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

Tan House Lane
Rushton Spencer
Macclesfield

SK11 0SE

[REDACTED]

Submission: Objection
Comments: OBJECTION TO APPLICATION SMD/2026/0023

Dear Sir / Madam

I write to formally object to planning application SMD/2026/0022 on the basis that the proposed change of use from agricultural land to a commercial nursery (and potentially other activities using the same facilities) is wholly unsuitable for this location. The proposal does not represent a minor change; it amounts to an unsustainable countryside development and a substantial intensification of use at a physically constrained rural site.

My key concerns include (but are not limited to) the following:

1) The development would generate a significant increase in traffic using Tan House Lane as the only means of access. Tan House Lane is a narrow single-track cul-de-sac with restricted visibility, no formal turning provision and very limited passing space (which becomes effectively impossible when vehicles use the only two courtesy parking spaces available near Horseshoe Cottage). Traffic associated with the nursery (drop-off, pick-up, staff and deliveries) is estimated to generate approximately 240 additional vehicle movements per day (around an 820% increase). The lane is simply not currently built to accommodate traffic of that scale.

2) Any increase in traffic would compromise emergency access, create safety risks for walkers (who must use the lane due to the absence of pavements), and significantly affect residential amenity for the properties served by the lane. It would also interfere with established easements, rights of way, privacy and quiet enjoyment.

3) The proposed use of metal shipping containers would be visually harmful to the existing beautiful agricultural landscape and would introduce a utilitarian appearance that is out of keeping with the rural character of the area.

4) The inclusion of large tipis and associated infrastructure suggests the potential for the site to be used for event-type activities outside normal nursery hours, including evenings and weekends. Such use would further increase noise, activity and traffic and would further harm the tranquillity of the area.

5) The site itself is marshy and prone to flooding. The introduction of hardstanding and buildings is likely to exacerbate existing drainage and flooding issues, and no clear mitigation measures appear to be proposed.

6) There also does not appear to be any demonstrated local need for a second nursery facility in the area. Rushton Primary School already provides nursery provision rated 'Outstanding', and no evidence of unmet demand has been presented.

CONCLUSION:

The proposed development would cause significant cumulative harm to highway safety, landscape character, residential amenity, flood risk and local infrastructure.

In the absence of robust technical evidence addressing these constraints, I respectfully request that this planning application be refused.

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