

[REDACTED]

From: Debbie Hobbs [REDACTED]
Sent: 05 June 2026 17:13
To: Planning Comments (SMDC)
Subject: SMD/2026/0218

[REDACTED]

Wallhill Cottage
Rushton Spencer
Staffordshire Moorlands
SK11 0SE05/06/2026

FAO Planning Department Staffordshire Moorland District Council.
Planning application SMD/2026/0218
Former Rushton Inn, Macclesfield Road, Rushton Spencer

We are writing to formally object to planning application SMD/2026/0218 relating to the proposed redevelopment of the former Rushton Inn site on Macclesfield Road, Rushton Spencer.

Having reviewed the submitted documentation, we have serious concerns regarding the accuracy of information contained within the application, the adequacy of the supporting assessments, and the overall suitability of the site for the scale of development proposed.

One of the most concerning aspects of the application is the apparent inaccuracy within the planning statement regarding the history of the site. The statement suggests that the property had been abandoned since 2012. This is not consistent with local knowledge, as the owner continued to reside at the property until at least 2018 and possibly into 2019. Any planning conclusions drawn from an assumption that the site has been vacant or abandoned since 2012 are therefore potentially flawed and should be carefully re-examined by the Local Planning Authority.

There also appears to be uncertainty regarding the number of dwellings proposed. Whilst the application is described as for five dwellings, other references appear to indicate six dwellings. This inconsistency creates confusion regarding the true scale and impact of the development and should be clarified before any determination is made.

The proposed development represents a significant overdevelopment of the site. The plot is relatively constrained, and the introduction of five or six new dwellings, together with the associated roads, parking areas, service infrastructure, drainage systems and garden spaces, would result in a cramped and urbanised form of development that is wholly out of character with the surrounding area.

Rushton Spencer is a historic rural village with a strong sense of place and local character. The application contains very little detail regarding the architectural appearance, materials, scale, design approach or visual integration of the proposed dwellings. Without this information it is impossible to

properly assess whether the development would preserve or enhance the character of the village. New development should respect the area's historic setting and established appearance, yet the application provides insufficient evidence to demonstrate that this has been considered.

Highway safety is another major concern. The site is situated on a busy section of Macclesfield Road where traffic volumes are significant, and vehicle speeds can be high. Visibility is already restricted, and access to and from the site can be challenging. The addition of five or six dwellings could reasonably be expected to generate at least ten to twelve resident vehicles, before visitor parking is considered. The application does not appear to demonstrate how sufficient parking provision can be accommodated within the site without resulting in overcrowding, overspill parking, or compromised maneuvering space.

Increased traffic movements entering and exiting the site would inevitably increase the risk of accidents. Given the nature of the road, the location of the access and the volume of traffic already using this route, the proposal raises significant highway safety concerns and risks creating a dangerous situation for motorists, cyclists, and pedestrians alike.

The application also fails to provide sufficient detail regarding infrastructure requirements. There is no comprehensive explanation of how foul drainage will be managed despite the well-known limitations of sewerage infrastructure within Rushton Spencer. The village is not served by a conventional mains sewerage arrangement comparable to larger settlements, yet no detailed foul drainage strategy appears to have been submitted. The Local Planning Authority should require a robust drainage assessment demonstrating that sewage disposal can be achieved without adverse environmental consequences.

Similarly, there appears to be no meaningful assessment of utility provision. Existing overhead electricity cables serve the area, but the application provides little information regarding how electrical infrastructure will be delivered, whether upgrades are required, or what impact any works may have on neighbouring properties and land.

The application also appears to overlook existing easements and third-party rights. For example, a neighbouring water meter is located within the application site. There may be other utility rights, access rights or service easements affecting the land which have not been properly identified or addressed. Such matters should be fully investigated before any permission is considered.

Environmental and landscape impacts have also not been adequately assessed. Existing trees and hedgerows make an important contribution to the rural character of the site and provide valuable habitat for wildlife. The application does not clearly identify which trees and hedgerows will be retained, removed, or protected, nor does it include sufficient information regarding the long-term management of these important features.

The site is located within an area used by a variety of wildlife species, including bats, badgers, deer, and numerous bird species. Increased levels of activity, construction works, lighting, vehicle movements and habitat disturbance could have a significant impact on local biodiversity. A comprehensive ecological assessment should be required before any decision is made.

In addition, there appears to be little, or no consideration of the feeder canal bank located behind the site. The application does not adequately assess the potential effects of development on this feature, including possible impacts arising from construction activity, changes in drainage patterns, ground conditions, runoff, and long-term residential occupation.

