

From: [Dave Bryan](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Re: Comment submitted for Planning application
Date: 13 June 2025 13:06:00

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Dane Grove
Rakeway Estate
Cheadle
Staffordshire
ST10 1QS

Submission: Objection

Comments: I have lived on the Rakeway estate for almost 50 years and in that time, along with others, have enjoyed the idyllic view of cattle grazing on the fields with the background of Freehay hill. and know I that you can't buy a view, but that is set to change forever. I would have liked to have received a Planning Applications letter as we can see some of the proposed estate from our upstairs windows.

I agree that additional housing is required along with Social Housing and affordable housing for first time buyers. However, I do have a few issues regarding this proposed development which I oppose.

In purely practical terms,

Surface water ,I notice in the report by Waterco that the water table was found

at 1mtr below ground level at testing. All on this estate know that the water table rises significantly after heavy rain, thunderstorms etc., we see the effects of standing water in our gardens as well as it cascading off the fields onto Manifold Drive for days after the event. This may be due in a large part to the massive open sand and gravel quarry situated at Freehay, just over the crest of the hill. Rainwater easily percolates through this medium until it reaches the clay beneath on it's way to Mobberley Brook at the bottom.

With Global Warming has come the increased frequency and ferocity of rainstorms, if soakaways are not a viable option because of such groundwater, why are there three massive water SuDS attenuation tanks buried beneath the proposed plan, surely they will be ineffective against such a large amount of water?

The kerb against the fields is in effect a small retaining wall as the soil is lower field side, this holds back significant amounts of water as seen on video after heavy rain. Removal of a section of this to create an entrance road will inevitably result in this water being transferred downwards onto properties on Avon and Eden Grove and then beyond

Disruption and mess. With a 50 house build will come a huge amount of heavy trucks supplying said site with blocks, bricks, sand, gravel, cement, timber, and ancillary items before a tarmac road surface is in place. With the mud bath that these fields can be, this means a glory hole of slurry and debris for months on end on the one and only road into and out of the estate and then down Rakeway Road. This wear and tear on the patchwork quilt of road surfaces is going to exacerbate the present degradation of all of the roads surrounding the estate.

Sewerage, Not a nice subject, but we all contribute to it and it needs to work. The extra houses planned for Cheadle overall is quite substantial plus there are more to come, our sewage flows downhill to Tean where substantial new housing is also in progress and ends up at Severn Trent's treatment plant at Checkley. I fear that all the extra input will overwhelm the plant into the River Tean which recorded 188 sewage 'spills' over 618 hours of pollution in 2024.

Insufficient Infrastructure. Along with others I agree that there are insufficient Schools, Doctors and Dentists in Cheadle. It has largely become a dormitory town where people leave and return to it after work, the nose to tail tidal flow of cars on every road is a prime example. The town is gridlocked for a few hours of every day. The road surfaces are wearing badly and potholes everywhere are the norm now. New homes are often accompanied with new cars, electric ones which are heavier and do more damage to the old road surface, which was never designed for so much wear and tear.

Outline Planning. What guarantee do we have that what is being proposed will actually see full fruition, the play area planned for this estate was scrapped in favour of building 4 new houses instead and on other estates they have built them too high. Furthermore, is this actually only going to be Phase One of an ever expanding building program that will stretch to the bottom of the hill and across to the Riding School?

In conclusion. I can understand that farming today does not make much money, especially on a smaller scale. The lure of selling agricultural land for building must be appealing, I get that, a lot of people stand to make a great deal of money from this development, landowner, builder, estate agents, solicitors etc., and good luck to them but it will benefit nobody on the Rakeway estate and in fact. the 'Social' housing aspect worries me a bit. We have seen tensions raised on other estates in Cheadle where a small number of people given Social housing have caused an inordinate amount of grief to their neighbours and the Police, I would not like to see that happen here. We are a small friendly estate where a substantial amount of the homeowners, like me, are elderly, but we can still leave our doors unlocked during the day and nothing happens.

I am not anti-migrant either, I am the son of a refugee from WWII who made this country his home, learned both the language and a trade and employed people, he was a valuable citizen of the UK.

I value the opportunity to share my views on issues that effect me and recommend that others do the same.