
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: Dinah Watts

From:

12
Thames Drive
Cheadle
Cheadle
Staffordshire
ST101QD

Phone:

Email:

Submission: Objection

Comments: My husband and I wish to submit an objection to the proposed new housing estate due to be built off Manifold Drive and Rakeway Road for the following reasons please:

The area of fields lay below woodland and medieval strip farming fields, which are unique and rich in wildlife and nature. They give residents and walkers pleasure in viewing that area from Manifold Drive, which the new estate would obscure.

Manifold Drive isn't very wide and couldn't cope with the extra traffic the new houses would create. The local roads are already in need of repair and extra use would only add to the issue.

In recent years, the rainfall has appeared to fall more heavily, which has caused flooding in our area. Water gushes off the fields in Manifold Drive and runs down the streets of adjacent houses. Also, Eaves Lane has been impassable for vehicles during some points of the winter months, and Rakeway Road (by the bridge, near to Mill Road) floods. The local drainage systems are under pressure and more development will only worsen the problems.

Cheadle services are also under pressure, including the Schools, Dentists, G.Ps, Health Centre and Hospital, with appointments for medical issues being difficult to obtain now, if more people were requiring assistance, it would create an even bigger problem.

We have hedgehogs, bats, butterflies, birds, and an abundance of insects and wildlife in the area, which we wish to protect and try to preserve. I fear the new development would adversely affect their habitats and populations.

It is a shame that these proposals have been put forward on these green fields of the Rakeway Estate, when there is so much brown belt area in Stoke-On-Trent which deserves redevelopment. Recently, there have already been new Estates built locally, on green fields (Teal Road, Froghall Road, Ashbourne Road, off Ness Grove), with another 200 houses just been given permission to be built on Froghall Road.

Please consider our concerns as we feel it is paramount that green spaces and the environment are preserved for future generations and to help prevent future flooding, which is made worse from overdevelopment on land which would naturally absorb the rainfall.

Please consider our precious environment and wildlife before allowing more houses to be built on green fields.

Thank you.

Yours Sincerely

Dinah and Jason Watts.

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