

[REDACTED]

Sent: 26 June 2026 14:24
To: Planning Comments (HPBC)
Subject: FW: HPK/2025/0440: Hull End Farm

[REDACTED]

Sent: 26 June 2026 12:56
[REDACTED]
Subject: HPK/2025/0440: Hull End Farm

Hi Alex,

Please see the National Park Authority's comments below in respect of the above application.

The area of land within the High Peak Borough Council application area adjoins the valley pastures with industry landscape character type within the Peak District National Park, defined as a small scale, settled pastoral landscape with small to medium sized pastoral fields enclosed by hedgerows and drystone walls, with trees being dense along watercourses and there being scattered hedgerow around settlement. Isolated farmsteads also define the area. It is understood the site was formerly open agricultural land.

The site is prominent from the Public Right of Way which passes through it, and visible from Hayfield Lane further west. The original stone building at Hull End Farm is considered to be of vernacular character reflective of traditional (and possibly historic) modern agricultural buildings in the National Park. Notwithstanding the large agricultural building in between, the land further west contributes to the agricultural setting of that building.

The development proposed west of the modern agricultural building would change the use and alter the character of open agricultural land which contributes to the local landscape character type and to a degree to the setting of

Hull End Farm, in a location which forms part of the immediate visual setting of the National Park. The domestication of the landscape as a result of residential garden, associated paraphernalia, and the caravan (which is substantial in scale and incongruous within its setting) and illumination at night, would harm the rural agricultural character, beauty and setting of the National Park and its valued characteristics which include landscape and heritage. From Hayfield Lane, the residential use would appear as an isolated encroachment into the agricultural landscape.

Whilst officers appreciate the applicant has sought to reduce visual impact through tree and hedgerow planting, this would not negate the encroachment into the countryside nor the visual impact entirely, particularly during winter, and would not mitigate the visual impact when walking through the site via the Public Right of Way. The National Park Authority therefore objects to the application proposed due to the impact of the development on the landscape and built heritage of the National Park, contrary to the first statutory purpose of the Park. Whilst a caravan in such a setting is unlikely to be supported, officers consider garden space associated with the main residential use of the site (Hull End Farm) should remain at a sympathetic scale with a close association to the existing residential building.

If the Council were minded to grant planning permission, it is suggested that conditions controlling landscaping, external lighting, extent of residential curtilage, permitted development rights and requiring removal of the caravan when no longer required would be necessary in the interests of landscape, although it is not considered such conditions would overcome the overall harm identified.

Kind regards,

Hannah
Hannah Freer
Senior Planner



Peak District National Park Authority



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