

Planning Objection:

Brown Edge Parish Council

SMD/2026/0201

Land off Breach Road, Brown Edge, Staffordshire

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

Dear Planning Officers and Staffordshire Moorlands District Council Planning Committee

Brown Edge Parish Council object to the outline planning permission for upto 55 homes on Land to the North of Breach Road, Brown Edge.

The Land sits in open rural countryside within a high quality landscape 'Ancient Slope and Valley Farmlands', outside of the development boundary and within the North Staffordshire Green Belt. The proposed development does not fall within any of the exceptions listed at Para 154 of the National Planning Policy Framework. It is therefore harmful by definition and there is also harm to the openness of the Green Belt arising from its size, one of the essential characteristics of the Green Belt

The development would result in urban sprawl which does not preserve the openness of the Green Belt and conflicts with the purposes of including land within the Green Belt, namely that of encroachment and therefore also constitutes inappropriate development contravening paragraph 154 h) ii) of the Framework.

For these reasons the development amounts to inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The Council is not aware of any other considerations which clearly outweigh the Green Belt harm and other harm to amount to very special circumstances. There is conflict therefore with relevant parts of Policy SS10 of the Staffordshire Moorlands Local Plan and policies contained within the Framework

Policy SS10 of the Local Plan sets out the spatial strategy for the rural areas of the District

i.e. sites such as this in the open countryside and Green Belt, beyond the Development boundaries of the towns and larger villages of settlements. It says that these areas will only provide for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas,

promotes sustainable tourism or enhances the countryside.. It has a harmful effect in conflict with Policies SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan.

The Parish Council are concerned about Flooding. The area is called Clay Lake because the land has a high clay content and retains water. The plans state that an attenuation pond is to be built to slowly release any flooding into the storm water system. The Council have evidence of the volume of water which flows through these fields in heavy rainfall causing flooding to houses already built nearby. There is a combined sewer at Endon where all the water runs to from Brown Edge. In extreme rainfall the manholes lift off on the A53.

There is a culvert route on neighbouring land at Breach Farm. Two culverts one on the left and one on the right of the field carry surface water. The storm water in that area runs in a culvert system through Breach Farm and is often already overwhelmed (see videos) If these culverts are disturbed the water will not take its natural course and will find routes through neighbouring properties. Severn Trent have already had to solve several flooding incidents in 2026.

Properties on Spring Crescent and Spring View are concerned about the development being overbearing to their properties as a material due to the house design being with the main windows being to the rear of the properties facing the proposed development land.

Brown Edge Parish Council are concerned about loss of countryside and farmland in a rural area with the destruction of nature and wildlife on the rural fields surrounding the village of Brown Edge. Great Crested Newts and othe invertebrates are present and many other British species of mammals, birds and insects. Building areas for biodiversity net gain would not adequately replace these natural habitats.

The Parish Council have monitored building since the SMDC local plan was made and in the emerging Brown Edge Neighbourhood Plan which is nearing completion Brown Edge has met its allocation for new development. There are houses built in the village which are not selling. Brown Edge Parish Council feel that SMDC should be looking at Brown Field sites in other Towns and Parishes assisting urban regeneration of derelict or urban land to fill its housing quota before building on Green Field sites because this is easier. Brown Edge parish Council are aware that SMDC need to meet its housing target, but they should work harder to develop Brown Field sites first. The Council feel the development would join Endon and Brown Edge infilling the green space inbetween the two villages at Clay Lake.

Brown Edge have no doctors surgery and need more local facilities to accommodate more residents.

Brown Edge Parish Council have concerns about the egress of the proposed development onto Breach Road. There is already a Vehicle Activated Sign as it is a road which attracts speeding drivers. Community Speedwatch teams monitor the road for persistent speeding offences. Breach Road is a walking route for children of Brown Edge as they walk to Endon High School. There have been fatalities on the road and damage to Parish street furniture like Bus Shelters due to repeated speeding road traffic incidents.

Please consider these important considerations as part of your Planning decision process.

Yours sincerely

Denise Wheat

Parish Clerk

Brown Edge Parish Council

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