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From: [REDACTED]
Sent: 08 May 2026 11:38
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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Application Reference No. : HPK/2026/0049 Site Address: Land Opposite Rose Cottage The Wash Chapel-En-Le-Frith Derbyshire SK23 0QN Comments by: C Lincoln
From:

The Wash

SK230QW

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Submission: Objection

Comments: I write to object to the proposed application for the development / building / roadway within the protected woodland, in the Wash conservation area.

Primary concerns would be in relation to the woodland being a very old protected, conservation woodland, made up of mixed mature trees, including native pine trees. It is a rare area of remaining native woodland of this kind in the area with native pines, much of which has already been lost to development and agricultural land.

The application is erroneous and misleading in its description of the site as being agricultural land and/or a field. It is protected native woodland and has not previously been used for agricultural purposes and it is very certainly not a field. As it is woodland, there is no grazing for the animals the development wishes to support.

The plans for the roadway and building within the woodland would permanently alter the nature of the site, creating a permanent road and car parking area within the centre of the site. The car park and road and proposed building development, would mean those areas of the woodland (which is already a relatively small site) would be permanently damaged / cleared.

The construction of the roadway is concerning in that the single track access lane to the Wash, cannot support more rainwater run off & the drains on the lane leading up to the railway bridge struggle to perform with heavy rain. The rain water runs down the lane, to a confluence with the stream, Hokham Brook, identified in the application as Ford Hall Brook. In moderate to heavy rain, the brook cannot support the additional volume of water from the lane, which causes the drainage point to the stream to back up, with high risk of flooding to local homes. To have additional run off into the lane, from the site, as a result of the proposed roadworks, would very likely increase this risk. This is not addressed within the Application other than to advise 'porous' stone, but this would not be sufficient to prevent increase run off. The risk of flooding in the lower part of the Wash is high.

It should be noted that there is accessible parking for the site already, in the residents parking area in the Wash. If there are local group trips to this area, there is an accessible church car park approximately 500m away which is well used by families and visitors.

Ultimately & in view of the various comments both in objection and support, it is important to address that this Application is very specifically, an application for building and development and the building of a road way, in protected conservation woodland.

It is hoped that proper and primary full consideration, is given to the advice of the HPBC Arboricultural Officer, and the reality that this application, building and development, WILL result in the degradation and damage of the woodland and that any plans for a smallholding on this site, are contrary to the protection, preservation and conservation of the woodland.

In summary, this is an objection to development of protected conservation woodland for a road way and/or building and/ or change of use for agricultural purposes, which would seem to be inappropriate for the site and would certainly risk permanent damage and loss of the woodland (in whole or in part) for future generations.

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