

[REDACTED]

From: planningcomments@staffs Moorlands.gov.uk
Sent: 02 June 2026 19:25
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: Christopher Stokes

From:

1
Spring View
Brown Edge
Stoke on Trent
Staffordshire
ST6 8PZ

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I would like to object to the above planning application for the following reasons.

My property will be directly adjacent to the upper left hand area of the construction site. This is where the head of the natural spring rises, this then flows into a large 6 foot by 6 foot sump which then flows into a 600mm concrete pipe that continues underneath my property and down the remainder of spring view going under other driveways/roads and exiting through a property on Breach Road into the main sewer.

In the 25 years that I have lived here, the only maintenance and clearing of this outfall pipe and its adjacent surroundings has been done by myself approximately four times per year to remove silt, leaves and vegetation debris. If I were not to do this the grating on the sump would be blocked increasing the risk of flooding.

Over the last decade the instances of significant rainfall has increased causing a substantial rise in the water level that enters the culvert; at times reaching up to 4 feet high and leading to the area surrounding the spring resembling a large pond.

I am concerned that any properties that are built on this land will increase the ground water run off adding to the natural spring. This will then increase the risk of flooding which occurs.

The culvert was designed to move a certain amount of water and would not cope with any extra amounts of water that would be created.

We are worried that this would affect our property causing significant damage and harm. i.e a sinkhole, washing away the driveway and/or footings of my property and surrounding properties.

We have had over the years we have lived her we have received visits from the Environmental agency checking the culvert and in 2025 their examinations identified that it needed to have significant works on a property at its end point on Breach Road and the adjoining sewer.

I was supplied with a detailed map of the culvert and other culverts and natural water courses that run adjacent to the houses in the proposed area of planned construction. This showed that a natural water course runs down this field and this is why the field floods at the point where it lies by the main road, often flooding the pavement and running onto the main road. On the opposite side of the road a property has a large lake which I presume is fed by the water course. Any planned building could damage this natural flow of water.

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