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**From:** planningcomments@staffsmoorlands.gov.uk  
**Sent:** 06 July 2025 22:03  
**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: Lorraine Smith

From:

10  
Manifold Drive  
Cheadle  
Stoke-on-trent

ST10 1QX

Phone:

Email:

Submission: Objection

Comments: Dear Sir/Madam,

I am writing to formally object to the proposed planning application for the construction of 50 residential properties on Manifold Drive (Planning Application Reference: SMD/2025/0243).

As a resident of the local area, I am extremely concerned about the significant and long-lasting impact that this development would have on the local environment, infrastructure, and character of the community. I respectfully request that the council consider the following grounds for objection:

1. Loss of Green Space and Biodiversity

The proposed development would result in the destruction of a valued green space that currently provides a natural habitat for local wildlife and contributes to the ecological health of the area. This land serves as an important corridor for birds, hedgehogs, and other species, many of which are protected or declining. The loss of this space would represent an irreversible blow to local biodiversity.

2. Flood Risk and Drainage Concerns

The area surrounding Manifold Drive has a history of drainage issues, and further development may exacerbate existing surface water flooding risks. The land in question plays a crucial role in natural water absorption, and replacing it with impermeable surfaces will likely increase runoff and pressure on the existing drainage systems.

### 3. Highways and Road Safety

Manifold Drive and its adjoining roads are not designed to accommodate the increased traffic flow that would result from 50 new homes. The additional vehicles will increase congestion, pose a risk to pedestrian safety, and could lead to a higher incidence of traffic accidents—especially given the presence of children and elderly residents in the area.

### 4. Strain on Local Infrastructure and Services

While I understand that new homes are needed in the broader region, the scale of this development is unsustainable for the existing infrastructure. Local amenities such as water supply, sewage systems, and utility services are already operating under strain. The development does not include any upgrades or provisions to alleviate these pressures.

### 5. Impact on Character and Community Identity

Manifold Drive and the surrounding area maintain a unique semi-rural character that would be severely altered by the construction of a large housing estate. This development is out of proportion with the existing settlement pattern and will negatively affect the sense of identity and cohesion within the community.

### 6. Lack of Evidence of Local Housing Need

There is no clear, up-to-date evidence that demonstrates a specific need for 50 new homes in this particular location. A development of this size should be based on a thorough and transparent housing needs assessment, with genuine community consultation—which, in this case, appears to have been insufficient.

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In summary, while I support sustainable development where appropriate, this particular proposal raises numerous environmental, logistical, and community concerns. I urge the planning committee to refuse this application in its current form and instead consider alternative, smaller-scale developments that better suit the area's character and infrastructure capabilities.

Thank you for your time and consideration.

Yours faithfully,

Lorraine Smith

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