

Design and Access Statement

October 2025

New agricultural unit, new access track and associated engineering works at

***RANDALL CARR BROOK FARM MANCHESTER ROAD
TUNSTEAD MILTON WHALEY BRIDGE SK23 7ES***



Google Earth Image of Site

- **Applicant**
High Peak Harvest
- **Planning Authority**
High Peak Borough Council
- **Proposal**
New agricultural unit, new access track and associated engineering works
- **Location**
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- **Agent**
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1.00 Background

The application site lies within the Open Countryside, is not within a conservation area and has no listed buildings on site. Figure 1 shows an extract from the Local Plan map.

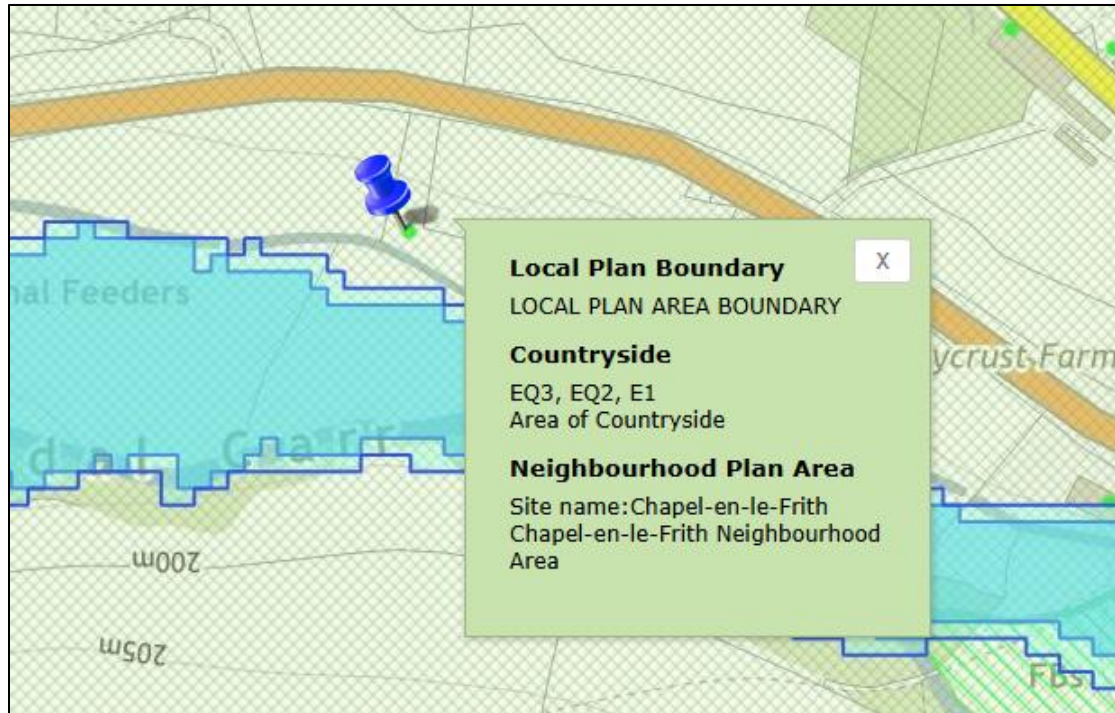


Figure 1: Local Plan Extract

The current activity on site is agriculture and this is carried out by the applicant's business, High Peak Harvest.

High Peak Harvest is a sustainable community-run farm serving as a local resource for fresh produce, educational activities, and eco-friendly energy solutions. High Peak Harvest's business model and plan is submitted with this application.

Figure 2 shows the existing site plan. The site is accessed via an existing field gate off Manchester Road. To the southwest of the red edged site are existing crops planted by High Peak Harvest during 2025.

