

From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : SMD/2026/0201 Site Address: Land Off Breach Road Brown Edge Staffordshire
Comments by: Jemma Ray

From:

6
Spring View
Brown Edge
Stoke on Trent
Staffordshire
ST6 8PZ

Phone:

Email: [REDACTED]

Submission: Objection

Comments: We wish to register a strong and formal objection to outline planning application SMD/2026/0201 for the development of up to 55 dwellings on land off Breach Road, Brown Edge.

Our property, Spring View, lies immediately adjacent to the application site boundary and will therefore be directly and significantly affected by the proposed development. The design of our property is such that, in order to safeguard the privacy of neighbouring homes, no front-facing windows were included.

Consequently, all principal habitable rooms are positioned to the rear and face directly towards the application site. This makes the property particularly vulnerable to any form of development along this boundary.

The proposal would result in direct overlooking into all main living areas, including both our teenage daughter's bedrooms and the garden, resulting in a severe and disproportionate loss of privacy and an intrusive relationship between existing and proposed dwellings. Furthermore, the current open outlook across fields would be substantially altered by built form in close proximity to our boundary, giving rise to a significantly overbearing impact on the amenity of our home. This is contrary to the National Planning Policy Framework (NPPF), which requires developments to secure a high standard of amenity for existing and future occupants and to achieve good design.

The application red line boundary runs immediately alongside existing residential properties, including our own, yet there is no clear evidence of a meaningful buffer or appropriate transitional space. There appears to be no adequate provision for landscape screening, tree planting, or sufficient separation distances. In the absence of a defined layout at this outline stage, there is no mechanism to ensure that future development will safeguard neighbouring amenity. This represents poor site planning and a failure to integrate the development appropriately with the established residential environment, contrary to both the NPPF and local plan design policies.

There are also significant concerns regarding highway safety and access. The development appears to rely on a limited access route with no through road, while the surrounding road network already experiences issues with vehicle speeds and associated safety risks. The addition of traffic generated by up to 55 dwellings would materially increase vehicle movements, heighten risks to pedestrians and existing residents, and place further pressure on an already constrained access point. This raises serious concerns in relation to the NPPF requirement that development should provide safe and suitable access for all users and should not result in unacceptable impacts on highway safety.

The site is currently undeveloped greenfield land that supports local wildlife. Bats and hedgehogs have been observed in this area, and bats in particular are a protected species. The loss of habitat and foraging land gives rise to significant concerns regarding the disturbance of protected species, the overall loss of biodiversity, and the apparent lack of robust or clearly defined mitigation measures within the application. This is contrary to the NPPF requirement to protect and enhance biodiversity and to minimise impacts on and provide net gains for biodiversity wherever possible.

The scale of the development will inevitably introduce substantial noise and disturbance, both during the construction phase and once occupied. This is of particular concern within our household, as our daughter has additional needs and is highly sensitive to noise and environmental change. The existing quiet and stable environment has had a demonstrably positive impact on her wellbeing, which would be adversely affected by the proposed development. Such impacts conflict with planning principles that seek to safeguard the health and quality of life of existing residents.

In addition, the construction process and increased traffic levels are likely to result in a deterioration in local air quality, including higher levels of dust and vehicle emissions. This presents a concern for our household in particular, as my husband suffers from asthma and is vulnerable to any decline in air quality. The NPPF is clear that planning decisions should contribute to and enhance the natural and local environment, including by preventing new and existing development from contributing to unacceptable levels of air pollution.

The existing peaceful environment, level of privacy, and open outlook are key characteristics of this location and form an important part of the living conditions experienced by existing residents. These conditions have had a demonstrably positive impact on our household, particularly in supporting our daughter's needs. The proposed development would significantly undermine these established residential qualities, resulting in a harmful change to the amenity currently enjoyed.

We moved into our property only six months ago, having carefully selected it due to the peaceful environment, cleaner air quality, and level of privacy it affords, particularly in consideration of our daughter's needs. These factors were fundamental to our decision to purchase the property and have already had a positive impact on her wellbeing. The proposed development would significantly undermine all of these benefits, resulting in a substantial and detrimental change to the living conditions we reasonably expected when we moved to this location.

Given the immediate proximity of the site to existing residential properties and the absence of adequate buffering or mitigation, the proposed development of up to 55 dwellings appears to represent overdevelopment of the site. The cumulative impacts on residential amenity, privacy, outlook, highway safety, biodiversity, and health are significant and, in our view, unacceptable, and conflict with both national and local planning policy objectives.

Should the Local Planning Authority be minded to approve the application, it is essential that strict parameters are secured at reserved matters stage, including substantial boundary buffering, appropriate separation distances, and effective protection of neighbouring amenity.

For these reasons, we strongly object to the application.

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