

[REDACTED]

From: [REDACTED]
Sent: 22 August 2026 08:34
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2025/0243 Site Address: LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD Manifold Drive Cheadle Staffordshire Comments by: Elijah Robotham

From:
3 Dane Grove
Cheadle
Staffordshire
Stoke-on-Trent

ST10 1QS

[REDACTED]
[REDACTED]
Submission: Objection
Comments:

4 sites

The outline planning application for 50 houses on land east of Manifold Drive and south of Rakeway Road in Cheadle (Reference: SMD/2025/0243) was submitted by CCP Developments (Stone) Limited and reviewed by the Staffordshire Moorlands District Council.

Staffordshire Moorlands District Council

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Application Overview

Reference Number: SMD/2025/0243

Location: Land east of Manifold Drive / south of Rakeway Road, Cheadle, Staffordshire

Proposal: Outline residential development for 50 houses, including landscaping and infrastructure

Applicant: Mr L Clarke, CCP Developments (Stone) Limited

Local Authority: Staffordshire Moorlands District Council

Staffordshire Moorlands District Council

+1

Key Issues & Local Response

Local Concerns: Nearly 600 local residents signed a petition opposing the build, citing increased traffic congestion through the Rakeway Estate and heightened flood risks.

BBC

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Developer Stance: The developer stated that traffic impact would be minimal and that the council lacked a five-year housing land supply, favoring sustainable development approval.

BBC

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If you need help tracking the decision status or submitting comments, would you like the direct link to the Staffordshire Moorlands Planning Portal or details on local council contacts?

AI responses may include mistakes. [Learn more](#)

Staffordshire Moorlands District Council requires objections to be clear, factual, and focused on "material planning considerations."

Below is a formal template drafted to object to planning application SMD/2025/0243 (Land east of Manifold Drive, Cheadle). You can customize the bracketed information to reflect your specific situation.

📝 Objection Letter Template

To: Planning Applications Department, Staffordshire Moorlands District Council

Application Reference: SMD/2025/0243

Site Address: Land East of Manifold Drive and South of Rakeway Road, Cheadle, Staffordshire

Proposal: Outline planning permission for residential development of up to 50 dwellings

Your Name: [Your Name]

Your Address: [Your Address, e.g., Manifold Drive / Rakeway Estate]

Date: [Current Date]

Dear Case Officer,

I am writing to formally log my strong objection to the outline planning application referenced above. As a local resident, I believe this development will cause severe, irreversible detriment to the surrounding community and infrastructure.

I request that the Planning Committee refuses permission based on the following material planning considerations:

1. Severe Traffic Impact and Road Safety Concerns

Inadequate Access: The proposed access via the existing estate roads is entirely unsuitable for an influx of construction machinery and vehicles from 50 new households.

Congestion: The Rakeway Estate already experiences heavy congestion; adding more vehicles will paralyze the local road network during peak hours.

Pedestrian Risk: The increased traffic poses an unacceptable safety hazard to residents, particularly children and the elderly walking through the estate.

2. Increased Flood Risk and Drainage Pressures

Surface Water Runoff: The development site consists of greenfield land that serves as vital natural drainage. Covering this area with tarmac and concrete will significantly increase surface water runoff.

Existing Vulnerabilities: The surrounding area is already prone to localized pooling. The proposed infrastructure risks overwhelming the current drainage systems, increasing flood risks for existing homes on Manifold Drive and lower Rakeway Road.

3. Unsustainable Strain on Public Infrastructure

Overburdened Services: Cheadle's local services—specifically primary schools, GP surgeries, and dental practices—are already operating at or over capacity.

Lack of Mitigation: This proposal offers no realistic or adequate mitigation to expand these critical public services to accommodate up to 50 new families.

4. Loss of Green Infrastructure and Biodiversity

Environmental Harm: The development represents a harmful encroachment into the open countryside, destroying local hedgerows, natural habitats, and ecosystems.

Policy Conflict: This expansion fails to preserve the distinct rural character of Cheadle's edge-of-settlement boundary.

While I note the applicant's arguments regarding the council's housing land supply, the acute and demonstrable harm to local highway safety, flood management, and community infrastructure far outweighs the benefits of this development.

I urge the council to protect the Rakeway community and refuse this application. Kindly acknowledge receipt of this objection and keep me informed of any committee meeting dates or updates regarding this case.

Yours sincerely,

[Your Signature]

[Your Printed Name]

How to Submit Your Objection

Online Portal: Copy and paste your text directly into the comment box on the Staffordshire Moorlands Planning Portal.

By Email: Send the completed letter as a PDF or email text to planning@staffsmoorlands.gov.uk, ensuring the subject line reads: Objection to SMD/2025/0243.

