

Carmel,
Caverswall Common,
Caverswall,
Stoke-on-Trent,
Staffordshire,
ST119EU

13 NOV 2025

Re: application SMD/2025/0385

30/10/2025

Dear Sir,

We don't want the planning application for Higherland Farm to be approved. Caverswall Common is not the right setting for a builder's merchants selling stone and paving. This is a quiet, rural, residential area sitting just outside a special conservation area. The application wants to concrete over green belt which is protected. That field has always been a thoroughfare for local wildlife. You see buzzards, kestrels and owls using it. Frogs and toads hop across the lane to that field in spring looking for ponds. We don't want any of our local green belt turned over to become brownfields sites.

If the applicants get permission and it gets turned into a brownfields site, they can apply for change of use later on to build houses which we think might be what the applicants are after doing. The size of the double gates on the plan makes us think this would help them get planning for houses later on. We don't think the size of the plot is big enough to run a profitable business of this type. The local area has many merchants selling paving and Indian Stone including Stone Valley, Milton Garden Products, Travis Perkins, B and Q Tradeport, Huws Gray, Staffordshire Garden Supplies all within 3 miles. There is no economic argument for it except to the benefit of the applicants. The businesses around here have always been about agriculture and horticulture except for Stone Valley which used to be a working quarry. We don't think the application shows any respect for the local community.

We are also very concerned about the increased risks on the lanes around Higherland Farm which would come from the big increase in traffic. The lanes are narrow and blind bends are everywhere. We see lots of hikers, dog walkers and cyclists on the lanes. What would the authorities have to say if a truck or lorry going to this site injured someone? Horses and riders also use the lanes and they are easily startled by vehicles particularly trucks towing empty trailers. We would see an increase in that sort of traffic. The plan gives us an estimate on the number of vehicles going to the site and their size. We don't think those estimates are realistic. We think that there would be a very large increase in heavy goods traffic on the lanes which would further deteriorate the already badly damaged roads, make far more noise, leave more debris on the roads and kick up a lot more dust. Where we live we would hear the noise from the working yard including regular reversing beepers.

There has been very poor public consultation with the local residents at the start of this process with us only finding out about it by word of mouth. No public notice was posted. It is shocking that a planning application that could have such a big impact on the lives of locals was not more widely publicised.

Yours sincerely

David and Elaine Fielding