

PLANNING APPLICATION SMD/2025/0243

12th June 2025

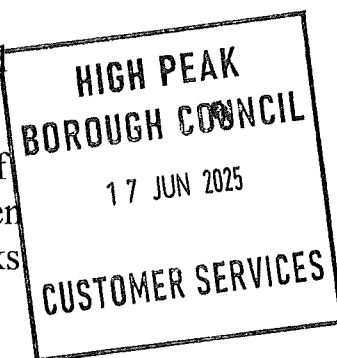
Dear Sirs,

Further to the above application by CCP Developments (Stone) Limited, please find detailed below a number of formal objections which I am submitting for consideration against the proposed development on Land East of Manifold Drive.

Objection 1

This proposal is based on the development of new properties built on rural country side land and would therefore clearly constitute encroachment. Similarly, although not classified as green belt land it is an area of high ecological interest and must be considered with regard to nature conservation and its strategic importance to the survival and preservation of local flora and fauna.

Alternative brown field land is available within the parish of Cheadle and Checkley. Planning permission has already been granted for property development on the old fole dairy works. This land is available and would have a much less of an environmental impact. Planning permission has also been granted for development on the land behind Warwick Avenue (Brookhouses) this was granted some twenty years ago.



The SMDC Strategic plan for building and development openly states that building on countryside areas and encroachment is to be avoided. Why do we have a strategic if we don't abide by its purpose?

Objection 2.

The relatively small town of Cheadle has already granted planning permission and has seen a considerable number of new build properties erected at Augustus Fields and Cecilly Mills?...?... with even more to come. These new developments already place considerable pressure on the towns limited infrastructure. Cheadle does not need this proposal for further housing adding even more pressure on a growing population. Local schools, GP Surgeries and Dental Practitioners are already struggling to cope with the increasing population. Priority and

funding should be placed on improving the infrastructure of Cheadle before further housing development is considered or granted.

Objection 3.

The overriding view of the residents currently living in the proximity of this area and beyond as well as visitors and sightseers is against the development proposal. The views of long standing local residents should not be overlooked or ignored. We are the electorate for all political parties for this area and our views and opinions should be upheld as such.

Objection 4.

No consideration is being given to the local road infrastructure. The current roadways around Rakeway Road, Manifold Drive are poorly maintained and not in good repair. The proposal, should consent be given, will significantly increase the traffic volume for this area further compounding the integrity of the road network. In addition to this there remains only one access/exit point for the current estate. It is fair to estimate an additional volume of traffic somewhere in the region of 100+ vehicles not including daily deliveries accessing the proposed area via point (Rakeway Road/ Manifold Drive Junction point)

Objection 5.

The natural drainage of this area is poor. During periods of heavy precipitation excess rain water floods from the higher ground beyond the proposal area running in a torrent down Rakeway Road and Derwent Drive to the lowest point at Cheadle Mill Brook whereupon flood water accumulates. The current drainage and main sewer for the existing estate is unable to cope during these periods. We are led to assume by Government Weather experts that due to the effects of climate change weather patterns of this nature for the future are likely to increase. Given that the exsisting main sewers for the area around Rakeway Road and Derwent Drive cannot cope during these periods it is clear that no proposed new drainage linked to local mains sewers will have an improved affect. In contrast it will only compound the exsisting problem. All waste and sewage for Cheadle is processed by the Sewage Works located at Tean. This already struggles to cope with the volume. Recent reports have indicated that raw sewage has already been released directly into the River at Tean during high periods of precipitation. Additional volumes of sewage from the proposed development will only compound this unacceptable (illegal) practice.

Objection 6.

No consideration is being given to the increased levels of noise pollution and light pollution from the effects of an additional 70 proposed properties.

Objection 7.

The proposal will totally obscure the views of a considerable number of existing properties and therefore detract from the overall appeal of these properties including the pleasure that such views bring. Not only would this pose a negative physical effect on the current property owners but also subject them to the possibility of a devaluation of their investment should the current owners choose to sell the property.

Objection 8.

Despite the proposal identifying what appears to be so called wildlife areas these areas will not be maintained as such by the developer once all building work is complete. This is evident from other such areas from previous developments adjacent to Rakeway Road. Consequently, there will ultimately be a significant negative effect on the existing current natural habitat of the areas affecting mammals, birdlife, amphibians and insect populations. Despite current Government Policy to overlook and dismiss the natural habitat of these species in the interests of financial gain and unrealistic targets consideration must be given to protect and preserve our natural surroundings.

MR J D PYE

MISS H M BURTON

(No 2 Derwent Drive Cheadle Staffs)