
From: planningcomments@staffs Moorlands.gov.uk
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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: Jordana Chell

From:

3
Trent Close
Rakeway Estate
Cheadle
Staffordshire

Phone:

Email:

Submission: Objection

Comments: Dear Sir/Madam,

I live on Rakeway Estate, right across from the proposed site for building around 50 new houses on farmland. I strongly oppose this planning application for the following reasons:

1. Out of Scale with Existing Environment and Character

The proposed development is too large for the area's existing character. This greenfield farmland offers a rural buffer and habitat, and it hasn't seen housing development since the 1970s. The proposal of adding an additional 50 houses to this estate does not fit surrounding area. In addition, the contrast between an established estate and a dense new development would be stark and disruptive and has the potential to affect the market prices of the current houses.

2. Cumulative and Consequential Development

Allowing this development could create a precedent for further urbanisation of nearby greenfields, leading to more roadwork, utilities, and services. This kind of growth would alter the rural landscape and put more pressure on already stretched local resources and infrastructure.

3. Habitat and Biodiversity Loss

The land is home to various wildlife, including badgers, foxes, bats, hedgehogs, wildflowers, and nesting birds. This development would temporarily and permanently destroy habitats for these species. Replacing diverse natural habitats with hard surfaces. The impacts which would arise from both the operational and constructional phase of this development would harm local biodiversity. Councils should ensure that Biodiversity Net Gain targets are met.

4. Strain on Sewage Infrastructure

The sewage infrastructure in this area hasn't been updated since the 1970s. Adding 50 homes, which are likely to house many new residents, would put significant stress on the outdated system. This could lead to overflow, blockages, or failures, with the local Council and taxpayers facing the costs if the system fails.

5. Pollution and Health Risks

This development would cause various types of pollution during construction and after it's built: Air pollution from construction dust and more vehicle emissions; Noise pollution from construction equipment, increased traffic and new residence; Visual pollution from replacing an open field with a crowded housing estate; and light pollution from streetlights, vehicle headlights, and homes. These changes pose particular risks to elderly and vulnerable residents, including respiratory issues, stress, mental health issues and a lower quality of life.

6. Pressure on Water Resources

Increasing housing in Cheadle will increase demand for local water supply and treatment services. As national and regional water supplies face pressures from climate change and population growth, developments like this will worsen resource scarcity without proper planning.

7. Loss of Local Character and Green Space

The proposed site provides scenic and psychological benefits to residents, offering a break from what is slowly turning into an urban town. It adds to Cheadle's peaceful, small-town charm. This development would harm this valuable local asset.

8. Increased Traffic and Road Congestion

Building around 50 houses could add over 200 more vehicles to local roads. The current road infrastructure is not equipped for this kind of increase, which would lead to congestion, safety issues, and more pollution. Similarly, the roads on this estate are quiet and when you open your window all that can be heard is birds. Approving this development would change this.

9. Impact on Adjacent Smallholding and Animals

A small holding adjacent to the proposed site would face higher noise levels, dust, and vibrations during construction. In addition, the increase in people will also cause visual and noise pollution. This has the potential to lead to increased stress for the animals within this stronghold and negatively affect their health and productivity.

10. Flood Risk

The area already has flooding issues, and covering permeable farmland with roads and buildings would increase surface runoff. Several residents can confirm past flooding incidents. The Council has a responsibility to prevent foreseeable harm to its residents. Approving this development without a solid flood risk mitigation plan could lead to property damage and liability.

Conclusion

This development is unsustainable and harmful to the environment, local character, infrastructure, and community wellbeing. I urge the Council to reject this application to protect the natural landscape, preserve local biodiversity, and address the safety and needs of current residents.

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