

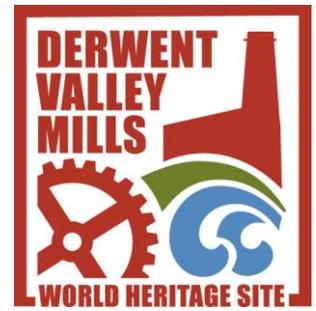
DERWENT VALLEY MILLS WORLD HERITAGE SITE

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Sarah Arbon
Development Management
Derbyshire Dales District Council
Town Hall
Matlock DE4 3NN

26th January 2022

Dear Sarah

21/01426/FUL: Change of use and extension to barn to form a live/ work dwelling, erection of associated outbuildings, a domestic wind turbine and formation of wildlife pond at Carrwood Farm, Intake Lane, Cromford.

Please find below the Derwent Valley Mills World Heritage Site Partnership response to the consultation concerning the above application. These comments will be passed to the World Heritage Site Conservation and Planning Group for verification in April.

The site lies within the Derwent Valley Mills World Heritage Site (DVMWHS) Buffer Zone. The Derwent Valley Mills were inscribed on the World Heritage List by UNESCO in 2001. The Derwent Valley Mills Partnership, on behalf of HM Government, is pledged to maintain the Outstanding Universal Value of the Derwent Valley Mills World Heritage Site by protecting, conserving, presenting, enhancing and transmitting its culture, economy, unique heritage and landscape in a sustainable manner.

The retrospective Statement of Outstanding Universal Value (SOUV) for the Derwent Valley Mills was adopted by the World Heritage Committee in 2010. The SOUV refers to the following UNESCO criteria, which the World Heritage Committee agreed were met at the time of inscription. They are:

- C(ii) That the site exhibits “an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town planning or landscape design”;
- C(iv) That the site is “an outstanding example of a type of building or architectural or technological ensemble or landscape, which illustrates a significant stage in human history”.

The SOUV records that these criteria were met for the following reasons:

- C(ii) The Derwent Valley saw the birth of the factory system, when new types of building were erected to house the new technology for spinning cotton developed by Richard Arkwright in the late 18th century.
- C(iv) In the Derwent Valley for the first time there was large-scale industrial production in a hitherto rural landscape. The need to provide housing and other facilities for workers and managers resulted in the creation of the first modern industrial settlements.

A Management Plan for the World Heritage Site was created in 2002, and updated in 2020. It has as the first of its nine aims to: “protect and conserve the Outstanding Universal Value of the DVMWHS to ensure its transmission to future generations.” In accordance with this aim, and with reference to the operational guidance in Section 20 of the Management Plan, I have consulted with Derbyshire County Council’s Conservation, Heritage and Design Service (which advises the World Heritage Site Partnership in planning matters), and have received the following advice:

The proposed development site is located squarely within an agricultural parcel of land within the DVMWHS Buffer Zone, the immediate setting to the World Heritage Site. While the existing agricultural building is not a listed building, it is clearly of some historic merit as what may have formerly been a field barn. A basic map regression exercise indicates that the building was present from at least the middle of the 19th century, and, as the heritage statement suggests, it is likely to date from the early 18th century. The information on the first edition OS and subsequent maps indicates the possibility of other adjoining structures around it although none appear to have survived from the images provided in the planning submission. Notwithstanding the various harmful modern alterations to the building and loss of many of its original features it is considered to be an element of the WHS in recognition of its contribution towards Attribute number 2, as defined in the current (2020-25) WHS Management Plan (<https://managementplan.derwentvalleymills.org/part-a/1-2-1-statement-of-outstanding-universal-value/>).

The development site is located centrally, in an area of relatively unaltered agricultural land, between the A6, a former historic turnpike road, and Intake Lane to the south, which is believed to have been used to transport building materials to Cromford. Both these features are important elements of the WHS and are sensitive visual receptors to alterations within the WHS. The information available on Google Earth suggests that the site, and in particular the existing barn, is not visible from along the A6 due to the presence of intervening vegetation and mature trees. Views from further to the north are also likely to be very limited for the same reasons and due to the intervening topography. Although views into the interior of the site may be possible from the upper reaches of Intake Lane, including from along the High Peak Trail, it is likely that these will also be very limited due to the presence of intervening dense vegetation and mature trees. Any views of the existing barn are most likely to be looking down across the roof of the building due to the sloping nature of the site as it drops down towards the A6.

It would be a great shame if the barn was left to continue to decay further and therefore, overall, the WHS Partnership is supportive of the proposed development as it should secure a sustainable future for the building. This is also in view of its intended purpose, broadly speaking, for agricultural use as a dwelling for use in conjunction with Carrwood farm. The relatively modest alterations to the barn are subservient in form and therefore not likely to impact greatly on the ability to interpret the building as a former agricultural building. The Partnership is also satisfied that the overall design quality is such that it meets the requirements set out in the current DVMWHS Management Plan. While there may be a very small amount of harm to the historic significance of the barn this should be outweighed by the fact that a more sustainable future is secured for the building. Therefore, any impact on Outstanding Universal Value, in relation to the redevelopment of the barn, is likely to be very small.

However, the Partnership does have concerns over the proposed installation of the wind turbine. This supporting column is illustrated to stand at 12m tall and turbine blades at 15m tall when at the top dead centre of its revolution. In view of its height, and likely impact on surrounding views, and because this is an alien feature in such a sensitive historic environment, we do object to this element of the proposed development. This could set a dangerous precedent for other similar such proposals in the DVMWHS if it is permitted. To make the proposed development more acceptable we would therefore advise that this is omitted from the application.

The overall success of the scheme will also rely on careful detailing and appropriate choice of materials and this aspect of the application should be carefully controlled by the local planning authority. In view of the potential for archaeological evidence on the site as it is redeveloped, we would advise that the local planning authority seeks advice from its development control archaeologist. Depending on their view of the site, it may be worth considering a suitable level of archaeological recording for the barn and surrounding ground if it is to be significantly disturbed. Copies of any information gathered from this should be deposited with Derbyshire County Council's Historic Environment Record and the Derbyshire Records Office. We would therefore also advise that any planning permission is suitably conditioned in this regard.

The Partnership asks that these comments can be considered when a decision is made concerning this development.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adrian Farmer', written in a cursive style.

Adrian Farmer

Heritage Co-ordinator, Derwent Valley Mills World Heritage Site.