
From: planningcomments@staffs Moorlands.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: Gary Rowley

From:

22
Rakeway Road
Cheadle
Cheadle
Staffordshire
ST10 1QH

Phone:

Email:

Submission: Neither

Comments: 22/9/2025 resubmission:

The flooding at the bottom of Rakeway Road at the weekend once again shows how fragile the environment is, and how we must preserve the right balance between the countryside and man-made encroachment.

Flooding in this area is becoming more prevalent (several flooding incidents each year) as climate change makes weather patterns more and more unpredictable. It is important that we therefore preserve natural "flood plains/reservoirs" to absorb excess rainfall, i.e. avoid unnecessary building on greenfields sites, but rather utilise greyfields land where applicable as per national government policy.

It should be noted that the stream at the bottom of Rakeway Road (Cheadlemill Brook) is a tributary to the River Tean. Excess flooding at the bottom of Rakeway, which gives rise to an overload of the inadequate sewerage system in this area will inevitably lead to contamination of the brook and by extension the River Tean. The same controls which are in place for developments within the Tean catchment area also need to be applied by extension to this development. Severn Trent (and County Council) needs to provide a full risk assessment prior to any consideration of this proposed development.

I firmly oppose this proposal.

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