

[REDACTED]

From: [REDACTED]
Sent: 29 June 2026 21:56
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: Megan Unwin
From:

1 Sytch Road
Brown Edge
Stoke-on-trent

ST6 8RQ

[REDACTED]

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Submission: Objection

Comments: I wish to object to the above application on the grounds of highway safety, infrastructure capacity, cumulative development impact, loss of green space and the adverse impact that a development of this scale would have on the character of Brown Edge.

Whilst I recognise the need for new housing and do not object to development in principle, I believe that a scheme of 55 dwellings is excessive for Brown Edge and would place unacceptable pressure on existing infrastructure and services.

My primary concern relates to highway safety. The proposed development is located on an already busy stretch of road which experiences speeding issues and congestion, particularly during peak periods and at nursery drop off and pick up times. The site is situated opposite a nursery used by many local families, resulting in frequent pedestrian movements involving very young children.

The addition of 55 dwellings will inevitably generate a significant increase in vehicle movements, including resident vehicles, visitors, deliveries, service vehicles and construction traffic. It is difficult to see how such an increase can be accommodated safely on a road that already experiences speeding concerns and periods of congestion. Increased turning movements, vehicle queuing and construction traffic would significantly increase the risk to pedestrians, particularly families accessing the nursery.

I am also concerned about the capacity of local infrastructure. A development of this size is likely to introduce a considerable number of additional residents, vehicles and school age children into the village. There are already concerns regarding traffic levels and the ability of local services to cope. I do not believe sufficient evidence has been provided to demonstrate that local schools, healthcare services, roads and other community infrastructure have the capacity to absorb this level of growth.

Brown Edge has already experienced, or is continuing to experience, the loss of valuable green spaces to housing development. The cumulative impact of these developments must be considered. The continued erosion of open green areas is gradually changing the rural character of the village and reducing the limited remaining green space available to residents. Once these spaces are lost, they cannot be replaced.

Major developments should deliver a clear and demonstrable benefit to the communities in which they are located. In this instance, I do not believe that this proposal would provide a positive outcome for Brown Edge. Instead, it would result in increased traffic, additional pressure on local infrastructure, further loss of green space and a harmful change to the character and appearance of the village.

The construction phase would also have a significant impact on local residents and families using the nearby nursery. Heavy construction vehicles, noise, dust and prolonged disruption on an already constrained road network would create additional safety concerns and inconvenience for a considerable period.

For these reasons, I believe that the proposal represents an unsustainable form of development and respectfully request that Staffordshire Moorlands District Council refuses planning permission for application SMD/2026/0201, or at the very least requires a substantial reduction in the scale of the development alongside a far more robust assessment of the cumulative traffic, infrastructure and safety impacts.

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