
From: planningcomments@staffs Moorlands.gov.uk
Sent: 10 June 2025 15:09
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: Saffron Howourth

From:

49

49 Dane Grove

Cheadle

Stoke-on-trent

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Phone:

Email:

Submission: Objection

Comments: I am writing to formally object to the proposed development of 50 houses on Manifold Drive, as outlined in the planning application referenced above. While I understand the need for housing, I believe the proposed development will have a significant negative impact on the local community, environment, and infrastructure. I would like to outline the following concerns:

1. Lack of Medical Services

One of my main concerns is the lack of adequate medical facilities in the area to support an increased population. Currently, there are no nearby dentists or doctors' surgeries that would be able to accommodate the additional demand generated by 50 new households. This will inevitably place unnecessary strain on existing services, resulting in longer waiting times and reduced access to healthcare for both current and future residents.

2. Poor Condition of Local Road Surfaces

The existing road infrastructure, including the surfaces on Manifold Drive, is already in poor condition and is not equipped to support the increased traffic flow that would result from the addition of 50 houses. The roads are regularly in need of maintenance, with potholes and uneven surfaces causing safety concerns for drivers, cyclists, and pedestrians. The development would exacerbate this issue, leading to potential hazards and increased traffic-related accidents.

3. Traffic Congestion

Manifold Drive and the surrounding roads are already prone to significant congestion during peak times. Adding 50 new homes to the area would inevitably lead to more vehicles on the road, which would worsen traffic bottlenecks, increase travel times, and negatively affect the overall quality of life for local residents. The development's impact on congestion has not been sufficiently addressed in the planning documents and is a significant concern.

4. Disturbance to Local Wildlife

The area surrounding Manifold Drive is home to a variety of wildlife, including birds, small mammals, and insects that thrive in the natural environment. The proposed development would lead to the destruction of habitats and disruption of local ecosystems. Noise, light pollution, and loss of green space would have a detrimental effect on the flora and fauna in the area, which is a concern for both environmental reasons and the well-being of the community.

5. General Impact on Quality of Life

The cumulative effect of these issues—limited medical access, worsening road conditions, increased congestion, and environmental disruption—will undoubtedly degrade the quality of life for existing residents. The local area currently benefits from a peaceful, residential character, which would be irreparably altered by such a large-scale development.

In conclusion, I urge you to reconsider this planning application in light of the concerns outlined above. The proposed development is not in the best interest of the local community, and I believe it will create long-term issues that will outweigh any potential benefits. I ask that you take these objections into account when making your final decision on the proposal.

Thank you for considering my views.

Yours faithfully,

Saffron Howourth

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