
From: planningcomments@staffsmoorlands.gov.uk
Sent: 10 June 2025 20:32
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: Sam Howourth

From:

Dane Grove
Cheadle
Stoke-on-trent

ST10

Phone:

Email:

Submission: Objection

Comments: I am writing to formally object to the proposed development of 50 new houses on green space at Manifold Drive.

While I understand the broader need for housing, I have serious concerns about the suitability of this particular site and the wider implications of the proposed development on the local area.

1. Inadequate Local Services

The area is already under considerable strain when it comes to essential services. GP surgeries and dental practices are overstretched, with residents facing long waits for appointments and unable to introduce children as new patients in both departments. This development will bring a substantial increase in population, placing even greater pressure on already limited healthcare resources.

2. Loss of Green Space

The planned development is set to take place on valuable green space, despite there being numerous brownfield and derelict sites across the town far better suited for redevelopment. Green spaces are vital for both community well-being and environmental health, and once lost, they are incredibly difficult to replace.

3. Disruption to Local Wildlife

The proposed site is home to a range of local wildlife, including birds, small mammals, and insects, all of which will be displaced or endangered by construction activity and the long-term impacts of development. The ecological value of this land must not be overlooked in the planning process.

4. Strain on Local Infrastructure

Beyond healthcare, local schools, public transport links, and other amenities are already struggling with the number of people in the town and using the roads. There is no clear evidence that these will be expanded in line with the proposed development, raising concerns about overcrowding and reduced access for existing residents.

5. Crime and Policing

The town is currently experiencing rising levels of crime and antisocial behaviour, combined with an increasingly visible shortage of local policing. Adding 50 new homes without a plan to improve policing resources will likely worsen the situation and put additional pressure on already stretched emergency services.

In summary, this proposed development is not appropriate for this location. It threatens to overwhelm essential services, destroy valuable green space, displace wildlife, and add to existing community challenges without offering adequate solutions or improvements. I strongly urge the council to reject this planning application and instead prioritise the use of available brownfield land for future housing projects.

I have lived in Cheadle all my life. If you ask the residents what they love about it one of the top answers is that you are no more than a short walk from countryside and green space, this proposition goes against everything this town holds dear and it's time the council hold the town and it's residents as the priority. Think deeply, this application is not what the town needs, and you'll be stretched to find much support to say that it is.

Thank you for considering my objection.

Yours faithfully,

Sam Howourth

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
