

[REDACTED]

Sent: 29 January 2026 16:39

[REDACTED]

Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0474 Site Address: The Cottage Tunstall Road Biddulph Staffordshire ST8 7AB
Comments by: Jenny Griffiths

From:

1
Church mews
Knypersley
Stoke on trent

St8 7fr

[REDACTED]

Submission: Objection
Comments: Jenny Griffiths

1 Church Mews

29/01/2025

For the attention of the Planning Case Officer

RE: PLANNING OBJECTION & Application Ref:

Location: Roaches school

Dear Sir,

I am writing to formally object to the above planning application. Having reviewed the submitted plans, I believe the proposal is unsuitable due to its detrimental impact on highway safety and local parking provision. My specific concerns are as follows:

Inadequate On-Site Parking Provision: The proposed development fails to provide sufficient off-street parking for the increased staff/pupil number proposed. Which is already an ongoing issue with current staff/pupil numbers. Given the limited on-site provision (please contact for photo evidence), and no plan to increase the development will inevitably lead to significant "parking displacement" onto Tunstall road. This road is already over safe capacity, with dangerous parking happening daily 24 hours due to residential setting (too close to junction, on pavement preventing wheelchairs and prams passing safely and also on occasion on the dimpled area designed to help visually impaired.) Additional on-street parking will exacerbate existing congestion.

Highway Safety Risks: Increased on-street parking will further obstruct visibility at the junction of Church Mews creating hazardous conditions for both pedestrians and motorists. Furthermore, narrow road widths mean that additional parked cars will impede access for emergency service vehicles and refuse trucks.

Conflict with National Policy: Paragraph 115 of the National Planning Policy Framework (NPPF) states that development should be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Although I agree that the provision for children may need to expand due to demand there are considerations that need to be made to ensure the safety of ALL, whilst being mindful that this setting is to enable those with additional needs to access education; special consideration to the vulnerability of such pupils who may have needs that impede their ability to assess and manage hazardous situation or may go into fight or flight mode in crisis. All options to safeguard them from potentially dangerous situations around motor vehicles should be carefully investigated.

Other options to be considered may be the yellow zigzags and double yellow lines as seen around other schools, this would stop, stopping and parking and allow better visibility for the crossing patrol who must also be struggling to ensure safety at present. The Roaches (both educational setting and residential) need to ensure that further assessment is taken in order to prevent this issue continuing or worsening before the potential fatality of a child, road user or pedestrian as the result of dangerous parking.

I urge the Council to refuse this application on the grounds that it represents overdevelopment with insufficient infrastructure to support the resulting vehicular demand.

Yours faithfully,

Jenny Griffiths

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