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From: Coleman Liz [REDACTED]
Sent: 05 May 2026 15:27
To: Planning (HPBC)
Subject: Consultation response for HPK/2026/0049- Land Opposite Rose Cottage , The Wash , Chapel-En-Le-Frith

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Dear Mr Talbot,

Thank you for your consultation of the Peak District National Park Authority in relation to application HPK/2026/0049 at Land Opposite Rose Cottage The Wash Chapel-En-Le-Frith.

The development is not within an existing farmstead and therefore would not align with the National Park Authority's policies for new agricultural buildings in this respect.

The application site is on the boundary of the National Park and therefore has potential to impact the setting of the Park. It is however acknowledged that the siting is screened by the existing woodland which will offer visual mitigation. Consideration as to the potential impacts to the woodland, as a result of the proposed development and use for grazing, should be given weight in the determination of the application to ensure the woodland remains, not only to protect the setting of the National Park but also Wash Conservation Area and the natural habitat it provides to wildlife and ecological connectivity to the National Park. It is noted that the site is within two protected species buffer zones.

If the application is to be approved we would urge careful consideration of any external lighting if this is deemed required as it could potentially impact the dark skies and natural environment in this rural area. External lighting should be minimal and low level.

We request that you give the impact of the development on the setting of the National Park great weight in your planning balance and that High Peak Borough Council acknowledge their enhanced duty as a relevant authority to seek to further the purposes of National Parks.

Kind regards
Liz Coleman

Liz Coleman
Assistant Planner

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Peak District National Park Authority



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