

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 10 June 2026 17:18
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED] [REDACTED]

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

St Anne's Vale
Brown Edge
Staffordshire

[REDACTED]

Submission: Objection

Comments: I wish to object to the proposed development of 55 homes at Breach Road in Brown Edge.

There is no national definition of a village versus a town, so the usual protections that would be in place for Green Belt land only apply to 'built-up areas'. This loophole means that land on the edge of a village, such as Breach Road, can be classified as grey belt and released for development, despite the village itself not having the infrastructure to handle it - along with other points below.

Infrastructure

Local roads, schools and healthcare services are already operating at or near capacity. Applying a 'grey belt' approach to a rural village like Brown Edge overlooks the fact that we do not have the infrastructure, public transport or local amenities required to support large-scale housing growth. Treating it as developable land risks overloading utilities such as water supply and sewerage, which already struggle to meet current demand.

Road safety

The addition of 55 homes would significantly increase traffic on an already busy stretch of road used daily by children walking to the local schools. Although the limit is 30mph, vehicles frequently reach 40-50mph along the section where the development is proposed (because of these regular speeding issues, Speedwatch volunteers are frequently present along this stretch of road). Increased traffic due to the new developments presents a clear safety risk. Brown Edge lacks the public transport links needed to absorb this level of growth safely. Increased car use would be an inevitable consequence of placing a major development in a rural location such as Brown Edge.

Appearance and village character

The scale of the development is disproportionate to Brown Edge and would materially alter the character of the village. The submitted artist's impressions of the proposed dwellings show the visual impact of the proposed development and they show how out of character the development would be. The National Planning Policy Framework emphasises the Green Belt's role in preserving the setting and identity of rural communities; reclassifying village Green Belt as 'grey belt' undermines this purpose.

Water supply and flooding issues

Residents in Brown Edge have already experienced repeated instances of having no water. Adding 55 new dwellings would place further strain on an already fragile supply. The rural area of the proposed development inevitably acts as a natural drainage buffer; developing an area like this increases surface water run-off and reduces natural flood resilience. Nearby homes on Breach Road have previously suffered flooding, and the application does not provide sufficient reassurance that this risk will not be worsened.

Green Belt and impact on wildlife

Developing the area would result in the loss of important natural habitat that supports local wildlife including foxes, hares, badgers, and more recently observed in the immediate area, red kites and deer. The area functions as a vital biodiversity refuge, and redesignating the parcel of land as 'grey belt' risks a significant loss of wildlife - despite the proposal of a few trees that will be planted as part of the new development.

For the above reasons, I request that this application is refused.

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>