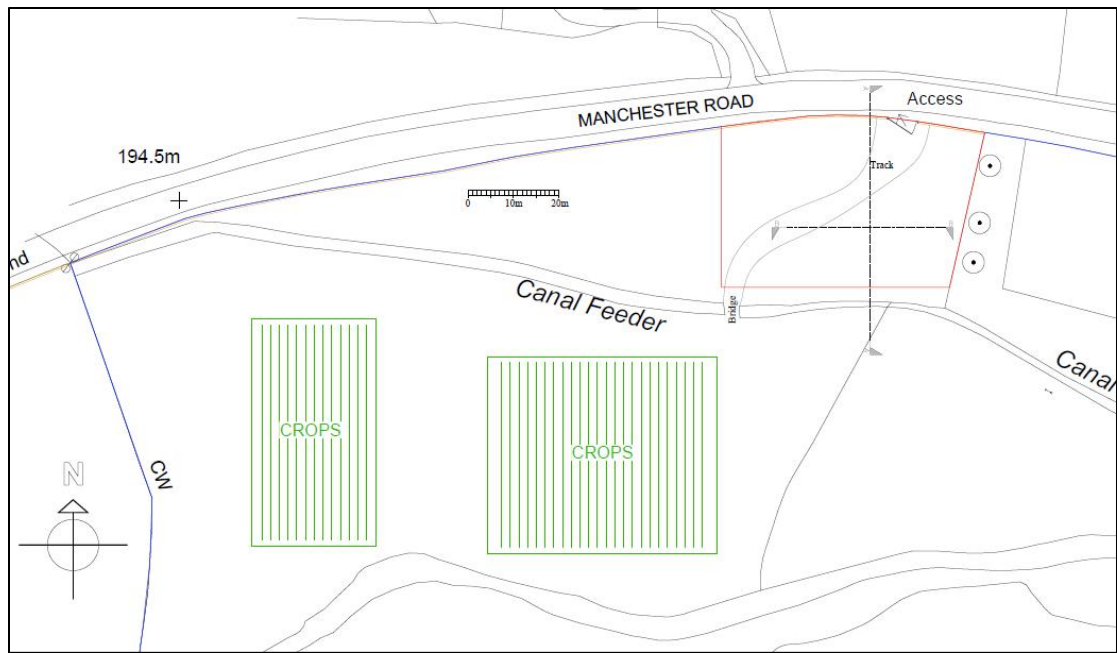


Figure 2: Site Plan as Existing

2.00 The Proposal

This application is for a new agricultural unit, a new access track and associated engineering works.

Figure 3 shows the proposed site plan. The existing access is retained and a new crushed limestone track is created down to the existing bridge and new building.

