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**From:** planningcomments@staffsmoorlands.gov.uk  
**Sent:** 09 June 2026 21:20  
**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: M McCormick

From:  
The Farmhouse  
Breach Road  
Brown Edge  
Stoke on Trent  
Staffordshire  
ST6 8TR

[REDACTED]

Submission: Objection  
Comments: Re: Planning Application SMD/2026/0201 & Land off Breach Road, Brown Edge

I wish to object to planning application SMD/2026/0201.

I am a local resident living within very close proximity of the proposed development site and regularly use Breach Road and the surrounding highway network. Whilst I recognise the need for new housing, I have a number of significant concerns regarding this proposal.

My principal concern relates to highway safety and the suitability of the proposed access onto Breach Road.

A development of up to 55 dwellings will inevitably generate a substantial increase in vehicle movements entering and leaving the site throughout the day. Having lived in the area for over 6 years I know that the proposed access is located on a stretch of road where vehicle speeds are already a local concern and where the alignment of the road includes bends that can affect visibility and driver reaction times.

As a regular user of Breach Road, I frequently observe vehicles travelling at excessive speeds along this section of road. The introduction of a new residential access serving up to 55 dwellings would create an additional conflict point on a road where traffic conditions already give rise to concern.

I am particularly concerned about the potential for vehicles turning into the development to create queues on Breach Road during busier periods. Equally, vehicles attempting to exit the development may experience delays in

joining the flow of traffic, leading to vehicles waiting close to the junction. The prospect of stationary or slow-moving traffic forming on a road where vehicle speeds can be high presents, in my view, a significant highway safety concern. I do not believe it has been adequately demonstrated that the proposed access can operate safely without increasing risk to motorists, pedestrians and other road users.

I am also concerned about the impact of the proposal on the character and setting of Brown Edge. The site currently forms part of the open countryside at the edge of the village and contributes to the rural character of the area. The construction of up to 55 dwellings would represent a substantial extension of development into an area that currently provides an important transition between the built environment and the surrounding countryside.

Furthermore, the site lies within the Green Belt. Whilst the applicant may seek to classify the land as 'grey belt', I do not believe sufficient justification has been provided to demonstrate that development on this site would not result in harm to the openness and purposes of the Green Belt. Any loss of Green Belt land should be subject to the highest level of scrutiny and only permitted where a clear and compelling case has been made.

I would also ask the Council to carefully consider the cumulative impact of this development on local infrastructure and services. Brown Edge has experienced growth in recent years and additional housing places further pressure on local roads, healthcare provision, schools, drainage infrastructure and other community facilities. It is not clear that the wider impacts of this level of development can be satisfactorily accommodated.

Finally, I have concerns regarding drainage and surface water management. The development of a greenfield site of this size will inevitably increase the extent of hard surfacing and could increase surface water runoff unless robust mitigation measures are secured and proven to be effective.

For the reasons outlined above, I respectfully request that Staffordshire Moorlands District Council refuses planning permission for application SMD/2026/0201 or, at the very least, ensures that these matters are thoroughly examined before any decision is made.

Yours faithfully,

Martin McCormick

The Farmhouse,

Breach Road,

Brown Edge,

ST6 8TR

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