

**Hartington Town Quarter Parish**

**Neighbourhood Development Plan**

**2024-2039**

**Consultation Statement**

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## **1. Introduction**

- 1.1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012. These require that when a qualifying body submits a neighbourhood development plan to the local planning authority it must also provide a Consultation Statement. Part 5 of the regulations set out what a Consultation Statement should contain. These include details of the people and bodies who were consulted about the proposed neighbourhood plan and explanation of how they were consulted; a summary of the main issues and concerns raised by the people consulted; a description of how these issues and concerns have been considered and, where relevant addressed in the proposed Neighbourhood Development Plan (NDP).
- 1.2. This Consultation Statement therefore sets out the Consultation Process including meetings and communications that have helped to shape and inform preparation of the NDP.
- 1.3. This statement sets out details of those consulted, at the various stages of plan preparation and the extent to which efforts were made to ensure the NDP was prepared with support and input from the local community.
- 1.4. This statement also describes the changes made to policies as the NDP emerged in response to consultation, engagement and critical review, ensuring that the process and techniques involved in seeking community engagement and preparing the Submission Draft Plan were appropriate to the purpose of the Plan.
- 1.5. This Consultation Statement supports and describes the process of plan making as envisaged through the Localism Act 2011 and the associated regulations and sets out how it has been applied in Hartington Town Quarter Parish. This has improved the Plan and ensured that it best meets community expectations and the aspirations of Hartington Town Quarter Parish Council and the community.

## **2. Summary of Process**

- 2.1. The Consultation process has taken place over several years and has included two Regulation 14 Consultations, the first in October 2018 and the second in December 2021.
- 2.2. There have been three public meetings, including a two-day exhibition in the village hall and regular updates to the community via our local newsletter, News and Views, which is regularly delivered to every household in the parish.
- 2.3. Appendix 1 shows the timeline from 2012 to the present day with the more significant events being noted.
- 2.4. Appendix 2 shows the communications put out by the Parish Council between December 2012 and February 2023.

### **3. Early Stages 2014 - 2017**

- 3.1. In July 2014 a Public Meeting chaired by the Parish Council and supported by officers from Peak District National Park Authority (PDNPA), explained the purpose and process of a Neighbourhood Plan. Over 50 people attended the Meeting and there was a full Question and Answer session with follow up information provided in subsequent issues of News and Views, a community leaflet.
- 3.2. In October 2014 a Steering Group, comprising of 10 volunteers, including 3 members of the parish council, was formed.
- 3.3. During the first half of 2015 the Steering Group agreed that although the Plan would focus on planning issues, they wished to hear the aspirations of the community for the future of Hartington and the key issues as seen by residents and businesses.
- 3.4. In September 2015 a second public meeting was held in the village hall. The meeting was widely publicised and attended by around fifty people who contributed to a wide discussion that provided a range of areas that the Steering Group would consider for incorporation in the NDP (see document 4 in Supporting Documents in Appendix 5).
- 3.5. To take consultation a stage further, it was agreed a questionnaire (the Questionnaire) would be the best way of understanding views across the community.
- 3.6. In June 2016, a detailed questionnaire was distributed to every household in the parish (see document 7 in Supporting Documents in Appendix 5). 150 completed copies were returned, a 75% return representing over 85% of households. This data was used extensively in the future evolution of the Plan (see document 8 in Supporting Documents in Appendix 5).
- 3.7. In February 2018 the findings of the Questionnaire were presented ( see document 9 in supporting Documents in Appendix 5) at a two-day public exhibition attended by around 70 people. 46 gave their name details and of these, 32 completed individual response forms. Several questioned why more green space was not being specifically protected, 31 respondents of the 32 specifically agreed with 'most of what had been seen in the presentation'. 29 respondents (91%) agreed with proposed development boundary.

### **4. Draft Plan Emerges 2018 - 2020**

- 4.1. In October 2018 the first Draft Plan was available for public consultation under Regulation 14 ( see Supporting Document 12 in Appendix 5).
- 4.2. As required by Regulation 14 the plan was publicised in a manner likely to bring it to the attention of people who live and work or carry on business in the local area. Adverts were placed in the local press and printed copies available in all Village businesses and on both the parish council and village websites (documents 13 and 14 of Supporting Documents Appendix 5). Copies were sent electronically to statutory bodies (document 17 of Supporting Documents Appendix 5) and to the three owners of land affected by green space designation). Copies were delivered to Mr and Mrs Coombes of Cliff House, Hall Bank, SK17 0AT ( LGS 2), the same to Peter Birch, Digmer Farm, Dig Street, SK17 0AQ (LGS 4 and 5) and finally an email and postal copy were sent to all three of Amos Holdings Head Office; Shark Developments, Hartington Head

Office and Cathelco Limited, as we were not sure of who exactly owned the field at that time (LGS3). No response was received from any of the above parties. The consultation documents set out where the plan could be inspected and how to make representations and by what date. The 6 week consultation period ran from 22/10/2018 to 03/12/2018.

- 4.3. There was some response from members of the public and statutory bodies but none from designated Local Green Space owners (documents 18, 19, 20, 21, 22a, 22b, 23, 24 Supporting Documents Appendix 5). Responses, particularly relating to green space designation, led to significant redrafting of the Plan. The responses are summarised in section 6 below and set out in Appendix 5 in full.
- 4.4. Work continued throughout 2020 with drafts of the supporting statutory documents, the SEA, Habitats Assessment, Conditions and Consultation Statements were produced.

