
From: planningcomments@staffs Moorlands.gov.uk
Sent: 30 August 2025 21:22
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: Mr Cynthia Grosvenor
From:

Rakeway Road
Cheadle
Cheadle

Phone:
Email: Submission: Objection
Comments: Mrs C D
Grosvenor

Rakeway Grange

Rakeway Road

Cheadle

ST10 1QH

30/8/2025

Planning Department

Staffordshire Moorlands District Council

Application ref: SMD/2025/0243 & Erection of 50 dwellings off Manifold Drive, Cheadle

Dear Sir/Madam,

I OBJECT to this application for the following material planning reasons:

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1. Encroachment into Countryside & Conflict with Local Strategy

The proposal would extend built development into open countryside. This directly contradicts the Staffordshire Moorlands local plan, which explicitly discourages unwarranted encroachment into rural areas .

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2. Increased Traffic & Parking Pressure

Rakeway Road is already congested, with narrow carriageways and limited capacity for additional vehicles. Construction and new residents (likely bringing multiple cars) will worsen traffic flow, risk pedestrian safety, and strain parking further .

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3. Impact on Local Sewage & Drainage Infrastructure

Residents have reported ongoing issues with surface water and sewage within the area. Adding five more dwellings could exacerbate flooding risk and overload existing drainage systems .

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4. Harm to Wildlife & Biodiversity

The proposed site is habitat to hedgehogs, bats, birds, newts, and foxes. The development would destroy these habitats without clear mitigation measures, contrary to biodiversity guidance .

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5. Over-supply vs. Existing Vacancies

According to a May 2025 Rakeway Group survey, over 70 homes in the area are already vacant or for sale. Building more, when many remain empty, seems unjustified and economically unsound .

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6. Community Cohesion & Character

Rakeway is a long-established, multigenerational community. A sudden influx of new dwellings risks disrupting the area's social fabric, increasing noise, and altering

⸻

Yours Faithfully

Cynthia Grosvenor

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