

[REDACTED]

Sent: 19 January 2026 19:47

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: Chris Mayhew

From:

Two Jays
Stoney Lane
Biddulph Moor
Stoke-on-Trent
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[REDACTED]

Submission: Objection
Comments: Chris Mayhew

Two Jays

Stoney Lane

Biddulph Moor

Staffordshire.

ST8 7FQ

19th January 2026

I wish to raise strong objection to the planning application SMD/2025/0523 for

1, Parklands, Biddulph Moor ST8 7JL for a change of use from a C3 Dwelling House to

C2 Children's Home and associated works.

I think it unsuitable for the children who will be put here and running this business will impact badly on local residents.

From evidence it appears that more Residential accommodation is not desired nor required.

Staffordshire County Council Sustainability Strategy 23-26 'Homes for Children in our Care' - Section - Residential states

Staffordshire has enough residential capacity within its borders to place all

children and young people in Residential care 3.5x over, however as a local authority

we do not utilise this capacity to our advantage with only 36% usage.

I object to the loss of housing suitable for the elderly (it was previously occupied by elderly people pleased to live in a supportive cul-de-sac of a similar age range) or affordable housing suitable for purchase or rent by families. The owner of the property will earn far more from renting to Egret and using children in care as an income source than renting to a local family. We are seeing the village declining in many ways - e.g. loss of one shop, reduction in bus services and more. The lack of opportunity for young families to stay in the area or older people to downsize in the area will force an even greater decline which the Neighbourhood plan seeks to halt or reverse.

Biddulph Neighbourhood Plan - however, as we have seen, this tenure (owner occupier) is beyond the means of the vast majority of households; planners should therefore encourage other forms of tenure to come forward such as shared ownership, starter homes and the private rented sector.

The property is highly unsuitable for the needs of the children it would house.

The dormer bungalow has had a bathroom added to the living room; an upstairs bedroom (presumably for sleep-in staff; as it is the smallest,) would have to share a bathroom with one of the children's bedrooms, or access the bathroom through a child's bedroom; the outdoor area is small, open to the road and parking area, and has the bin store and access to the gas tanks; and there seems to be lack of secondary heating (a must on Biddulph Moor). Watching the renovation was alarming as many corners were cut and attempt made to hide them. The whole property is set at the very back of the plot and the front amenity area would need to be turned into parking.

The children housed in such a home have far greater needs than the average family /child and to think that a house suitable for the average family is suitable for children in care is

not, in my opinion, true. They need secure and ample outdoor space. They need privacy and protection and they deserve better than hastily done up houses.

The application is very short on necessary detail, particularly in respect of parking. The shift patterns described show two day sta#64256; who hand over to two night sta#64256;. This is reversed in the morning when night sta#64256; hand over to day sta#64256;. A proper hand over would require all sta#64256; to be on the premises while verbal hand overs are made, medications checked and medicine registers signed o#64256; and records completed (in detail). The manager (referred to as a deputy manager) should also be in attendance. This would probably mean 5 cars on site at this ėprime timeė. There may also be visitors, therapeutic workers, deliveries or taxis (if used to take the pupils to school) This would require far more parking spaces than described - or parking on the road.

Lack of security. The children as described, are often traumatised and react to conflict, authority, extra demands and strife in 3 ways. fight, flight or hiding.

The property is bordered by a watercourse (on the other side of the cul-de-sac from the property), open fields, plenty of buildings that they could take refuge in and lots of open space. In a busier urban area children would be seen more easily - here they have free reign to run.

The amenity of an area is characterised according to the National Policy Planning Framework as

ėthe quality or character of an area and elements that contribute to the overall enjoyment of an area. Residential amenity is an overall term for the living conditions of the occupiers of residential properties, such as privacy, peace and quiet, daylight etcė

The amenity of this quiet cul-de-sac that is enjoyed by the residents will be a#64256;ected by

this home. Even if the pupils are quiet and don't go outside (undesirable in the extreme) the comings and goings will greatly increase by the opening of this business.

The Quality Care Standards state

The home should be located in an area that supports children's safety, well-being and personal development. The location of the home should support its aims, objectives and ethos, as described in the Statement of Purpose. (See para 15.1 for further guidance)

I don't consider this a suitable location but in absence of a statement of purpose I can't judge if an attempt has been made to meet it. As in other cases, the owner has said that he was renovating the building for himself and his wife (in spite of the installation of industrial safety lighting), which seems to be an attempt to mislead the local residents. The severe lack of local amenities for young people would mean that they are not being taught independence, how to travel on local transport, how to join and be part of clubs and pastimes and how to form friendship groups,

Egret is described as a dedicated and experienced provider of residential care. I trust that legislators would check this thoroughly. The company was incorporated just over a year ago and I can find no evidence of success or length of experience in the Children's Home Sector. They seem to be a very new and rapidly expanding company using this owners properties extensively. For the sake and safety of the children who will be put here, I would love to be assured of their quality.

Sincerely

Chris Mayhew

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