
From: planningcomments@staffsmoorlands.gov.uk
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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: Jody pyatt

From:

31 Dane Grove
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Phone:

Email: Submission: Objection

Comments: I wish to register my strong objection to the proposed development of 50 new houses on this site. My concerns are as follows:

1. Loss of Wildlife and Habitat

The area provides an important habitat for a wide variety of species, including birds, small mammals, and pollinators.

Removing this green space will directly harm biodiversity, fragment habitats, and reduce safe corridors for wildlife movement.

Such cumulative habitat loss is contrary to both local and national commitments to protecting and enhancing biodiversity.

2. Reduction of Green Space

The site is a valued green buffer for the community, contributing to the rural character of the area.

The permanent removal of open land will degrade the quality of life for existing residents, who rely on it for recreation, visual amenity, and wellbeing.

Once lost, green space cannot be replaced – this is an irreversible impact.

3. Negative Impact on Mental Health and Wellbeing

Access to green and natural areas is well documented to support mental and physical health.

The development will deprive the community of vital open space, increasing feelings of overcrowding and reducing opportunities for outdoor exercise and stress relief.

At a time when mental health services are under pressure, it is essential to protect, not destroy, local spaces that promote resilience and wellbeing.

4. Increased Flooding Risks

The land currently absorbs surface water and plays a key role in natural flood management. Building 50 houses will increase hard surfaces, reducing absorption and heightening runoff into surrounding areas.

Local flooding is already a serious issue. Adding further strain will put existing homes at risk and burden infrastructure that is not designed to cope with the increased demand.

This proposal runs counter to sustainable development principles, which require climate resilience and flood mitigation.

Conclusion

The cumulative effects of this development – loss of biodiversity, destruction of valued green space, harm to mental health, and increased flood risk – outweigh any potential benefits. For these reasons, I urge the planning authority to refuse permission for this.

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