

DERWENT VALLEY MILLS WORLD HERITAGE SITE

Room S7, North Block, County Hall, Smedley Street, Matlock, Derbyshire, DE4 3AG

T: +44(0) 1629 536831

E: info@derwentvalleymills.org

www.derwentvalleymills.org



15th April 2021

Mark Penford
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire **DE5 3BT**

Dear Mark

AVA/2021/0008: Change of use from stich craft business to a holiday let site comprising nine mobile homes and demolition of cow shed at The Old Cow Shed, Dalley Farm, Ashbourne Road, Belper.

Please find below my response to the consultation concerning the above application. These comments will be passed to the World Heritage Site Conservation and Planning Group for verification later this month.

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 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:

Dalley Farm is a grade II* listed building, a significant element under Attributes 2 and 5, as stated in Section 3 of the current WHS Management Plan 2020-25 (<https://managementplan.derwentvalleymills.org/part-a/1-2-1-statement-of-outstanding-universal-value/>) and therefore clearly contributes to the Outstanding Universal Value of the WHS. The current proposal, which is within the immediate curtilage of the listed building, will negatively impact on its setting and the relationship of the farm with the wider World Heritage Site and its relict landscape setting. This will directly impact on the World Heritage Site’s integrity and authenticity, which is one of the mainstays of Outstanding Universal Value.

Notwithstanding this, an application for satellite holiday accommodation at Dalley Farm may be acceptable but not in this form. It would require significant alteration and the possible utilisation of other areas around the farm site. In addition, the engineered appearance of the car parking arrangements adjacent to the historic buildings is unacceptable.

The DVMWHS Partnership is keen to see high quality holiday accommodation developed in and around the valley to support tourism and to contribute to the economy of the WHS. If this is to be achieved at Dalley Farm, some form of feasibility and viability appraisal would possibly be needed. It would not be acceptable if it negatively impacts on the Outstanding Universal Value of the WHS.

The proposed development needs to be exemplary in its design, as set out in Section 22 of the latest iteration of the DVMWHS Management Plan (<https://managementplan.derwentvalleymills.org/part-three/design-rationale/>)

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