## 5. Plan Amendments 2021 - 2024

- 5.1. By the middle of 2021 a second draft was agreed ( Supporting Document 25 in Appendix 5). Because of the time that had elapsed since consulting on the first draft and because there had been some significant changes in residents, including a number of new residents on the Peakland Grange development, it was decided that a further section 14 consultation would be in the community interest.
- 5.2. As required by Regulation 14 the plan was publicised in a manner likely to bring it to the attention of people who live and work or carry on business in the local area. 'News and Views' is the parish newsletter distributed to every household in the Parish and the October edition contained this article: *'Hartington Town Quarter Neighbourhood Plan: We have now completed the revised Plan and supporting documents, including Strategic Environmental, Habitats, Consultation and Conditions Statements. This Plan incorporates response from our Village Hall Exhibition, our Village Questionnaire and review of our previous Draft Plan issued in October 2018, including comments from the public, the Planning Authority and other Statutory bodies. Prior to submitting this revised Plan to the Peak Park Planning Authority, we wish to ensure that all residents can see and if necessary, comment on this updated version. In November therefore, we will post copies and response details, on the Village and Village Hall, plus Parish Council websites. We also hope to have printed copies available in shops and village hall library. We will at the same time re-issue the Plan and associated documents to Statutory bodies for final comment, prior to submission to the Peak Park for review by an Independent Inspector. If then approved, the Plan will be subject to a public referendum (vote), for everyone who lives in our parish, probably later next year.'* In November 2021 adverts were placed in the local press ( see document 26B in Supporting documents in Appendix 5) to publicise the consultation. Over 200 copies of the second draft were printed and distributed to every household in the parish, with additional copies available in local businesses and the village hall. Copies were sent electronically to statutory bodies (Document 26A of Supporting Documents Appendix 5) and to owners of land affected by green space designation (Document 27 in Supporting Documents in Appendix 5). The consultation documents set out where the plan could be inspected and how to make representations and by what date.

- 5.3. Online copies were available on parish council and village websites. Consultation commenced on 04/12/2021 and concluded on 31/01/2022. The extended period of consultation lasting 8 weeks and 2 days was in recognition of the Xmas and New Year holiday periods.
- 5.4. A questionnaire and response form, including a specific questionnaire on Designated Green Spaces, was included with every consultation.
- 5.5. There was considerable response to the second draft plan with over 40 members of the public responding, plus five green field owners and several statutory bodies. This resulted in detailed analysis and re-drafting of the Plan. (documents 28, 29, 30,31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47,48,& 49 of Supporting Documents Appendix 5)
- 5.6. As the next stage would be to present the Plan to the local planning authority for validation, which would include statutory requirements for Conditions Statement, SEA, Habitats and Consultation Statement, members of the Steering Group requested professional planning assistance.
- 5.7. In July 2022 the Steering Group met with a chartered planning consultant in order to obtain a professional view of whether the Plan was fit for purpose and to suggest any changes that might be required.
- 5.8. This review exercise was completed in 2023, with amendments to policies and text largely undertaken to ensure that the Neighbourhood Plan would meet the Conditions required. This resulted in the Plan being finally amended and the associated documentation finalised for presentation to the PDNPA.

## **6. Details of Consultation and Changes**

### **First Draft Plan**

- 6.1. The Village Questionnaire in June 2016 produced an astonishing 75% returns, representing 85% of households in the parish (document 8 in Supporting Documents in Appendix 5). Findings were presented at a Public Exhibition to determine key issues for the Draft Plan.
- 6.2. The responses to the Regulation 14 consultation on the First Draft Plan in 2018 are summarised below. The evolution of policies between 2018 and 2021 can be seen in Appendix 3.

| Name                                  | Issue Raised  | Impact on Plan  |
|---------------------------------------|---|---|
| Historic England                      | Advise that there are a number of heritage assets in the Plan Area which the Plan will need to safeguard. Sign-point to guidance. Advise contact with PDNPA   | PDNPA Conservation contacted, and advice given in relation to plan outcomes and also in relation to Conservation Area Appraisal.<br><br>HNDP has endeavoured to safeguard designated and non-designated heritage assets within the Plan area.   |
| Natural England                       | NE say that they have 'No specific comments' on the Draft Plan. Standing Advice signposted.   | Advice noted and taken into account in later Habitat Regulations Assessment Screening.<br><br>No direct changes to plan   |
| Peak District National Park Authority | <p>Various references to more appropriate phrasing</p> <p>Suggest reference to Landscape Character Assessment</p> <p>Comment that No mention made of non-designated heritage assets. Advised that Plan introduces some ambiguity re development of field barns</p> <p>Need to explain purpose and purpose of Development Boundary</p> | <p>Acted on at various points of drafting.</p> <p>Included</p> <p>Added specific reference to non-designated heritage assets to strengthen conservation of such assets. See document 25 in Supporting Documents in Appendix 5.</p> <p>Revised content to make it clear that barns would need to be worthy of retention from a historic or architectural perspective and not remote or otherwise unsuitable.</p> <p>Additional text added to set out the purpose and anticipated limitations. Further developed in Draft 3 of the NDP.</p> |

