

From:
To: [Planning Comments \(SMDC\)](#)
Subject: SMD/2025/0243 Objection 4
Date: 02 July 2025 21:16:07

2 July 2025

Dear Sirs,

OBJECTION NUMBER 4 to application number SMD/2025/0243

Site address LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD

GENERAL COMMENTS

The Staffordshire Moorlands Authority Monitoring Report from 2023/24 states that the general infrastructure of Cheadle is inadequate to cope with any major expansion yet several new proposals have been recently accepted. Where is the line?

The principle of the development is described as a minor extension. This is an incorrect and misleading statement. The development is major and would have a devastating impact on the existing and local communities as described in this and my other objections. The document also states that the SMDC does not have a 5 year land bank but fails to share the point that the existing land bank (as of November 2023) was 3.58 years. The application is selective with information shared and is incomplete in several areas. The documentation also implies that this & adjoining land is already owned by the proposed developer. What other land does the developer have access to?

Local Community Facilities and Community Benefits states that Cheadle Town Centre is within reasonable walking distance. Areas along Cecilly Brook are prone to regular flooding meaning either increased foot traffic, increased road traffic, or increased public transport demand on the road and other non-flooded footpaths. The risk of accident or injury increases with greater demand on the existing highway infrastructure while infrastructure remains unchanged.

My comments across the 4 objections demonstrate:

- that planning application is incomplete & misleading;
- that the local infrastructure (including both roads and utilities) is already inadequate for the current residents of Manifold Drive and the adjoining roads;
- that the statement of community involvement is incomplete;
- that the flood risk to existing properties, roads and gardens associated with houses on Manifold Drive and adjoining roads is greater than suggested;
- that the developer already acknowledges negative impact to existing residents;

- that the proposed net biodiversity gain is not detailed in the application;
- that the application is not aligned with the Primary Ecological Survey;
- that the risk of a precedent being set is high;
- that the Preliminary Ecological Appraisal is incomplete;
- that the proposed development opposes both CPRE's suggested housing tactic & DEFRA's 25 year action plan

I remain deeply concerned with the entire application and urge that this proposal be rejected on the grounds stated above.

Yours faithfully,

Darren Whitehead & Joanne Johnson