

From: [Haines, Mike \(Cllr\)](#)
To: [Planning \(SMDC\)](#); [Planning Comments \(SMDC\)](#)
Subject: Re: Member Notification Letter - App ref SMD/2025/0243
Date: 15 July 2025 10:14:48

Hello Planning Team,

Objection to Planning Application SMD/2025/0243

I am writing as both Cheadle South East ward Councillor and a local resident of Dane Grove, Cheadle, to object to the above planning application for the proposed development of up to 50 dwellings on land east of Manifold Drive and south of Rakeway Road, Cheadle. This objection is based on a combination of planning policy conflicts, technical consultee objections, and direct local experience of the site and its context.

1. Conflict with the Adopted Local Plan

The proposed **development lies outside the defined settlement boundary for Cheadle** and is designated as countryside under Policy SS10 of the Staffordshire Moorlands Local Plan. The proposal does not meet any of the exceptions permitted under this policy and therefore represents **unjustified development in the open countryside**.

It is acknowledged that Staffordshire Moorlands District Council cannot currently demonstrate a five-year housing land supply. As such, Paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged, and the so-called 'tilted balance' applies. This means that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.

In this case, **the adverse impacts are substantial** and include:

- **Significant harm to the landscape character and visual amenity of the area, which is designated as an 'Important Landscape Setting to Settlement'**
- **Unacceptable flood risk and drainage concerns, as identified by the Lead Local Flood Authority**
- **Poor site layout and design that increases the risk of crime and antisocial behaviour**
- **A net loss in biodiversity, contrary to the Environment Act 2021 and Policy NE1**
- **Pressure on local infrastructure, particularly primary school capacity, which is not yet mitigated by a secured Section 106 agreement**

These harms are not minor or speculative, they are supported by technical

consultee objections and conflict with multiple adopted policies. Any potential benefits of the scheme, including housing delivery and economic contributions, are acknowledged but do not outweigh the cumulative and demonstrable harm. Therefore, **even under the tilted balance, the application should be refused.**

2. Harm to Landscape Character, Visual Amenity, and Historic Setting

The site is identified in the Landscape and Settlement Character Assessment (LSCA) as part of the **'Important Landscape Setting to Settlement'** for Cheadle. This designation is based on intact field patterns, traditional enclosure, mature hedgerows, and the scale of the landscape, all of which contribute to the distinct rural character and visual identity of Cheadle. These features are highly valued by local residents, who regard the surrounding countryside as **integral to the town's heritage, sense of place, and quality of life.**

Although the LSCA was commissioned in 2008, it was a foundational document used in forming the allocated sites in the Local Plan. The assessment that this site forms part of the Important Landscape Setting to Settlement is no less relevant in 2025 than it was in 2008. In fact, due to other speculative sites being granted planning permission since the adoption of the Local Plan, this designation is now even more important.

The site lies within the Ancient Slope and Valley Farmlands Landscape Character Type, which is defined by small-scale irregular fields, hedgerows, mature trees, and intimate wooded valleys. The proposed development would result in **the loss of pastureland and internal hedgerows, and would urbanise a sensitive rural edge.**

Furthermore, the site lies within Historic Environment Character Zone CHECZ1, which is known to contain historic field systems and ridge and furrow earthworks. A Bronze Age axe was previously found approximately 1km from the site, indicating prehistoric activity in the area. The proximity to Cheadle Mill Brook and Cecilly Brook further enhances the archaeological potential. The small nature of the historic fields and their associated mature hedgerows means there is little capacity to absorb change without fundamentally altering the historic landscape character of this area.

The cumulative impact of development in this sensitive location would **erode the rural setting of Cheadle and diminish its historic and visual identity.**

3. Inadequate Flood Risk and Drainage Strategy

The **Lead Local Flood Authority (LLFA) has issued a formal objection to the application.** The submitted Flood Risk Assessment fails to address overland surface water flows from higher ground to the southeast. There are recorded instances of surface water flooding on Manifold Drive, and the proposed drainage strategy lacks sustainable features such as swales or rain gardens.

Local residents, including our family who live nearby at the bottom of Dane Grove, have experienced several **floods over the last nine years where water has risen to above door cill level and caused damage to properties and driveways.** This is believed to be due to rainwater coming off the existing fields

further up from the proposed development. The proposed site is boggy and does not hold the water. The proposed SUDS for the development will only mitigate the development and not the existing flooding issue.

For the reasons outlined above, I respectfully urge the Council to refuse this application. The proposal conflicts with multiple adopted policies, presents unresolved technical and environmental risks, and would result in lasting harm to the character, infrastructure, and resilience of the local area.

Regards

Cllr Mike Haines
Cheadle South East Ward - Staffordshire Moorlands District Council

From: Planning (SMDC)
Sent: Thursday, May 29, 2025 12:33:03 PM
To: Haines, Mike (Cllr)
Subject: Member Notification Letter - App ref SMD/2025/0243

Please find attached document

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