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|                    | <p>Few areas of Local Green Space are areas identified in the Conservation Area Appraisal. Concerns that they may not therefore be protected from development</p> <p>This could have significant implications for the historic character and appearance of the village as, through this omission, it appears to accept, in principle, development in any space inside the development boundary. The identification of 'Important Open Space' in the Appraisal must be a key consideration. The CAA states that "Open areas should normally be considered inappropriate for development".</p> <p>The earthworks adjacent to Moat Hall should be outside the development boundary.</p> <p>Cycle route linking to High Peak Trail suggested as a non-planning policy</p> | <p>In second draft the LGS designation was expanded to include all Important Open Space (IOS) in the CAA. Removed in next draft. LGS has specific definition and not all areas of IOS met definition (private property, gardens etc). IOS has protection from Local Plan policies which require that designated assets are protected in any case. Development boundary will not negate this protection.</p> <p>Removed</p> <p>Amended to say that proposals would be supported...</p> |
| Environment Agency | <p>Notes small part of Designated Area and Dove Dairy Site are in Flood Zones 2 and 3. Notes Dove Dairy Site has Planning Permission but that it and any further development has regard to latest flood risk assessment.</p>  | <p>Policies amended in later plan drafts as permission granted and development commenced.</p>   |
| Whitehouse Barn    | <p>Commends the Plan</p>  | <p>None</p>   |



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| John and June Dean  | Supportive. Highlights importance of Affordable Housing and smaller open market properties and bungalows for 'downsizing' | None. Affordable housing included in acceptable development within Development Boundary. Specific property types would be subject to need as devised by strategic policies. |
| Highways England  | Notes limited proposed area of growth in Neighbourhood Plan area will have no impacts on SRN.                             | None  |
| Stuart Hitch  | Against yellow lines around Mere and reservations about yellow lines above Youth Hostel                                   | Became non-planning policy and supplemented by other policies about protecting parking losses and sustainable travel.   |
| Rachel Horne  | Supportive with 'Traffic Calming' suggestions and comments on Barn Conversions  | None  |
| Derbyshire Dales District Council<br>Sheen PC<br>Hartington Middle Quarter PC<br>Hartington Lower Quarter PC<br>Severn Trent<br>Derbyshire Wildlife Trust<br>Mobile Operators Association<br>BT<br>EE<br>O2<br>NW Electricity<br>Network Rail<br>Coal Authority | All organisations consulted in both 2018 but made no response   | None  |

- 6.3. Following the modifications to the Neighbourhood Plan which were somewhat delayed due to the Covid 19 lockdowns, the second draft plan (see document 25 in Supporting Documents in Appendix 5) incorporating the above changes was consulted on under Regulation 14 as set out above.
- 6.4. The village had expanded significantly between the first and second consultation due to the development of the former Dove Dairy site for housing. Copies of the draft plan were hand delivered to every resident and mailed to every identified landowner of green spaces with e-mail copies to all statutory bodies. Appendix 3 illustrates the further evolution of policies between 2021 and 2024.

| Name                     | Issue Raised   | Impact on Plan   |
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| Historic England         | Repeats advice from 2018 directing towards various resources and references.   | HNDP redrafts continue to safeguard heritage assets within the Plan area.  |
| CPRE/Friends of the Peak | <p>Supportive of the draft.</p> <p>Suggest that biodiversity net gain should be mandatory not desirable</p> <p>Suggest reference to no development in Important Open Space as defined by Conservation Area Appraisal.</p> <p>Suggest that it would be helpful to be more specific about the size and type of affordable housing required</p> <p>More recognition of walking and cycling for access to services needed.</p> <p>Reduction in car parking in favour of public realm might be appropriate.</p> | <p>Noted support on range of issues.</p> <p>Wording amended to reflect this, in light of national policy direction. Develops PDNPA policy DMC11</p> <p>IOS is already protected by National and PDNPA strategic policy.</p> <p>Considered, but no changes made as this would potentially prevent the policy document in delivering changing future needs as they develop.</p> <p>Active travel incorporated into policy T1.</p> <p>Long term strategy to manage car usage has not been incorporated – parking is a concern, and Plan references future developments must incorporate off street parking but the historical nature of the village core presents issues.</p> |

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| <p>Derbyshire County Council</p> | <p>Supportive of additional recycling facilities.</p> <p>Development Boundary: Principle of inclusion supported. Suggest text to explain what appears to be a separate area included which is Dove Dairy.</p> <p>Fully supportive of approach to future housing. Welcomes that Plan sets out a primary residence occupancy clause to limit concerns over the impact of holiday homes and lettings on community sustainability.</p> <p>Disputes assertion that <i>'Strictly speaking, public transport is not a land use or development issue'</i> as development leads to demand. Policy seeking developer contributions to bus stop facilities and Tissington Trail link is suggested.</p> | <p>Noted.</p> <p>Noted and explanation included in revised plan.</p> <p>Noted, no changes required.</p> <p>Sustainable travel is promoted in revisions. However, due to likely scale of development, developer contributions to transport infrastructure is not taken forward.</p> |
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|                 | <p>Supportive of measures proposed to mitigate climate change and recommends these are made stronger to ensure that any development, whether new, a renovation, or an extension, is zero carbon or near zero carbon through high quality design, with particular regard to insulation, and to embracing all renewable energy generation techniques including ground and air source heat pumps. DCC would also suggest that the policy should ensure that all future developments are resilient to future climate change, particularly from over-heating in summer.</p> | <p>Policy strengthened and amended to include reference to microgeneration, grey water recycling, local materials and EV charging.</p> <p>Net zero not referenced in policy as most development will relate to amendments to existing housing stock and historic environment, so net zero extensions will not address current inefficiencies in the existing built fabric.</p> |
| Natural England | Acknowledgement received.  | None   |

