

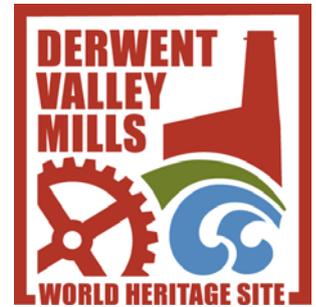
# DERWENT VALLEY MILLS WORLD HERITAGE SITE

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17th August 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 (revised).**

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

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 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 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, has the potential to negatively impact on its setting, the relationship of the farm with the wider World Heritage Site and its relict landscape setting. This could potentially impact directly on the World Heritage Site’s integrity and authenticity, which is one of the mainstays of Outstanding Universal Value.

Following concerns related to the proposed satellite holiday accommodation at Dalley Farm, significant alterations have been made, including utilisation of other areas around the farm site, including low impact use of the grade II\* listed north-eastern range of farm buildings (L-Shaped Range including Northern Hay Barn, Corner Cart Shed and Shelter Shed at Lower Level) and the curtilage listed Dutch Barn. The revised proposals are considered to be more responsive to the high value designated heritage assets associated with the site. The high quality purpose-built holiday lodges would now be confined to the site of the existing cow shed, avoiding the previous engineered appearance of the car parking arrangements within the setting of the historic buildings, with revisions that exclude any plots for the lodges within the immediate setting of the listed barns. The proposed lodges would be of a form more appropriate for an agricultural context, with mitigation being achieved through recessive finishes and boundary treatments that would draw on the local distinctiveness of the area.

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. Its previous advice that this would ideally take the form of a feasibility and viability appraisal for Dalley Farm, has not precluded the current application for the proposed development. Its impact on the OUV of the WHS have been assessed on its own merits, therefore. The proposed development is considered to meet the requirements 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



**Adrian Farmer**

Heritage Co-ordinator, Derwent Valley Mills World Heritage Site. cc Sarah Brooks, AVBC