



Archaeological  
Research  
Services Ltd

## Cowdale Quarry, Buxton, Derbyshire Cultural Heritage



View of Cowdale Quarry lime kilns

**Archaeological Research Services Ltd**  
**Report No. 2010/43**  
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## Cultural Heritage Chapter

### 1 Introduction

- 1.1 This chapter has been prepared by Archaeological Research Services Ltd and addresses the archaeological, historic landscape and historic building (collectively considered as the Cultural Heritage) implications of the proposed development of Cowdale quarry (referred to as the application site).

### 1.2 Legislative Control and Context, Guidelines and Practices

#### 1.2.1 Legislation and Guidance

In considering any planning application for the development of Cowdale quarry, situated to the east of Buxton, the planning authority will be guided by the policy framework set by government guidance, in this case PPS5 (Planning Policy Statement 5: Planning for the Historic Environment), by current Development Plan policy and by other material considerations.

This assessment has also taken into account relevant national and local legislation and policy, including:

- Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999;
- Ancient Monuments and Archaeological Areas Act 1979;
- Planning, Listed Buildings and Conservation Areas Act 1979;
- The Hedgerow Regulations 1997 (and new guidance 2002);
- East Midlands Regional Spatial Strategy (RSS)
- High Peak Local Plan (adopted March 2005)

#### 1.2.2 Planning Context

High Peak District Council has statutory duties regarding the control of development and, with regard to archaeological remains, historic buildings and historic landscape resources. The East Midlands and District Council have drawn up policies (published in the Regional Spatial Strategy and Local Development Framework/Local Plan) that seek a balance between necessary development and the protection of cultural heritage resources.

In short, government policy in PPS5 and development plan policies provide a framework that:

- Protects Scheduled Ancient Monuments and World Heritage Sites,
- Protects Listed and other heritage assets,
- Protects the settings of these sites,
- Protects Registered Historic Parks and Gardens,
- Protects Registered Battlefield sites,
- In appropriate circumstances requires additional information (from field evaluation) to enable informed decisions,

### *1.2.3 Regional Planning Policy*

Regional Spatial Strategy (RSS) for the East Midlands, the East Midlands Plan, was published by the Secretary of State in March 2009. Section 3 of The East Midlands Plan contains the policy relating to managing the Historic Environment. Policy 26 encourages local authorities and other bodies to adopt policies and applications which support the conservation and, where appropriate, the enhancement of the historic environment.

#### **Policy 26**

##### **Protecting and Enhancing the Region's Natural and Cultural Heritage**

Sustainable development should ensure the protection, appropriate management and enhancement of the Region's natural and cultural heritage. As a result the following principles should be applied:

- The Region's internationally and nationally designated natural and historic assets should receive the highest level of protection;
- Neither direct or indirect damage to EU designated Natura 2000 sites will be permitted;
- Damage to natural or historic assets or their settings should be avoided wherever and as far as possible, recognising that such assets are usually irreplaceable;
- Unavoidable damage must be minimised and clearly justified by a need for development in that location which outweighs the damage that would result;
- Unavoidable damage which cannot be mitigated should be compensated for, preferably in a relevant local context, and where possible in ways which also contribute to social and economic objectives;
- There should be a net increase in the quality and active management of natural and historic assets across the Region in ways that promote adaptation to climate change, and an increase in the quantity of environmental assets generally; and
- The Region's best and most versatile agricultural land should be protected from permanent loss or damage.

### *1.2.4 Local Planning Policy*

Forming part of the Local Development Framework is a number of saved policies from the High Peak Local Plan. Policy 25 related to the historic environment.

#### **Policy 25**

##### **BC10 - ARCHAEOLOGICAL AND OTHER HERITAGE FEATURES**

Planning Permission will not be granted for development which is likely to result in harm to a Scheduled Ancient Monument or other nationally important site, its setting or amenity value. Elsewhere, Planning Permission will be granted for development, provided that there will not be a significant adverse effect upon other known archaeological or heritage features, including Buxton's area of archaeological interest as defined on the proposals map.

Where proposals will affect a feature or an area of archaeological interest, they will, where appropriate, include an archaeological evaluation of the site and a statement demonstrating how it is intended to satisfactorily accommodate or preserve the archaeological or heritage features.

Where Planning Permission is granted, conditions will be imposed, and/or planning obligations sought, to ensure that archaeological or heritage features are recorded and retained

intact in situ; or where this is impractical, archaeological or heritage features are appropriately excavated and recorded, prior to destruction by development.

The application site is also situated within a Special Landscape Area and accordingly the siting, design and landscaping of new development in the Special Landscape Area must have special regard to its landscape quality and character. Policy 11 relates to Special Landscape Areas.

### **Policy 11**

#### **OC3 – SPECIAL LANDSCAPE AREA DEVELOPMENT**

Within the Special Landscape Area defined on the proposals map, development in accordance with policies OC1 and OC2 will be permitted, provided that it will not detract from the special qualities and character of the Special Landscape Area.

Where development is permitted in the Special Landscape Area the developer will be required to have special regard to the landscape quality of the area in relation to siting, design and landscaping.

## **1.3 Methods and Scope**

Following discussions with the Local Planning Authority (LPA) regarding the proposed development, the LPA indicated that cultural heritage issues should be addressed.

