
From: planningcomments@staffs Moorlands.gov.uk
Sent: 16 June 2025 20:29
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: Philip Chell

From:

3 Trent Close
Cheadle
Rakeway Estate
Stoke-on-Trent

ST10 1QU

Phone:

Email:

Submission: Objection

Comments: Dear Sir or Madam,

I am writing to formally object to the proposed development of 50 residential dwellings on agricultural fields adjacent to my property. I strongly urge the Council to reject this application on the following grounds:

1. Unsustainable Housing Supply, Existing Properties Remain Unsold

There is no urgent need for this development. Many new and older homes in Cheadle are still unsold, including over 200 houses near Donkey Lane and other units in Moberley. We should focus on addressing current vacancies before using more greenfield land for development. Approving more homes on untouched agricultural land risks flooding the local market and goes against sustainability principles.

2. Flood Risk: Existing Natural Drainage Will Be Destroyed

The proposed fields act as an essential flood buffer, absorbing runoff from higher ground. During heavy rainfall, water flows off the hill and is managed by these green spaces. Replacing these fields with concrete surfaces, like roofs, roads, and driveways, will significantly increase flood risk for existing and new residents.

Plans need to take a proactive approach to mitigating and adapting to future change, considering the long-term implications of flood risk. Approving this planning application would not consider these concerns, and it would not ensure the future health and resilience of the Rakeway estate.

3. Traffic and Highway Safety Concerns

The proposed 50 homes could add 100 to 200 more vehicles to local roads. The current roads around the Rakeway Estate are quiet and residential and not intended for such a surge in traffic. The added pressure creates serious safety risks for pedestrians, especially children and elderly residents. No transport or traffic impact assessment has been made public, and the lack of infrastructure improvements worsens the situation.

4. Ecological and Environmental Harm, Loss of Biodiversity

This land supports diverse wildlife, including protected species like the Great Crested Newt, which is listed under the Conservation of Habitats and Species Regulations 2017. Destroying their habitat without proper mitigation would be

against this regulation. Noise from construction, groundworks, artificial lighting, and increased human activity will disrupt the habitat for the newts and other wildlife, including swallows, bats, and hedgehogs.

5. Detrimental Visual and Landscape Impact

This development would change the rural landscape and harm the character of this area in Cheadle. The current view of open fields and farmland brings tranquillity, which many residents enjoy and contributes to mental wellbeing. Replacing it with urban sprawl will harm the area's visual appeal and identity. You should aim to protect and enhance valued landscapes and sites of biodiversity such as this one.

6. Negative Impact on Property Values and Community Identity

Changing a small, quiet community into a dense housing estate will lower the value of existing homes due to overdevelopment, noise, and a loss of exclusivity. Many residents, including myself, chose this area for its peaceful setting. The proposed development will turn a balanced estate into a crowded and undesirable place.

7. Increased Risk of Crime

Currently, this estate enjoys low crime levels. Increasing the number of homes significantly without proper community planning, oversight, or infrastructure will raise the risk of anti-social behaviour and property crime. Nearby places, such as the Master Potter estate, which is larger and more populated, have faced repeated crime and disorder issues that residents here want to avoid.

I urge the Council to reject this application to protect this idyllic and charming slice of town.

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.staffsmoorlands.gov.uk/YourData>
