

From: [Craig Evans](#)
To: [Planning \(SMDC\)](#)
Subject: SMD/2025/0243 OBJECTION 5
Date: 10 September 2025 11:02:01
Importance: High

Ref: SMD/2025/0243

: OBJECTION

I am again writing this email on behalf of a formed group of local residents who object against the residential development of 50 houses on the land east of Manifold Drive and south of Rakeway Road.

HIGHWAYS AND TRAFFIC ISSUES

Park Avenue is a regular danger zone during the cricket season when matches are played both in the week and weekends because of team players and spectators having to park their cars on Park Avenue because there is insufficient parking available at the Cheadle Cricket Club on Tean Road. As a result, This then changes Park Avenue from a two way wide road to a narrow road making for only single line traffic from top to bottom and the fact that some road users sometimes choose to park their car within 3 to 4 metres of the junction with Tean Road, often causes traffic coming off Tean Road to give way to traffic coming up Park Avenue which then causes congestion, frustration and danger at the junction during peak times. Again, during peak times, the same problem occurs at the top of Mill Road because of staff from the children's home at 15 Mill Road parking outside from as far as The Bird In Hand pub down to and around the corner at Bramshaws Acre. As with Park Avenue, this then becomes a one way road with the added danger of a blind bend because the view is almost completely blocked off due to cars parked all the way around it. This location also becomes very busy during school time and a danger to both infants and road users because of the already badly parked cars when parents are dropping off or collecting their children from Cheadle Primary School on the opposite side of Tean Road.

PARK AVENUE PARKING PICTURES





MILL ROAD PARKING PICTURES





This development would increase the above problems and risk of accidents as both Park Avenue and Mill Road are the only direct routes to the town centre for anyone living off Rakeway Road. Given the world we now live in, 50 houses would mean at least another 100 cars or more using these roads. The condition of these roads is also poor and haven't had sufficient repairs in years, more so where Park Avenue meets Mill Road which is like driving across a cobbled street even at slow speed. Pot holes have also been repaired numerous times on Rakeway Road, Park Avenue and Mill Road but never seem to last more than a few weeks. Adding more traffic to these roads will increase the surface damage and potential damage to vehicles unless there is substantial repairs or resurfacing carried out as a condition before any housing development takes place off Rakeway Road.

Manifold Drive is also in need of regular repairs as it's the only way on and off the Rakeway estate, a bus route and can also be busy during peak times. The development plan suggests that road access will be off Manifold Drive which will increase traffic, damage to the road and cause numerous disruptions to Rakeway residents during construction. Many residents also have major concerns over the safety aspect of the proposed location for the site entrance off Manifold Drive which is between Derwent Drive and the top of Avon Grove. The image below shows the location of the proposed access road which is clearly very close to the brow of the hill on Manifold Drive. This will restrict vision to drivers using the junction and also drivers approaching the junction from the south and as a result will almost certainly become an accident hotspot to both pedestrians and road users, especially given the speed some road users drive across there currently.



For these reasons we propose that before any approval is considered, The plans are changed so that the access road is removed from Manifold Drive and relocated further up Rakeway Road where it would be safer for all road users, pedestrians and most importantly eliminate the risk of regular accidents.

VISUAL IMPACT

Obviously views are a personal preference and we have no say on what landowners choose to do with their land but many Rakeway residents have chosen to live here because of the surrounding views and the 'country feel'. However, given that the new development will be elevated above the existing Rakeway estate, It will be visible to many current residents' homes and also stand well above the bungalows and houses currently situated on Manifold Drive. Furthermore, the development will be clearly visible from many locations across Cheadle as it will stand on one of the highest outskirt points of the town, and the town (including most of its housing estates) lie at a considerably lower level throughout. A good example can be seen in the below picture taken from Cheadle Cricket Club which shows the marked out area where the development will be situated and also shows how the lower existing Rakeway properties are a minimal impact visually and are also subtle amongst the surrounding countryside. It also shows how the land gradient increases beyond the top of the Rakeway estate which gives a good idea on just how visually impacting the development will be. It will also be clearly visible when driving into Cheadle from Tean, Blythe Bridge and other points on the main roads.



This development will be an encroachment into the existing countryside and will also remove the current border marked by Manifold Drive where the residential outskirts end and the countryside begins, leading to the trees at the summit above which then becomes Freehay. Additionally, given the design and appearance of recent new houses built in Cheadle, 50 more of these block and rendered properties situated on this location would not blend in with the existing estate, would look completely out of place and certainly spoil the appearance and feel of the area as it is now.

I/We hope that you will consider these matters for a refusal before a decision is made.

Yours Sincerely,

On behalf of 'No to 50 new houses on Rakeway'

Craig Evans

Dane Grove

Cheadle

ST10 1QS