Would you like me to add specific details about your property's proximity to the site, or do you need help summarizing these points into a shorter version for a community petition?

AI responses may include mistakes. [Learn more](#)

11 sites

Yes, you absolutely can and should include the current national government planning stance, but you must frame it carefully.

The government issued a major update to the National Planning Policy Framework (NPPF). While the government has significantly increased national housing targets and introduced a "permanent presumption in favour of suitably located development", the new rules explicitly state that development must be infrastructure-led, sustainable, and climate-resilient.

GOV.UK

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You can use the government's own policy wording to show that the Manifold Drive proposal is a poorly located development that violates national rules.

Savills

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Below is an additional section you can copy and paste directly into the template letter before the closing summary.

planwatch.co.uk

📑 Section to Add to Your Objection Letter

5. Conflict with the Updated National Planning Policy Framework (NPPF)

Failure to Meet "Suitably Located" Criteria: While the current government stance enforces a presumption in favour of building, the NPPF explicitly limits this to "suitably located development". This greenfield site is poorly located as it lacks immediate, safe pedestrian connectivity and relies on overcapacity local road networks.

Savills

+1

Contravention of Infrastructure-First Principles: The revised NPPF places a vastly heightened emphasis on infrastructure delivery, design, and climate resilience. Approving 50 homes without first securing expansion for Cheadle's struggling healthcare, school places, and highway capacity directly undermines the government's mandate for infrastructure-led growth.

Vail Williams

+1

Climate and Flood Resilience Mandates: The updated NPPF strengthens requirements for local climate change adaptation and flood mitigation. Because this development increases surface water runoff on a vulnerable hillside, it fails the national policy tests for environmental protection and climate resilience.

💡 Pro-Tip for Wording Your Objection

When referencing the government stance, avoid saying:

"The government is building too many houses and destroying the countryside." (This is a political opinion and will be ignored by planning officers).

planwatch.co.uk

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Instead, use the framework:

"While I acknowledge the national mandate for housing delivery, the updated NPPF clearly states that development must be sustainable, infrastructure-ready, and climate-resilient. This specific application fails those national policy tests."

All responses may include mistakes. Information may vary depending on location or individual circumstances. Learn more

📝 Complete Objection Letter

To: Planning Applications Department, Staffordshire Moorlands District Council

Application Reference: SMD/2025/0243

Site Address: Land East of Manifold Drive and South of Rakeway Road, Cheadle, Staffordshire

Proposal: Outline planning permission for residential development of up to 50 dwellings

Your Name: EJ Robotham

Your Address: Cheadle staffordshire

Date: 22.08.2026

Dear Case Officer,

I am writing to formally log my strong objection to the outline planning application referenced above. As a local resident, I believe this development will cause severe, irreversible detriment to the surrounding community and infrastructure.

I request that the Planning Committee refuses permission based on the following material planning considerations and national policies:

1. Severe Traffic Impact and Road Safety Concerns

Inadequate Access: Access via the existing estate roads is entirely unsuitable for an influx of construction machinery and vehicles from 50 new households.

Congestion: The cheadle area already experiences heavy congestion

Pedestrian Risk: The increased traffic poses an unacceptable safety hazard to residents, particularly children and the elderly walking through the estate.

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Policy Conflict: This expansion fails to preserve the distinct rural character of Cheadle's edge-of-settlement boundary.

5. Conflict with the Updated National Planning Policy Framework (NPPF)

Failure to Meet "Suitably Located" Criteria: While the national government policy enforces a presumption in favour of building, the NPPF explicitly limits this to "suitably located development". This greenfield site is poorly located as it lacks immediate, safe pedestrian connectivity and relies on overcapacity local road networks.

Contravention of Infrastructure-First Principles: The revised NPPF places a vastly heightened emphasis on infrastructure delivery, design, and climate resilience. Approving 50 homes without first securing expansion for Cheadle's struggling healthcare, school places, and highway capacity directly undermines the national mandate for infrastructure-led growth.

Climate and Flood Resilience Mandates: The updated NPPF strengthens requirements for local climate change adaptation and flood mitigation. Because this development increases surface water runoff on a vulnerable hillside, it fails the national policy tests for environmental protection and climate resilience.

While I note the applicant's arguments regarding the council's housing land supply, the updated national planning rules make it clear that housing delivery cannot come at the expense of infrastructure and climate safety. The acute and demonstrable harm to local highway safety, flood management, and community infrastructure far outweighs the benefits of this development.

I urge the council to protect the Rakeway community and refuse this application. Kindly acknowledge receipt of this objection and keep me informed of any committee meeting dates or updates regarding this case.

Yours sincerely,

Elijah Robotham

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