

Objection

Planning application SMD/2025/0385

Mr Termine. Higherland Farm. Caverswall Common.

There have been no notices displayed for this application in the vicinity of this development. The proposal has only just come to light because of this. My understanding is this is a legal requirement that has not been carried out.

I have lived on Roughcote Lane for the past 50+ years. Over that time traffic has greatly increased while road maintenance is almost none existent except a few pot holes "patched". Any more traffic in the area, especially LGV and HGV would make the road dangerous to the large amount of people that use the lanes for exercise including walking, cycling and horse riding. Large areas of the roads accessing this development are down to single carriageways with a number of blind bends. In the last few years the council railing on the crossroad at Roughcote have been take out twice and once again 3 weeks ago, so now need the council to come and erect them once again. You are free to come and view this and pick up the remains of the vehicles parts scattered around from vehicles that cannot negotiate the blind bends. As a horse rider myself I am fully aware of the problems we will face from the increased LGV HGV traffic in these lanes

Nearly all the grass verges have been worn away due to the increased volume of traffic making it near impossible for pedestrians etc. to move out of the way of traffic. There are large ruts along parts of the lane where the road edge finishes and the eroded grass verges now start. In wet weather due to this the lanes become mud baths. This will only get worse with an increase of commercial vehicles.

Stone Valley have a private road due to these issues and acres green are both well-established businesses in close proximity to this application and already supply all the materials and more than this proposal will offer. The area does not need more of the same. We also have Milton Garden products and B&Q within a couple of miles.

The impact of this to the immediately joining properties would be horrendous. The properties are butt up to the proposed loading / unloading area separated only by a hedge.

What with the noise of workmen with sometimes colourful language and none stop sounding of reverse alarms on the vehicles and dust being generated it would completely ruin the tranquillity of the area. It would be horrendous to anyone living close by.

All similar businesses in the area are off the main carriageway and away from housing,

Please keep our lanes safe and this area Rural.

Carol Cartlidge.

13 NOV 2025

The Hollies Roughcote Lane

Caverswall

ST119ES