
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: Gary & Linda Rowley

From:

22
Rakeway Road
Cheadle
Stoke on Trent

ST10 1QH

Phone:

Email:

Submission: Objection

Comments: We echo the objections raised in the majority of comments regarding the negative impacts of this proposal on the environment, wildlife habitat, and the additional strains on local amenities (roads, schools, doctors, etc.), plus the already overloaded drainage systems. We live at the bottom of Rakeway Road and have been subject to flooding and sewage spillage in this area on several occasions. Severn Trent and the Council are well aware of these problems but seem incapable of providing a long-term resolution.

Additionally we would add that this proposal appears to be an adjunct to the previously adopted SMDC Local Plan covering developments for this area up to 2033. This plan was adopted in late 2020 and therefore comprehensively covered the fulfillment of local housing-need for this period. The proposed development is in an area designated "Countryside Policy SS10 - Other Rural Areas Strategy" OUTSIDE of the Cheadle Development Boundary. We would assume therefore that the much stricter criteria of Policy SS10 should apply to this proposed development. As a reminder the Policy SS10 states:

"The other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside

surrounding the smaller villages.

These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside."

The SS10 Policy also states "restricting new build housing development in the countryside to that which has an essential need to be located in the countryside."

We are therefore fervently opposed to this development.

Gary & Linda Rowley

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