
From: planningcomments@staffs Moorlands.gov.uk
Sent: 10 June 2025 18:40
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: Louis James Higgins Local Resident

From:

3
Eden Grove
Rakeaway Estate
Cheadle
Staffordshire
ST10 1QT

Phone:

Email:

Submission: Objection

Comments: Environmental Issues:

- Loss of greenfield land: Building on undeveloped land disrupts ecosystems and wildlife habitats.
- Biodiversity reduction: Flora and fauna may be displaced or permanently harmed (e.g. Crested Newt population, which is protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017).
- Increased pollution: More traffic and construction activity can raise air and noise pollution levels.
- Flood risk: Replacing permeable land with buildings and roads can increase surface runoff.
- Carbon footprint: Development contributes to emissions through material use, transport, and energy demands.
- Life-threatening environment for domestic pets: Many locals have pet cats which roam freely around the estate, a long-term building site threatens their safety as it replaces an environment they would typically enter.

Social Issues:

- Community opposition (NIMBYism): Local residents may resist development due to perceived threats to rural character or lifestyle.
- Loss of rural identity: Traditional community culture and cohesion may be diluted by incoming populations.
- Strain on local services: Schools, healthcare, and public transport may struggle to cope with increased demand.
- Change in demographics: Influx of wealthier individuals may shift local demographics and lead to gentrification.

- Isolation for newcomers: New residents may feel socially isolated if integration with the existing community is poor.

Economic Issues:

- Increased property prices: Local housing markets may be inflated, making it harder for local people to afford homes.
- Short-term job creation: Construction may provide temporary employment, but not long-term economic growth.
- Pressure on infrastructure: Roads, utilities, and public services may need costly upgrades.
- Unequal benefits: Developers and landowners may profit, while locals see few economic advantages.
- Loss of agricultural productivity: Valuable farmland may be lost, affecting local agricultural economies.

Domestic Issues (at household level):

- Inconsistent broadband and utilities: Countryside areas may lack strong digital or energy infrastructure.
- Construction disruption: Noise, dust, and road closures can affect nearby households during building.
- Design mismatches: New homes may not suit local needs (e.g., too large or small, or unaffordable).
- Increased traffic: only one entry point to the estate along Manifold Dr, increasing likelihood of congestion and increased risks of accidents along now busier junction).

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