

HERITAGE STATEMENT

To accompany the full planning application at

At

Land opposite Rose Cottage,
The Wash, Chapel En le Frith,
High Peak, SK23 0QN



MARCH 2026

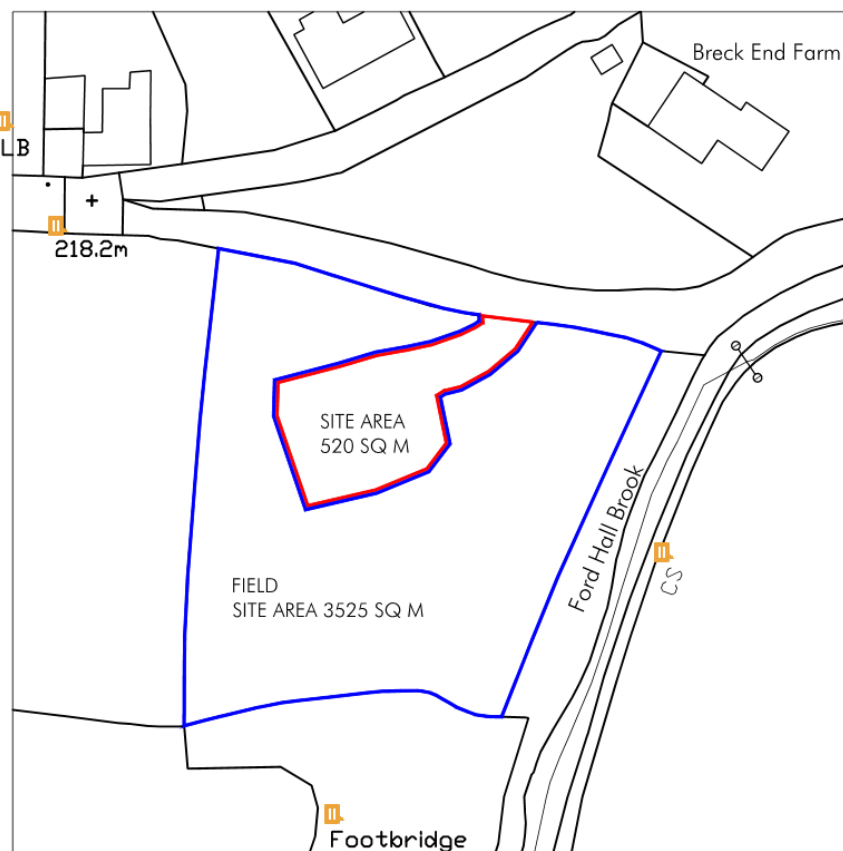
1.0 Introduction

This Heritage Statement has been prepared on behalf of the owner of the land who grazes the land and forms part of the full planning application to erect a small Timber Shelter for the storage of animal Welfare and Lambing Barn, and also to create a stoned access track from the gate to animal feed area.

The Land consists of a mixed species of woodland with a drystone wall to its perimeter typical of the area.

The Statement is to be read in conjunction with the following documents that have been submitted with the planning application:

- PLG Design Drawings 25395 – PL01 to PL04
- Location Plan
- Parking Provision Details
- Design and Access Statement



Location Plan



The Wash

The Site / Field is located within the administrative district of High Peak Council, in The Wash, situated in the parish of Chapel En Frith on the edge of the Hamlett top the side of the through road.

