

Mr P and Mrs P Swinson
New Roughcote Farm
Roughcote Lane
Caverswall
Stoke-on-Trent
Staffordshire
ST11 9ES

13 NOV 2025

3/11/25

Dear Sir,

We want to strongly object to planning application number **SMD/2025/0385** at Higherland Farm on Caverswall Common.

We don't think that a retail and trade hard stone merchants on the Common is right for a rural area. The business's here have always been mainly agricultural and horticultural. The only place that was different was Stone Valley but that has always been a business since its days as a quarry over 60 years ago.

It would cause a lot of noise and dust. There will be lots of noise from reversing signals on big vehicles and forklifts which we will hear every day. There will be a lot more dust and debris on the roads around here off the trucks and lorries. Who will clean that up?

We think there will be a lot more traffic on the local roads from trucks and big lorries and people coming in cars to buy stuff. The roads around here are already dangerous because they are very narrow and have lots of blind bends. There are lots of pot holes and the grass verges are always being ruined. The application says that most of the traffic would come from Leek Road but they can't guarantee that. Roughcote Lane from Caverswall is already used as a rat run with vehicles taking a shortcut from the A50 at Catchem's Corner. They say there will be no queuing for offloading on the narrow lane of Caverswall Common but what guarantee is there for that? We silage at Southview and Hilltop Cottage and our tractors regularly use the Common. People walk the lanes and we have lots of people on bikes and on horses. They would have to be really careful if there was more traffic which would happen if this plan went through. There have been a lots of accidents over the years including someone killed on the bend by Gravelbank Nurseries on Caverswall Common.

The field on the application is protected green belt. We do the silaging on the fields right next to Higherland Farm and see lots of local wildlife around there. Barn Owls, foxes, [REDACTED] hares, rabbits, herons, buzzards, and a lot more. They are a reason why green belt is protected. We worry that if planning is granted for green belt to be changed to a brownfields site other people might say we can do that and the area might become more like an industrial estate than a quiet, rural community. We have farmed here for over 55 years and we know the area very well. It's a farming area and it's been like that for as long as we can remember. It's not the right place for a builder's yard and it would only benefit the applicants. No one else locally would get any benefit but they would hear all the noise and dust and suffer with a lot more heavy traffic.

We strongly object to the application.

Yours sincerely

[REDACTED]