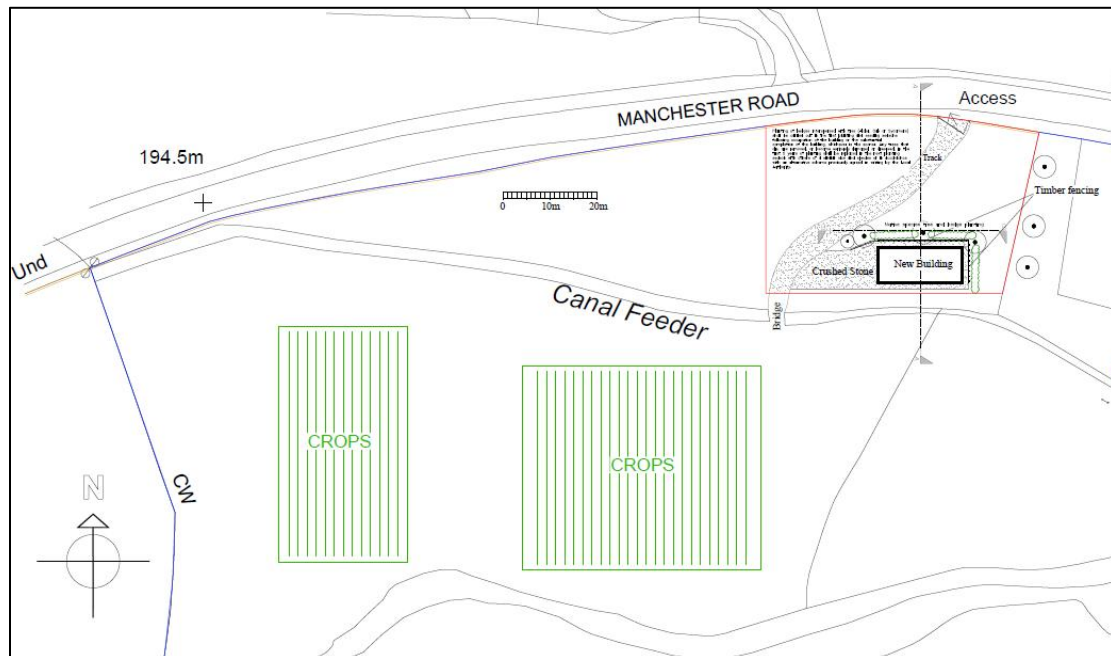


Figure 3: Site Plan as Proposed

3.00 Design

Figure 4 shows the proposed building elevations and floor plan. The walls and roof will be clad in profile metal sheet (brown) in keeping with agricultural units within the High Peak.

