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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: Rachel Mosley

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Submission: Objection

Comments: Rachel Mosley

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01.07.2025

OBJECTION TO OUTLINE PLANNING PERMISSION FOR LAND OFF MANIFOLD DRIVE, CHEADLE, STAFFORDSHIRE.
Application SMD 2025/0243

Reasons for objection to planning outlined as

¿ Impact on visual impact and wider landscape of Cheadle, this particular site is towards the outskirts of Cheadle leading to Freehay, this will lessen the distance between Cheadle and Freehay, and diminish the natural boundary between the town and countryside.

¿ Impact on existing wildlife, it would be naïve to think that a desk top assessment would enable a true understanding of what wildlife exists in and around the proposed site.

¿ Poor planning, in particular looking at the proposed exit and entrance for the development, suggesting that the only potential for this is onto Manifold drive, when in actual fact there is opportunity through the landowners other land onto Rakeway Road.

¿ Cheadle currently lacks the infrastructure to support further housing. There has already been an increase in housing numbers and potential for more with there being at least 2 other applications passed in recent months. This will bring more people to the town with increased pressures on doctors, dentists and schools. My daughter already

has to go to Leek for her dental treatment as does my partner, there is a lack of NHS provision in the town. Increased population will undoubtedly lead to increased children needing school placements, this will include an increased need for SEN support, we don't have our own special education school provision in the town, Our SEN children have to go out of the town, often at great cost in taxis and mini buses, this is a strain on families and children, and often our local children are left without school placements, or inappropriate offers.

¿ Mis-use of green areas, which the government have suggested in policy will NOT be prioritised for development.

¿ Poor condition of existing highways, in particular the two main roads which feed onto Rakeway road, those being Mill Road and Park Avenue. These two roads are used for parking and often cars are double parked causing further congestion and increased potential for accidents.

¿ Poor transport links with other areas, which results in people being isolated in a town with poor resources. The application suggests that the 32X can be caught at a short walk, this is a matter of opinion, and this bus only runs hourly and doesn't always run to certain stops, the main bus stop is on the high street which is NOT a short walk, and the town service only runs on week days.

¿ Increased risk of flooding caused by the use of green areas that would normally soak up excess water, there are already issues on the estate with water gathering in gardens and garages during periods of rain, and rain running at speed down Rakeway road and gathering in areas such as Eaves lane, and by the bridge making it impassible by foot meaning those who don't drive are unable to access the town with the ease they should be afforded by proper planning and drainage. The application talks about Swales as a means to manage flooding, this is a shallow channel designed to manage and convey stormwater run-off, what is clear on reading about these is that to be in anyway successful they must be maintained, it is questionable who will be responsible for maintaining these?

¿ Lack of support from SMDC with previous builds in Cheadle which have led to houses being built outside of what is in the plans, with no plans for remedial works, residents offered money to shut up, still waiting for compensation.

¿ Not a planning issues as such there is a real concern about the actual build should it be passed, as already mentioned there is one route on and off the current estate by car, this means that any emergency vehicles need access to that route at all times, we also have an aging population on the estate, a number of resident reliant upon carers up to four times a day, if these carers can not access the houses then these people will not get essential care, what we have heard about other builds anecdotally is that they have caused a lot of problems, ranging from not sticking to the rules of the build, turning up when then aren't supposed to and not turning up when they should, stopping work for weeks on end, and then closing roads and walkways without prior to notice, this would impact on peoples care and support and impact on their well-being. If emergency services were delayed by delivery vehicles or roads being dug up for services this could make a difference between someone living or dying.

Whilst I appreciate that all objections must reflect planning issues, it is important that as part of that we consider the health and well-being of individuals living in the existing ¿settlement¿ and beyond in Cheadle. It is no coincidence that Cheadle has an aging population and in particular the current Rakeway estate, As identified by Public Health England and The World Health Organisation Green spaces are essential to positive mental and physical health. We are already a growing town and with that growth we lose more and more green space in the town, and whilst these developments offer up alternatives with parks and ponds, these are a poor offer in comparison to what exists naturally.

I am one of the many residents who have grown up on the estate, and I have returned in adulthood, I worry that there will be no green space with natural habitat left in the town, and this has always been what the town has been known and loved for.

There are currently 8 empty properties on Rakeway estate, and more than 70 in the town, these have been counted in May 2025 and that has probably changed since then, there are new properties built in Mobberley just a mile out of town and not one of those properties have sold.

I understand there are targets but with houses proposed at Hales Hall, and Froghall road, and Barratt homes advertising homes coming soon in Cheadle we have to question will this ever stop, there are already new developments on Ashbourne Road, Oakamoor Road, Froghall road, off the Birches, at the Green and where the old allotments were. I am sure I don't need to advise of the totals as I am sure SMDC will be fully aware of them.

Stoke council have recently identified 11 sites for development, they have looked at old schools and brown land sites around the city, it seems SMDC have forgotten about some of the sites they already had agreed, the old Lightwood homes site and the Miners rest, with this in mind what other sites have been forgotten or lapsed, before we agree to start digging up farmland and green space I urge SMDC to look at what they have available elsewhere, and whilst Angela Rayner says build build, build, let's think think, think about our children's futures and there health and wellbeing, we are already in a crisis with mental health services lets not make it worse.

I would argue these areas of beautiful land are being used by developers to sell Lifestyle homes rather than affordable homes that are so needed by the current population, the idea that the residents of these home will use the town and get jobs locally is unrealistic, with more and more people from out of the area with no local links buying local homes as they are financially unreachable for local people.

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