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From: planningcomments@staffsmoorlands.gov.uk
Sent: 24 February 2026 16:35
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : SMD/2026/0023 Site Address: Marsh Side Farm Tan House Lane Rushton Spencer
Staffordshire SK11 0SE Comments by: Dorothy Wormald

From:

Marsh Villa

Rushton Spencer

Macclesfield

Cheshire

SK110SE

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: Re: Planning Application SMD/2026/0023 ė Marsh Side Farm, Tan House Lane, Rushton Spencer

My name is Dorothy Wormald, and I have lived at Marsh Villa for over thirty years. I am writing to formally and strongly object to the above planning application, in particular the proposal for two tipis and shipping containers associated with the use of the site as a children's nursery.

Having lived here for such a long time, I know this area and its character extremely well. Rushton Spencer has always been a quiet, rural village, and Tan House Lane in particular is peaceful, narrow, and unsuitable for intensive development. I believe this proposal would have a serious and lasting impact on my quality of life, the safety of children and the public, the local environment, and the character of the village as a whole.

The change from agricultural use to a commercial nursery represents a major intensification of activity on this site. A children's nursery will inevitably create significant noise throughout the day, including children playing outdoors, raised voices, group activities and general disturbance. In a rural setting such as this, noise carries easily across open land. After living here peacefully for over three decades, I am extremely concerned that this development would permanently destroy the tranquillity of the area and have a direct and ongoing effect on my enjoyment of my home.

I am also very concerned about the increase in traffic and visitors. This proposal would bring regular daily movements from parents dropping off and collecting children, staff travelling to and from work, as well as deliveries and visitors connected with the business. This level of activity is completely out of keeping with the character of Rushton Spencer and would introduce an urban style of use into the countryside. It would result in a loss of privacy and a constant flow of non local visitors into an area that has always been quiet and close knit.

Highway safety is a serious issue. Tan House Lane is a narrow, single track lane with limited visibility and very few passing places. Access is already difficult, and the lane is not suitable for frequent vehicle movements, particularly at peak times. The additional traffic created by a nursery would significantly increase the risk of accidents and congestion. I am especially concerned that this proposal involves young children, yet the access arrangements are clearly unsafe and unsuitable.

The safety of children is itself a major concern. The site is accessed via a difficult lane, there are no safe pedestrian routes, and vehicles would be manoeuvring in very confined conditions. In my opinion, this location does not provide a safe or appropriate environment for children, staff, or visitors.

There are also environmental concerns. The site is close to a local stream and feeder watercourses, and the introduction of tipis, shipping containers, toilet facilities and increased activity raises questions about surface water run off and potential pollution. I do not believe sufficient information has been provided to show how these risks would be properly managed, and any damage to the local environment would be extremely regrettable.

In addition, there are two public footpaths crossing Marsh Side, which are regularly used by walkers. The proximity of these public rights of way to a nursery raises safeguarding concerns and the potential for conflict between members of the public, vehicles, and nursery activities. This further demonstrates that the site is not suitable for this type of development.

It is also important to note that there is already a government funded nursery provision at Rushton Spencer School, which serves the local community. This proposal therefore appears unnecessary and would mainly serve to draw additional traffic into an area that cannot safely accommodate it.

Finally, I believe the use of shipping containers and tipis is wholly inappropriate in this rural and historic setting. Shipping containers are industrial in appearance, and tipis are visually alien to the area. Although described as temporary, such structures often become permanent and would detract from the character of the farmstead and the surrounding countryside.

After more than thirty years of living at Marsh Villa, I feel very strongly that this proposal would cause unacceptable harm to the area I call home. The negative impacts on residential amenity, safety, and the rural character of Rushton Spencer would be permanent and irreversible.

For all of these reasons, I respectfully request that the Planning Authority refuses this application.

Yours faithfully,

Dorothy Wormald

Marsh Villa

Rushton Spencer

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