

[REDACTED]

From: [REDACTED]
Sent: 04 August 2026 15:53
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0250 Site Address: John Munroe Independent Hospital Reacliffe Road
Rudyard Staffordshire ST13 8RU Leek Comments by: Sarah Heath

From:
Foker Grange Farm
Macclesfield road
SMDC
leek
staffs
ST13 8SF

[REDACTED]

[REDACTED]

Submission: Objection

Comments: I wish to object to the above number planning application. The applicant has failed to provide any tangible information regarding the works that will be necessary to change the use of this building into a high security C2a business premises. There is no environmental impact assessment, no planning and design details as regards construction, light levels or noise levels. The previous business that operated on this site, under as a supposed c2 premises, was closed down by the QCQ in 2022 finding both the site and the management dangerously incompetent and unsuitable for such activities. As the site has sat redundant since that time I suggest the application is looked as as a new venture as its not simply an amendment to current conditions. I presume the site will require significant upgrading to provide security features such as high volume noise emitting alarms, 24 hour flood lights and high security fencing which I don't consider in keeping with its rural location in the green belt and will damage the amenity of the rural area. There are no special circumstances to support this unsuitable development and I feel the site is not appropriate for the C2a use. The site is in a rural area assessed by a busy rural road that already feeds 2 schools with a high volume of traffic. Any increase in traffic on this route will be dangerous and I can't see where the highways department have been consulted as regards vehicle assess to the site. As the site lies in the rural area with no public transport all assess will be by private car or commercial vehicle. I feel the site lacks the infrastructure for such a business as is suggested and development on the site would be detrimental to the surrounding area. I can see from recent planning applications in the Rudyard area SMDC have imposed stringent conditions on applications to prevent damage to the surrounding area and environment; most applications have needed a bat survey and a biodiversity assessment, most applications have had conditions that include a restriction on exterior light to "not increase the pre existing illuminance at light sensitive adjoining locations". SMDC has been stringent in its role "protecting the local amenities of local residents" and I would hope that the same rigorous conditions are examined and considered in this application as has become a president in other local applications. The applicant has failed to provide evidence that they are capable of managing a high security establishment and I would suggest the rural location of the site will prove a stumbling block to staff recruitment as I don't believe there is a high volume of local workforce skilled in the high security field. I would also point out regardless of management if the site is awarded C2a status it will have a detrimental effect on the rural area and the villages of Horton and Rudyard. The close proximity of the site to 2 schools will damage their pupil intake considerably, parents will not send their child to a school next to a high security c2a business and as pupil numbers decline the schools will no longer be viable causing a huge loss to the local communities that rely on local authority education for their children. There will also be further detrimental damage to a large range of businesses that rely on visitors to the local area of Rudyard as I think the proximity and appearance of a c2a premises will deter visitors. I would hope that this application is refused as this site is not suitable for a c2a use in its current state and development on the site would be against the local planning policy. I would also question if development has already started on the site without prior planning approval as I believe work has already been done to increase capacity in the bungalow sections at the rear of the derelict site.

I would also question if the applicant genuinely intends to run a c2a facility or is potentially upgrading the site to c2a before selling it as a profit making exercise.

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