invested their lives and homes here.

Furthermore, the development would have a negative impact on surrounding property values. This would place an unfair financial burden on residents who have maintained their properties and contributed to the community for many years.

I moved to this estate due to the quiet area, close access to schools and friendly neighbours. In addition, I am a [REDACTED], and I have serious safeguarding concerns. [REDACTED] are particularly vulnerable and require a calm, predictable, and safe environment. This location is not appropriate for managing the complex needs and safeguarding requirements that may arise.

In summary, this proposal is inappropriate due to:

- Serious and ongoing road safety risks at a busy junction, also on a bend
- Inadequate parking and infrastructure
- The disruption of a long-established residential community
- The likely reduction in surrounding property values
- Safeguarding concerns for the children already in the area, [REDACTED]

IN ADDITION:

- "Many households are often active at this time, taking children to breakfast clubs, nursery" . It is important to note, there are only 2 families on this road with young children ([REDACTED]) so do not assume the whole road is "active" at this time.
- As such it is only at 10pm where the road may be quieter. However the movement of parking to being adjacent to another parking area, closer to Preston Road, limits noise and disturbance." Please note, this house is only directly [REDACTED], not the vets, or Preston Road. [REDACTED]. Having DAILY movement at 10pm (which would likely last a minimum of 30 minutes), would be a major inconvenience. Particularly when [REDACTED] struggles to sleep without the window open, meaning noise would be very frequent.
- "As such people using this bus service, and bus noise will be audible at the same times as a changeover" INCORRECT as I do not live opposite a bus stop.
- The comings and goings of one child and between 2 and 4 adults is typical for most dwellings. Even if the change overs are regular and follow a pattern the level of use is consistent with an average family dwelling and will not cause a material level of disturbance to the properties around it." INCORRECT, This is a quiet residential area where most homes are occupied by 1 to 2 older adults. This is not a new build estate full of families.

I have also attached to pictures. One, the most recent ofsted report from hopscotch care LTD showing it as "inadequate " stating the children are not safeguarded properly.

Secondly, their most recent review of working for the company, stating poor management, unsafe situations and too little staff.

I urge the council to reject this proposal and seek a more suitable, safer location that properly meets the needs of a children's home without placing children or residents at risk.

Please confirm that this objection has been formally recorded and will be fully considered as part of the planning decision.

Yours faithfully,

[REDACTED]