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| <p>Peak District National Park Authority</p> | <p>Various amendments advised to assist in flow, punctuation, adherence to preferred practice and policy made.</p> <p>List of non-designated heritage assets would be beneficial.</p> <p>Development Boundary - it should state that development outside must also be consistent with strategic planning policy. Need a clearer Development Boundary map.</p> | <p>Final draft amended to incorporate these and other changes in the interests of concise wording and clarity.</p> <p>List of designated heritage assets added p45-59 in Final Draft Plan. However, scale of survey required to identify all non-designated assets unviable given that almost all buildings and structures in Hartington are of sufficient historic an/or architectural interest to</p> <p>Final draft clarifies what developments outside the DB can be possible. See Para 6.7, and Policy DB2.</p> <p>New map produced. See Map 3 in Final Draft. Other maps also reviewed and redrafted.</p> |
|  | <p>Needs to make clear that the “redundant agricultural buildings” should be worthy of non-des heritage status</p> <p>Policy ED1 is potentially in conflict with CS Policy E1 Alternative use of field barns and traditional farm buildings- a concern that may conflict with Core Strategy.</p>  | <p>Revisions made to 8.11 &amp; 8.12 for clarification.</p> <p>ED1 removed in Final Draft.</p>  |

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|                    | <p>Biodiversity Net gain policy may not be proportionate and process for delivery not clear</p> <p>Development at Dove Dairy. Queries whether policies needed due to Development Boundary policy.</p> <p>Query wording of policy H2 and wording about 'exception sites' and size of units.</p> <p>Concerns about potential conflict of EI with the strategic policy which allows for new build economic development in some circumstances.</p> | <p>Considered. Policy retained as gains can be proportionately small. Assessment can be subjective (as it is for heritage, design etc). In line with direction of national BNG requirements.</p> <p>Need for policy addressed by development being permitted and undertaken and also Development Boundary policy. These policies were removed.</p> <p>Policy reworded and modified for clarity and purpose to avoid limiting delivery of future needs. Development Boundary policy modified to allow exception sites to be delivered outside of Development Boundary where it complies with strategic policy.</p> <p>Reworded policy ED2 to reflect the strategic policy position and require assessment of existing buildings available prior to allowing new build.</p> |
| Environment Agency | No response received.  |   |

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| <p>C Boulter</p> | <p>Concerned about age of Conservation Area Appraisal and whether this is a sound evidence base for the Plan.</p> <p>Questions Inclusion of land within private property at Fox Hollow being included in Local Green Space.</p> <p>Concern over the use of Important Open Space and Local Green Space.</p> <p>Questions designation of a Development Boundary.</p> | <p>The Steering Group sought PDNPA advice that the CA is still relevant and such support was forthcoming. Amendments made to support the update of the Conservation Area Appraisal when PDNPA are able to carry that out. See 12.3 in Final Plan.</p> <p>Earlier drafts of the plan used both 'Local Green Space (LGS)' and 'Important Open Space (IOS)' to identify areas of green space for protection within the Plan. However, Important Open Space insofar as it relates to the Conservation Area is already defined, and has protection under national and local strategic policies.</p> <p>The criteria for adopting IOS and LGS is not the same and LGS has specific criteria it must fulfil. While there may be overlap between the two, IOS will not necessarily meet the requirements to also be LGS.</p> <p>A review of all LGS designation in the plan area was carried out and revised in the final draft to ensure they met LGS classification criteria.</p> <p>This resulted in the fifteen Green Spaces (10 LGS and 5 IOSs) from the 2021 draft plan being revised to ten LGSs. Three of the IOSs were dropped as it was accepted that although designated IOS in the CAA, they were primarily gardens of residential properties and did not qualify as LGS.</p> <p>The other two IOSs, the land and gardens around the Church and Hartington House and the land adjacent and to the north of Hartington Hall, were considered to meet the criteria for LGS. Note that numbering system for LGSs changed in final draft.</p> <p>PDNPA Development Management Policy specifically permits a designated Development Boundary as part of a Neighbourhood Plan. Discussions with PDNPA officers have asserted that a Development Boundary is appropriate within HNBP. Bradwell NP cited as ongoing example.</p> |
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| A Lewis       | Supportive of proposed designated Local Green Spaces.  | None  |
| N & M Crimlis | <p>Support for restrictions on parking in village centre but concern over potential consequences in other areas of the settlement.</p> <p>Support for affordable housing.</p> <p>Support for community play area</p> | <p>No changes proposed. Additional parking is available in car park and diverting visitor parking from village centre parking is likely to direct parking into that rather than less central areas of village.</p> <p>None</p> <p>None</p>  |
| D & J Graham  | <p>Concerned that Development Boundary may restrict delivery of Affordable housing</p> <p>Concerned that LGS could be viewed as opposition to any development</p>  | <p>Development Boundary policy DB2 amended to reflect opportunity to deliver Affordable and other exception housing outside of development boundary.</p> <p>LGS reviewed and rationalised. Overall policy position sets out acceptable development within strategic policy which is itself restrictive.</p> |
| J Bassett     | <p>Generally supportive.</p> <p>Suggests reference to specific archaeological assets.</p> <p>Considers anaerobic digestion unlikely to be viable due to</p>  | <p>Included in appendices.</p> <p>Reference to AD now removed due to scale issues and viability.</p>  |

