

Gandria  
Caverswall Common  
Caverswall  
Stoke-on-Trent  
Staffordshire  
ST119EU

13 NOV 2025

5/11/25

Dear Sir,

We write with regards to the planning application SMD/2025/0385 at Higherland Farm to strongly voice our objection to it being approved.

Building what amounts to a hard stone builder's merchant in a rural, residential area on green belt, is a ridiculous idea. Our house is situated very close to the proposed site and we would feel its effects very badly. The visual intrusion and the dust and noise from the site would be horrendous and the amount of heavy duty traffic thundering up and down the local lanes would become unacceptable posing a serious risk to life and limb of both motorists and people walking for recreational purposes. As a former lorry driver I can attest to the very real dangers that large vehicles traversing blind bends with oncoming traffic, horses etc. pose. Truck drivers are on a clock and especially smaller operators do not necessarily comply with safe driving guidelines. It is impossible for two lorries to pass each other anywhere on Caverswall Common, Handley Banks and Gravelly Bank without causing substantial damage to grass verges / hedgerows.

The applicants will not be able to sell Indian Stone at a profitable margin if they don't source it from abroad. I have seen first-hand how this type of product arrives at Southampton and almost always on 38 t and 44t lorries. To think that only 18t wagons will visit that site is daft.

We live in a quiet, residential area in a rural location. The nature of this business is not in keeping. It is not agricultural or horticultural and it doesn't do anything to support farming. It is nothing like any of the businesses mentioned in the application except Stone Valley. The Stone Valley operation has its own separate dedicated roadway on Leek Road and so it doesn't affect residents in the same way.

There is no economic argument for that type of business locally and it would only benefit the applicants. Indian Stone, paving, slabs and so on is already sold by local businesses with 6 miles like Travis Perkins, B and Q, Wickes, Jewson, MKM, Stone Valley, Milton Garden Products, Huws Gray, and Emeries.

We only found out about this application from neighbours. We haven't seen any planning notice posted near us.

Yours sincerely

Mr S Holford  
Mrs J Holford

