
From: planningcomments@staffsmoorlands.gov.uk
Sent: 19 June 2025 15:08
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: Cllr Michelle Wells

From:

The Croft, Common Lane,
Common Lane
Boundary
CHEADLE

ST10 2NZ

Phone:

Email:

Submission: Objection

Comments: Cllr Michelle Wells (West Cheadle)

The Croft

Common Lane

ST10 2NZ

Planning Objections Re: - Planning Application SMD/2025/02430 -LAND EAST OF MANIFOLD DRIVE AND SOUTH OF
RAKEWAY ROAD , Manifold Drive , Cheadle , Staffordshire ,

As Cheadle Town Councillor for West Ward I recommend refusal of this application and any relating future build
applications on the following grounds:

1. SMDC Local Plan: The proposed development is on agricultural land not considered as suitable for development within the SMDC Local Plan. The SMDC Local Plan covers the strategic development of the Local Authority area from 2016 to 2033. The plan has been considered and revised many times over the last 8 to 10 years before being finally adopted as SMDC policy in September 2020. The land in question is prime agricultural land outside the areas considered as suitable for development. This area of land has never been considered for development at any stage whilst formulating the Local Plan.

2. Unnecessary Development: The SMDC Local Plan identifies land as suitable for development to meet local needs up to 2031. The proposed development exceeds the agreed quota for housing in the area. The SMDC Local Plan identifies land as suitable for residential development to meet the anticipated needs for housing in the SMDC Local Authority area.

Cheadle Town already has an allocated level of development within the Local Plan. The proposed developments recently built and those approved equates to 35% population increase for Cheadle/Tean. Of the 2000 homes to be built in the Moorlands, Cheadle is already reaching nearly 50% of the 2000 home Quota. This is not an equal share over the Moorland Towns

Rakeway Rd/Manifold Rd significantly exceeds the housing allocation in the local Plan and is unnecessary to meet any perceived / identified need. We currently have over 70 empty houses in Cheadle along with new build houses that are not selling due to price and poor town infrastructure.

Also the National press release of the controversial Persimmon homes new build site has left a black mark in the minds of Cheadle residents and the communities beyond.

3. Inadequate Cheadle Town Infrastructure: The existing infrastructure of the town is barely adequate to cope with the existing population in particular with regard to schools and medical facilities. The proposed developments awaiting build are going to significantly reduce access to these facilities for current residents, so adding to the problem with another housing estate build is not acceptable to residents of Cheadle.

4. Inadequate Road Infrastructure: The existing road network in and around Cheadle is wholly inadequate to cope with the existing level of local and through traffic. The proposed development would significantly add to the problem.

The main Cheadle Rd (west) has already seen a massive increase in traffic due to house developments in the town and when Aldi opens in Summer 2025 that will increase the road usage further, as residents from Forsbrooke, Dilhorne, Blythe Bridge and Caverswall on the West side make use of this new facility.

The Potteries Gardens development near Donkey Lane, the Oakamoor Road / Churchill Road development and the current volume of through traffic, make entering from the North Side wholly inadequate to absorb any new additional traffic.

Adding more house building to the SE side will affect this poor Town Centre flow of vehicles further. At present it can often take drivers queuing in slow moving traffic 10 to 15 minutes to get into Cheadle town. (without any roadworks).

This is wholly unsatisfactory in a relatively small, rural market town. It is noted that Cheadle compares very poorly with the nearby similar sized market towns of Ashbourne, Uttoxeter and Stone.

5. Highway Safety:

We have already had many accidents at the two crossroads west of Cheadle on the Cheadle Rd which is a main route in and out of Cheadle. Common Lane junction at Boundary and the Junction at Waterhouses (by Huntsman Pub).

Again, these made national news, as one was fatal. The current 60mph speed limit is no longer appropriate for this busier road.

In addition, the A50 which was built in the 80s and no longer fit for purpose is an accident hotspot from the Stoke to Uttoxeter junctions. Adding to this over used carriage (as it used by Cheadle residents to communicate to work in the Stoke Area) is nothing but a blindfolded planning decision.

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>
