

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 29 June 2026 15:50
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: Gareth Nixon
From:

Spring Crescent
Brown Edge
Stoke on Trent

[REDACTED]

Submission: Objection

Comments: I would like to record an objection to this application please, and has set out the reasons for consideration below;

Impact on the character and appearance of the area.

A large brand new estate of such a considerable size right on the approach to the village will certainly change the character of this moorland village which has always been quaint and quiet in nature and an area of natural beauty and intrigue.

Loss of privacy or overlooking .

There is a strong chance that this development will impact the privacy of the adjacent properties on Spring View, Spring Crescent and Breach Road. This would be an impact in the day to day lives of numerous adjacent properties in both the building stage and also the ongoing arrangements with 55 proposed properties right on the doorstep and likely overlooking existing residents.

Noise and disturbance 2 during construction and from the proposed use.

55 houses will mean a prolonged period of development that will be disruptive to all residents who live nearby. The constant delivery traffic to the site, the construction traffic on site, and the building personnel assigned to work on the site will create ongoing disruption and noise to a very peaceful and quiet location, negatively impacting the lives of all adjacent residents for a prolonged period during the build%. For 55 properties there is nothing to suggest that this will lessen once all the properties are sold and in use.

As a health worker who works from home for the majority of the week I am especially concerned about the noise and disturbance that this will cause in the day time, especially during construction.

Water Supply IDisruptions

The residents in the area have experienced prolonged periods without water due to issues with the pumping of water from Enron and have had numerous letters of apology and discounts applied to bills from Severn Trent. The concern is that this extra and considerable demand for 55 houses when added to an area already struggling with water supply is only going to create further considerable issues and interruptions in supply for all the local residents. Is there any confirmation from Severn Trent that the water supply for the additional estate would be sustainable and not negatively impact the supply to the rest of the village?

Ecology and biodiversity

The fields identified are rife with wildlife and hunting grounds for red kites and buzzards, crows, rooks, magpies, jackdaws, doves, pigeons, and an endless variety of garden birds, with many foxes, hares, hedgehogs and a variety of other wonderful wildlife synonymous with the character of Brown Edge. Despite the planned protection of hedgerows and trees, even if that is possible to uphold through the construction period (too often it is forgotten or accidents happen) this will not suffice to sustain the wildlife and keep it in the area.

Thank you for your consideration.

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