
From:
Sent: 01 July 2025 21:16
To: Planning Comments (SMDC)
Subject: Planning Application Reference No. : SMD/2025/0243

Categories:

Application Reference No. : SMD/2025/0243 Site Address: LAND EAST OF MANIFOLD DRIVE AND SOUTH OF
RAKEWAY ROAD Manifold Drive Cheadle Staffordshire.

I am emailing to object to this proposed housing development. I am emailing on behalf on an elderly friend who is I
unable to email write themselves who lives at Trent close .

1. The area of Cheadle has had significant building projects over the past several years of which, some are currently
in development, and further development is not required.
2. The infrastructure is not capable of sustaining such an influx of further development and the extra strain on public
services .
- 3a. The high street mainly consists of barber shops, charity shops, and cheap goods shops, with no high street bank.
So I don't know where these extra residents resident are going to spend their money, other than the main
supermarkets.
- 3b. The high street is a one-way road and is constantly busy and at peak times, along with Alton Towers traffic is
regularly at a stand still. Adding further traffic will exacerbate this situation further.
4. Increased traffic through the town will have an adverse effect on the environment, increasing pollution further.
Given the government standing on net zero, I can't understand why a further housing estate in such small town is
warranted.
5. The development will be built on green/or near Greenland , again having a detrimental affect to the environment
and the wildlife from the wood next to the estate.
The Greenland view from our home helps with mental wellness as unable to travel to other green spaces.
Current Gardens do get flooded and are dangerous when you have poor mobility, and are worried that flooding can
worsen with new houses being built and risk of properties being flooded more.
6. I believe the school infrastructure would not be able to accommodate further children of all ages.
Also GP surgeries and dentists will not be able to accommodate.
7. Increased road noise and traffic in the Manifold Drive area is of great concern, again having a negative impact on
the environment and the state of the roads surfaces which lead up to manifold drive - damaged and ripped up with
heavy breaking. The road also floods causing more danger to roads users and pedestrians.
8. How will the overall look of cheadle appear when there are housing estates on housing estates in all directions of
cheadle?

Kind regards
Andrew Bettinson.