

[REDACTED]

From: [REDACTED]
Sent: 12 September 2026 08:38
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: Mr Philip
From:

Freehay road
Mobberley
cheadle

st10 1tp

[REDACTED]
[REDACTED]
Submission: Objection
Comments: Dear Case Officer,

I am writing to formally register my strong objection to the outline planning application referenced above.

As a local resident, I am concerned that the proposed development of up to 50 new homes would cause significant and potentially irreversible harm to the surrounding community, local infrastructure, highway safety, drainage systems, and the natural environment.

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

1. Traffic Impact and Highway Safety

Inadequate access: Access through the existing residential estate roads appears unsuitable for the additional traffic associated with up to 50 new households, as well as the construction machinery and heavy goods vehicles that would be required during the development period.

Existing congestion: The Cheadle area already experiences significant traffic congestion. The proposal would place further pressure on the surrounding road network and could adversely affect existing residents.

Pedestrian safety: Additional vehicle movements through the estate could create an unacceptable risk to pedestrians, particularly children, older people, and other vulnerable residents.

The applicant should be required to demonstrate, through a robust transport assessment, that the development can be safely accommodated without adversely affecting highway users or local residents.

2. Increased Flood Risk and Pressure on Drainage

Surface-water runoff: The proposed site is greenfield land that currently provides natural drainage and water absorption. Covering a substantial part of the site with roads, roofs, driveways, and other impermeable surfaces would be likely to increase the volume and speed of surface-water runoff.

Existing local vulnerability: The surrounding area is already vulnerable to localised pooling and drainage problems. There is a genuine concern that the development could overwhelm the existing drainage infrastructure and increase the risk of flooding to properties on Manifold Drive and lower Rakeway Road.

Before any application is approved, the developer should be required to provide detailed and independently assessed drainage and flood-risk information. This should demonstrate that the development would not increase flood risk elsewhere, either during construction or after completion.

3. Unsustainable Pressure on Public Infrastructure

Overburdened services: Local services in Cheadle, including primary schools, GP surgeries, and dental practices, are already under considerable pressure.

Insufficient mitigation: The proposal does not appear to provide adequate or realistic measures to expand these essential public services to accommodate the additional demand generated by up to 50 new households.

The development should not be approved without clear evidence that sufficient capacity exists, or without enforceable commitments to deliver the necessary infrastructure and service improvements.

4. Loss of Green Infrastructure and Biodiversity

Environmental harm: The development would result in the loss of greenfield land and could damage established hedgerows, wildlife habitats, and local ecosystems.

Landscape character: The proposal represents further encroachment into the countryside and risks weakening the distinct rural character of Cheadle's edge-of-settlement boundary.

The application should be supported by appropriate ecological, biodiversity, arboricultural, and landscape assessments. These should fully identify the environmental value of the site and the likely effect of the proposed development.

5. Suitability and Sustainability of the Location

Although national planning policy supports the delivery of new housing, development should still be appropriately and sustainably located.

This greenfield site does not appear to have adequate, safe, and convenient pedestrian connections to local facilities. The proposal would also place additional demand on a road network and public services that are already under pressure.

Approving up to 50 homes without first securing the necessary improvements to highway capacity, healthcare provision, school places, drainage infrastructure, and pedestrian connectivity would not represent properly planned or sustainable growth.

6. Climate Resilience and Environmental Protection

New developments should be designed and located to respond appropriately to climate change, flood risk, and environmental pressures.

Given the site's greenfield and hillside characteristics, the potential increase in surface-water runoff must be carefully assessed. The applicant should demonstrate that the development would be safe throughout its lifetime and would not increase flood or drainage risks for existing residents.

Any proposed mitigation measures should be clearly defined, independently assessed, enforceable, and maintained for the lifetime of the development.

Conclusion

While I recognise the need to deliver additional housing, housing provision should not come at the expense of highway safety, flood resilience, public infrastructure, biodiversity, or the wellbeing of the existing community.

In my view, the significant and demonstrable harm arising from this proposal would outweigh its claimed benefits. I therefore urge the Council and the Planning Committee to protect the Rakeway community and refuse this application.

Please acknowledge receipt of my objection and ensure that it is placed on the public planning record. I would also be grateful if you could keep me informed of any relevant updates, consultation deadlines, or Planning Committee meeting dates relating to this application.

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