In order to inform the preparation of this chapter of the Environmental Statement and in accordance with planning policy PPS5 (Planning for the Historic Environment), an archaeological desk-based assessment and buildings appraisal has been prepared (Archaeological Research Services 2010). The results of studies undertaken of the application site have been considered as part of this chapter.

The following sources were consulted during the assessment:

- Derbyshire Historic Environment Record (HER)
- National Monuments Record (NMR)
- Derbyshire Record Office
- Derbyshire Local Studies Library (Matlock)

Although no Scheduled Ancient Monuments or listed buildings are situated within the application site at present. The former Cowdale quarry and lime works, situated within the application site have been identified as important Heritage Assets by English Heritage who are considering whether to designate them.. Discussions have been held with the English Heritage Regional Inspector of Ancient Monuments and with the local authority archaeological advisor and conservation officer.

Similarly, in accordance with the guidance in PPS5, the archaeological desk-based assessment has considered the evolution of the landscape forming the application site and established the presence/absence of historic buildings and historic landscape remains and their significance within or near the application site. In this regard, the following sources were consulted:

- English Heritage Register of Parks and Gardens of Special Historic Interest in England
- English Heritage Register of Battlefields
- Statutory Lists of Buildings of Special Architectural, or Historic Interest

- Derbyshire Historic Landscape Characterisation

## 1.4 Impact Assessment Method

### 1.4.1 Receptor Definition, Identification and Sensitivity

Determination of the importance of receptors (sites and features) has been based mainly on existing designations, but allows for professional judgement where features are found that do not have any formal national or local designation. Table 1.1 below contains the criteria used to assess probable importance of the receptor.

**Table 1.1: Criteria used to determine significance of the receptor**

Criteria for evaluating significance of cultural resource	
<b>National significance</b>	<ul style="list-style-type: none"> <li>• Listed Buildings (Grade I, II* and II)</li> <li>• Scheduled Ancient Monuments.</li> <li>• Archaeological sites and monuments of schedulable quality and importance, but undesignated.</li> <li>• Previously unknown sites of schedulable quality and importance, discovered in the course of evaluation or mitigation (i.e. sites of demonstrable national or international importance).</li> </ul>
<b>Regional/District significance</b>	<ul style="list-style-type: none"> <li>• Local authority designated heritage sites and landscapes: locally listed buildings, conservation areas and archaeological sites of regional importance.</li> </ul>
<b>Local Significance</b>	<ul style="list-style-type: none"> <li>• Archaeological sites and landscapes whose importance is limited by poor preservation and/or poor survival of contextual associations.</li> <li>• Sites and features of limited value in themselves or whose importance is limited. These may include those for which detailed information is available in primary sources and where archaeological investigation would add no significant additional information (e.g. some modern sites)</li> </ul>
<b>Not important</b>	<ul style="list-style-type: none"> <li>• Archaeological sites or landscapes with no surviving archaeological component.</li> </ul>

### 1.4.2 Magnitude

The determination of magnitude of change is based on the level of effect of the proposed development that may impact upon cultural heritage assets e.g. temporary or permanent land take or excavation, ground disturbance and compaction; and the current state of survival/condition of the receptor e.g. the nature of past development or management effects.

Development impacts can be characterised as to whether they would be:

- Direct or Indirect;
- Short, Medium or Long Term;
- Reversible or Irreversible; and/or
- Cumulative

The magnitude of impact is assessed by taking into consideration the extent/proportion of the site/feature affected, its type, its survival/condition, its fragility/vulnerability and its potential and amenity value. In considering the above factors the impact magnitude on cultural heritage resources are measured as set out in Table 1.2 below.

**Table 1.2: Criteria used to determine magnitude of change**

Criteria for appraisal of magnitude of effects on heritage resources	
<b>Adverse (Very High, High, Medium, Low)</b>	<ul style="list-style-type: none"> <li>• Demolition of historic (listed) building;</li> <li>• Loss of archaeological site in whole or part;</li> <li>• Intrusion on setting of heritage assets; and</li> <li>• Change in noise or visual ambience.</li> </ul>
<b>Negligible/none</b>	<ul style="list-style-type: none"> <li>• No direct effect on resource; and</li> <li>• No observable change in setting or ambience of the heritage asset.</li> </ul>
<b>Beneficial (Very High, High, Medium, Low)</b>	<ul style="list-style-type: none"> <li>• Increase in archaeological knowledge; and</li> <li>• In the case of up-standing field monuments and listed buildings, enhancement of existing poor noise or visual ambience by positive work (e.g. screening) or removal of source (e.g. road closure).</li> </ul>

#### 1.4.3 Definition of Significance

The significance of environmental effects is determined by two variables:

- The importance and/or sensitivity of the receptor; and
- The magnitude of change.

Table 1.3 below sets out how the significance of environmental effects has been assessed. The environmental effect outlined below represents the effect without mitigation.

