
From: planningcomments@staffs Moorlands.gov.uk
Sent: 18 July 2025 15:18
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: Andrew shaw
From:

Dane grove
Rakeway estate
Cheadle

Phone:

Email:

Submission: Objection

Comments: I want to object to planning application SMD/2025/0243 for the new housing development planned off
Manifold Drive in Leek.

I have a number of concerns about this proposal, which I've explained below:

1. It Would Destroy Local Countryside

The land where the houses are planned is currently open countryside. It's peaceful, green and forms part of what makes this area special. Once it's built on, that's lost forever. It would change the feel of this part of Cheadle and spoil views of the surrounding hills.

2. It Could Harm Wildlife

The area is home to birds, insects and other animals. Building houses there will disturb their habitats. There doesn't seem to be enough information in the plan about how this would be handled.

3. Flooding is Already a Problem

This land already floods, and putting houses here will only make that worse. More concrete means less ground for rainwater to soak into. This could increase the risk of flooding for both the new homes and nearby existing ones.

4. It Would Be Very Visible

Because the site is on higher ground, the new houses would be clearly visible from the town. This would spoil the current view of the hills and countryside, which many people enjoy.

5. Local Services Are Already Stretched

Our schools, doctors, roads, and other services are already under pressure. Adding more homes will only increase that strain, and it's not clear what's being done to support the extra demand.

6. Contradiction of the Adopted Local Plan

The site is not allocated for residential development in the Staffordshire Moorlands Local Plan (2014-2033). Approving this application would undermine the integrity of the plan-led system and could set a precedent for further speculative development on green fields and countryside, thus destroying the character and rural nature of the Staffordshire Moorlands. There are still brown field sites within the town that have not been developed.

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For all of these reasons, I don't believe this is the right place for more housing, and I ask that the Council refuses this application.

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