

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

From:

Red Oaks
Reacliffe Road
Rudyard
Leek
Staffordshire
ST13 8RS

Submission: Objection

Comments: Planning application: SMD/2026/0250

John Munroe Independent Hospital, Rudyard

Dear Sir or Madam,

We are the owners and occupiers of Red Oaks, Rudyard, and strongly object to this application to change the hospital's use from Class C2 to Class C2A.

Although the application refers to secure accommodation for hospital patients, Class C2A also includes prisons, young-offender institutions, detention centres, custody centres and other secure institutions. This is a substantial and unacceptable change of use in a quiet rural and residential location.

We are particularly concerned about the effects on:

- ¿ The proximity of the site to both Horton Lodge and Horton St Michaels school.
- ¿ The safety and security of nearby residents.
- ¿ Traffic on Reacliffe Road and the surrounding narrow rural roads.
- ¿ Noise, security lighting, fencing, CCTV and the institutional appearance of the site.
- ¿ The Green Belt, surrounding woodland, wildlife and rural character of the area.
- ¿ Emergency procedures and the consequences of a security breach or escape.

We also have a legal right of way over land belonging to the hospital, which provides access to another part of our woodland. Secure fencing, controlled gates, barriers or other security measures could obstruct or substantially interfere with this established right. The application does not adequately explain how our access would be protected.

For the avoidance of doubt, we do not consent to any obstruction, restriction, diversion or extinguishment of our right of way and reserve all our legal rights regarding it.

We do not believe the application provides sufficient information about patient numbers, security arrangements, traffic, emergency procedures or the full implications of granting C2A use. We therefore ask Staffordshire Moorlands District Council to reject application SMD/2026/0250.

Yours faithfully,

Oliver Savage FCA and Julia Savage CTA

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