

[REDACTED]

From: planningcomments@staffs Moorlands.gov.uk
Sent: 20 December 2025 12:00
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0523 Site Address: 1 Parklands Biddulph Moor Staffordshire ST8 7JL Stoke-On-Trent Comments by: jean gibson

From:

7, parklands,, biddulph moor
biddulph moor
staffordshire moorlands
stoke on trent
Staffordshire
st87jl

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Submission: Objection

Comments: Planning Application Objection Letter & Change of Use from Residential Dwelling to Care Home

To: Planning Department

Staffordshire Moorlands district council

Re: Planning Application Reference: [SMD/2025/0523]

Site Address: [1 Parklands Biddulph Moor Staffordshire ST8 7JL Stoke-On-Trent]

Dear Sir or Madam,

I am writing to formally object to the above planning application for the change of use of the property from residential use to care home use.

I am a resident of the local area and have serious concerns about the suitability of this proposal within our community, particularly given the nature and location of the property, which is situated within a quiet residential cul-de-sac.

1. Traffic, Parking and Highway Safety

The proposed change of use would inevitably result in a significant increase in traffic movements, including staff vehicles, visitors, deliveries, and service providers. The cul-de-sac is not designed to accommodate this level of traffic, and parking is already limited. Increased on-street parking would obstruct access, reduce highway safety, and negatively impact emergency vehicle access.

2. Noise, Disturbance and Impact on Residential Amenity

Our community is extremely quiet, with a high proportion of elderly residents. There are grave concerns that the proposed use would lead to excessive noise and disturbance, including noise from residents, visitors, vehicles, and potential incidents requiring emergency services.

Based on publicly available reviews and community feedback relating to similar facilities operated by Egret Care Homes, there is a documented history of complaints regarding excessive noise, antisocial behaviour, vandalism, and disruption to neighbouring properties. These concerns are not speculative but are based on past experiences reported by local communities.

3. Antisocial Behaviour, Vandalism and Community Safety

There is particular concern about reports indicating high levels of complaints involving vandalism to properties and vehicles, break-ins, noise, and antisocial behaviour associated with similar care home facilities. These issues would be wholly incompatible with the character of our residential area and would significantly undermine residents' sense of safety and wellbeing.

4. Suitability of Location and Supervision Concerns

The location is fundamentally unsuitable for this type of facility. A small residential cul-de-sac does not provide the infrastructure, space, or environment necessary to safely manage the proposed use. There are serious concerns regarding the supervision of residents, particularly children or vulnerable individuals, and the ability of the operator to prevent disruption to neighbouring households.

5. Impact on Property Values

The introduction of a care home within this cul-de-sac is likely to have a detrimental impact on local property values. Prospective buyers may be deterred by increased noise, parking congestion, safety concerns, and the presence of a non-residential facility within a quiet community.

6. Previous Scrutiny and Community Backlash

I also note from reviews and reports that similar facilities operated by the applicant have been subject to official scrutiny by local councils, highlighting serious community backlash and ongoing operational concerns. These issues raise further doubts about the appropriateness of approving this application in a location such as ours.

Conclusion

For the reasons outlined above, the proposed change of use would cause unacceptable harm to residential amenity, highway safety, community cohesion, and the overall character of the area. It conflicts with the expectations of a quiet residential neighbourhood and would place an unreasonable burden on local residents, many of whom are elderly and vulnerable.

I respectfully request that the planning authority refuses this application.

Thank you for considering my objection.

Yours faithfully,

Mrs Jean E Gibson

The Croft 7, Parklands, Biddulph moor, S-O-T, Staffordshire

ST8 7JL

20/12/2025

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