

[REDACTED]

From: [REDACTED]
Sent: 28 June 2026 16:49
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0273 Site Address: Jim Hallam Landrovers Macclesfield Road Rushton
Spencer Staffordshire SK11 0SE MACCLESFIELD Comments by: John Pears and Su Webber

From:
Raven House,
Woodhouse Green
Rushton Spencer
Macclesfield

SK110RS

[REDACTED]

[REDACTED]

Submission: Objection

Comments: We take no issue with the design or detail of the plan, however we believe that significant new residential developments of this kind are not required in Rushton, whereas support for rural employment and business is needed. Our primary objection relates to the change of use.

There is a need for employment opportunities and amenities in Rushton. No information has been submitted with this plan to justify the change of use from a commercial to a residential use. The Adopted Local Plan by SMDC (2014-2033) section 7.28 identifies specifically the need for starter units, small-scale businesses and offices. The configuration of the current commercial premises would lend itself to division into smaller units for such use.

The Local Plan from SMDC states that between 2 and 4 net dwelling gain is required in Rushton in the period 2017-2033 and this is already exceeded by the approved developments (9 houses adjacent to the school on Sugar Street, 4 houses adjacent to Alley Lane and 4-6 houses on Cloudside) plus several other individually approved properties.

There is no detailed drainage plan submitted for this development and the 2 developments in the centre of Rushton on Sugar Street (adjacent to the school and Alley Lane) are stalled as they cannot come up with plans that meet restrictions and drainage limitations for surface or foul water. There are already flooding issues in periods of heavy rain in Rushton on the A326 south of the Royal Oak pub, in the pub and and at the end of Tanhouse Lane adjacent to this proposal.

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