
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: Paul Hewitt

From:

17
Trent Close
Cheadle
Cheadle
Staffordshire
ST10 1QU

Phone:

Email:

Submission: Objection

Comments: 1. Over recent years there's has been significant housing developments in Cheadle and there are still current housing developments being built, I urge the council to look at ALL the housing developments that have been built and how that already impacts your town of Cheadle.

2. The infrastructure is not capable of sustaining any more housing and the people who will live in them on several levels , for example;

Regarding children , There is not enough nursery, primary schools places and secondary schools places for children in Cheadle's current schools , as all of these are at capacity.

The NHS , primary care services- GP's, District Nurses, social workers, dentists, just to name a few, are also at capacity to manage further people within cheadle.

The road systems, with more people living in cheaper we experience gridlock all the way through Cheadle's main roads in and out especially at high peak 'rush hour' times .. this is compounded significantly when Alton Towers season is open, any further to cheadle will add to this more. Also the impact of this traffic with air pollution for residents currently living in Cheadle and the impact on the environment is detrimental.

The quarry at the top of Rakeway - croxdon quarry, impacts on the road system round this proposed site in many ways, the road noise and traffic on roads that are not able to cope with extra volume of traffic. The freehay crossroads by the Queens pub, is already a danger spot for road traffic collisions , adding more traffic will significantly increase risk to anyone using that road system.

The roads leading to the current estate from the direction of the town centre- Park Road junction of mill road , the road surface is dangerously rutted due to the current levels of traffic using it; and not able to cope with more volume of traffic due to the gradient of the road.

I urge to council to consider more brown land in Cheadle for housing for example the old pubs in the high street (the oak) for housing development .

3. Impact on the environment- as a town we need to consider the overall visual impact of how our town looks to people visiting; as I have mentioned before, visitors to Alton Towers that may want to stay in Cheadle- we don't need to expand Cheadle anymore where it nearly reaches the next village (Tea) as we then lose our identity as a town.

The high levels of flooding we experience in all our gardens on the current Lakeway estate & off Manifold Drive - having more housing above our current estate will impact on increased flooding putting our properties at risk and also impacting on the environment.

The woodland at the top of the hill above the proposed development, the rain will and does , come down the hill onto the current estate and flood more , the land where the proposed development will go acts as a barrier reducing some of that flash flood rain coming onto the current estate.

4. Environmental impact to wildlife, the woodland at the top of Lakeway is impacted by the quarry work that is there, the native animals will have more impact to their environment with this proposed development, as some of the wildlife already ventures onto the current estate, this development will impact it more, as the animals have their territories , so we need to impact on their space anymore.

5. Impact of supplying utilities to the proposed site, will impact on current drainage and sewer systems which are dated and have not been designed to withstand further sewerage inlets into them which can result in sewerage flooding impacting on human health as well as environmental damage putting further strain on councils resources to clean up .

The impact of electricity supplies to the proposed development and how is this going to impact on the local sub station and surrounding supply. This also applies to gas supplies to the development.

I urge you as a council to reconsider any further housing developments within Cheadle and keep it as a desirable town , not just a commuting housing estate.

We don't need more houses , we need better infrastructure for the residents in Cheadle who already live here and promote Cheadle to visitors of Alton Towers as lovely town with a magnificent historical value and a place to stay .

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