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|  | <p>expense and scale of farmsteads in the area.</p> <p>EV and Solar should be included.</p> <p>Suggests emphasis should be on renewables not on gas pipeline.</p> <p>Concerned about extension of affordable homes.</p> <p>Suggests new buildings for economic uses should be allowed where suitable and no other options.</p> <p>Considers shepherds huts should be allowed as an alternative income stream.</p> <p>Supports time limited parking in the village centre, rather than double yellow lines which would cause impacts elsewhere.</p> | <p>C1 amended to include references to EV charging and microgeneration.</p> <p>Reference to gas pipeline removed.</p> <p>Covered by PDNPA policies so no amendment.</p> <p>Policy ED2 amended to allow this.</p> <p>PDNPA policies set out where this is acceptable already. No amendment made.</p> <p>Not compatible with the non-planning policy stance on double yellow lines, which addresses setting as well as parking. Parking in car park is intended outcome of double yellow lines rather than parking in non-central village locations. No change proposed.</p> |
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| M & J Duxbury | <p>Support for designated Local Green Spaces.</p> <p>Concern over potential flood risk posed by further development.</p>   | <p>Noted.</p> <p>Grey water recycling introduced into policy C1.</p>   |
| A & K Quine   | Should specific sites for future housing and business development be identified?   | <p>Development Plan policy DB2 amended to allow affordable and other exception housing outside of development boundary.</p> <p>Considered allocations for business but sufficient opportunities are considered to exist and allocating may restrict future needs. No allocations made.</p> |
| E Hitch       | <p>Support for affordable housing, and for LGS2 (area next to the school) as a future communal space/playground. Concern over the potential unintended consequences of proposed parking restrictions. Support for Local Green Space designations apart from yellow lines around LGS1</p> | <p>Parking in car park is intended outcome of double yellow lines rather than parking in non-central village locations.</p> <p>No changes proposed.</p>  |
| M& K Webley   | Support for affordable housing & outdoor community spaces.   | No changes proposed.   |

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| <p>B &amp; J Wigley</p> | <p>Questions reliance on the aged Conservation Area designation and the appropriateness of designation of LGS3 (landowner concern).</p> <p>Also concerned by the PC representation on the Steering Group.</p> | <p>The Steering Group sought PDNPA advice that the CA is still relevant and such support was forthcoming. Amendments made to support the update of the Conservation Area Appraisal when PDNPA are able to carry that out. See 12.3 in Final Plan.</p> <p>Earlier drafts of the plan used both 'Local Green Space (LGS)' and 'Important Open Space (IOS)' to identify areas of green space for protection within the Plan. However, Important Open Space insofar as it relates to the Conservation Area is already defined, and has protection under national and local strategic policies.</p> <p>The criteria for adopting IOS and LGS is not the same and LGS has specific criteria it must fulfil. While there may be overlap between the two, IOS will not necessarily meet the requirements to also be LGS.</p> <p>A review of all LGS designation in the plan area was carried out and revised in the final draft to ensure they met LGS classification criteria.</p> <p>This resulted in the fifteen Green Spaces (10 LGS and 5 IOSs) from the 2021 draft plan being revised to ten LGSs. Three of the IOSs were dropped as it was accepted that although designated IOS in the CAA, they were primarily gardens of residential properties and did not qualify as LGS.</p> <p>The other two IOSs, the land and gardens around the Church and Hartington House and the land adjacent and to the north of Hartington Hall, were considered to meet the criteria for LGS.</p> <p>The PC are the designated commissioning body so it is wholly appropriate to have PC representation.</p> |
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| <p>J &amp; M Woolley</p>          | <p>Queries appropriateness of IOS2 (landowner)</p>                                     | <p>The Steering Group sought PDNPA advice that the CA is still relevant and such support was forthcoming. Amendments made to support the update of the Conservation Area Appraisal when PDNPA are able to carry that out. See 12.3 in Final Plan.</p> <p>Earlier drafts of the plan used both ‘Local Green Space (LGS)’ and ‘Important Open Space (IOS)’ to identify areas of green space for protection within the Plan. However, Important Open Space insofar as it relates to the Conservation Area is already defined, and has protection under national and local strategic policies.</p> <p>The criteria for adopting IOS and LGS is not the same and LGS has specific criteria it must fulfil. While there may be overlap between the two, IOS will not necessarily meet the requirements to also be LGS.</p> <p>A review of all LGS designation in the plan area was carried out and revised in the final draft to ensure they met LGS classification criteria.</p> <p>This resulted in the fifteen Green Spaces (10 LGS and 5 IOSs) from the 2021 draft plan being revised to ten LGSs. Three of the IOSs were dropped as it was accepted that although designated IOS in the CAA, they were primarily gardens of residential properties and did not qualify as LGS.</p> <p>The other two IOSs, the land and gardens around the Church and Hartington House and the land adjacent and to the north of Hartington Hall, were considered to meet the criteria for LGS.</p> |
| <p>Amos Homes<br/>(landowner)</p> | <p>Environment – supports net gain in biodiversity objective while queries whether</p> | <p>There is reference to encouragement of new and replacement habitat creation as well as stressing need for net biodiversity gain. Policy E1 in the final draft makes it clear that reinstatement or new creation of habitat is expected.</p>  |

