

Design and Access Statement

November 2024

***Part Retrospective application for new stables and associated
engineering works at Ridge Top Farm, Ridge top Lane, Hayfield, High
Peak SK22 2JT***



Aerial view showing location

- **Applicant**
Mr Mike Prady
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Part Retrospective application for new stables and associated engineering works
- **Location**
Ridge Top Farm, Ridge top Lane, Hayfield, High Peak SK22 2JT
- **Agent**
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The Old Co-Op Building
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Hayfield
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1.00 General

This application is for retrospective consent for new stables, hay store and associated engineering works, currently under construction.

The property is located off Ridge Top Lane, on the southwest outskirts of the local plan settlement of Hayfield.

The building falls outside the conservation area (2011) and is not listed. It lies within Green belt within 500m of the boundary of the PDNP.

The property lies at the junction of two well established Public Footpaths:

- From the north a path which leaves New Mills Road and runs between Hayfield Quarry and the cemetery before passing through Ridge Top Farm yard on its way to the TV mast on Ollersett Moor.
- From the east a path which contours across fields from Phoaside to join Ridge Top Lane for a short distance before striking off close to the south elevation of the building to join Moorlands Road.

The property is magnificently sited on high ground to the south west of the village of Hayfield with open views on all sides. To the east is Kinder Scout; to the west is Ollersett Moor, to the south Chinley Churn and to the north Lantern Pike and The Knott.

2.00 The Proposal

This application is for retrospective consent for new stables, hay store and associated engineering works at Ridge Top Farm.

3.00 Design

The stables are timber framed with profile sheet roofs to match the stable on site previously approved under HPK/2020/0331 in October 2020.

The proposed stable block is located on lower ground level and bounded by dry stone walls ensuring that the proposals have no adverse impact on the Green Belt, locality or wider area.

4.00 Access

Access is provided to the property via existing arrangements and access and parking arrangements are unchanged.

The existing public footpaths which run through the applicant's land will remain open and unobstructed.

5.00 Environmental Analysis

Site stability, contamination and soil types

The property would not be designated as contaminated land.

Wind and micro climate

The site is partially screened from high winds although in common with most local sites is subject to turbulence as a result of the surrounding high ground.

Flood risk and drainage

The site is not located in an area of flood risk.

Archaeological and historic features

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

Views into and out of the site

The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views to the Peak District hills.

Ecological and wildlife

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

6.00 Conclusions

It is clear from the foregoing that the proposals would maintain the openness and constitute no harm to the Greenbelt.

We would therefore urge High Peak Borough Council to grant permission for this application.