The proposal also appears to overlook the existence of the public footpath providing access towards the feeder canal. The impact of the development on public access, the the site without resulting in overcrowding, overspill parking, or compromised maneuvering space.

Increased traffic movements entering and exiting the site would inevitably increase the risk of accidents. Given the nature of the road, the location of the access and the volume of traffic already using this route, the proposal raises significant highway safety concerns and risks creating a dangerous situation for motorists, cyclists, and pedestrians alike.

The application also fails to provide sufficient detail regarding infrastructure requirements. There is no comprehensive explanation of how foul drainage will be managed despite the well-known limitations of sewerage infrastructure within Rushton Spencer. The village is not served by a conventional mains sewerage arrangement comparable to larger settlements, yet no detailed foul drainage strategy appears to have been submitted. The Local Planning Authority should require a robust drainage assessment demonstrating that sewage disposal can be achieved without adverse environmental consequences.

Similarly, there appears to be no meaningful assessment of utility provision. Existing overhead electricity cables serve the area, but the application provides little information regarding how electrical infrastructure will be delivered, whether upgrades are required, or what impact any works may have on neighbouring properties and land.

The application also appears to overlook existing easements and third-party rights. For example, a neighbouring water meter is located within the application site. There may be other utility rights, access rights or service easements affecting the land which have not been properly identified or addressed. Such matters should be fully investigated before any permission is considered.

Environmental and landscape impacts have also not been adequately assessed. Existing trees and hedgerows make an important contribution to the rural character of the site and provide valuable habitat for wildlife. The application does not clearly identify which trees and hedgerows will be retained, removed, or protected, nor does it include sufficient information regarding the long-term management of these important features.

The site is located within an area used by a variety of wildlife species, including bats, badgers, deer, and numerous bird species. Increased levels of activity, construction works, lighting, vehicle movements and habitat disturbance could have a significant impact on local biodiversity. A comprehensive ecological assessment should be required before any decision is made.

In addition, there appears to be little, or no consideration of the feeder canal bank located behind the site. The application does not adequately assess the potential effects of development on this feature, including possible impacts arising from construction activity, changes in drainage patterns, ground conditions, runoff, and long-term residential occupation.

The proposal also appears to overlook the existence of the public footpath providing access towards the feeder canal. The impact of the development on public access, the enjoyment of the route, and the wider recreational value of the area should be properly assessed.

Furthermore, there is insufficient information regarding surface water management and flood risk. The introduction of additional hard standing, roads, driveways, parking spaces and building footprints will inevitably increase surface water runoff. Without a detailed drainage strategy, it cannot be concluded that the development would not contribute to local drainage problems or increase flood risk elsewhere.

Given the number of concerns identified, it is my view that the application cannot be properly assessed without the submission of further supporting information, including:

- A full Transport Statement and Highway Safety Assessment.
- A Parking and Vehicle Movement Assessment.

- A Detailed Foul and Surface Water Drainage Strategy.
- A Utilities and Infrastructure Provision Assessment.
- An Ecological Survey and Biodiversity Impact Assessment.
- An Arboricultural Survey covering all trees and hedgerows on and adjacent to the site.
- A Landscape and Visual Impact Assessment.
- A Heritage and Design Statement addressing the character of Rushton Spencer.
- A Review of Existing Easements, Utility Rights and Access Arrangements.
- An Assessment of the impact on the feeder canal bank and surrounding environment.
- A Public Rights of Way Assessment relating to the nearby footpath network.

For all of the reasons outlined above, including inaccuracies within the planning statement, uncertainty regarding the number of dwellings proposed, overdevelopment of the site, highway safety concerns, inadequate parking provision, insufficient drainage information, lack of infrastructure details, potential impacts on wildlife, trees, hedgerows, the feeder canal bank, public footpaths and the historic character of the village, I respectfully request that Staffordshire Moorlands District Council refuse planning application SMD/2026/0218.

Thank you for taking the time to consider these representations.

Yours faithfully,

Mr & Mrs Paul Hobbs,

Wallhill Cottage, Rushton Spencer, Staffordshire Moorlands SK11 0SE

Kind regards

Debbie Hobbs

Wallhill Engineering Ltd

████████████████████
██

Please consider the environment before printing this e-mail

This E-Mail and any associated attachments are intended for the addressee only. This e-mail is confidential and may contain legally privileged information. If you are not the intended recipient, you should not copy, distribute, disclose or use the information it contains. Please e-mail the sender immediately and delete this message from your system. E-mails are susceptible to corruption, interception and unauthorised amendment; we do not accept liability for any such changes, or for their consequences.