

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
Sent: 08/11/2025 22:11:25

Application Reference No. : SMD/2025/0385

Site Address: Higherland Farm Caverswall Common Lane Caverswall Staffordshire ST11 9EU Stoke-On-Trent

Comments by: Ms A. Griffiths

From:

Roughcote Lane
Caverswall
S-O-T
Staffs

Phone:

Email: [REDACTED]

Submission: Objection

Comments: The majority of my reasons for objecting this Planning Application are centred around public safety. Only 4 owner/occupiers were consulted and yet this proposal affects a far wider community in its surrounding areas.

Personal gain to the applicant should not override the loss to the local community and its environment ie. Walkers, Joggers, Cyclists, Dog walkers Horse Riders as seen in photograph 3, Families with their children and other road user, all who frequent the area for their hobbies, health and well being in a quiet rural area.

Caverswall is a village, not an industrial site surely there are more suitable areas for this type of business activity which is not consistent within a green belt rural setting much appreciated by those who live in the area. The impact this type of business will change not just Higherland Farm but also its surrounding areas .

No amount of hedging/tree planting will screen or prevent noise from Hyannis type crane loading/unloading, delivery trucks and on site fork lift trucks when so close to the public highway. I do not feel this proposal represents a viable, low impact use as stated considering the vehicle types expected. 3.5tonne,7.5tonne,18tonne vehicles and amount of traffic flow does not seem to me low impact.

The area is surrounded by narrow twisting lanes and blind bends along Roughcote Lane, Handly Banks, and Common Lane Highway. All roads which will be used to access the proposed business. Common Lane has a serious blind bend at the bottom of a serious steep hill. Those familiar with the area are aware this steep bank is notorious in winter months for vehicles skidding, unable to grip the road, therefore large weighted vehicles causes great safety concerns. So no matter how much is done to screen the applicants property it is the vehicles and amount of flow travelling to the area which causes most concern.

Much nearer to Higherland Farm is Sandy Lane another safety concern. To exit Sandy lane and join Common Lane you is already dangerous for both car drivers and horse riders of which there are many as it is a blind junction and need to edge out to see clearly. To be met with the size and volume of trucks you may encounter accessing/exiting the business increases this risk hugely.

Please think about the safety of the wider community. A lot of them use these lanes to keep fit and active to stay well and avoid hospital not end up in it for the sake of finding a more suitable site.

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