
From: planningcomments@staffs Moorlands.gov.uk
Sent: 07 June 2025 18:10
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0243 Site Address: LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD Manifold Drive Cheadle Staffordshire Comments by: G & M L Stubbs

From:

3 Avon Grove

Cheadle

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Phone:

Email:

Submission: Objection

Comments: The proposed new houses on Rakeway Cheadle shows nothing but total disrespect for Tean and Checkley who already suffer with flooding and sewage problems, this will only add to this. Rakeway estate floods after a storm, Eaves Lane is impassable in places during the winter months and the bottom of Rakeway Road floods after heavy rain near the bridge.

The roads feeding the area are in an appalling condition, Rakeway Road, Mill Road, Park Avenue all require resurfacing. 50 more houses means at least another 100 cars extra using the already worn out roads.

There has been a large increase in home construction over recent years in Cheadle with no improvement to amenities such as doctors, dentists and schools. With none in the plan for the next 5 years.

There is already an abundance of available properties to purchase in the area with the Cecilly Mills and Augustus developments and planning passed for another 200 off Froghall Road. 2 of the 6 properties built in nearby Mobberley remain unsold after more than a year.

People, particularly the elderly will have to walk further to enjoy the countryside as I fear this will only be the start of the development.

I do support the retention of the existing trees on the proposal. Rakeway is home to an abundance of wildlife including hedgehogs, foxes and owls and I hope if planning is granted measures will be taken to ensure their survival in the area. This area of countryside is beautiful and during covid was a popular area to walk and enjoy, often commented on as one of the best views in Cheadle.

The impact on current homeowners on Rakeway estate will be negative with the increased traffic. Cars parked on Mill Road make the road virtually single lane now, add to that 100 or more trips a day adding to the already gridlocked roads during school time.

I hope you will consider our concerns and keep this beautiful piece of land as it is to be enjoyed by the people of Cheadle, wildlife and our current neighbours the lovely cows.

Regards

Graham and Michelle Stubbs

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