

From: 
To: 
Cc: 
Subject: RE: SMD/2025/0243 Consultation Response
Sent: 11/12/2025 08:59:41

ST Classification: OFFICIAL PERSONAL

Our Ref: P-250529-46547

Re Application: SMD/2025/0243

Re Site: LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD Manifold Drive Cheadle

Dear Mr Evans

We can only reiterate our comments below (as shown in email below 22nd September 2025). We have no power to stop this development, and would advise that any concerns need to be directed to the Local Planning Authority as they manage and control the planning applications (I have included the case officer in this email for you)

Your sincerely,
Severn Trent
Asset Protection Team

[REDACTED]

From: [REDACTED]

Sent: 24 November 2 [REDACTED]

[REDACTED]

Cc: [REDACTED]

Subject: RE: SMD/2025/0243 Consultation Response

Importance: High

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Sir or Madam,

As a group we thank STW for their investigations and actions taken since my last email regarding this planning application but we are not satisfied that the recent proposed drainage plan for surface water will alleviate future flooding within our estate, in fact there is every possibility it could make it worse.

In your email to SMDC planning dated 22nd September, You stated that **“STW will not permit surface water discharge to the public network. The developer should liaise with the LLFA and explore directing flows to the local watercourse”**. What does this mean and what is the local watercourse? The drainage plan now shows the surface water network for the new development connecting into the public network on Eaves Lane (downstream of manhole 1001). How can this be a solution to the problem when all you are doing is sending additional water from the new development underground to Eaves Lane where during heavy rainfall its completely flooded and almost a foot deep in water as the video showed in the You Tube link previously sent?

We fail to see how connecting another drainage network for an additional 50 houses anywhere on the Rakeway estate is a solution as the existing network simply cannot cope during storms or heavy rainfall. Furthermore, to back this up, STW stated **“We have serious concerns about the capacity of the surface water network and believe that any additional flows could worsen existing flooding issues”**.

Whilst we appreciate the developer has included attenuation ponds and swales in the plans, this doesn't rectify the inadequate existing drainage network on the estate, Eaves Lane, Rakeway Road and ultimately as far as Tean waterworks which cannot currently cope and certainly will not cope with any additional surface water which is completely unavoidable when replacing green fields with brick and tarmac as its impossible to catch all surface water, and what is caught will ultimately go into the existing public network.

In our opinion and through our experience, Going ahead with the proposed drainage plan will be a reckless decision by both STW and SMDC and the results will without doubt be catastrophic at some point given how climate change is evolving!

We ask that you take our concerns seriously on this matter and prevent the inevitable by putting a stop to this planning application.

Your faithfully,

On behalf of...



Craig Evans
3 Dane Grove
Cheadle
Stoke On Trent
ST10 1QS

From: Planning.APWest

Sent: 22 September 2025 15:25

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: SMD/2025/0243 Consultation Response

ST Classification: OFFICIAL PERSONAL

Our Ref: P-250529-46547

Re Application: SMD/2025/0243

Re Site: LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD Manifold Drive Cheadle

Dear Mr Evans

Thank you for your email and for sharing the video footage highlighting the flooding issues experienced in and around the Rakeway Estate. We appreciate the time and effort your group has taken to document these events and raise awareness of the impact on the local community. Please note I have included the case Officer of the Local Planning Authority into this email so he is aware of our discussions.

Severn Trent Water has reviewed your concerns and the footage provided. We recognise the seriousness of the flooding incidents that occurred during the storms last year and understand the anxiety this has caused for residents.

STW have been working with developer and are awaiting a formal drainage strategy. Once received, we will undertake detailed modelling of both the foul water and surface water networks to assess the impact of any proposed connections. While residents have a legal right to connect to the foul sewer, we have significant concerns regarding the capacity of the surface water network in this area.

Given the existing flood risk and the potential for further exacerbation, Severn Trent Water will work with the planning Authority, the developer Lead Local Flood Authority (LLFA) to explore alternative drainage solutions, such as directing surface water to a nearby watercourse.

It's important to clarify that Severn Trent Water is not a statutory consultee in the planning process and does not have the authority to approve or reject developments. That responsibility lies solely with the Local Planning Authority (LPA). Under Section 106 of the Water Industry Act 1991, once full planning permission is granted, Severn Trent Water is legally obliged to allow connection to the public foul sewer network — provided the connection is technically feasible. We cannot refuse such a connection on the basis of capacity or local concerns alone.

We understand this may be frustrating, but our role is to ensure that any new connections are managed responsibly and do not compromise the integrity of the existing network. We remain committed to protecting communities and the environment, and we thank you again for bringing this matter to our attention.

Your sincerely,
Severn Trent
Asset Protection Team

[REDACTED]

From: [REDACTED]
Sent: 16 September 2025 11:24
To: P [REDACTED]
Cc: [REDACTED]
Subject: SMD/2025/0243 Consultation Response
Importance: High

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Dear Sir / Madam,

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

I am a member of a formed group of local residents called 'No To 50 New Houses On Rakeway' who have come together to strongly object against this housing development for many reasons but mainly our concerns on the impact it will have on the flooding issues that we already experience.

Many residents have highlighted this in their online objections and as a Rakeway estate resident for the past 10 years, I have witnessed surface flooding and also sewage water in gardens at times therefore I can 100% confirm that all the comments about flooding are accurate and without exaggeration.

To give you an idea of the scale of flooding we have experienced, I have attached a You Tube link below of videos and pictures taken by numerous residents last September demonstrating the extent of flooding, surface water runoff, blocked access roads, water damage in properties and overflowing drains that occurs during heavy rainfall.

Watch "Footage of flooding on Rakeway Estate, Rakeway Road and Eaves Lane - Sept 2024" on YouTube <https://youtu.be/daCFJTczkt0?si=QEFRYrS2892tqBOq>

I hope by watching this footage you will agree that the risk is too high to approve this application and would be a reckless decision should the development go ahead.

We also note the potential for legal action should the development increase flooding to existing properties. Developers and the local authority may be held liable if inadequate drainage or construction causes damage to neighbouring properties. This risk adds further weight to the objection, as it would impose both financial and legal consequences for the community and the Council.

Yours Faithfully,

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

Craig Evans

3 Dane Grove
Cheadle
Stoke On Trent
ST10 1QS

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