

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
Sent: 11/12/2025 10:06:34

Application Reference No. : SMD/2025/0243

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

Comments by: Craig Evans No to 50 new houses on Rakeway

From:

Dane Grove
Rakeway
Cheadle

Phone:

Email: [REDACTED]

Submission: Objection

Comments: Dear Sir or Madam,

As a group we thank STW for their investigations and actions taken 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 an email to SMDC planning dated 22nd September, Severn Trent Water 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 previous pictures have shown.

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 or address 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 our 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.

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

Dane Grove

Cheadle

Stoke On Trent

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
