

From:

To:

Cc:

Subject: SMD/2025/0243 Planning Application Objection due to road safety

Sent: 14/10/2025 11:25:01

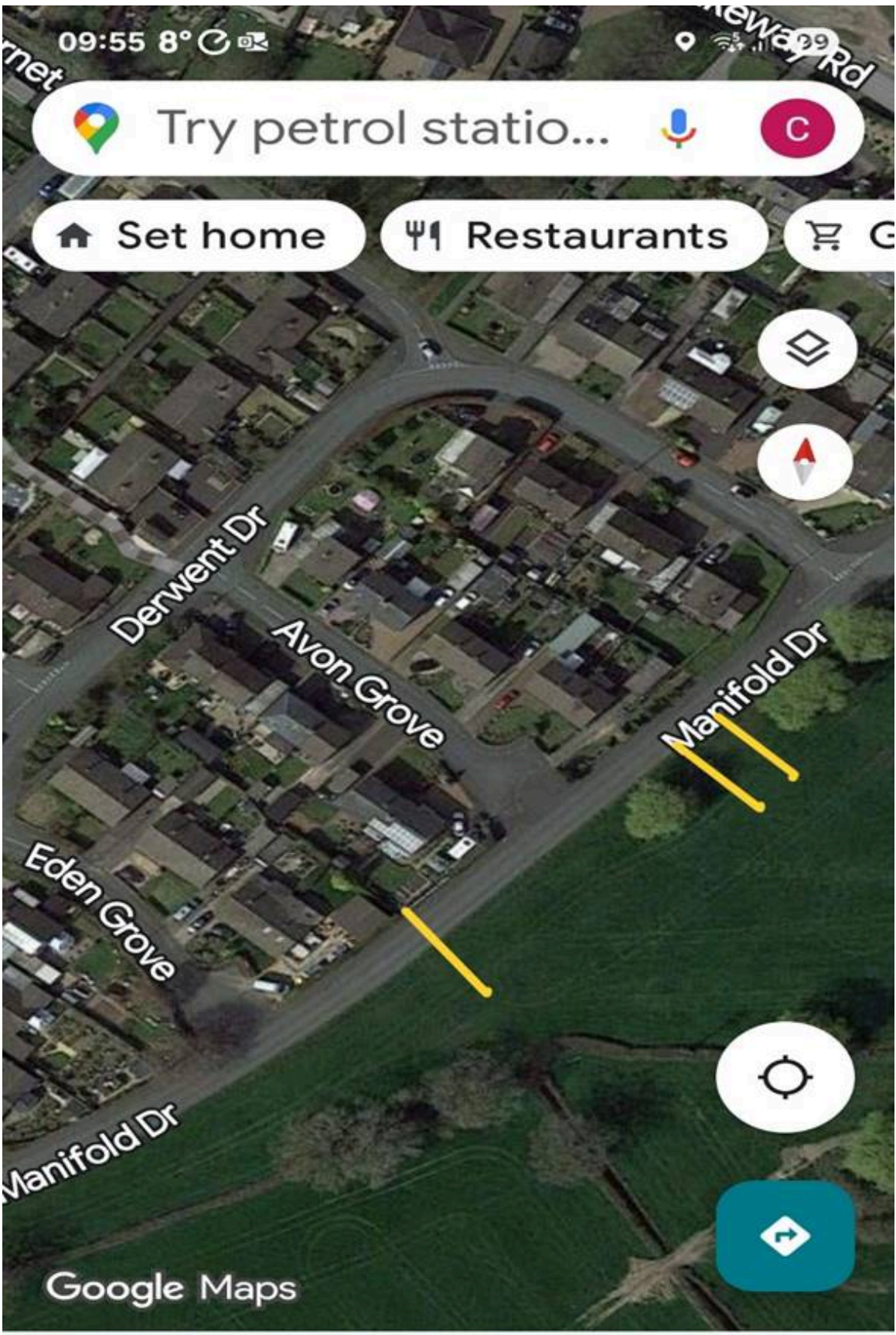
Dear Sir / Madam,

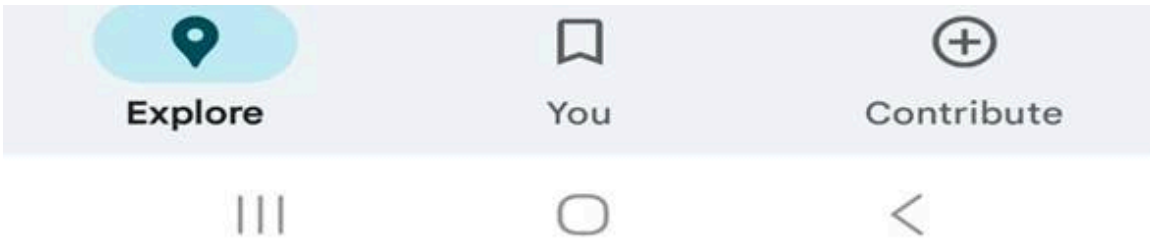
With regards to the planning application SMD/2025/0243 (LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD , Manifold Drive , Cheadle , Staffordshire).

