

[REDACTED]

From: planningcomments@staffs Moorlands.gov.uk
Sent: 31 May 2026 09:56
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: Georgia Simcock
From:

Fernyhough
Brown Edge
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Submission: Objection

Comments: Planning Application Objection ȳ Proposed Development of 55 Dwellings at Brown Edge

I wish to object to the proposed development of 55 dwellings at Brown Edge for the following reasons.

1. Impact on Wildlife and Biodiversity

The proposed development would result in the loss of green space and habitat used by local wildlife. The site is likely to support a range of species including birds, mammals, insects, and other wildlife that rely on the area for feeding, nesting, and movement between habitats.

At a time when biodiversity loss is a significant national concern, development should avoid harming existing habitats wherever possible. I am concerned that the ecological impact of this proposal has not been fully addressed and that the development would lead to a net loss of biodiversity and further fragmentation of wildlife corridors.

2. Pressure on Local Infrastructure

Brown Edge already faces pressure on local infrastructure and public services. An additional 55 homes is likely to generate a significant increase in demand for:

- * GP and healthcare services;
- * Primary and secondary school places;
- * Public transport services;
- * Utility networks including water, sewerage, and electricity;
- * Local amenities and community facilities.

I am not satisfied that sufficient evidence has been provided to demonstrate that existing infrastructure can accommodate this level of growth without adversely affecting current residents.

3. Highway Safety and Traffic Impact

The development would inevitably increase vehicle movements in and around the village. Local roads are already busy at peak times, and additional traffic could worsen congestion, increase journey times, and create safety concerns for pedestrians, cyclists, and other road users.

Particular consideration should be given to visibility at junctions, pedestrian safety, and the cumulative impact of traffic from other recent developments in the area.

4. Drainage and Flooding Concerns

The addition of extensive hard surfaces, roads, driveways, and roofs may increase surface water runoff. Given the increasing frequency of heavy rainfall events, there is concern that the development could contribute to local flooding issues unless robust and proven drainage measures are put in place.

The planning authority should be satisfied that the proposed drainage strategy will not increase flood risk either on the site itself or elsewhere within the village.

5. Loss of Rural Character and Village Identity

Brown Edge has a distinct rural character which is valued by residents and visitors alike. A development of this scale risks changing the character of the village, leading to urbanisation and the gradual erosion of the countryside setting that makes the area attractive.

The scale and density of the proposal appear disproportionate to the existing settlement and could adversely affect local landscape character and visual amenity.

6. Cumulative Impact of Development

While a single development may appear acceptable in isolation, the cumulative effect of multiple developments can place significant pressure on local services, roads, and the environment. The planning authority should carefully assess the combined impact of existing and proposed developments in the area rather than considering this application in isolation.

Conclusion

For the reasons outlined above, I respectfully request that the planning authority refuses planning permission for this development. The proposal would have an unacceptable impact on local wildlife, infrastructure, traffic conditions, drainage, and the rural character of Brown Edge, and it has not been demonstrated that these impacts can be adequately mitigated.

I ask that these concerns be given full consideration when determining the application.

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