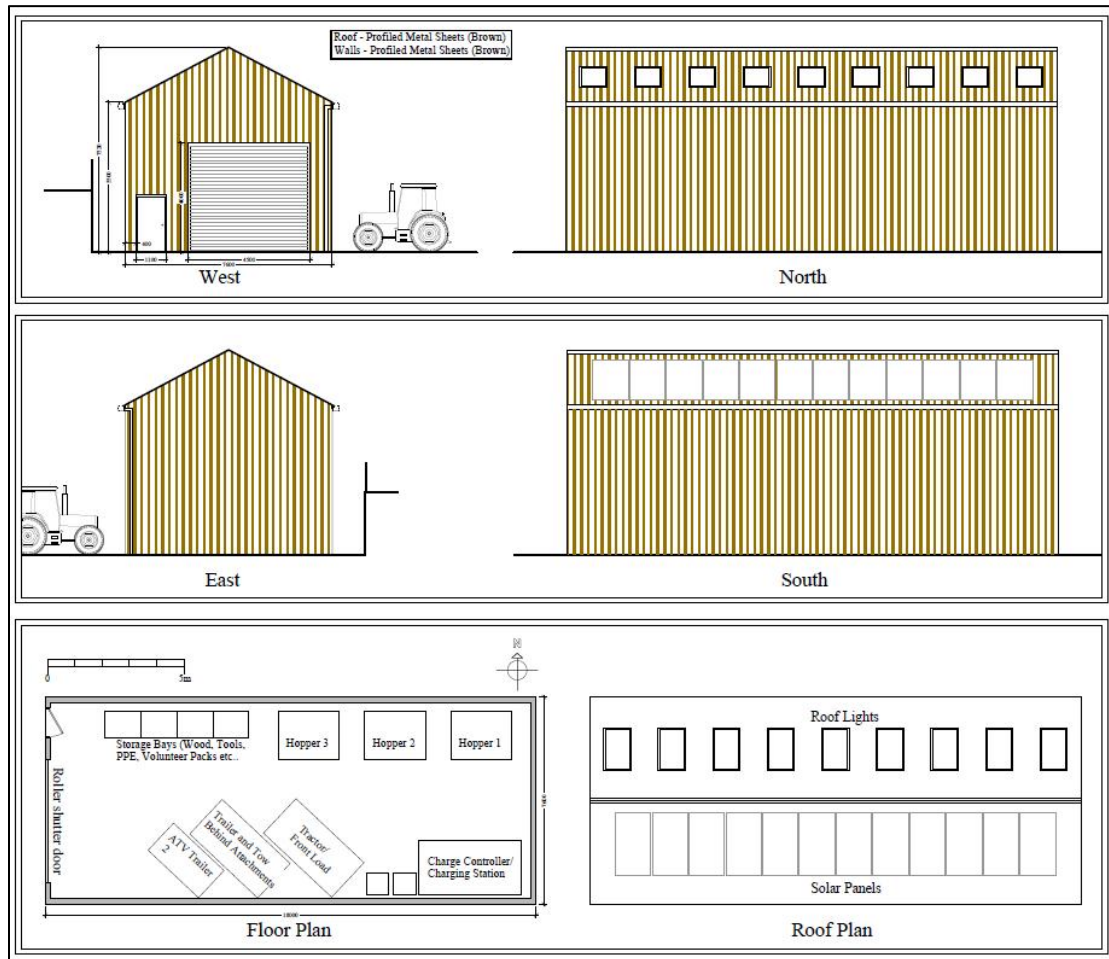


Figure 4: Proposed Elevations and Floor Plan

4.00 Planning Policy and Development in the Open Countryside

The site lies within Open Countryside.

Principle of Development

The National Planning Policy Framework December 2024 (NPPF) explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay.

The proposed development would constitute sustainable development identified in the Framework satisfying the 3 dimensions - social; economic and environmental.

Sustainable Development

The proposal is to provide an agricultural building and will not have any detrimental impact on the site, locality or wider open countryside.

The proposed development will allow the existing business, High Peak Harvest, to have a secure storage and processing facility which will allow the business to expand and be sustainable.

As such the proposals will fulfil the aspiration of the National Planning Policy Framework (NPPF) of making this development useful and sustainable.

Local Plan Policy EQ 2 – Landscape Character

EQ 2 states:

‘The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

This will be achieved by:

Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers, ecological networks or other topographical features

Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.

Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park

Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.'

The proposals meet the criteria of EQ 2 as follows:

- The proposed building is vital for the continuing growth of the existing agricultural business which operates on site. No trees, woodlands or hedgerows are affected by the proposals. A native species planting scheme is introduced as part of the landscape mitigation.

Local Plan Policy EQ 3 – Rural Development

EQ 3 states:

'Outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.'

This will be achieved by:

'...Supporting proposals for agriculture and related development which help sustain existing agricultural enterprises, including small scale farm shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside

Ensuring that all development is of a high quality design and protects or enhances landscape character and the setting of the Peak District National Park...'

The proposals meet the criteria of EQ 3 as follows:

- The proposed building is vital for sustaining the existing agricultural business which operates on site. The proposed building is partially set into the existing sloping site and this, in tandem with the native species planting scheme that is introduced as part of landscape mitigation, ensures the building maintains the landscape quality and character of the countryside.

- The proposal is of high quality design using simple and modest palette of materials typically found on agricultural buildings in the Borough and wider Peak District National Park..

5.00 Heritage and Conservation

The site is not within the Conservation Area..

No heritage assets are affected by the proposals.

6.00 Access

The site is accessed via existing arrangements off Manchester Road maintaining inclusive access and access for emergency vehicles.

The parking provisions on site (2 cars) are adequate to serve the business.

7.00 Environmental Analysis

Site stability, contamination and soil types

The site would not be designated as contaminated land. Toilet provision will be a composting toilet.

Sunlight and Daylight

The site is not significantly over shaded by other buildings or trees.

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 has no flood risk. The adjacent land is within a flood risk zone. Rainwater harvesting will be employed on site.

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 or hedgerows will be harmed by the proposals.

8.00 Conclusions

In conclusion, the proposed building is vital for sustaining the existing agricultural business, High Peak Harvest, which operates on site. High Peak Harvest is a sustainable community-run farm serving as a local resource for fresh produce, educational activities, and eco-friendly energy solutions.

The proposals comply with the policies contained within the Local Plan and guidance within the NPPF, and as such it is respectfully requested that the Local Authority approves this application.