

HERITAGE IMPACT ASSESSMENT

Client: **THE TRUSTEES OF S. MELLAND DECEASED.**

Location: **BEEHCROFT, FLAGG, BUXTON, SK17 9QE.**

Proposal: **RETROSPECTIVE APPLICATION FOR A NEW ACCESS ONTO THE MAIN ROAD (A515) AND CONSTRUCTION OF A NEW TRACK OFF THE EXISTING TRACK TO THE EXISTING BUNGALOW.**

Date: **January 2026**

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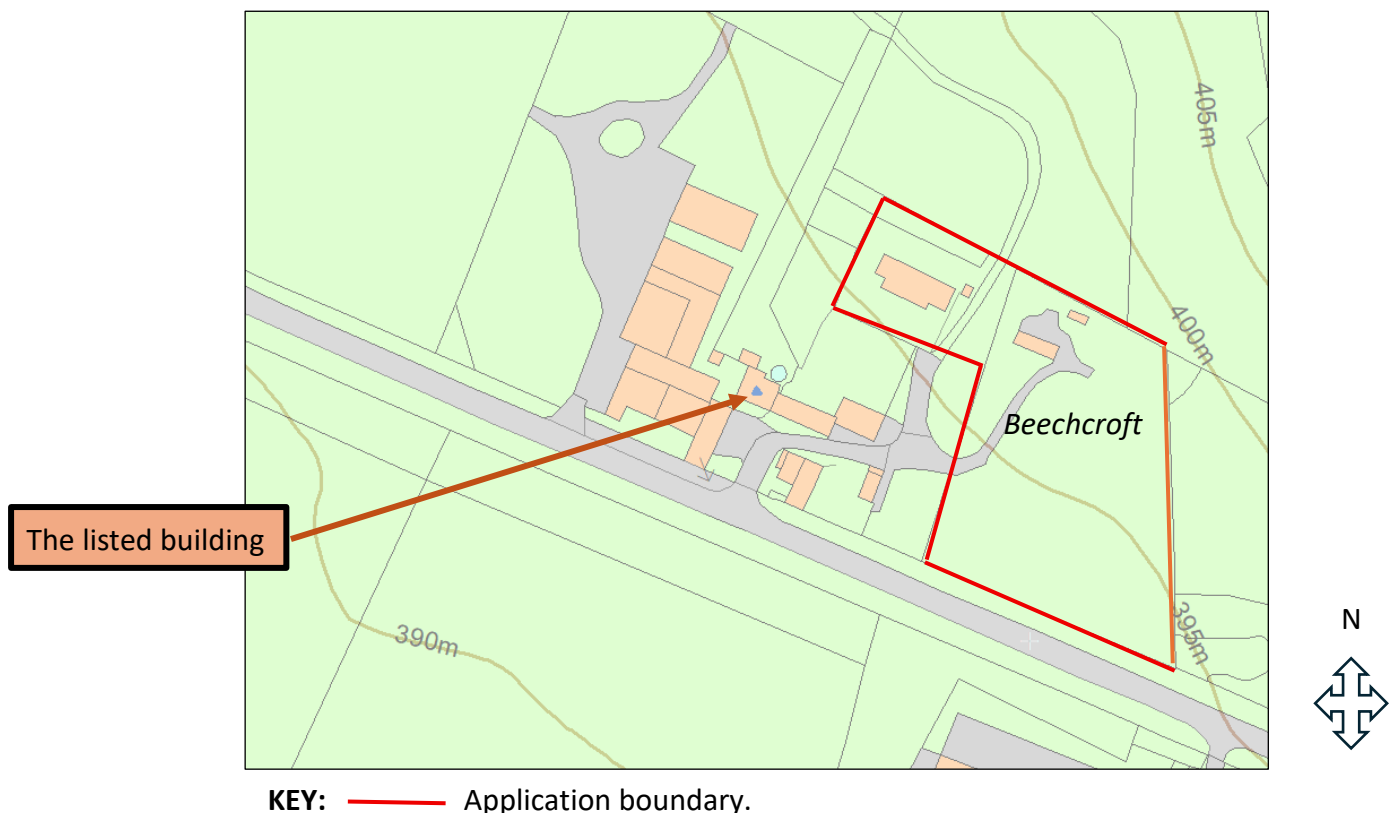
1. INTRODUCTION

- 1.1 This Heritage Impact Assessment considers the impact of the retrospective and proposed development on the setting of the neighbouring Listed Building – Great Low Farm, a Grade 2 nationally listed building.
- 1.2 The official listed building address for Great Low Farm is “Great Low Farm, Hartington Upper Quarter Parish.”
- 1.3 The planning application seeks permission for part retrospective and part proposed development. for a new access onto the main road (A515) and the construction of a new track off the existing track to the existing bungalow.

2. THE LISTED BUILDING.

- 2.1 Figure 1 below shows the application site, Beechcroft, and the next-door Grade 2 Listed building.