**Table 1.3: The significance of environmental effects**

Magnitude of Change	Importance/sensitivity of receptor				
	Very High (International/National)	High (Regional/County)	Medium (District)	Low (Local)	Negligible
<b>Negative</b>					
<b>High</b>	Severe adverse	Major adverse	Major adverse	Moderate adverse	Minor adverse
<b>Moderate</b>	Major adverse	Major or Moderate adverse	Moderate adverse	Minor adverse	Minor adverse
<b>Low</b>	Moderate adverse	Moderate or Minor adverse	Minor adverse	Minor adverse or None	None
<b>Negligible</b>	Minor adverse	Minor adverse or None	None	None	None
<b>Uncertain</b>	Unknown	Unknown	Unknown	Unknown	Unknown
<b>- Positive</b>					
<b>Low</b>	Minor beneficial	Minor beneficial	Minor beneficial	None	None
<b>Moderate</b>	Moderate beneficial	Moderate beneficial	Moderate beneficial	Minor beneficial	None
<b>High</b>	High beneficial	High beneficial	High beneficial	Minor beneficial	None



## 1.5 Baseline Conditions

### 1.5.1 *Geological and Topographic Factors*

The solid geology of the application site is Dinantian Rocks, comprising Limestone with subordinate Sandstone and Argillaceous Rocks (British Geological Survey 1:650000 v5 2008 Bedrock). No drift geology is present across the application site.

The natural topography of the application site has been severely altered or obscured by the Post-Medieval and Modern quarry activity. A rock cut escarpment forms the southern and northwestern extent of the application site and the former quarried area has been extracted to an average depth of 295m Above Ordnance Datum (AOD). A large area of spoil deposits (waste product of the lime and quarry works) is situated across the eastern extent of the quarry to a maximum height of 317m AOD. Additional areas of spoil are present across the northern section of the application site. The land then slopes down towards the A6 to the north, intercut by a level terrace associated with the former tramway/railway sidings of the former works. The northern limit of the application site is densely wooded and a large number of mature trees are present across the eastern section of the application site.

The nearest watercourse is the River Wye, approximately 200m north of the application site.

### 1.5.2 *Archaeological Resources*

The Derbyshire Historic Environment Record (HER), National Monuments Record (NMR) and published/unpublished sources have shown that there are no Scheduled Ancient Monuments, listed buildings, Registered Historic Parks and Gardens or Registered Battlefield situated within or immediately adjacent to the application site. Only one listed building is situated within 500m of the application site, that of Cowdale Hall, a Grade II listed building 230m south of the application site. The setting of this building will not be affected by the proposed development as the development will not be visible from the building and the experience of it by members of the public will be unaffected. The application site is not situated within or adjacent to a Conservation Area but lies adjacent to the Peak District National Park and lies within a Special Landscape Area as identified within the Local Plan.

However, situated within the application site are the remains of the former Cow Dale Lime Works (HER record 2895 and 2894). In 1997, English Heritage carried out an assessment of the lime works as part of the Monument Protection Programme (MPP) and concluded that the site contained 'very impressive remains of early twentieth century limestone quarry and lime works, with traditional lime kilns' and the proposed action at this time was to 'schedule the whole site'. A 2001 MMP Step 4 report confirmed the recommendation for scheduling. English Heritage is currently considering whether or not to designate some of the quarry buildings on the site.

Situated within 5km of the application site are eighteen Scheduled Ancient Monuments and two Registered Historic Parks and Gardens (see Table 1.4). The setting of these heritage assets will not be affected by the proposed development in that the experience of them and their surroundings will not be affected.

**Table 1.4: Scheduled Ancient Monuments and Registered Historic Parks and Gardens within 5km of the application site**

MONUMENT NO	MONUMENT TYPE	GRADE	EASTING	NORTHING	NAME	DISTANCE FROM APPLICATION SITE (m)
DR213	Scheduled Ancient Monument		406910	372117	STADEN EARTHWORK	757
13208	Scheduled Ancient Monument		408706	371575	ROUND CAIRN AT GOSPEL HILLOCKS, COWDALE	763
13209	Scheduled Ancient Monument		408626	371486	OVAL CAIRN AT GOSPEL HILLOCKS, COWDALE	770
13346	Scheduled Ancient Monument		406729	371235	FOX LOW BOWL BARROW	1465
13349	Scheduled Ancient Monument		410274	372976	COW LOW BOWL BARROW (TUNSTEAD QUARRY)	1924
4229	Registered Historic Park and Garden	II	405831	373466	THE SLOPES, BUXTON	1950
1666	Registered Historic Park and Garden	II*	405381	373314	PAVILION GARDENS, BUXTON	2081
13374	Scheduled Ancient Monument		406251	370540	TWO HLAEWS AT HASLIN HOUSE	2294
DR278	Scheduled Ancient Monument		404982	373217	LISMORE FIELDS MESOLITHIC AND NEOTHIC SETTLEMENT	2676
13348	Scheduled Ancient Monument		411414	370623	TWO BOWL BARROWS ON CHELMORTON LOW	3437
13347	Scheduled Ancient Monument		404653	370662	ANTHONY HILL BOWL BARROW	3454
13365	Scheduled Ancient Monument		410630	375554	ONE OF TWO BOWL BARROWS ON BOLE HILL	3814
13366	Scheduled Ancient Monument		410715	375692	ONE OF TWO BOWL BARROWS ON BOLE HILL	3968
23285	Scheduled Ancient Monument		410890	369177	NETHER LOW BOWL BARROW	4006
13351	Scheduled Ancient Monument		411435	375162	WIND LOW BOWL BARROW AND STANDING CROSS	4077
13367	Scheduled Ancient Monument		412377	371038	FIVE WELLS CHAMBERED TOMB	4145
13353	Scheduled Ancient Monument		410165	376498	BOWL BARROW ON WITHERY LOW	4505
13352	Scheduled Ancient Monument		410228	376519	BOWL BARROW ON WITHERY LOW	4553
13243	Scheduled Ancient		407560	367595	DOWEL CAVE	4577

13350	Monument Scheduled Ancient Monument	406040	367909	HOLLINS HILL BOWL BARROW	4687
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Full details of the archaeological background to the application site are given in the Archaeological Desk-Based Assessment and Buildings Appraisal (Archaeological Research Services 2010). This baseline study is reproduced at Appendix 1 of this ES.

