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**From:** planningcomments@staffs Moorlands.gov.uk  
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**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: Craig Evans

From:

Dane Grove  
Resident of Rakeway  
Cheadle  
Staffordshire  
ST101QS

Phone:

Email:

Submission: Objection

Comments: I have lived on the Rakeway estate now for nearly 10 years and I strongly object to the development of 50 new houses in the field above Manifold drive. The idea of taking away more green space for houses in Cheadle is outrageous and in this case would take away a view that I, and indeed all the residents on the estate, enjoy on a daily basis. Furthermore, it completely goes against the SMDC strategic plan for building and development which clearly states that building on countryside areas and encroachment is to be avoided. This development proposal 100% fits the SMDC development plan so should be refused on that basis as the existing field, in my opinion, is one of the most beautiful and welcoming countryside views still left in Cheadle.

Other significant and factual reasons for my objection are :-

**OVER DEVELOPMENT**

Over recent years Cheadle has had nearly 800 new homes built on green land and there is currently active developments in Cheadle, Tean, Uttoxeter and plans passed for more in Cheadle being Froghall Road and Haleshall as well as the rumoured plan for Barratt Homes to build more behind Lime Trees Vets. I believe Staffordshire Moorlands have a set target to build 2000 new homes but for some reason it seems that Cheadle and the ST10 area are having to sacrifice their green land whereas the rest of the Moorlands appear to be safe so far. This is unacceptable as new housing developments are not being distributed fairly across the district and are instead being targeted towards Cheadle and the ST10 area.

**LACK OF INFRASTRUCTURE**

Doctors, dentists, food provision, entertainment and traffic management are already stretched with recent housing developments, Additional housing would only add to this and increase the strain on the town.

**VISUAL IMPACT**

As my opening comment states, This development would be a significant encroachment into the countryside removing green space and views that are currently enjoyed by local residents and can also be seen from areas across the town, one of which being Cheadle cricket club. Green space is key to good mental and physical health to which many of the residents take frequent walks across Manifold Drive and through the public footpaths to benefit from this.

## HIGHWAYS, TRAFFIC AND DISRUPTION

The roads in Cheadle and leading to Manifold Drive are already in a poor state and always seem to lack sufficient repairs. The addition of 50 new homes, which in present times would probably mean 100 additional cars in family homes, would only increase wear and tear on the town's roads.

Driving to and from Manifold Drive already has its hazards as during the week there is always cars parked along the top of Mill Road next to the children's home and during cricket matches, cars can be double parked all the way across Park Avenue making only for single line traffic at both locations. This can cause traffic to back up on Tean Road when trying to turn in onto Mill Road or Park Avenue. This can also be frustrating and indeed dangerous during peak times, the Alton Towers season and when the workers finish at JCB.

During construction there would also be a massive disruption to the estate and the town service bus which the elderly benefit from as Manifold Drive is the only road on and off which I imagine will get dug up for the installation of services during the works.

Finally, If the application is to be accepted, I strongly advise that the access road onto the proposed development is relocated to Rakeway Road as the current position on Manifold Drive is close to the brow of the hill which will create poor vision when driving off the junction and will be likely to cause numerous accidents.

## FLOOD RISK

The Rakeway estate already suffers from flooding during heavy rain fall which I have witnessed many times. Rain water comes off the field, across Manifold Drive and down all roads, footpaths, flooding residents' gardens and eventually floods Eaves Lane making it unpassable. Water also runs like a river down Rakeway Road flooding gardens at the bottom and flooding the main road before and after the bridge. Adding more houses will only make this worse as the drains can't cope now and it's a known fact that the sewerage works in Tean that takes water from Cheadle already struggles.

## DESTRUCTION OF WILDLIFE

Ask any resident on this estate and they will happily tell you that we are blessed with the company of foxes, bats, hedgehogs, various birds and currently cows in the field, all of which are valuable to nature and our economy. The construction of a new development will most certainly impact on this wildlife and could result in some not returning.

## INCREASED CRIME AND ANTI-SOCIAL BEHAVIOUR

Cheadle has seen a significant rise in crime and anti-social behaviour recently one example being young men trespassing in gardens and trying to open doors and car doors in the middle of the night. The plans suggest that there will be social housing within this development which brings the risk of more crime and anti-social behaviour to the area and our estate. This is a secluded estate and home to many elderly residents who would be defenceless in such situations.

Lastly, The SMDC should be looking for more appropriate sites for new developments. I am not against new houses but I am against the constant unnecessarily destruction of perfectly good countryside in Cheadle when, with a bit of research, there will be sites elsewhere whether it be disused buildings or brown land that could be developed without taking away our countryside.

## STOP DESTROYING CHEADLE

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