

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2025/0385

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

Comments by: JOHN KEELING

From:
WHITEHOUSE FARM, CAVERSWALL COMMON

STOKE ON TRENT

ST11 9EU

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: As a local resident I object to the application on the grounds of:

This being a rural area based around farming in the Green Belt.

Granting permission would be changing Green Belt to an industrial area.

Allowing a project of this nature would be detrimental to local residents and their families.

Traffic issues. The area is a country lane used by local families, farmers and regular dog walkers and horse enthusiasts.

The proposed route to the A520 is a country lane used already by many speeding vehicles as a (Rat Run) following the route change whilst the A50 had major works completed.

The country lane was never taken back to its former use following the completion of that work.

The noise, dust and pollution of the intended vehicles/workings would be unavoidable.

With the exception of Stone Valley these operations do not bare any resemblance to the characteristic of the local community.

4.0 Environmental and Amenity Considerations.

Any materials stored outside will replace the present rural surroundings of Green Belt.

5.0 Policy and Green Belt Context:

Business activity would not remain consistent with the rural setting and scale, It is open countryside.

6.0 Local context and Precedent

Acres Green is an appropriate countryside business - Turf Topsoil and woodchip products

Hardywick Farm is an appropriate farm house

Wardmill Farm is an appropriate farm house

AG services also provides a service to the local farming community

Caverswall Creamery is an appropriate country family business serving and entertaining local families especially children.

Hardiwick Quarry provides occasional (Monthly) events on at weekends.

Bobbys Ice Cream Parlour (Not in the same area) is an appropriate countryside business serving local children and families.

Stone Valley Products is already established in the same area. The difference being this business does not have a detrimental effect on local families as the premises is remote, surrounded by woodland to mute any noise and pollution. But the main factor is Stone Valley have direct access to the main A520 road via their own private road and not encroaching on rural homes and families and not using country lanes for commercial and heavy trucks.

Roughcote Hall Farm is an appropriate business in a farmhouse providing essential care for the elderly.

The employment they create may have a detrimental effect on the workers already employed in a similar business.

Conclusion:

In my view this is a commercial business related to the building trade and would be better suited on an industrial estate occupying one of the many underused industrial units built for purpose.

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