

DEADLINE: Monday 6th July 2026

Dear SMDC Planning Department,

SMD/2026/0201

Outline planning application, with all matters reserved, except for access, for the erection of up to 55 dwellings

I am writing to express my strong objection to planning application SMD/2026/0201, which seeks permission for the construction of up to 55 dwellings on land off Breach Road, Brown Edge.

As a local resident, I have serious concerns regarding this proposal and believe that the proposed development would have a harmful impact on the character of Brown Edge, the surrounding countryside, and the integrity of the Green Belt.

The application site comprises undeveloped Green Belt and greenfield land that currently forms a natural and important boundary to the village. This land contributes significantly to the rural setting of Brown Edge and plays a vital role in preventing the outward expansion of the settlement into the surrounding countryside. The protection of such land remains one of the fundamental purposes of Green Belt policy, and I believe considerable weight should be attached to this consideration.

The proposal would result in the permanent loss of open countryside and would represent a substantial encroachment into an area that currently performs an important Green Belt function. In doing so, it would weaken the established settlement boundary and contribute to the gradual urbanisation of land that has historically remained undeveloped. Allowing development of this scale on the edge of the village risks setting a concerning precedent for future proposals and could lead to further pressure for Green Belt release elsewhere within the area.

Particular concern must also be expressed regarding the suggestion that this site may be considered "Grey Belt" land. The site is clearly open, undeveloped countryside that contributes positively to the purposes of the Green Belt. Reclassifying land of this nature would significantly undermine public confidence in Green Belt protections and could create wider implications for similar sites across the district. In my view, the site continues to fulfil an important role in safeguarding the countryside from inappropriate development and should be afforded the protections that Green Belt designation is intended to provide.

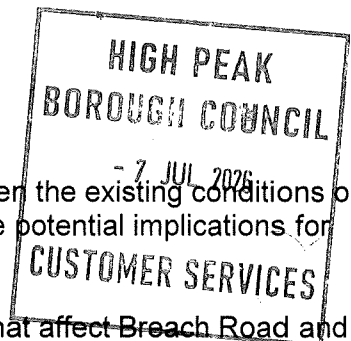
The land also forms an important part of the landscape setting of Brown Edge and helps maintain the distinct identity of the village. The open character of the site provides a valuable buffer between settlements and contributes to the separation of developed areas from the wider countryside. Development on this scale would erode that distinction and diminish the rural character that residents rightly value and wish to preserve.

The site is also known to contain protected trees which make a valuable contribution to the environmental quality, biodiversity, and visual character of the area. These mature landscape features form an important part of the site's identity and should be safeguarded. Whilst mitigation measures may be proposed, it is difficult to avoid the conclusion that a development of this scale would place additional pressure upon these important assets and alter the character of the site in a lasting way.

In addition to the concerns regarding the principle of development, I am concerned about the potential impact upon highway safety. The proposed access is located opposite a busy junction on Breach Road, an area that is already recognised locally as a speeding hotspot. The introduction of traffic associated with up to 55 new homes would inevitably increase

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vehicle movements and turning manoeuvres at this location. Given the existing conditions on the highway network, there are legitimate concerns regarding the potential implications for road safety and the cumulative impact upon local infrastructure.

Many local residents are already aware of the speeding issues that affect Breach Road and the challenges they present. The location of the proposed access, opposite a busy junction on a road where speeding is a well-documented concern, gives rise to significant highway safety issues. It is difficult to see how the introduction of traffic associated with up to 55 additional dwellings would not further increase risks for motorists, pedestrians, cyclists, and other road users – especially local school children.

Whilst technical matters such as highways and drainage will undoubtedly be assessed through the planning process, I believe it is important that the Planning Authority does not lose sight of the wider planning issue at stake. This application is fundamentally about the protection of Green Belt land and the role that this site plays in preventing settlement expansion, preserving open countryside, and maintaining the distinctive character of Brown Edge.

The concerns raised by local residents, District Councillor Joe Porter, and Brown Edge Parish Council demonstrate the strength of local opposition to this proposal. The application raises significant questions regarding the appropriateness of development in this location and the long-term impact it would have on the village and surrounding countryside.

In planning terms, I believe this proposal represents an inappropriate and harmful form of development within the Green Belt. The scheme would result in the loss of valuable countryside, weaken an important settlement boundary, place additional pressure on local roads, and undermine the character and identity of Brown Edge.

In conclusion, I strongly object to planning application SMD/2026/0201 and respectfully urge Staffordshire Moorlands District Council to refuse planning permission. The development would result in the unnecessary loss of Green Belt land, harm the rural setting of Brown Edge, increase highway safety concerns on Breach Road, and establish an unwelcome precedent for future encroachment into the countryside. Protecting the character, landscape, and identity of our villages remains of fundamental importance, and I do not believe this proposal represents sustainable or appropriate development in this location.

Regards,

Name: LILIAN HOLLINSHEAD

Address: CIRRUS CHAPEL LANE, BROWN EDGE.

Postcode:

ST6 8TH

Signed:

Date:

5/7/26

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With reference to application SMD/2026/0201 2 of 3
Land off Breach Road Brown Edge.

Please consider the following: -

Agricultural land - if advertised this land would have been purchased by local farmers. The grass crop has been harvested this week to provide winter feed for animals. It is agricultural land.

Housing situation - already some partially built houses, other properties of all types for sale in the area + not selling quickly. Also rental properties for sale/available to rent. Empty houses in the village.

Amenities - One shop in the village.
No doctors, dentists, pharmacy etc.
Schools limited in capacity as no room to build nearby. Parking already an issue.

Traffic issues - proposed development on a busy road, concealed exit. Walking to the primary school the shortest way has limited footpaths.

Design of the proposed site - Too big

Already flooding problems.
Proposed pond to mitigate this concerning for home owners living on the opposite side of Breach Road re-flooding.
Play area should not be next to this pond.

CONSULT WITH VILLAGERS

Decisions should be including speaking to people who live in that area with appropriate local knowledge-relevant. Planners in offices may miss important facts.

Area used for horse riding, cycling & walking don't want extra traffic

WILDLIFE

Again building destroys habitats, reduces availability of plants, food, this in turn affects woodlands, bird and animal life. The area is known for roaming deer, owls, birdlife, butterflies and bees.

Brown Edge in recent years has had several new build projects so up to 55 more are not needed.

Although it is not considered by planners the effect on existing properties is there. You only have to read the comments on the application on line to feel sympathy with the elderly couple living their retirement & the lady night shift worker next to the site.

