
From:
Sent: 28 July 2025 13:50
To: Chris Johnston
Cc: Planning (SMDC);
Subject: SMD/2025/0243 OBJECTION DUE TO FLOOD RISK
Attachments: Conway Grove frontage flood.jpg; Conway Grove garden flood.jpg; Derwent Drive flood.jpg; Eaves Lane flood.jpg; Eaves Lane flood 2.jpg; Eaves Lane flood 3.jpg; Equestrian Centre Lane flood.jpg; Flood across Manifold Drive from the field.jpg; Rakeway Road flood.jpg; Thames Drive flood.jpeg; Wye Close Flood.jpeg; Wye Close garden flood.jpeg; Rakeway Road garden flood.jpeg

Importance: High

Categories:

Good afternoon Chris,

I hope you are well.

Ref: SMD/2025/0243
: OBJECTION

I am writing this email on behalf of a formed group of local residents called 'No to 50 new houses on Rakeway' who oppose the potential residential development of 50 houses on the land east of Manifold Drive and south of Rakeway Road.

I appreciate you're a busy man but I hope you will take the time to look at the attached images taken by residents of the Rakeway Estate and nearby demonstrating the extent of the flooding during heavy rainfall and how it can damage properties and also result in some areas becoming impassable. You can also see in the pictures titled 'Derwent Drive and Flood across Manifold Drive' how rain water comes from the field (proposed site) and then ultimately down through the whole Rakeway estate eventually flooding Eaves Lane.

We feel that flood risk is one of the main factors in this development as unlike previous developments in Cheadle, this one is in a field that has insufficient drainage, is elevated above our existing estate, has higher land behind it which water runs off and the current drainage/sewer system (which the plans suggest this development will be connected to) can't manage heavy rainfall at present so will not cope with added sewerage and surface water from additional housing situated above which is a major concern to us all.

I/We hope you will take this into serious consideration when making your decision on this planning application and hopefully refuse it on this evidence but if it should be approved, We ask that you do everything in your power to ensure that the current drainage system will be upgraded as a planning condition prior to the development being built to prevent the unquestionable risk of future flooding and damage to existing properties.

I also have videos of flooding which I will forward to you shortly in a number of emails due to the file sizes.

Yours Sincerely,

Craig Evans
Dane Grove
Cheadle
ST10 1QS

Kind Regards

Craig Evans