

From: [Rachel Mosley](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Objection re SMD/2025/0243
Date: 10 September 2025 22:39:17

Objection to Planning Application SMD/2025/0243

I am writing to formally object to planning application SMD/2025/0243 on the grounds of environmental and flood risk concerns.

The Rakeway Estate in Cheadle is characterised by gardens and soils that are predominantly clay. Clay soils have very low permeability, meaning they absorb water very slowly. During periods of heavy rainfall, these soils become saturated quickly, resulting in significant surface water runoff. This increases the risk of localised flooding, waterlogging, and pressure on the existing drainage infrastructure. When we had our own extension built two years ago, the clay soil was clearly evident during excavation, highlighting how pervasive it is throughout the estate. Introducing additional housing on or near this land will further exacerbate runoff, potentially causing flooding not only on the development site but also to surrounding properties and public spaces within the estate.

Climate change further amplifies this risk. The Staffordshire Climate Change Action Plan (2025–2030) notes that extreme rainfall events are becoming more frequent and intense in our region. While summers may be drier, when rain does fall, it is heavier and more sudden. For the Cheadle area, this means an increased likelihood of flash flooding and overloading of existing urban drainage systems, particularly in areas with poorly draining clay soils. Current drainage infrastructure is unlikely to cope with these intensifying rainfall patterns, and the proposed development would worsen the situation.

In summary, permitting this development without significant mitigation measures could lead to:

Increased surface water flooding on and near the estate

Long-term waterlogging in gardens and green spaces

Increased pressure on local drainage systems, elevating flood risk for current residents

Given the existing clay soils, which were clearly evident during our own home extension, and the documented effects of climate change on rainfall intensity and frequency in Staffordshire, I strongly urge the planning authority to refuse this application or to require a comprehensive flood risk assessment and mitigation plan that adequately addresses these serious concerns.

Regards
Rachel L Mosley

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