Figure 1 - Location of the Listed Building and the Application Site



2.2 The Official List Entry for Great Low Farm is in Appendix 1. The listed building description is as follows:

“Farmhouse. Late C18. Roughcast rubble limestone with gritstone dressings, projecting quoins, plain gables, end ashlar ridge stacks, concrete tiled roof. 'L' plan. Two storeys, two bays, with 2-light flush mullioned windows with C20 joinery. Central doorway with heavy lintel and quoined surround, now obscured by C20 pitched-roofed porch with glazed door.”

2.3 Greatlow Farm consists not only of the farmhouse but also of 6 outbuildings. The latter six buildings are presumably listed by association. All have roughcast stone walls. One of them has a light-coloured steel or plastic-coated pitched roof. The others have corrugated sheet roofs. Also, there are several farm buildings to the west of Great Low Farm, which are part of the applicant's holding.

2.4 There is a low stone wall, about 1 metre high, fronting the road on the western side of the access to Great Low Farm and an approximately 1.8 metre high stone wall on the eastern side of the entrance. The former wall has been recently rebuilt by the new owners. From the eastern end of the 1.8m wall, there is a low, approximately 800mm high, dry-stone rubble wall running along the entire frontage of the Beechcroft site.

3. THE APPLICATION SITE

3.1. The planning application site – Beechcroft – is situated on the main road between Buxton and Ashbourne – the A515. Until approximately two or three years ago, the application site was part of Great Low Farm. However, the two sites are now completely separate, Great Low Farm having been sold to new owners. The applicant has retained the planning application site and 40 (16.2ha.) acres of farmland which surrounds Great Low Farm on the north, north-east and west.

3.2. There is an approximately 3.6 metre (4 yards) deep highway grass verge between the road carriageway and the front of the site. There is a low stone wall and a row of mature deciduous trees along the front (the south-south-west) of the site and along the eastern and northern boundaries.

3.3. The planning application site, now named 'Beechcroft' after the vacant bungalow there, is a mostly unused permanent caravan site with only a few caravans, only one of which is occupied. The caravan site is located to the east of Great Low Farm, and the bungalow is situated to the north.

3.4. The application site is owned by the Trustees of S. Melland, deceased. The landholding, which the son farms, is 40 acres (16.2 hectares) in total – see red line on the submitted Retained Land and Buildings Map.

- 3.5. Before the sale, access to the application site and the caravan was through the Great Low Farmyard. This access is now closed, leaving no access to the application site. The Beechcroft farm buildings are on the west side of Great Low Farm. To reach them requires driving out of the application site, turning right, driving past Great Low Farm, and turning right into the farm buildings.

4. THE PROPOSAL

- 4.1. The work constructing the access on the first part of the track began in May 2025 and stopped on 2nd June 2025. Work has not started on the proposed new track leading to the bungalow.
- 4.2. The new access consists of the access onto the road and a total of approximately 130 square metres of new stoned drive linking to the existing driveway leading to the residential caravan. The stone wall has been breached, and the access has been built over the verge through the gap in the wall. The new opening in the wall is 5.3 metres wide and 57 metres from the access to Great Low Farm. The wall ends have been repaired. There is now a view through the gap of the light coloured caravan where the farmer and his mother live.
- 4.3. The metal farm gate would be set back 10 metres from the road edge, allowing vehicles to turn in off the road before opening the gate. The first metres of the access track would be paved either in tarmac or concrete.
- 4.4. No work has started on the proposed track going from the existing drive towards the bungalow. The layout of the access and the proposed drive, together with the appropriate construction details, are shown on the submitted Proposal Site Plan (Drawing 064-03F Site Proposed) and the Site Detail drawing (No. 064-05D Site Detail).

5. IMPACT ASSESSMENT

- 5.1. The gateway opening is a simple, clean opening in the wall. The metal gate is well set back. The opening is 57 metres from the entrance to the Greatlow Farm yard. There is no footpath on either side of the road. Traffic speeds quickly past the site, and views of the site are momentary. The opening in the wall is clearly visible only when viewed directly from the edge of the road or from the opposite side across the roadway.
- 5.2. There are 4 existing buildings on the Great Low Farm site between Greatlow Farmhouse and the application site. These and the trees on the western boundary of the application site block any views of the access from Great Low Farm. The Farmhouse fenestration is on the northern and southern sides of the building. There are no views from the southern side of the house, but the bungalow and the proposed track and vehicles on it can probably be seen from the northern side of

the house. The bungalow is about 42 metres from the Farmhouse. The western end of the proposed track would be about 46 metres away from the Farmhouse. Given the low profile of the track, the distance, and the fact that the view of the track is at a more oblique angle, it is considered that the proposed track's impact would be negligible and that there would be no harm to the setting of the listed building.

5.3. The new access is almost 180 degrees from the entrance to Great Low Farm. Seen from there, it is considered that the visual impact on the setting of the listed building when viewed from there would be negligible.

6. CONCLUSION

6.1. The retrospective and proposed development do not harm the setting or character of the Listed Building.