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|  | <p>feasible without new habitat creation.</p> <p>Queries how a management plan ref policy E1 can ensure long term viability.</p> <p>Asserts that a new housing needs survey should occur.</p> <p>Questions value of a Development boundary and designated local green spaces, particularly LGS 6 (owned by Amos Homes).</p> <p>Requests removal of section relating to background of present Peakland Grange Development (on land owned and developed by Amos Homes).</p> <p>Concerned about wording in relation to building tradition, character, appearance etc in relation to policy E2.</p> | <p>Policy E1 redrafted. Reference to management plan no longer included.</p> <p>HNDP asserts support for any future housing survey. Housing surveys for 2007 and 2014 are referenced together with a updated 2023 housing occupancy survey.</p> <p>PDNPA Development Management Policy specifically permits a designated Development Boundary as part of a Neighbourhood Plan. Discussions with PDNPA officers have asserted that a Development Boundary is appropriate within HNDP. Bradwell NP cited as ongoing example. LGS6 meets criteria for designation and this is compatible with planning permission which requires that this land is used to deliver sustainable drainage for the housing development on former Dove Dairy/Peakland Grange site.</p> <p>Section removed.</p> <p>Section re-worded reference removed.</p> |
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|  | <p>Considers anaerobic digestion is incompatible with local character of built environment.</p> <p>Considers inclusion of Important Open Space from Conservation Area confusing.</p> <p>Considers not all LGS meets criteria.</p> <p>Considers all LGS designation is unnecessary.</p> | <p>Removed from plan</p> <p>Removed from plan as a policy related designation. Difference between LGS and IOS clarified.</p> <p>Earlier drafts of the plan used both 'Local Green Space (LGS)' and 'Important Open Space (IOS)' to identify areas of green space for protection within the Plan. However, Important Open Space insofar as it relates to the Conservation Area is already defined, and has protection under national and local strategic policies.</p> <p>The criteria for adopting IOS and LGS is not the same and LGS has specific criteria it must fulfil. While there may be overlap between the two, IOS will not necessarily meet the requirements to also be LGS.</p> <p>A review of all LGS designation in the plan area was carried out and revised in the final draft to ensure they met LGS classification criteria.</p> <p>This resulted in the fifteen Green Spaces (10 LGS and 5 IOSs) from the 2021 draft plan being revised to ten LGSs. Three of the IOSs were dropped as it was accepted that although designated IOS in the CAA, they were primarily gardens of residential properties and did not qualify as LGS.</p> <p>The other two IOSs, the land and gardens around the Church and Hartington House and the land adjacent and to the north of Hartington Hall, were considered to meet the criteria for LGS.</p> |
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|  | <p>confusing and should be redrafted.</p> <p>Concerned that directing economic development to inside settlement boundary could lead to limiting opportunities.</p> <p>Does not consider retention of public toilets is an economic issue.</p> <p>Support for transport and climate change policies.</p> | <p>Policies significantly revised. Latest draft produced following advice by professional consultant. Contrast the 2021 (Supporting Documents 25) plan with the June 2024 HNDP.</p> <p>There are considered to be opportunities within the Development Boundary for economic development of an appropriate scale to the settlement and the wider setting of the National Park.</p> <p>The change of use of the community facility would have an impact on existing businesses and is appropriately located in the plan.</p> <p>Noted.</p> |



## **7. Appendix 1 – Timeline**

### **Consultation Timeline**

#### **Meetings**

##### **2012**

November - Press Release PDNPA Notifying Public Consultation on Application

December - News and Views Explaining about the Plan

##### **2013**

February - PDNPA Planning Committee Approve NDP Application

June - Outline Action Plan Document by Parish Council

##### **2014**

April - Outline Project Plan sent to PDNPA

May/June - News and Views explaining NDP Process

July – Public Meeting in Village Hall facilitated by PDNPA; 26 attendees and questionnaires completed; Steering Committee volunteers requested

September – News and Views Update on Meeting

##### **2015**

Jan to May – Steering Group meetings

July - Poster, Publicity and News and Views Inviting community to Sept Meeting /Exhibition

September – PUBLIC MEETING in Village Hall with 40 attendees; further Questionnaires and Steering Group confirmed

October – full debrief in News and Views

##### **2016**

January to March - Steering Group compile Questionnaire to be send to all households

March - Questionnaire Outline to PDNPA for comments

May - Steering Group finalise Questionnaire

June - Mailing and Distribution of Questionnaire

July - 150 completed Questionnaires returned for Analysis

October - Analysis Completed

##### **2017**

March – Steering Group Discuss Results, review Plan and discuss how to best communicate findings to residents

April - meet with PDNPA to discuss findings and seek clarification on housing

April to December 4 – Draft Plan revised and plan to launch Questionnaire findings at a Village Exhibition

##### **2018**

February - 2 Day Public Exhibition in the Village Hall; Questionnaire findings and maps of suggested green spaces presented to residents

March 13 PDNPA Meeting to discuss Plan and Exhibition Analysis; final Drafts reviewed and consultation with PDNPA

June PDNPA Response to Plan

July to September refine the Draft Plan

October Section 14 Public Consultation of Plan; advert in Peak Advertiser; copies Plan in all Local Shops; publish on Village and PC Website; Plan sent to all Statutory Bodies; letter to known landowners outside the village

