
From:
Sent: 09 June 2025 09:34
To: Planning (SMDC)
Subject: Proposed housing planning to Rakeway Road, Manifold drive Cheadle Staffs

Categories:

Ref: SMD/2025/0243

Dear Sir/Madam

I am writing to express my interest regarding the proposed new housing development off Manifold Drive in Cheadle, Staffordshire.

The proposed development is not in the best interest for this site as the major concerns affecting local residents and green land towards Rakeway. As you are probably aware, there has been a massive amount of new housing developments within Cheadle over very recent years, namely those that are off Ashbourne Road, which runs adjacent to Rakeway Road just as a small example, there are so many areas of housing development that have and are still being built in recent years.

This is extremely concerning that new developments are encroaching on what was once rich, beautiful green areas of Cheadle.

The impact that all this extensive development has on our town has numerous issues.

With new housing and this new development brings issues of affecting green land, with how global warming affects everyone and how the weather has changed, we experience heavier rainfall in short periods of time, this results in flash flooding.

By building this development, the risk of more flooding is increased. The proposed site is situated at the foot of hills; building on this land can increase the risk of flooding to the proposed new homes and also existing homes within Rakeway Estate. Having the Greenland/area at the bottom of the hills allows for the rain to be absorbed resulting in less risk of flash flooding. I can tell you that a large number of residents on the existing estate have flooding within their gardens now when it rains, so what are the potential risks of flooding to existing homes if the next proposed development happened?

This proposed housing development will also impact on the views public paths and access to these paths which run parallel with this proposed site.

There are concerns to the wildlife also, that this proposed development will impact on.

Also with housing developments being currently built within the Tean area, is this the start of these two areas being merged into one through housing estates?

There are overwhelming concerns for the present infrastructure not able to accommodate or cope with the constant new housing developments and demands being introduced into Cheadle.

As these new developments arise, where are these families going to be able to send their children to school? Would this lead to more developments into Greenland to build extra primary and secondary schools within Cheadle? Where would this then be situated? I understand that there are supermarkets within Cheadle and proposed more supermarkets but we need more diversity than just supermarkets to support the existing levels of the population of Cheadle, these are not being considered.

There will be a massive impact on primary healthcare i.e. GP surgeries, Dentists, District nurses, Health visitors etc, to try and accommodate an increasing population within Cheadle, how will this be dealt with? Surely the council needs to focus its support the need of the current population regarding better infrastructure?! Supporting our high street and markets.

The impact the proposed development will have regarding access and using the main road from Rakeway road with the traffic already from the existing estate. This will lead to increased damage to the road system and volume of

traffic, creating more environmental pollution and congestion as well as noise pollution not just regarding potential car noise, but noise pollution from proposed development during construction and from the development afterwards. An increase of light pollution from this also could have a bigger impact onto wildlife in neighbouring woodland as well as each households general pollution from gas/electric etc. regarding this matter, how would the proposed site be facilitated into the electric national grid? Would this call for new sub stations to be build to cope with high levels of demand?

The proposed site has many benefits of staying as Greenland as this has a positive effect on residents within the current estate, giving the sense of calm and natural beauty that all ages can enjoy without having to travel miles away from home just to see some green fields and the backdrop of woodland. Some residents from the current estate cannot travel any long distance that an able bodied person can manage without much consideration. To have a pocket of Greenland helps those who are less mobile to enjoy a small area of natural beauty without it being interrupted by buildings.

I am speaking on behalf of some local residents who have expressed their concerns regarding this proposed development who are not able to contact yourselves about how they feel . The proposed site is easy access from peoples homes have a gentle stroll against the site and some sit and enjoy the view, helping with mental health and wellbeing stopping them from feeling so isolated as a number of people since Covid have been using this area as a positive impact on them with a better sense of wellbeing.

I would urge we do need our green spaces Also in reflection of current world talks regarding our oceans, the concern for wildlife and how humanity is impacting ; and has impacted on the ecosystem of the oceans, we should all have that consideration for all areas of our planet however big or small, to protect and nurture are environment. The woodland which is next to the proposed site is abundant of wildlife and building that close to it can potentially unbalance and disturb our most treasured native wildlife. Please consider that the quarry is only at the top of rakeway road then consider the extensive other housing sites that are, and have already been built in cheadle, where is our wildlife going to live?

May I ask a question also, Cheadle's green belt, could you explain the areas that this covers, has I have tried to view them through the councils website and the information I found only appears to have the "green belt" to the west side of Cheadle towards Stoke on Trent? It appears that it does not surround Cheadle in a circle (a belt like shape) the current green belt shows as being a "band" rather than a belt.

I was under the impression that the term green belt meant that an areas of green land ; farmland or green spaces surrounding all sides of a town/village/city; From the details on your website the green belt appears to be only on the city side?

I feel as I write this, will any of these concerns be addressed and considered? Is Cheadle just one massive housing estate and nothing else ? What about the heritage of Cheadle losing its identity of it being a market town that has no real market or infrastructure and turning into a massive housing estate with no facilities for every generation? The different aspect of pollution that's been addressed, will these be considered as this impacts on the environment?

Will this email be ignored and other concerns from other residents be ignored and the development be passed regardless?

I understand that the Government has a massive drive for housing as we are aware in the press, but please consider all the other developments that have been made in very recent times within Cheadle and consider, is there a need for more within Cheadle currently?

Are these constant housing developments benefiting council in some way?

I urged you to truly consider the concerns raised are for the environment and how all these different elements impact on the existing town and surrounding woodland and is it really needed?

I know this is a long email, however these issues are extremely concerning and need to be said and highlighted as all of this will impact on OUR day to day lives, the people who live currently on the rakeway estate and I can whole heartedly say, no one wants this development at this site for all the reasons that have been mentioned and is currently having a negative impact on residents mental health .

I would rather call Cheadle a town that is completely surrounded with natural Greenland than a town merging into another towards tean.

Kind regards

Louise Hewitt