

Design, Access and Heritage Statement

May 2024

Proposed New Vehicular Access and Associated Engineering Works at High Lea, Leaden Knowle, Chinley High Peak SK23 6DA

- **Applicant**
Paula Porter
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Proposed New Vehicular Access and Associated Engineering Works
- **Location**
High Lea, Leaden Knowle, Chinley High Peak SK23 6DA
- **Agent**
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1.00 Background

The property lies within the Green Belt and not within the Leaden Knowle Conservation Area.

The property is set back and elevated from Lower Lane with a tiered front garden and stone boundary wall facing Lower Lane, as can be seen in Figures 1 and 2.



Figure 1: High Lea



Figure 2: High Lea

2.00 The Proposal

This application seeks consent for a new vehicular access and associated engineering works.

3.00 Design

The materials used will match those of the existing: The front boundary wall will be reduced in height, the new walls will be natural stone to match the existing and the new hardstanding will be Indian stone flags.

4.00 Heritage and Conservation

The site is not within the Chinley Conservation Area.

The design, siting, mass and scale of the proposals will not unduly harm the adjacent Conservation Area. No heritage assets are affected by the proposals.

5.00 Planning Policy and Development in the Green Belt

The site lies within the Green Belt and is not in the Leaden Knowle Conservation Area.

The proposal consists of remodeling the front garden area and new vehicular access.

The NPPF states:

'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

...
b) engineering operations;'

We strongly believe that the proposals are acceptable in Green Belt in that the openness of the Green Belt is not affected.

6.00 Access

There is currently no vehicular access or parking at High Lea. The applicants park on the road outside the property.

The proposals would see a new vehicular access provided and a parking space. The parking area would allow sufficient turning provision to allow entering and leaving in forward gear.

7.00 Environmental Analysis

Site stability, contamination and soil types

The property/land would not be designated as contaminated land.

Flood risk and drainage

The site has no flood risk.

Archaeological and historic features

No known archaeological features exist on site. No heritage assets are affected by the proposals.

Ecological and wildlife

No bird or mammal habitat will be affected by the proposals.

Arboricultural

No trees will be harmed by the proposals.

8.00 Conclusions

It is clear from the foregoing that we have demonstrated very special circumstances for this development in the Green Belt and we would therefore urge High Peak Borough Council, in accordance with Local Policy and the National Planning Policy Framework, to grant permission for this application.