29 November PDNPA Official response

Dec 3 Final Date for responses

Dec 19 Committee Meeting to review responses

## **2019**

January Feb March 29 Steering Group Consider Consultation responses

September New Proposals drafted including finalising Green Spaces

October 1 Consultation advice from PDNPA re revisions

15 October Steering Group Discuss and agree approach

16 November Redraft of Plan

27 November Brief PDNPA on Drawing All Green Space Maps

11 December PDNPA Response to New Draft

## **2021**

October Decision to proceed with further Reg 14 Consultation in the light of number of changes and a significant number of new residents in the village

November New Draft Plan agreed and print quotes sought. 250 copies for every resident and business and extra copies available and Post Office

December 4 Copies hand delivered to every resident and mailed to every identified landowner of green spaces with e-mail copies to all statutory bodies

## **2022**

Jan 31 Deadline date for responses

Feb Full log of all responses

Feb 28 Meeting with PDNPA to discuss responses

March April Revisions to the Plan in the light of responses received

July Appointment of Consultant

October to December work on revised NDP2

## **2023**

Work on Conditions Statement; Consultation Statement; SEA; Habitats and final revisions to NDP2

## **2024**

Further work on all key documents involving Steering Group members and the consultant, a briefing to the Parish Council by the consultant which culminated in the Parish Council deeming that the Hartington Neighbourhood Development Plan (HNDP) on 5<sup>th</sup> June 2015 should be submitted to PDNPA to undergo Reg 15 consideration.

The Environment Agency and Natural England were consulted on our conclusions relating to the Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) with Historic England also consulted on the SEA. In addition, Pioneer Environment Group Ltd were asked as independent ecologists to consider the conclusion made on the HRA.

## 8. Appendix 2 - Communication

A list of communications is detailed below: beginning with articles from News and Views and Parish Council (PC).

**December 2012** Hartington is the first village in the Peak District National Park to apply to produce a Neighbourhood Plan. This means over the next year we will be discussing how villagers and local businesses, would like to see our Parish develop over the next decade. Clearly the outcome of the Planning Inquiry is of major importance, but in future it would be far preferable for the community to plan its future, rather than having third parties dictate to us. The more people involved in views and ideas the better and dates for consultation will follow in the New Year

**April 2014** (PC) Councillors reported that they had met with the contact from the PDNPA to obtain some plans and provided an update on the progress towards the Neighbourhood plan for the next 10-15 years and its connection to PDNPA's Core Strategy document. The area involved in the plan will encompass the whole parish. A seminar can be arranged for community groups who may get involved. Grant payments will be available to help with costs incurred by the parish council. Consultancy advice will also be paid for. The incorporation of green space in the neighbourhood plan is important. A possible course of action was suggested including: a presentation, possibly in July; an article to appear in the next News and views; a draft project plan to be written an online grant application to be completed; a sub-committee to be formed.

**May 2014** HARTINGTON NEIGHBOURHOOD PLAN MEETING FRIDAY JULY 18th IMPORTANT PLEASE READ Hartington are producing a Neighbourhood Plan which will set out our objectives for Village Development over the coming years. The first meeting will take place on Friday July 18th at 6pm in the Village Hall. It is an open meeting, organised by the Parish Council and facilitated by Adele Metcalfe from The Peak Park to outline what is involved and how it will benefit the community. We will then be seeking thoughts and ideas from village groups and individuals to help devise and produce the Plan over the next twelve months or so. We hope many of you can attend so we can make this a true representation of what residents want for their village. Simply arrive on the evening and all will be explained. We are looking forward to seeing you on the 18th July.

**June 2014** (PC) Mr Annat confirmed that a public meeting will take place on 18th July when all the community will be notified of a public meeting to discuss the Plan.

**July 2014** HARTINGTON NEIGHBOURHOOD PLAN MEETING FRIDAY JULY 18 IMPORTANT PLEASE READ Hartington are producing a Neighbourhood Plan which will set out our objectives for Village Development over the coming years. The first meeting will take place on Friday July 18th at 6pm in the Village Hall. It is an open meeting, organised by the Parish Council and facilitated by Adele Metcalfe from The Peak Park to outline what is involved and

how it will benefit the community. We will then be seeking thoughts and ideas from village groups and individuals to help devise and produce the Plan over the next twelve months or so. We hope many of you can attend so we can make this a true representation of what residents want for their village. Simply arrive on the evening and all will be explained. We are looking forward to seeing you on the 18th July.

Hartington Parish Council

**July 2014** The Neighbourhood Plan Meeting was held in the Village Hall when 26 attended to hear presentations from Adele Metcalfe –Villages and Communities Office and Joe Dugdale-Rural Action Derbyshire. A Question-and-Answer session followed, and attendees completed questionnaires. These will be used by the Parish Council and the outcomes presented at the next Parish Council meeting on September 3rd.

**May 2015** All members of the Neighbourhood Plan Group have been contacted. The key portion of the plan is the factory site. After the meetings with CPRE members and PDNPA Committee officers referred to above then a meeting of the Neighbourhood Plan Group will be necessary to set up a structure of the plan and to progress matters further, including applying for grants.