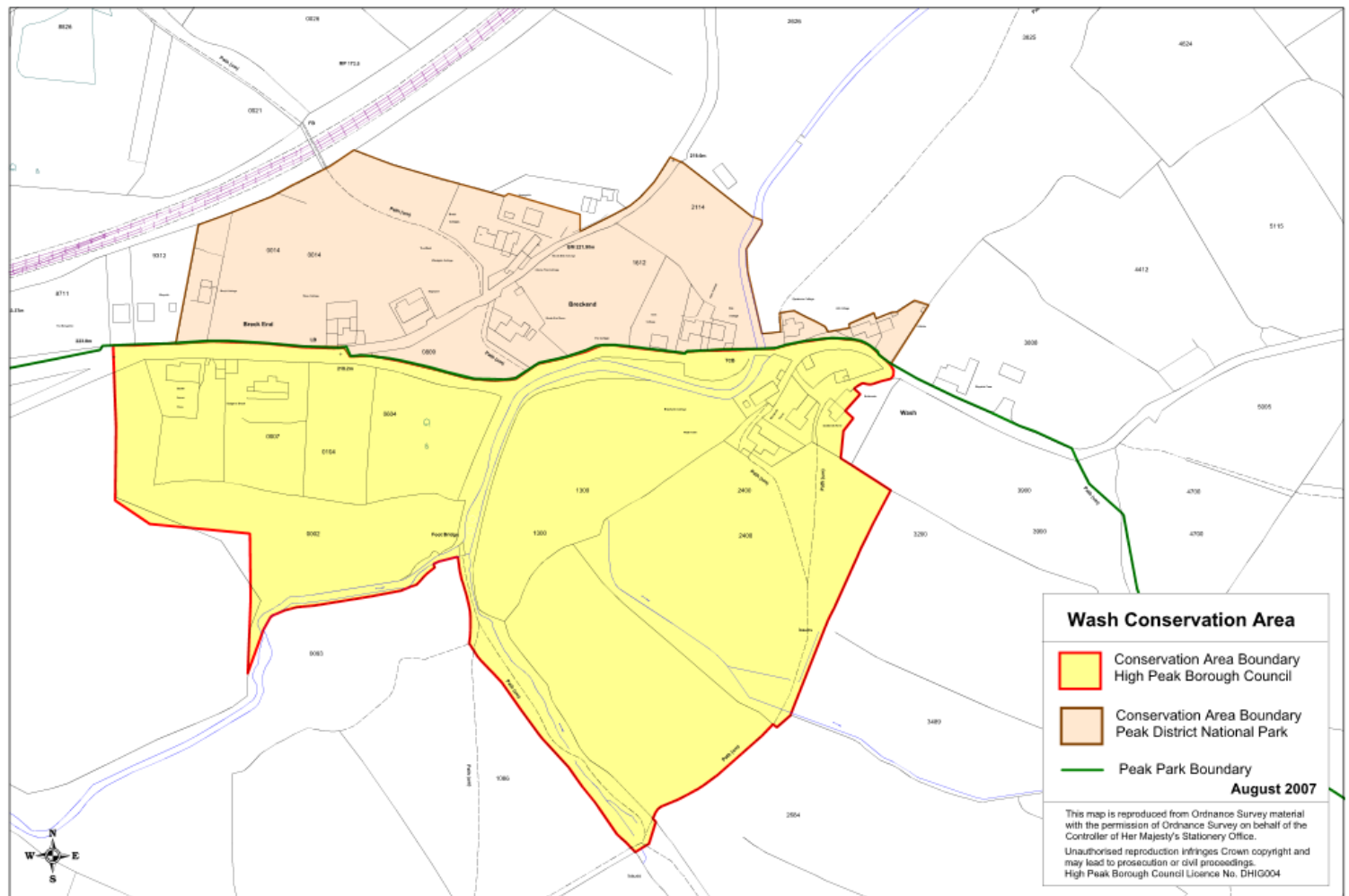
The Client is aware of the Ecological value the land brings to the area, and was the reason the Client bought the land to protect and improve the what is a natural resource. The Client upon buying the land it was found full of rubbish and waste which has been removed, and other deciduous / native trees have been planted to help reinstate the diverse habitat the wood was used for before years of neglect. The natural resource is now on its way to full health and oasis of wildlife, located adjacent residential and / working landscapes adjacent to the Site, a sustainable approach is being taken on this Site.

Field and adjoining areas are used for agriculture and this Field is used for range chickens and some runner ducks and pygmy goats along with Grazing a rare sheep bread that are allow the woodland to bounce back after years of Neglect.