I am writing on behalf of a formed group of local residents called 'No To 50 New Houses On Rakeway' who have come together to strongly object against this planning application for many reasons but one of our main concerns is the danger imposed by the proposed access road off Manifold Drive for this development. The plans show the access road to be approximately halfway between Derwent Drive and the top of Avon Grove (cul-de-sac) which is dangerously close to the brow of Manifold Drive making vision from the south highly restricted when motorists use the junction. It will also give motorists very little reaction time if faced with traffic after coming over the hill from the south. The potential for accidents will be very high and almost certainly unavoidable should this access road be situated in the planned location, more so during construction when slow moving HGV's are attempting to access the site and also after completion when refuse vehicles use the junction along with everyday traffic at peak times. The existing housing estate was built some 50 plus years ago and both Avon Grove and Eden Grove were the only two roads that lead up to Manifold Drive to be made as cul-de-sac's. What was the reason for this? We feel that there can be no explanation other than road safety as both Avon Grove and Eden Grove are located either side of the brow of the hill on Manifold Drive so they must have been kerbed off at the top as no through roads to avoid motorists using junctions with poor visibility thus preventing accidents. Can somebody confirm if this is the case or why the two roads were originally finished as cul-de-sac's (no through roads)?

Below are some images that show the proposed access road location and where it will be in relation to the brow on Manifold Drive :-

The double lines in the below picture show where the proposed access road will be and the single line mark where the brow of the hill lies on Manifold Drive.





The double lines in the below picture shows how dangerously close to the brow the proposed access road will be.

10:00 8°

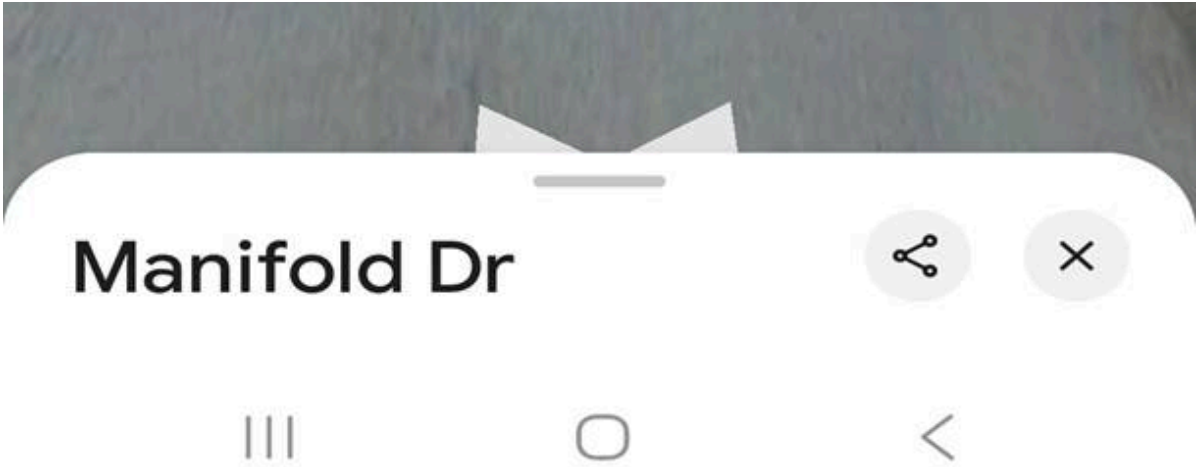
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The below picture is showing what a motorist's view to the left will be when using the proposed junction coming off the new development.

09:59 8°

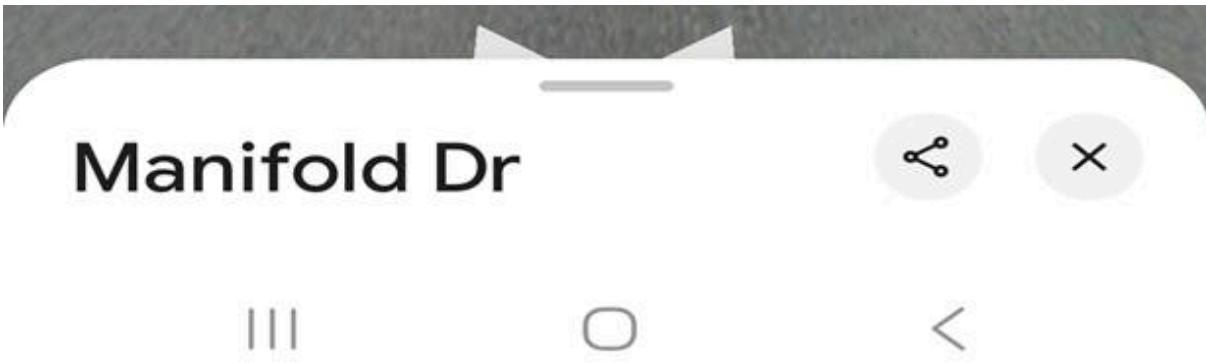
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The below picture shows how close to the new junction a motorists will be when coming into view after driving over the brow of the hill. It also shows Avon Grove to the left which was made as a cul-de-sac (no through road) to prevent accidents.

09:58 8°

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This last picture shows the top of Eden Grove to the left which like Avon Grove was made as a cul-de-sac (no through road) to prevent accidents.

09:57 8°

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We ask that another site visit is carried out by the highways department prior to the SMDC planning committee meeting as the above points are not mentioned at all in the August consultation response by SCC Highways suggesting it has been overlooked which is concerning as road safety should be first and foremost on any new development. The consultation response speaks of refuse vehicle access, footpaths, pedestrian crossings and bus stops but nothing about vision or road safety regarding the proposed location of the access road. This needs to be addressed visually, documented and with a report as sketches, plans and birds eye views don't show the dangers, inevitable accidents and potential fatalities that would come with this development should it get approved with the current access location.

We strongly urge the highways department / planning department to refuse the application on this matter and ask that the developer finds an alternative access route. We suggest that the access road should be moved elsewhere and not on Manifold Drive at all as the dangers to road users and pedestrians will be too high at any location between both junctions of Derwent Drive to Manifold Drive.

We look forward to hearing from you and await your response,

Yours Faithfully,
On behalf of 'No to 50 new houses on Rakeway'
Craig Evans
Dane Grove
Cheadle
Stoke On Trent
ST10 1QS