

Design and Access Statement

March 2026

*Retrospective application for engineering work and permeable hardstanding at
Land to the Rear of St Georges Road, New Mills, High Peak SK22 4JT*

The proposed development involves engineering works, in the form of changing levels on site, and the construction of a permeable hardstanding.

The site area is 542m². The site is adjacent dwelling houses to the north, domestic garages/outbuildings to the west and what appears to be domestic gardens to the east and south.

The land has no planning history.

The land has no trees, is not within a flood risk zone and is not contaminated.

The Google Earth images and historic map (date unknown) submitted with this application, appear to show outbuildings and kept gardens on the land which indicate an incidental domestic recreational use. The applicant purchased the land and garages from one of the owners in the cottages directly to the north of the site which further reinforces a historic incidental domestic recreational use.

Prior to the engineering works being carried out the land was grass and the ground was very wet and uneven. The applicant has graded the land to provide a more level surface and introduced a clean broken brick and broken stone rubble to level out the site and to provide better drainage. It is the applicant's intention to introduce a permeable gravel finish to the surface.

No heritage assets are affected by the proposals.

The site is accessible from the highway via St George's Road as shown on the application drawings. The applicant also owns two of the adjacent garages on site. The proposals will maintain access, inclusive access and access for emergency vehicles into the site.