The Site Area is 520 sq m and field is 3525 sq m



The site is located within the Wash Conservation Area of High Peak Borough Council Boundary and adjoining the Conservation Area Boundary of Peak District National Park as per plan below



The Conservation Area of The Wash character is made up of rural setting with open countryside and wooded areas and grazing land, with a network of footpaths passing through the conservation area. Within the centre of conservation areas there is a tarmacked area, set back from the road for car parking.

The stream, tree belt, and thorn hedgerows are distinctive landscape features of the area and tarmaced roads, and stone paths / tracks are noted in the area.

The buildings some dated from the late 18th century and 19th centuries are constructed of natural gritstone , some courses and others random , with a mixture of stone slate and blue slate tiles, sliding sash windows and stone heads and cills.

The conservation Area at The Wash is to preserve the areas special architectural and historic character and appearance

Proposals and Alterations

The Application proposals requests for the following

- 1) Erection of Timber Structure to for Animal Welfare and Feed storage.
- 2) Formation of a new stone access Track to storage unit from the existing vehicular entrance

The Site

The Site, a wooded area within the Conservation Area, is 3525 sq meters (Site Area 520 sq m) and is located within The Wash is off an unnamed road, from Rose Cottage to Sheffield Road. The Ford Hall Brook is located to the East Boundary and Public pathway.

The wooded area has large gradients across the site in both directions

Existing Access to the Site is from unnamed road to the North Boundary and located on the existing and proposed site plans.

Close to the Site, there are similar recent timber structure erected

The Site is close to a natural stream so ensuring surface water run its maintained and walls have been repaired to the to ensure continued access to the public footpaths and boundary edges, which was not always been the case previously.

Timber Barn for Animal Welfare, Lambing and Feed storage.

The Owner currently has free range chickens and some runner ducks on the site. The are a number pygmy goats are located in a secure pen to protect them from foxes and also is breeding rare breed grey faced

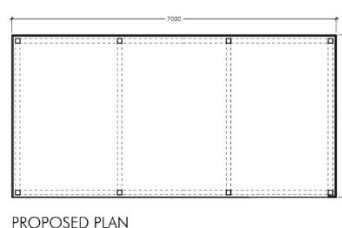
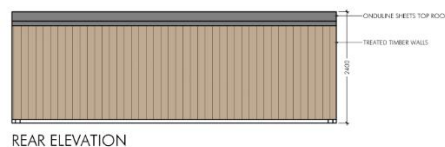
The timber structure is minimal size 7m x 3.5m (24.5 sq m) and will be clad in 150 x 25mm tanalised timber and the roof constructed of green in colour onduline sheets to offer minimal visual impact.

The proposed location is within the centre of the site, with the approx. location shown but is screened with existing trees and hedging close to the existing open feed storage on site which is to be removed.

The Structure construction being off timber lightweight structure, can be removed at the end of its life if required, therefore is reversible. Local posts will be installed an to support the structure.

No drainage is required, we assume the roof will slightly over hang and rainwater will soakaway on the land as existing.

Proposed Plans



Access Road / Path

The Application requests a stone road access to the upper level of the site and proposed timber shelter, this is to provide easier access to the field for the delivery of fresh drinking water by way of IBC water bowser trailer for livestock, and to allow delivery of hard feed and forage for livestock.

Due to the existing mud track it is undriveable The Client is having to park on the road to deliver hay, straw, feed and tools which is very unsafe as its one track road and on a bend. The driveway would allow the Client have the vehicle off the road and safely load and unload feed and livestock without causing issues or dangers to other drivers, and reduce manual lifting in line with Health and Safety regulations.

The new gravel paths should also existing soils to be retained for the trees, rather than running onto the road and stream which is an ongoing issue to many years.

Existing Gate Access with Muddy Access Track up to higher level.



Summary

The Application seeks planning permission for improved facilities for the welfare of the existing farm animals some of which are on the "At Risk" register, is of a lightweight timber structure.

We consider the proposals to have minimal impact to the landscape of the surrounding areas.

The Animal Welfare Shelter if on timber construction and can be removed so the effect could be reversed and will have minimal impact on the openness of the conservation area and is screened by existing trees.

There is an existing access on the site and the stone access roads are typical of other farm access paths in the area, and drains into the natural watercourse.

March 2026