

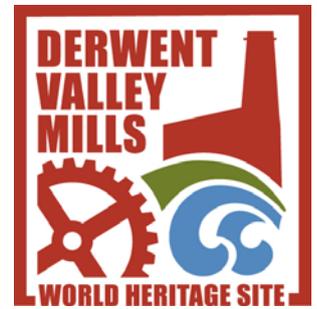
# DERWENT VALLEY MILLS WORLD HERITAGE SITE

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Heather Wynne  
Amber Valley Borough Council  
Town Hall  
Ripley  
Derbyshire DE5 3BT

28th October 2019

Dear Heather

**AVA/2019/0820: Retrospective change of use of agricultural land to domestic garden use at 10 Banks Buildings, Chevin Road, Milford.**

Please find below my response to the consultation concerning the above application. These comments will be taken to the World Heritage Site Conservation and Planning Panel for verification in November.

The site lies within the Derwent Valley Mills World Heritage Site (DVMWHS). 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 conserve the unique and important cultural landscape of the Derwent Valley Mills World Heritage Site; to protect its outstanding universal value (OUV), to interpret and promote its assets; and to enhance its character, appearance and economic well-being 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 18<sup>th</sup> 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 2014. It has as the first of its nine aims to: “protect, conserve and enhance the Outstanding Universal Value of the DVMWHS.” In accordance with this aim, and with reference to Section 12.1 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:

This dwelling is within an unlisted row of houses that follow the curve of Chevin Road, in the Belper and Milford Conservation Area. The terrace of two-storey houses was built by the Strutts between 1792 and 1796 with significant changes in 1911, involving phased demolition and re-building to a different floor plan, with entries. The surrounding open rural landscape to the south, running up to Sunny Hill and North Lane, extended further by the Buffer Zone, is also of significance to the Site and its setting, contributing to its Outstanding Universal Value (OUV).

The unauthorised domestic encroachment into the open field and demarcation of individual garden boundaries has, realistically, already caused a change of character, which existed at the time of inscription. The incremental change of use from agricultural land to domestic curtilage could, in principle, represents a potentially harmful, cumulative loss of rural landscape setting of the World Heritage Site. However, the domestication of the land related to this row of houses does not, on balance, impact significantly on the open rural landscape, given that there is a degree of containment provided by Hoppinghole Wood and other areas of tree plantations, the presence of Chevin End and Chevin Wood farms and their access routes of Jacksons Lane and the route followed by public footpath PROW AV4/77/1.

It is considered the current retrospective change of use would not be harmful to the significance of the DVMWS in this specific situation. However, given that intensification of domestic uses for the rear gardens could potentially increase the impact on the character of the adjacent land, it would be desirable to control otherwise permitted development in each individual change of use application.

I hope 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.  
cc Sarah Brooks, AVBC