Because full details of baseline conditions are presented in the Technical Appendix, the following section summarises archaeological resources within and close to the application site in order that potential loss of significance to heritage assets or their setting can be identified and appropriate measures chosen to record and advance understanding of them.

#### ***Palaeolithic and Mesolithic Periods (650,000BC-4000BC)***

There is no recorded Palaeolithic or Mesolithic activity within the application site or the surrounding area.

The application site during this period is likely to have been heavily wooded and the extensive quarry activity undertaken during the Post-Medieval and Modern periods is likely to have removed any evidence of early Prehistoric activity within the application site. It is considered that there is a low potential for early Prehistoric activity for the local area and no potential for such activity within the application site itself.

#### ***Neolithic and Bronze Age Periods (4000BC-700BC)***

There are six records from the HER and NMR that are associated with the Neolithic period within 500m of the application site boundary. Neolithic and Bronze Age activity has also been recorded at a 'cave-like' hollow at Lovers' Leap, 440m west of the application site, with the presence of a number of flint scrapers and animal bone. Two Bronze Age funeral monuments are present within 500m of the application site. The local area is likely to have been utilised and populated throughout the Neolithic and Bronze Age period, with the River Wye utilised as a major transport route and food resource.

Although the local landscape was utilised during the Neolithic and Bronze Age period, any activity that may have been present within the application site itself is likely to have been removed or truncated by the Post-Medieval and Modern quarry and industrial activity. A low to nil potential for Neolithic and Bronze Age activity is considered for the application site.

#### ***Iron Age – Romano British (700BC-410AD)***

No Iron Age or Romano-British remains are recorded within the application site. The HER has identified three records attributed to the Romano-British period within 500m of the application site, these relate to a possible earthwork enclosure, a Romano-British spindle whorl and lead weight findspot and a Romano-British field system complex. Situated between 550m and 750m west of the application site is another Romano-British settlement site and field system and an Iron Age or Romano-British enclosure; the extent of which have been plotted by the Derbyshire NMP project.

Although late Iron Age and Romano-British activity is known within the local landscape, any activity that may have been present within the application site would have been removed by the extensive Post-Medieval and Modern quarry and industrial activity. Therefore a low to nil potential is identified for archaeological remains relating to the Iron Age or Romano-British period.

***Early Medieval (AD410-1066)***

There are no records relating the Early Medieval period within 500m of the application site. The application site itself is situated over 2km southeast of the historic core of Buxton and between two known Medieval settlements of Staden Low and Cowdale.

On current evidence a low to nil potential for Early Medieval activity is considered for the area and, once again, the Post-Medieval and Modern quarrying and industrial activity would have removed any archaeological deposits that may have been present within the application site.

***Medieval (AD1066-1539)***

The application site is situated between the Medieval settlements of Cowdale and Staden Low. Although the former extent of the Medieval settlement of Staden Low extended beyond the modern day settlement, the Medieval settlements of Cowdale and Staden Low do not extend into the application site. The application site is likely to have been situated within the agricultural hinterland of the nearby Medieval settlements.

The application site during this period is likely to have remained an area of woodland, waste or agricultural land associated with the settlements of Staden Low and Cowdale. Any Medieval activity that may have been present within the application site would have been removed by the Post-Medieval and Modern quarrying and lime works. Therefore, a low to nil potential for the Medieval period is considered for the application site.

***Post Medieval and Modern Periods (AD1486–Present)***

Enclosure of the local landscape started to occur from the 17<sup>th</sup> century and by the early 19<sup>th</sup> century much of the landscape had been subject to enclosure. The application site is likely to have remained an area of agricultural land up until the formation of the Cowdale quarry and lime works. This is supported by the presence of ridge and furrow surrounding and abutting the application site and from the cartographic sources.

The enclosure of common grazing provided an incentive for ‘improving’ the land and from the 17<sup>th</sup> century the liming of fields became common practice. During the agricultural revolution many lime kilns were built to supply lime for agricultural purposes. Individual lime kilns and small scale industrial lime works are recorded throughout the limestone region of Derbyshire and in many cases this was carried out by local farmers for their own needs.

The latter half of the 18<sup>th</sup> century saw a great surge in industrial development. With the availability of coal for fuel and the improvement of transport links through the construction of canals and toll/turnpike roads the production of lime increased rapidly in the district and became a key industry around Buxton. However, the application site itself remained an area of agricultural land until the late 19<sup>th</sup> century, although small scale lime burning may have occurred within the site, supplying the local farmers.

