

Mrs Margaret Pankhurst (Director, Stone Valley)
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7th November, 2025

Dear Sir / Madam,

I strongly object to approval for the Higherland Farm planning application **SMD/2025/0385**.

The economic argument for this business is flawed. The application proposes to mimic Stone Valley in the selling of stone, paving and other hard landscaping materials. The design plan shows the site to be very small and suggests that the turning circle in that small field will be sufficient to accommodate lorries doing 3 point turns to get back out of the site. Whilst this might be okay for 18t trucks it will be very difficult for any large vehicle to manage this manoeuvre. To make the business economically viable you would need to source Indian stone for instance from abroad. This means that the deliveries would inevitably be made using much larger vehicles than is stated in the application, for instance 44t lorries. I think the estimates for the number of vehicles visiting the site laid out in the design and location plan seriously underestimates the number required. The numbers are not suggestive of an economically viable plan and I believe are manufactured to put the application in the rosier possible light.

The stone valley operation implements many procedures to minimise local impact for instance, much dust is created in a business of this type and Stone Valley regularly water down the yard and road to minimise dust. Higherland Stone would experience similar operational difficulties not least the amount of noise generated which would be much more impactful to local residents in such a small, compact site.

The access to Stone Valley is via a purpose built road connecting to Leek Road. Heavy vehicles therefore do not travel the lanes around Caverswall Common or Roughcote Lane. The Higherland Stone operation would result in much more heavy traffic travelling around a residential area on roads which are not designed to withstand those weights. I believe that those weight restrictions are 7.5t.

The attendance at the recent Caverswall Parish Council Meeting, held on the 3rd of November, where almost everyone attending was in opposition to the application, surely speaks for itself and the planning authorities should accept that the strength of feeling is such that this application should not go ahead.

Yours faithfully,

[Redacted signature]

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