

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 08 June 2026 17:35
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0201 Site Address: Land Off Breach Road Brown Edge Staffordshire
Comments by: Marion and Barry Meakin
From:

7 Spring View
Brown Edge
Stoke on Trent

[REDACTED]

Submission: Objection

Comments: We wish to formally object to the proposed planning application for the construction of 55 houses on the field directly behind our property.

We are both 88 years old and have lived in our home for almost 30 years. When we chose to move here, one of the main reasons was the peaceful rural setting, open views, and quiet environment that the area offered. Over the decades, we have enjoyed the tranquillity of our surroundings and believed this would be our forever home.

My husband, Barry, was the Site Manager involved in the construction of the houses within our development, giving him a unique understanding of the area and its infrastructure. Having witnessed the growth of the community over many years, we are extremely concerned that the proposed development is excessive, overbearing, and entirely out of keeping with the character of the area.

At our age, our primary wish is to live the remainder of our lives in peace. The prospect of a large-scale construction project immediately behind our property is deeply distressing. The prolonged noise, dust, disruption, increased traffic, and general disturbance associated with building 55 homes would inevitably have a significant impact on our physical health, mental wellbeing, and quality of life. We are concerned that such disruption would be particularly difficult for elderly residents to endure.

We are also very concerned about the capacity of the existing drainage infrastructure. Residents living around the proposed development site have already experienced drainage-related issues, and it is difficult to understand how the system could adequately cope with a further 55 homes without creating additional problems. We believe these concerns must be properly investigated before any development is considered.

A major concern for us is the significant loss of privacy that this proposal would create. The development is proposed directly behind our property, with the boundary extending right up to our garden fence. For almost 30 years we have enjoyed an open aspect and a reasonable degree of privacy. The construction of numerous homes overlooking our property would fundamentally change this and result in a loss of residential amenity that cannot be mitigated simply by boundary fencing.

We are also concerned about the loss of natural light and the overall sense of openness currently provided by the field. The open outlook that has been part of our daily lives for three decades would be replaced by a large housing estate, fundamentally altering the character of the area and our enjoyment of our home.

In addition, the proposal would bring a substantial increase in traffic to the village. Assuming an average of two vehicles per household, the development could introduce approximately 110 additional cars onto local roads. The existing infrastructure already struggles to cope with current traffic levels, and there are well-known concerns regarding road safety within the village. We are worried that the increase in vehicle movements would place further strain on roads and junctions, increasing risks for motorists, pedestrians, cyclists, and other residents.

The field is also an important habitat for local wildlife. Over the years, we have seen a wide variety of animals making use of this land, including alpacas, cows, horses, sheep, donkeys, bats, squirrels, and many species of birds. The field provides valuable open space and contributes to local biodiversity. We believe the land should remain available for wildlife and agricultural use rather than being lost to yet another housing development.

This proposal would permanently change our lives and the environment around us for the rest of our days. We are devastated by the prospect of losing the views, peace, privacy, and natural surroundings that attracted us to this area and which we have treasured for almost 30 years.

We are also concerned about the potential impact on the value of our property. Our home represents a lifetime of hard work and is something we hope to pass on to our children in the future. While we understand that property values may not be a material planning consideration, it is nevertheless upsetting to think that the legacy we hope to leave our family could be adversely affected by a development of this scale.

We respectfully ask the Council to carefully consider the significant impact this development would have on existing residents, particularly elderly neighbours such as ourselves. We believe the scale of the proposal is excessive, the pressure it would place on local infrastructure is unacceptable, and the harm to neighbouring amenity and local wildlife would be substantial. We therefore urge the Council to refuse this application.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
