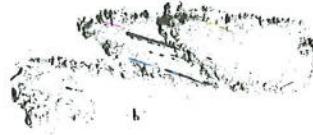


Mount Pleasant Farm
Caverswall
Stoke-on-Trent
Staffordshire
ST119EU



13 NOV 2025

4th November, 2025

Higherland Farm, Planning Application SMD/2025/0385

Dear Sirs,

The application should not be approved. We live in a house that overlooks the proposed site within 300m of it. The effects on our everyday lives of a stone merchant yard which would be visible from our house, even if tall hedges were in place, would be serious. We would suffer from all of the dust and noise you get from this type of industrial operation. Audible reversing warnings off forklifts, hiabs and lorries would be clearly heard by us as would the bang and clatter of unloading and loading operations. The amount of vehicles use on that site would massively increase as would the air pollution off diesel fumes etc. That green belt field is used by local wildlife and would be covered over for purely commercial gain by the owners of Higherland Farm.

The application makes the case of a benefit to the local community and a need for this type of business. That makes no sense when you look around the area. There are lots of well established, successful stone merchants and building yards situated on land far more suited to this type of operation selling the same types of products that the applicants wish to sell all with 5km. The applicants try to justify their plans by citing other local businesses as setting a precedent. They mention Roughcote Hall Farm Residential Care Home. That business impacts no one locally and is of much use for the care of old and disabled people. Stone Valley has been a going concern for over 60 years when it was a working quarry. The monthly fun day at Hardiwick quarry, although a nuisance, does not happen every day. Most of the other businesses have ceased trading decades ago and were entirely different in nature as they were mostly agricultural / horticultural. A business type that is encouraged in rural areas of green belt. Since when have farms been a precedent for allowing stone merchants on a protected green belt?

The proposed development does not seek to genuinely support agriculture or forestry and hence does not comply with the definition of agriculture as in section 336 of the Town and Planning Act 1990. Green belt legislation is designed to limit urban sprawl and provide space for recreation and environmental preservation. This application would directly contravene that aspiration. We cannot find this area of the Moorlands identified anywhere in the approved Staffordshire Moorlands Local Plan as being suitable for this kind of development.

The applicants green belt field was used for decades by the previous owner for her horse. She never complained that the grass was "of poor quality" for the grazing of her horse which is something that is mentioned in the environmental report that accompanies this application. Wildlife would suffer if that field was destroyed. We don't agree with many of the things stated in the environmental plan accompanying this application and having lived here for over 50 years we think we know a little more about the wildlife in the area than someone who comes for just one field visit. Did that person

ask any of the neighbours about the wildlife or did they just go off what the applicant was telling them?

Going back to the green belt legislation, equestrian recreation is a huge feature of the local community and Tracey and Mark who previously owned Higherland Farm were a big part of that. Equestrian activity would be seriously affected if this application was approved not least by the big increase in heavy traffic to the site. It is already quite dangerous for riders around the lanes which they have to use because there is only one bridle path locally. The lanes are narrow and new legislation requires at least 2m of distance between vehicle and horse when passing. How can this be achieved with huge lorries visiting the site. Deliveries would not be made by 18t lorries as economies of scale particularly for Indian stone would require 44t wagons. On that matter the lanes around the proposed development have weight restrictions on them off 7.5t. Cars and pedestrians would face a riskier journey were the local lanes to see the big increase in traffic that that this development would encourage.

Is that small field fit for purpose as a brownfield, commercial operation that does not add anything to agriculture or horticulture or farming in a rural area? If planning was granted and the business failed (deliberately or otherwise) could the applicants, then more easily apply for change of use to a residential site? Is that their aim?

It's not right and it's not suitable or respectful to the community. We don't want it here.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Mr and Mrs Artus