The application site contains no existing hedgerows that would meet the criteria for historical importance under the Hedgerows Regulations Act 1997.

***19<sup>th</sup> and 20<sup>th</sup> century***

The Cowdale lime works and quarry was opened by the New Buxton Lime Company in 1898. The works are listed as ‘Staden Quarry’ in the Derbyshire Industrial Archaeology Gazetteer of Sites and is described as ‘a set of very large stone-built lime kilns standing about 50ft high above the track bed of railway sidings on the south side of Ashwood Dale on the hillside above the A6’. The lime kilns themselves, a row of four traditional shaft kilns, are recorded as

being built in c1870. However, the first and second edition Ordnance Survey maps do not show the quarry or the lime kilns and it is understood that Cowdale quarry commenced working in 1898 and it is believed that the lime kilns were constructed at this time.

Cowdale quarry became part of the Buxton Lime Firms (BFL) in 1908. Three early concrete buildings situated close the A6, the power house, gatehouse and an additional ancillary building (lower cabin) are believed to have been constructed by the BLF in 1909, extensions to the lime kilns may have also taken place at this time. The concrete buttresses supporting the lime kilns may have been constructed during the 1920s and follow a similar construction pattern seen at the nearby East Buxton Limeworks, c.5km east of the application site, where concrete buttresses were added in the 1920s and Miller's Dale lime kilns c.6.5km east of the application site, where the buttresses were added in 1923.

In 1926-7 the works were merged to form I.C.I Ltd (Imperial Chemical Industries). The lime works continued in operation until its closure in the mid 20<sup>th</sup> century, although the quarry itself ceased active working in 1948 and was subsequently used for the storage of stone until the site's closure in 1955. The Cowdale lime works are believed to have been the last coal-fired traditional shaft kilns in use in Derbyshire in 1954.

From the latter half of the 20<sup>th</sup> century the tramlines and a number of outbuildings were removed or destroyed and the remains of the lime works were left to decay. The site remains unoccupied to the present day, the large quarry basin is an area of open pasture and large areas of quarry spoil are present across the northern and eastern extent of the application site.

The application site encompasses the former quarry and the lime works complex (HER2895). A high potential for Post-Medieval and Modern deposits and structural remains is considered for the application site with a particular focus for structural remains and activity associated with the former lime works across the northern extent of the application site.

In 1997, English Heritage conducted an assessment of Cowdale quarry and lime works as part of the Monument Protection Programme (MPP). The assessment concluded that the site contained 'very impressive remains of early 20<sup>th</sup> century limestone quarry and lime works, with traditional kilns' and recommended scheduling the whole site. Amongst the surviving lime works, the lime kilns, powder house and power house were considered to be of high importance. The exploitation of the limestone resource in the region has helped shape the industrial landscape of Derbyshire. The Buxton lime trade was a significant industry for the region from the 19<sup>th</sup> century onwards.

The building appraisal concluded that the lime kilns and the power house may have met the criteria for national importance and are significant Heritage assets. They also formed part of the lime works complex comprising the power house, gate house, lower cabin, lime kilns, loading hopper, railway sidings, tramway inclines, drum house and powder houses. However, the structural survey of the power house has confirmed that it is currently unsafe and a number of other structural remains situated within the application site (the upper cabin and structural remains situated within the quarry basin) are of a dilapidated state and contribute little to the significance of the site and are individually considered to be of local significance only. Similarly, the quarry itself is not considered to be a significant heritage asset.

The 1997 MPP report recorded that the site contained potentially hazardous structures and stated that repairs and consolidation would be expensive. The recommended management strategy at this time was to record the site, limit vegetation and allow slow decay. The 2001 Step 4 MPP report supported the recommendation for scheduling as a way of highlighting the preferred option for preservation as a monument of the 19<sup>th</sup> – 20<sup>th</sup> lime industry and its

shaping of the regions landscape and character. The management options highlighted in this report were to create an education/visitor attraction, presenting the history of the lime quarrying and working tradition/technology, or the recording in advance of further deterioration of the site. The report also stated the difficulty in achieving this conservation goal due to the significant resources required.

## **1.6 Impact Assessment**

### **1.6.1 Development Impacts**

The application site is being proposed for the development of a water bottling plant with associated storage together with a new access road off the A6, internal roads, car parking and a visitor's/climbing centre. A comprehensive masterplan for Cowdale quarry has been produced to demonstrate how the employment elements may integrate with and contribute towards the longer term development of the site and the wider urban area. The current planning application does not seek planning permission at this stage for the employment and leisure parcels but shows them as a potential context.

The proposed development will facilitate the opening of the lower lime works structures and features to the public (including disabled access), with the provision of a heritage visitor centre and heritage trail with information panels providing interpretation of the buildings and processes to the public. English Heritage will be granted a long term lease of the land containing the lime kilns and associated buildings to facilitate the long term management of the historic assets. The developer will provide funding towards the maintenance and upkeep of the buildings. This is in line with management recommendations in the MPP Step 4 which states that 'Essentially the options appear to be an educational visitor attraction presenting the history of the lime quarrying and working tradition/technology, or recording in advance of further deterioration of the site.' This would also be in accordance with the Government objectives for planning for the historic environment outlined in PPS5, one of which is 'to contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.'

