

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

From:

The Lodge Fairview
Camrose Hill
Rudyard
Leek
Staffordshire
ST13 8RU

Submission: Objection

Comments: Planning reference number SMD/2026/0250

Dear SMD Planning

I am writing to object to the Planning application reference SMD/2026/0250

The application to change the use class from C2 to C2A to allow patients that require secure accommodation for unknown reasons (potentially dangerous) patients.

I have lived next to the hospital site for the past 34 years and witnessed multiple Planning applications and changes to the site and all have had a negative effect on the surrounding area.

I wish to formally object to the aforementioned application on the following grounds.

1/ Highway safety:-Due to the hospital only having a single track access driveway and gates only a short distance from the highway vehicles, especially at staff change over times, have to regularly queue out onto the at times heavily congested highway, they also have to reverse out onto the highway to let out going vehicles out due to the single track driveway. C2A use class would see the need for more staff per patient thus create an increase in traffic throughout the 24 hour operation required for C2A . Also C2A should require security fencing/gates and this would exacerbate the problem by stopping vehicles from entering / exiting the freely. School children have to wait close to the hospital entrance to catch the school bus again vehicle movements means increased risk for those children.

2/ Conflict with the SMDC conservation areas policy:- C2A could well require security fencing / gates also high intensity flood / security lighting leading to light pollution all of which conflicts with the conservation area policies and do not fit with the surrounding area and causing distress to the local nighttime wildlife and residents alike.

3/ Community safety and security:- The John Munroe hospital is only a few metres away from three schools one of which is a open woodland school with these schools there is the highest concentration of young children for miles around. The C2A use adds considerable risk to these vulnerable young children with the potential for a dangerous patient absconding and coming in contact with these children in a matter of seconds. The hospital is bordered by woodland making ideal hiding places for absconding patients. In the application it states that the hospital was

previously a secure unit this is incorrect C2 class does not require the same level of security as C2A and there were occasions when patients absconded and entered local residents premises. Following the closure of the John Munroe hospital in 2002 the CQC report stated that the hospital was unsustainable due its rural location and could not attract sufficient permanent qualified staff to operate safely and C2A use will require more skilled staff.

4/ Impact on residential amenity:- The 24 / 7 nature of the secure hospital facility will mean increased staffing with shift changes taking place at unsociable hours creating noise nuisance and sleep deprivation for me and my family as an immediate neighbour to the hospital. Also excessive noise from patients shouting and using unexceptionable language that is overheard by local residents and young children.

As a local resident I strongly recommend that this application is rejected before it ruins the amenity of the area and thriving local schools.

Yours faithfully

Paul Birch

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