

I further object to the planning application SMD/2025/0243 for a development of 50 houses on land east of Manifold Drive, for the following additional reasons as I am not convinced that it is a sustainable proposal on this site;

3) Unsustainable

i) Transport issues

The developer's planning statement says the following re; locational sustainability;

7.18 The site is located on the south eastern edge of Cheadle and is served by an existing bus service with a bus stop to the north western corner of the site. As such, alternative options to private car use exist within easy reach of the site.(page 10)

This is not a realistic statement as the Stanton's bus service runs very infrequently to the Town centre. It is not a service to carry passengers to work or school. Cheadle struggles with limited bus services with no regular useable connections to train services in Longton or Blythe Bridge. There is no regular service to Meir Park where there are employment opportunities on the industrial park.

A recent blog by Transport for New Homes High Housing Targets in areas with poor public transport, 27 June 2025 has highlighted how Staffordshire Moorlands;

"In areas that scored between -25% and -50% for the quality of public transport in their local area, we found there were still high housing targets:

Staffordshire Moorlands District Council has to build 107% more new homes but has a public transport satisfaction rating of -41%, versus a regional average of -13%."

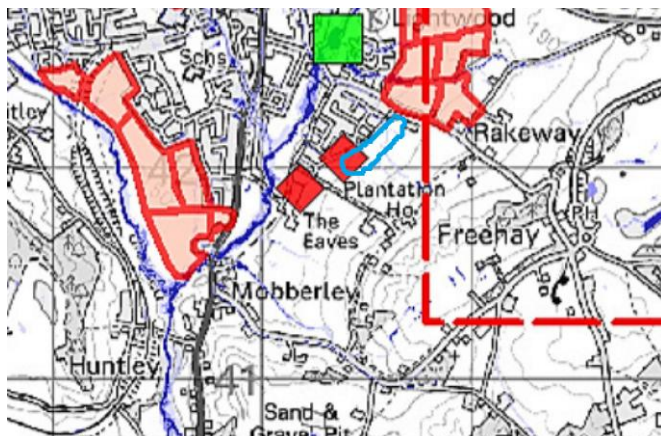
Housing targets aimed at rural or semi-rural parts of the country and a developer-led choice of location, are plonking more and more giant housing estates on fields on the edge of towns and villages, places where it's all about driving. The result is increased congestion"

[Blog: High housing targets in areas with poor public transport](#)

There is already congestion on Cheadle's inadequate road infrastructure at peak times and this will be increased by further development on the edge of town.

ii) Flood Risk and mining risks

Flood Risk Map: [Full page photo](#)



**SCC Historic Flood Records
(by Source)**

-  Surface Water
-  Multiple
-  Highway

This area has historically been subject to surface water flooding as shown in the 'Staffordshire Moorlands Strategic Flood Risk Assessment Level 1' 2015 with the proposed site marked in light blue. The Red square shows clearly that this has happened in the past and that the risk of flooding is high.

The Waterco drainage strategy 3 report has stated;

'The introduction of hardstanding area will result in an increase in surface water runoff rates and volumes'

The increased runoff from the new housing will exacerbate this problem and This will be controlled using sustainable drainage systems (SuDS)

"Attenuation storage will be provided through a combination of a pond, attenuation tanks and a dry basin. All runoff will pass through an attenuation pond before discharging off site. The northern sub-catchment will drain to attenuation tanks prior to discharging to a downstream attenuation pond (serving the southern subcatchment) at a

limited discharge rate of 3.5 l/s.....The southern sub-catchment will drain to an attenuation tank and a pond. All attenuation features will be lined with an impermeable geo-textile to prevent ingress of groundwater"

The report states that attenuation features will be lined with impermeable geo-textile, however there is evidence that the efficiency of SuDS can be compromised by being placed in an area where historically there has been shallow mining activities as is the case on this site.

Historic shallow mining is a material planning consideration and can affect the viability of underground sustainable drainage systems. Regarding shallow mining on the site The Coal Authority's consultation document states;

"The Coal Authority records indicate that the north eastern part of the site lies within an area of probable historic unrecorded shallow coal mining. This could affect public safety and surface stability for the proposed development; "
AND

"Where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy'

Shallow mining leaves behind voids and weakened ground conditions including ground subsidence, damage or failure of drainage infrastructure such as SuDS and create unpredictable water pathways which can overwhelm detention and infiltration systems and make it harder to manage runoff and groundwater.

There may also be maintenance challenges as frequent flooding may bring in silt, debris and pollutants which can increase maintenance and reduce long term effectiveness if management is more challenging.

4.10" The surface water drainage design shall consider and mitigate the risks of sediments and associated chemical substances being remobilised into receiving waters during higher flow events. This is to minimise the washout of chemical substances as far as is reasonably practicable and ensure they are retained in the SuDS. An appropriate maintenance regime should be implemented to support management of this risk."

National Standards for sustainable drainage systems (SuDS) (Guidance)

https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds?utm_source=chatgpt.com

"failures and malfunctions investigated can have a significant impact on the hydrological performance of SUDS. In particular, the design return period of SUDS was occasionally significantly exceeded for the strong malfunction scenarios studied."

Sensitivity of sustainable urban drainage systems to precipitation events and malfunctions

Fabian Funke; Manfred Kleidorfer

https://iwaponline.com/bgs/article/6/1/33/99948/Sensitivity-of-sustainable-urban-drainage-systems?utm_source=chatgpt.com

I do not see this site as sustainable with regard to Transport and Flood risk.

In conclusion, I am objecting to this proposal on the grounds stated above. I cannot agree with the developers that a net gain loss of biodiversity, loss of important ancient hedgerow, disruption of an area of historical significance and an unsustainable location outside of the settlement boundary to gain just 50 houses is justifiable and "tilts the balance" as a result of the whole Staffordshire Moorlands' failure to reach an unrealistic housing target.

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