

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 01 July 2025 10:18:05

Application Reference No. : SMD/2025/0243

Site Address: LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD Manifold Drive
Cheadle Staffordshire

Comments by: Amanda Bickerton

From:

19 DANE GROVE CHEADLE

Stoke-on-Trent

ST10 1QS

Submission: Objection

Comments: As a resident of Dane Grove, I feel that the planning application for this development does not take into account the following;

Lack of adequate highways provision to the development. This includes a narrow road leading directly to the development and Park Avenue which struggles to maintain existing traffic numbers.

Lack of highways infrastructure in and around Cheadle to cope with multiple proposed and existing residential developments.

Lack of provision for health care and education. The existing medical provision and schools are already showing signs of saturation in Cheadle.

Destruction of a natural habitat which will impact the biodiversity of the surrounding area and limit the natural wildlife corridor that every town should have.

Flooding is also a concern to the residents of Dane Grove and surrounding areas. Our gardens are already subject to the run off from the land for the proposed development. Development will increase the flooding risk to surrounding properties.

It is not necessary to build on every scrap of land. Planners and developers should consider other alternatives and consider the larger impacts of this development on the historical value of Cheadle and surrounding areas.

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