

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 13 June 2026 15:39
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: Jack Hudson

From:
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Spring View
Brown Edge
Stoke-on-Trent
Staffordshire Moorlands
ST68PZ

[REDACTED]

Submission: Objection

Comments: As someone who lives in Spring View right next to the proposed developments I strongly object to the proposed development for up to 55 dwellings on land off Breach Road, Brown Edge.

1. Highway Safety and Traffic Impact

The proposal would introduce a significant number of additional vehicle movements onto Breach Road and the surrounding highway network. Breach Road is already used by existing residents, school traffic, delivery vehicles and buses. The development is likely to increase congestion, particularly at peak times, and could create additional highway safety risks for pedestrians, cyclists and motorists.

2. Pressure on Local Infrastructure

A development of this scale would place further pressure on local services and infrastructure within Brown Edge. Residents already rely on limited local facilities, and there is concern that schools, healthcare services and other community facilities may struggle to accommodate the additional population generated by 55 new dwellings.

3. Drainage and Flood Risk

There are longstanding concerns within Brown Edge regarding surface water drainage and flooding. Before permission is granted, it should be demonstrated beyond doubt that the development will not increase surface water runoff or worsen flooding problems affecting existing residents in the area.

4. Harm to Rural Character

The site currently contributes to the open character of the edge of the village. Replacing this land with a substantial housing estate would erode the transition between the built-up area and the surrounding countryside, resulting in harm to the character and appearance of Brown Edge.

5. Scale of Development

Fifty-five dwellings represents a major expansion in this location. The scale appears out of keeping with the pattern of surrounding development and would urbanise a prominent area on the edge of the settlement.

For these reasons I respectfully request that Staffordshire

Moorlands District Council refuse planning application SMD/2026/0201.

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