### **1.6.2 Archaeological Resources**

The proposed access road will cause a loss of significance to the remains of the power house and upper cabin, with the proposed access road passing through their current location which will require their demolition. The proposed route of the access road is the only possible route for access into the quarry following consideration of various alternatives. A number of derelict ancillary buildings, and associated quarry remains that are not considered to be significant heritage assets may also have a loss of significance from the landscaping and removal of the spoil mounds across the north of the application site.

The proposed development will not cause a loss of significance to the existing lime kilns, entrance gatehouse, the lower cabin, drum house, powder houses, loading hopper/crushing plant or railway sidings, all of which, together, are significant heritage assets.. The development will provide the opportunity to open the former lime works to the public with the facility of a visitors centre and information panels.

### **1.6.3 Assessment of Effects**

#### ***Construction Phase***

Direct effects:

The construction of the proposed access road, water bottling plant and associated infrastructure will have the following effects:

- i) Demolition of power house (a significant heritage asset)
- ii) Removal of the structural remains of the lower cabin (although these structural remains may be incorporated into the group value of the site, its current state of preservation contributes little to the significance of the site and individually is considered to be of local significance).
- iii) Removal of structural remains and spoil heap within the quarry basin (although these structural remains may be incorporated into the group value of the site, their current state of preservation contribute little to the significance of the site and individually are considered to be of local significance).
- iv) Removal of as yet unknown archaeological remains associated with Cowdale quarry (considered to be of local significance).

Indirect effects:

During the construction of the proposed access road, water bottling plant and associated infrastructure indirect effects are considered as follows:

- i) The setting of the lower level lime works by the construction of the access road
- ii) The setting of the quarry basin and upper level lime works by the construction of the access road, visitor centre and bottling plant

#### ***Operational Phase***

Direct Effects:

When the bottling plant and heritage visitor centre are in operation and open access is provided to the public to the lower lime works remains the effects will be:

- i) The positive long term benefit of the visitor centre and public access to the lower level lime works.
- ii) The positive long term benefit of facilitating the management of the lower level lime works by English Heritage (through an agreed long term lease) and the improved setting of the heritage assets through site clearance and landscaping.

Indirect effects:

During the use of the access road and its associated infrastructure indirect effects are considered as follows:

- i) The setting of the lower level lime works during the operation of the development.

#### **1.6.4 Significant Environmental Effects**

The significance of the demolition of the power house is considered to be Severe Adverse. In order to record and advance the understanding of the significance of this heritage asset, a full and detailed building recording will be carried out prior to demolition (Level 3/4 RCHME). The presentation and interpretation of the power house will be on display at the Heritage/visitor centre (the nature of which will be agreed upon through discussions with the Local Planning Authority and English Heritage). Information panels will be installed that will provide explanation and interpretation of the lime kilns and associated buildings.

The removal of structural remains of the upper cabin and the structural remains of ancillary buildings within the quarry basin is considered to be Moderate Adverse. Although these remains may be incorporated into the significance of the lime works complex, the structures themselves are considered to be of local significance only and contribute little to the overall significance of the site. A programme of archaeological recording prior to construction will provide a full record of the heritage assets and advance understanding of them.

The removal of as yet unknown archaeological remains associated with Cowdale quarry is considered to be uncertain, due to the unknown extent to which additional buried archaeological deposits may survive. However, any archaeological remains are considered to be no more than of local importance. A programme of archaeological observations and/or recording prior to construction will provide a full record and advance understanding of them prior to the proposed development.

The recording of any archaeological deposits within the application site would enhance the archaeological record of the region. As such, these works would result in a minor positive long term benefit.

The setting (the surroundings in which a heritage asset is experienced) of the lower lime works will be impacted by the construction of the access road due to the removal of the power house. However, the access road itself will be cut into the hillside and will not be visible from the view of the remaining lower lime works. The present setting of the heritage assets in Cowdale Quarry does not contribute positively to their significance due to the overgrown vegetation and the ruinous state of the buildings which are presently subject to vandalism and graffiti. It is considered that the impact of this development will be offset by the landscaping and clearance of vegetation around the lime works area. This will enhance the setting of the remaining structures, re-establishing the relationships, communication and visual links between the remaining features of the lower lime works (the gate house, lower cabin, lime kilns, railway sidings and loading hopper) and will aid in the interpretation of the site and the experience of it by members of the public. The bottling plant and visitor centre will not be visible from the lower lime works complex and it is considered that this development will not impact upon the setting of these heritage assets.

The bottling plant, visitor centre and associated infrastructure will be constructed on the quarry floor. The quarry floor is not visible from the surrounding landscape from the east, south or west. The quarry's southern face, where visible, is frequently screened by intervening vegetation, topography or built development. The surrounding rock faces extend between 10-20m in height from the quarry floor, the height of the bottling plant will not extend beyond that of the quarry faces. From the surrounding landscape in the east, south, west and north-west the development will not be visible. The bottling plant will be visible from the north-east at an approximate distance of 1km. The photograph taken within the design and access



statement was taken from 1km to the north-east of the development site at Tim Lodge. The only heritage assets from which the development could be visible are the barrows at Bole Hill (Monument nos 13365 and 13366), Wind Low (monument no 13351) and Withery Low (monument no 13353). These monuments are all situated 4kms to the north-east (four times the distance from which the photograph was taken). Therefore, it is not considered that the experience of any heritage assets outside the development area will be affected and the proposed development will not be visible at all when the proposed trees have grown. There may be an impact upon the Special Landscape Area. However, the Historic Landscape Area characterises the application site as Industrial, along with the Ashwood Dale quarry immediately to the north of the A6, on the opposite side of the valley. The proposed development site will form a continuing industrial use of the site and will not adversely impact upon the historic landscape character of the area.

