

[REDACTED]

From: planningcomments@staffsmoorlands.gov.uk
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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: Tracey Brown

From:

4
Hill Top Close
Brown Edge
Stoke on Trent
Staffordshire
ST6 8SZ

Phone:

Email: [REDACTED]

Submission: Objection

Comments: My heartfelt objections are as follows:

Building here would set a dangerous precedent, opening the door for opportunistic development and fundamentally eroding the integrity of the greenbelt. This development would inflict severe and unacceptable harm on the rural landscape and surrounding community and destroy a cherished community amenity and irrevocably alter the character of our area. Potentially losing our village status.

It will sacrifice vital farmland and wildlife habitats for development that will only increase air pollution and flood risks and destroy a natural asset for all future generations leading in a loss of biodiversity and potential extinction for some species. Greenbelt land plays a role in the local ecosystem and its development disrupts natural cycles and processes that the wildlife depend on. Besides flora we an abundance of wildlife and rare birds. Vulnerable species such as hedgehogs, badgers, deer and amphibians are particularly vulnerable to roadkill, with significant numbers contributing to the decline of local biodiversity.

The local infrastructure is already under significant strain. This is an already busy road used as a cut through for most commuters and a known speeding hotspot. There have been several road traffic incidents on this road with both motorists and also pedestrians. Pupils walking to and from school have to cross this road which is already a safety risk in itself. The development does not support sustainable transport and investments in public transport. Building several more properties will ultimately increase traffic on this already busy road.

The Doctors surgeries are already under pressure as not everyone can secure an appointment and this too will impact on their resources.

Additional houses would heighten pressure on local drainage systems. Brown Edge has, over that last couple of years experienced, water difficulties with Severn Trent. By replacing the absorbent land with hard surfaces, rainwater run off increases and overwhelms drainage systems, potentially displacing flood water to other areas. Trees, of which those on this site include protected trees, are vital in helping to reduce flooding and also contribute to the areas environmental and visual character.

This development will lead to urban sprawl - high carbon development, car dependent development especially with the proposed sites with our close neighbours in Norton Green, Norton and Ball Green. Once greenbelt has been removed it is gone forever! Reclassifying green belt as grey belt sets a very worrying precedent for future development.

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