
From: planningcomments@staffsmoorlands.gov.uk
Sent: 30 June 2025 20:24
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: Jo Shaw
From:

Dane Grove
Rakeway estate, Cheadle
Cheadle
Staffordshire

Phone:

Email:

Submission: Objection

Comments: I am writing to formally object to planning application SMD/2025/0243, which proposes a housing development on land at Manifold Drive, within the Staffordshire Moorlands area.

As a local resident, I have serious concerns about the suitability and sustainability of this development, particularly in relation to the following:

1. Loss of Countryside and Openness

The proposed site lies on undeveloped countryside that contributes significantly to the rural character and openness of the surrounding landscape. This land acts as a vital green buffer and offers visual relief from built development. Its permanent loss would significantly diminish the rural setting and lead to urban sprawl encroaching into what is currently valued open space.

2. Visual Impact on the Landscape

The site sits on elevated ground and is clearly visible from key viewpoints within Cheadle and the surrounding areas. The development would dominate the skyline from town and interrupt long-established views of the rolling hills, undermining the town's scenic quality and rural charm.

3. Ecological Impact

This land supports local biodiversity and provides important habitats for native flora and fauna. Development of this scale risks the destruction of established ecosystems, increased light and noise pollution, and long-term damage to wildlife corridors.

4. Flood Risk

The area is known to flood, and placing a major housing development in this location would heighten the risk of surface water flooding to both to future residents and to properties lower down the hill. Increased impermeable surfaces would exacerbate this problem and potentially overwhelm existing drainage systems.

5. Pressure on Local Infrastructure

Cheadle and the surrounding area already face pressure on public services, including schools, GP practices, and road infrastructure. The proposed estate would further strain these limited resources, without clear evidence that adequate capacity exists to accommodate the increased demand.

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In summary, this development threatens to significantly degrade the countryside, erode the natural setting of the area, and pose practical risks to residents and infrastructure. I therefore strongly urge the Council to reject planning application SMD/2025/0243 in order to preserve the landscape, ecology, and rural identity of our community.

Yours faithfully,

Joanne Shaw

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