



Conservation Team Advice

Date: 24th March 2025
Application Ref: DET/2025/0002
Site Address: Communications Mast, Foxlow Farm, Harpur Hill
Proposal: Application to determine if prior approval is required for a proposed installation of a new sharable 25m high swann SC5S lattice mast which is collocated with an existing compound approximately 204m to the northwest of the site.
Development will include: 1no. headframe, 6no. antennas, 2.1m high palisade fencing, 6no. operator cabinets, 1no. meter cabinet.

Heritage assets affected:		
Designated Heritage Asset(s):	☒	Fox Low bowl barrow – Scheduled Monument (listing ref: 1008921)
Non-Designated Heritage Asset(s):	☐	

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Summary of Significance

The proposal would involve construction of a mast to the east of Fox Low bowl barrow, which is a Scheduled Monument. The monument is a bowl barrow, which were funerary features dating between Neolithic to late Bronze Age. They are designed to occupy prominent locations and are important landscape features. Fox Low monument has been partially disturbed by excavations in the mid-19th century, but its remains are largely intact and is still of high archaeological value. Fox Low bowl barrow is believed to date from the Bronze Age.

Its rural setting has been encroached upon, notably to the west and north with modern housing developments. However, the rural appreciation and prominence of the monument is still appreciated in views on the approach from the south along Ashbourne Road and Heathfield Nook Road. This part of the setting helps maintain the

designed prominence of the bowl barrow in the landscape and contributes positively to its significance.

Assessment and Impact

The proposal would involve the construction of a 25m tower mast, compound and cabinets.

The proposed tower would be a substantial structure in the landscape, particularly due to its prominent siting on elevated position in the topography. The lattice tower, associated equipment and enclosures would have an overtly engineered appearance which would starkly contrast with the verdant and rural landscape setting of the Scheduled Monument, the latter of which makes a positive contribution to the asset's setting and significance when viewing from the east and south.

Due to the height of the tower, this would become a visual focal point of the landscape competing with the designed prominence of the bowl barrow. In addition, it would considerably diminish appreciation and experience from the asset itself as this would be a starkly engineered feature in close proximity to the monument. The colouring of the enclosure fencing would do little to minimise this visual impact.

Overall, the proposal would have a moderate-high impact on the setting of the Scheduled Monument due to proximity and scale of the proposed development. This would result in a moderate degree of harm to the significance of the designated heritage asset.

Legislation and Policy

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- High Peak Local Plan (Adopted 2016) – EQ7 Built and Historic Environment

Conclusions and Recommendations

In summary, the proposal would result in a moderate degree of harm to the setting and significance of the Scheduled Monument. With reference to planning policies, this would be ‘less than substantial harm’ to the designated heritage asset (par.215 of NPPF and policy EQ7 of the local development framework). It is recognised that the proposal would result in public benefits in terms of improved communication networks in the area and it is for the decision maker to determine in the planning balance whether these benefits would balance or outweigh the less than substantial harm to the setting and significance of the designated heritage asset.

Conservation Officer: Megan Atkinson



High Peak Borough Council

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