

[REDACTED]

From: HARRISON, Sarah (EAST CHESHIRE NHS TRUST [REDACTED])
Sent: 01 June 2026 12:25
To: Planning Comments (SMDC)
Subject: Comments on application number SMD/2026/0218

[REDACTED]

Re: Objection to Planning Application SMD/2026/0218
Former Rushton Inn, Macclesfield Road, Rushton Spencer

Dear Sir/Madam,

I am writing to formally object to planning application SMD/2026/0218 for the erection of five dwellings on the former Rushton Inn site on Macclesfield Road, Rushton Spencer.

The site in question has historically operated as a public house, which has been closed for a number of years. As far as I am aware, the site remains designated for commercial use. While the main building remains, the adjoining car park area has not previously been developed. The proposal to construct multiple dwellings therefore represents not only a significant intensification of development, but also a material change in land use from commercial to residential, which should be carefully assessed in the context of local planning policies.

A key concern relates to highway safety. The site is located on a bend in the road where the speed limit transitions from 60 mph down to 40 mph, and visibility is already restricted. The introduction of new access points for multiple dwellings, depending on their final positioning, would create a potentially hazardous situation for vehicles entering and leaving the site. This could result in a traffic blackspot, particularly given increased vehicle movements and limited sightlines in what is already a sensitive stretch of road. The proposal also raises concerns regarding its impact on the character of the local area. Rushton Spencer is a rural village, and the scale and layout of this development risks appearing out of keeping with its surroundings. Extending development into previously open areas such as the former car park would erode the rural character of the site and contribute to an urbanising effect that is not consistent with the existing environment.

Furthermore, the proposal does not appear to align with the existing local housing context. There has already been recent development of new housing within the village, and the cumulative impact of additional properties must be carefully considered. Without clear justification of need or alignment with the local housing plan, this proposal risks contributing to incremental overdevelopment within a small rural community.

There are also notable infrastructure concerns. Previous attempts to develop housing in the area have not adequately addressed the lack of mains drainage, resulting in developments being left incomplete or abandoned. This raises serious questions about whether the current proposal has sufficiently considered drainage capacity and wastewater management, and whether the necessary infrastructure is in place to support further residential development.

In addition, there are significant environmental concerns associated with the site. The land borders the Staffordshire Way and forms part of a relatively undisturbed corridor that supports local wildlife. Species including bats, [REDACTED], and deer are known to inhabit or pass through this area. The proposed development risks disturbing natural habitats, increasing noise and human activity, and reducing biodiversity in an area that is currently relatively untouched.

The potential for increased hard surfacing through development of currently undeveloped areas also raises concerns about surface water runoff and drainage. In rural locations, such changes can place additional pressure on local drainage systems and increase the risk of localised flooding.

In conclusion, for the reasons outlined above, including the change from commercial to residential use, significant highway safety concerns, impact on rural character, lack of alignment with the local housing context, existing infrastructure limitations, and risks to wildlife and the environment, I respectfully object and request that this application is refused.

Thank you for taking the time to consider my comments.

Yours faithfully,

Sarah and Kevin Harrison
Smithy House
Rushton Spencer
Macclesfield

This message may contain confidential information. If you are not the intended recipient please:

- i) inform the sender that you have received the message in error before deleting it; and
- ii) do not disclose, copy or distribute information in this e-mail or take any action in relation to its content (to do so is strictly prohibited and may be unlawful).

Thank you for your co-operation.

NHS.net Connect is the secure email, collaboration and directory service available for all NHS staff in England. NHS.net Connect is approved for exchanging patient data and other sensitive information with NHS.net Connect and other accredited email services.

For more information and to find out how you can switch visit [Joining NHS.net Connect - NHS.net Connect Support](#)