The current setting of the quarry basin will be adversely affected. The structural remains and quarry spoil heaps present along the northern edge of the quarry basin will be removed and the construction of the bottling plant, visitor centre and associated infrastructure will impact significantly upon the current setting of the predominantly clear quarry basin. However, the quarry itself is one of eleven former black powder quarries in the Buxton area. There are no features present on the faces or the floor of the quarry that are not also present in several other former limestone quarries in the Buxton area and therefore the quarry basin itself is not considered to have significance as a heritage asset..

The Monuments Protection Programme Step 4 report acknowledged the unlikely viable alternative industrial use of the whole of the Cowdale lime works. The proposed development offers a viable re-use of the quarry basin with a limited visual impact to the remains of the lower lime works and surrounding landscape. The proposed development also forms a continuing industrial use of the quarry basin.

Forming part of the proposed development, the lime works will be opened to the public. Information panels will be produced to illustrate the history of the site and a visitor centre will be provided. These proposals are in line with the management recommendations for Cowdale lime works as stated in the Monument Protection Programme Step 4 report. The developer will contribute to the repair and maintenance of the lime works, the extent of which will be agreed through discussions with the Local Planning Authority and English Heritage. The developer will also provide a long term lease to English Heritage to facilitate the long term management of the lime works, avoiding further decay of the significant heritage assets within the site. These proposals provide a long term benefit for the lower lime works.

### **1.6.5 Cumulative Effects**

Whilst this assessment concentrates on the environmental effects on the cultural heritage resource of the proposed development of the water bottling plant, visitor centre and access road, consideration has been given to the long term development of the site.

The potential development of the quarry basin area may impact on buried remains of the 19<sup>th</sup> – 20<sup>th</sup> century quarry works. However, these receptors are likely to be of local significance only. The proposed development will not impact on the setting of any heritage assets outside the application site and the effect on any heritage assets within the application site will be minimised through sympathetic design and mitigation measures.

The development of the remaining quarry basin and the effect on the cultural heritage resource can be assessed as being Minor Adverse to Negligible where an effective strategy is undertaken to off-set any negative impacts of development.

Issue	Description of impact	Geographical significance						Impact	Nature	Significance	Recording measures	Residual effects
		I	N	R	D	L						
Demolition of the Power House	<b>Construction Phase:</b> Construction of access road		*	*			Very High Adverse	Permanent	Severe Adverse	Full buildings recording prior to demolition. Presentation of Power House in some form (to be negotiated) at the Heritage/visitor centre	Major Adverse	
Removal of upper cabin and structural remains in quarry basin	<b>Construction Phase:</b> Construction of access road and bottling plant				*	*	Medium Adverse	Permanent	Moderate Adverse	Archaeological observations and/or recording prior to construction phase	Moderate Beneficial	
Removal of as yet unknown archaeological remains associated with Cowdale quarry	<b>Construction Phase:</b> Construction of bottling plant, visitor centre and associated infrastructure.					*	Uncertain	Permanent	Uncertain	Archaeological observations and/or recording prior to construction phase	Moderate Beneficial	
Impact on setting on the lower lime works	<b>Construction and operational phase:</b> The access road may impact upon the setting of the lower lime works. The bottling plant and visitor centre will not be visible from the lower lime works and will not impact upon the setting of the gate house, lower cabin, lime kilns, railway sidings and loading hopper.		*				Medium Adverse	Permanent	Moderate Adverse	The impact of the access road will be offset by the improvement of the setting of the lower lime works by the removal of vegetation and landscaping. The developer will also contribute to the repair and conservation of these heritage assets and will negotiate a long term lease to EH facilitate the long term management of the site.	Minor Adverse	

Issue	Description of impact	Geographical significance						Impact	Nature	Significance	Recording measures	Residual effects
Impact on setting of the quarry basin	<b>Construction and operational phase:</b> Removal of spoil heaps and structural remains associated with the former quarry. Construction of the access road, bottling plant, visitor centre and associated infrastructure.					*	*	Medium Adverse	Permanent	Moderate Adverse		Moderate Adverse
The opening of the lower lime works to the public, facilitating the long term management of the heritage assets. Establishing a visitor centre	<b>Operational phase:</b> Running of the visitor centre, management and maintenance of the remaining heritage assets					*		High Beneficial	Permanent	High Beneficial		High Beneficial
Removal of as yet unknown archaeological remains associated with Cowdale Quarry	<b>Cumulative Effects:</b> Development of the remaining quarry basin area						*	Uncertain	Permanent	Uncertain	Archaeological observations or recording prior to construction phase	Moderate Beneficial

Geographic significance: I=international, N =national, R=regional, D=district, L= local.

