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**From:** Charlotte Campbell-Rowe <[REDACTED]>  
**Sent:** 23 April 2026 08:53  
**To:** Planning (HPBC)  
**Subject:** HPK/2026/0049: Consultee Objection

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High Peak Borough Council Planning Application Number: HPK/2026/0049

We are writing to **object** to the planning application number HPK/2026/0049 for the following reasons:

### **Visual Impact**

Prior to the applicant purchasing the land, the woodland was undisturbed with a variety of flora and fauna and was central to the Wash conservation area. The structure proposed in the application would clearly be visible from the surrounding area and have a detrimental impact on the landscape. The structure would not be “screened by existing trees and hedging” as outlined in the planning application, it will clearly be visible from all surrounding areas (the temporary structure recently in situ was also clearly visible from all surrounding areas).

It should also be noted that whilst the Heritage Statement document states that “there is an existing access on the site” this was only implemented by the current owner (applicant). Prior to this, there was no vehicular access road into the woodland and once again is testament to unnecessary changes that have occurred in woodland that was once undisturbed in an important conservation area. The proposed structure would only add to these unnecessary changes which would have a detrimental effect on the visual amenity of Wash.

Additionally, the heritage statement states “close to the Site, there are similar recent timber structures erected” but no further detail or proof regarding the size and location of these structures has been provided.

### **Landscape and Ecology**

The woodland is an integral part of the visual amenity of Wash and had been undisturbed for a number of years prior to its use for unauthorised agriculture by the current owner (historical images of Wash show this). Any changes such as those proposed (the structure and access road) will be irreversible changes to an area that should be protected. The application results in no biodiversity gain and does not demonstrate that the development would protect or enhance the conservation area.

The woodland has a widespread knotweed issue, please see below for drawing JK24-9522-01, which highlights the knotweed noted in the woodland and around the edges by a professional knotweed survey carried out in July 2024. The report carried out in July 2024 also acknowledges that knotweed “thrives on disturbance” and that “Rhizome (the underground stem system – most regenerative part of the plant) can stay dormant for a substantial period of time, which may result in potential re-growth emerging should any ground material containing viable/dormant rhizome be disturbed”. Ultimately, it is concerning that the planning application makes no mention of the widespread knotweed on the site and fails to acknowledge the serious impacts that excavating and vehicular access could have on the spread of the knotweed to the surrounding land and public road/footpaths. The survey/report referenced was carried out at our own cost when the woodland was for sale in 2024 and we are happy to share this full report with the Planning Officer if required.

It should also be noted that the sales marketing of the woodland in 2024 stated that “We are aware that a small area of Japanese Knotweed is on site and it is in the process of being treated.” As the below drawing shows, the knotweed issue is more widespread than this and it was also stated to ourselves that the treatment referenced here was “standard supermarket weedkiller”, not professional treatment. Again, emails can be provided to show this to the Planning Officer if required. Our land directly adjoins the woodland in question and it is concerning that there is no management plan in place to stop the spread of this knotweed. If the knotweed was to spread as a result of this application being approved, we would take legal action against both the council and the applicant to recover costs and damages to our neighbouring land and property. Ultimately, the planning application fails to acknowledge any knotweed issue and fails to outline a robust management plan to prevent the spread to neighbouring land.

Furthermore, document ‘PL03 P3 PROPOSED SITE PLAN’ makes multiple references to ‘informal parking and turning’. A woodland in a conservation area should not be turned into parking. The ambiguity of the statement in the application does not specify how many vehicles will be entering the woodland and also ignores the vehicular impact on the spread of Japanese knotweed present in the area. The application also states ‘the road construction can be agreed with the Local Authority’ again showing a lack of firm detail and leaves this ambiguous as to the construction and effect on the surrounding area.

### **Effect on Conservation Area**

The conservation area character statement for Wash reads “The village is contained within a rural setting surrounded by open space, wooded areas and grazing land” and the woodland in question forms a prominent part of this landscape. If the planning application was approved, it would have a detrimental impact on the wooded area which is mentioned in the Wash character statement.

It is noted that the application states “the existing agricultural use of the field is established”, however, the woodland was only recently changed to an agricultural use and is **not a field**. This in itself is a significant change of use of a woodland in a conservation area. As has been highlighted, prior to the applicant purchasing the woodland, it was undisturbed for wildlife.

The Arb Method Statement included in the planning application states that before any work can commence the tree works to be undertaken are “Crown lift the canopy of W1 over the proposed structure”. The trees in the woodland contribute to the character of the local conservation area and it is wrong that they are being altered purely to make way for the proposed structure. There is no evidence provided as to the maturity or species of tree to be crowned or other trees that could be impacted from development. The focus should be on maintaining mature trees and enhancing the natural landscape, especially within this area. The application is for purely recreational activities and will permanently alter the woodland in an area that should be preserved. Allowing the proposed structure therefore risks creeping development.

Ultimately, the proposed structure and access road would have a detrimental impact on the Wash Conservation area, does not protect or enhance the area and it sets a precedent for similar development in surrounding fields/land.

Once again, we iterate our strong objection to the application.

Kind Regards  
Mr and Mrs Campbell-Rowe  
Owners/Occupiers  
Badgers Brook, Wash, SK230QN

Appendix  
Drawing JK24-9522-01