## **1.7 Recording Requirements**

### **1.7.1 *Monitoring Requirements***

In advance of the loss of significance to heritage assets that will be caused by the proposed development a programme of recording will be required. In this regard it is recommended that a programme of archaeological works phased ahead of and during development would form an appropriate strategy. A full and detailed building recording (Level 3/4 RCHME) will be conducted of the power house prior to demolition, the results of which will be presented at the visitor centre. A programme of archaeological recording and/or observation will be maintained over the rest of the scheme. This programme of recording would record and advance understanding of the working of the quarry prior to the removal of known structural remains and the uncertain effects caused by the development and ensure that any previously unidentified archaeological remains be appropriately identified and recorded.

### **1.7.2 *Residual Impact***

Whilst development within the application site will have a negative effect on the cultural heritage resource due to the removal/truncation of archaeological remains, this negative effect would be off-set by undertaking an effective recording strategy that would produce a positive beneficial effect from the proposed development, in that further knowledge will be gained on the archaeology and historic landscape of this area. The heritage visitor centre and display of the detailed history of the quarry and its workings would create tourism benefits to the Peak District and would establish links with the Buxton to Bakewell Cycle Path and the National Stone Centre in Wirksworth.

By facilitating the long term management of the lime works and carrying out repair and maintenance work, further decay of the remaining significant heritage assets will be avoided. The clearance of the vegetation around the site will improve the setting of these features and facilitate easy access for the public. The proposed access road, although itself adversely impacting upon the cultural heritage resource, will improve public access to the site. A service access will be provided from the access road which will also provide disabled access to the lime kilns and associated buildings. The opening of the lime works to the public, providing a heritage visitor centre and the production of information panels is in line with the management recommendation highlighted in the Monument Protection Programme Step 4 Report and is in line with PPS5 policies HE9.2 and HE10.2. These measures, facilitated by the proposed development will create a long term beneficial effect on the cultural heritage and will secure the long term future of the heritage assets which is in line with PPS5 policy HE11.1.

The removal of known heritage assets within the application site and the impact upon setting of the Cowdale works is considered to be adverse, with particular reference to the removal of the power house. However, it is considered that the opening of the lime works to the public (with associated information panels and heritage visitor centre) and the repair and provision for future maintenance of the remaining nationally significant heritage assets offsets the adverse impacts of the proposed development. This is in line with PPS5 policy HE9.2 which states that developments impacting on heritage assets should be considered favourably where 'the harm or loss to a heritage asset is outweighed by the benefits of bringing the site back into use', or the development delivers 'substantial public benefit'. The Government's overarching aim, as stated in paragraph 7 of the Introduction to PPS5 is 'that the historic

environment and its heritage assets should be conserved and enjoyed for the benefit they bring to this and future generations' and to achieve this the Government's objectives for planning for the historic environment 'recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.' This proposed development represents exceptional circumstances in the opportunity for heritage assets, which are currently decaying to a point where they are unsafe and are not seen or enjoyed by the public, to be protected and enjoyed by the public. This is directly in line with paragraph 7 of the introduction to PPS5 which states that the objectives of the Government are to 'contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost'.

It is anticipated that the environmental effect of the proposed development upon any known or hitherto unrecorded archaeology can be reduced or removed to an acceptable level by appropriate recording measures, resulting in an overall neutral residual impact.

## **1.8 Summary**

This section of the ES considers the potential effects of the proposed development on archaeological, historic landscape (collectively considered as Cultural Heritage) resources.

Examination of relevant databases supplemented by other sources and site inspections, indicate that there are currently no Scheduled Ancient Monuments, Listed Buildings, Registered Battlefields, Registered Historic Parks and Gardens or Conservation Areas situated within, or immediately adjacent to the application site. However, the application site contains the remains of Cowdale lime works which are significant heritage assets which English Heritage is currently considering whether or not to designate..

A high potential for Post-Medieval and Modern remains and activity associated with the former Cowdale quarry and lime works has been identified for the application site. Although the local landscape is likely to have been occupied and utilised during the Prehistoric and Romano-British periods and formed an enclosed agricultural landscape from the Post-Medieval period, the quarry and industrial activity carried out within the site is likely to have removed or destroyed any previous archaeological activity present within the area. Therefore, a low-nil potential for all other periods has been identified.

The demolition of the power house remains will have a Severe Adverse effect and loss of significance on the cultural heritage of the application site. The removal or impact upon additional structural remains associated with the quarry and the impact of the proposed development on the setting of the known heritage assets is considered to be Moderate Adverse. However, appropriate recording measures in conjunction with the positive benefits facilitated by the proposed development to the remaining lime works are proposed. Therefore, it is considered that the overall impact upon the cultural heritage is neutral. The Government recognises that 'intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term' (PPS5 Para 7). This proposed development facilitates the repair and maintenance of the remains of Cowdale lime works, secures the long term future for these heritage assets and provides substantial public benefit. If the development does not proceed, the nationally important historic assets will continue to decay and will remain inaccessible to the public.

It is anticipated that any planning permission for development on the site will incorporate a planning condition relating to archaeology and that this condition will require a staged

programme of archaeological investigation, comprising a full building recording of the power house and archaeological recording and observations phased ahead of, and during, development. The implementation of this programme of investigation and the benefits facilitated by the proposed development would offset the loss of significance of the proposed development and enable the development to proceed in accordance with PPS5.