**August 2015** Our Neighbourhood Plan is moving forward. Following our designation by the Peak Park Authority in 2013 and the Village Hall Meeting attended by some 40 people on 18th July 2014, we formed a committee to work with the Parish Council in developing the Plan. This committee of David Annat, Jane Bassett, Janet & Andy Bray, Liz Broomhead, Sue Bruce, Chris Dullage and Richard Gregory have now met twice and drawn up the double sided leaflet that is attached to this edition of News and Views. We still need more people to join our group so if you are interested please let any members know – there will be lots to do as the Plan progresses. The next milestone will be a second Public meeting in the Village Hall at 10am on Saturday 26 September when we will explain more about the Plan and hopefully hear ideas from a wide selection of our community. All is explained in the leaflet.

**October 2015** Neighbourhood Plan Meeting- September 26th. There were plenty of ideas flowing with the tea and coffee when 40 people from the community attended this very important meeting. It was very interactive, questions asked and more offers to join the Neighbourhood Plan Steering Group; a contact list established. All of the ideas will be typed up and circulated; they will form the basis of a community questionnaire, probably in the Spring. For those who could not come to this meeting we still want to hear what you have to say, so please contact any of the group (David Annat, Chris Dullage, Richard Gregory, Janet and Andy Bray, Jane Bassett, Liz Broomhead) Thank you very much to everyone who took the time to attend.

**October 2015** (PC) A previous good Neighbourhood Area Plan meeting was reported with approximately 40 people in attendance; positive feedback had been received. It is possible that a Community Land Trust may become an important future feature. Issuing questionnaires will be considered in the spring. Mr Annat advised that he had look at Bradwell's Neighbourhood Plan.

**January 2016** The thoughts and suggestions have been collated and will be used by the Steering Group at the next meeting- January 13th- 6pm –Bakehouse, to be incorporated in a questionnaire to be circulated in the Spring of 2016.

**January 2016** HARTINGTON NEIGHBOURHOOD PLAN PRESENTATION IN VILLAGE HALL SATURDAY 10 FEB - 10 to 4 pm SUNDAY 11 FEB - 11 to 2pm We are making good progress on our Neighbourhood Plan which once approved by the majority of residents, will be part of the Peak Park's Planning Policy for this village. Our presentation will cover the results of our Questionnaire, ideas for a Village Development Boundary, which green spaces need protection and many of the other policies you will vote for in a referendum on the Plan, probably in the spring/summer of this year. Now is your time to comment and influence our thoughts before the Plan is finalised. Please just walk in and see the boards detailing our progress to date. Members of the Parish Council and Neighbourhood Plan Steering Group will be there to answer your questions.

**February 2016** Jan 13th 6pm- Bakehouse-Hartington Village Hall – Following on from the Village Meeting in September, a small group of volunteers met to progress this initiative. You will recall that the Parish Council committed to take all the comments and views from the meeting and use these to compile a village questionnaire as the next stage of the process. This will be circulated in the Spring of this year. The next meeting is on February 18th -6pm in Bakehouse. Further information will be available in the next edition of News and Views.

**February 2016** (PC) A further Neighbourhood Area Plan meeting had taken place two weeks prior to the parish council meeting and this meeting centred around the production of a questionnaire. The final version of the questionnaire will hopefully be ready for the next Neighbourhood Plan meeting scheduled for 17 March with a view to distribution in early Spring. Members also referred to costs for printing, maps etc. The plan is now progressing well.

**May 2016** Since the last edition of News and Views there have been 2 more Committee meetings of the on 13th January & February 18th at which the focus has been on the development of a Questionnaire on Neighbourhood planning matters to be completed by residents, their offspring, and relatives, plus those who work in/or use Hartington facilities. The next meeting will be held on March 17<sup>th</sup> when a final draft of the Questionnaire will hopefully be agreed. This will then be distributed, probably in April/May. We hope the Questionnaire will then be completed by everyone who has an interest in the future development of Hartington as this will provide detailed information for a first draft of the Plan.

**September 2016** (PC) An astonishingly high response of greater than 150 completed questionnaires have been returned. The vast majority of the returns were from residents of the parish. Analysis of the returned questionnaires is underway with initial data anticipated in approximately 2 weeks.

**September 2016** We have received an excellent response to our Questionnaire with around 150 completed forms returned. The vast majority are from residents with a few from visitors. These will be analysed over the next few weeks and the findings will form an important part of our Draft Plan. We will let you know some of the main findings in a future edition of News and Views and of course the Draft Plan will be available for viewing and comments in due course. Thanks to all of you who took the time to participate and the high response shows how involved you are in our community. I would like to thank Committee members for producing such a professional Questionnaire and to thank Leon Goodwin in advance, as with his computer expertise, he will be leading the analysis of all the forms. Finally - if anyone reading this has for any reason not yet completed or handed in your Questionnaire simply take it to Sue in the Post Office as soon as possible and we will try to include it in the analysis. Sue has blank forms if for any reason you did not receive or mislaid yours.

**January 2017** Over 150 completed questionnaires were returned with all but a handful from residents, an astonishing response from the village. Of course with the Inspector's Decision, one of the key Questions about the use of the Cheese factory becomes irrelevant. Especially disappointing because of those who answered Q10 regarding the factory site, 84% wanted the development to be restricted to the footprint of factory buildings or less. Of course, the scheme builds well beyond this footprint. Likewise when responding to the need for new housing, 95% of those responding thought we needed a few more or that current housing numbers were about right. Hardly an endorsement for the large scale development agreed by the Inspector. Whilst we cannot now use these important statistics, there are many other important messages in the Questionnaire, including preservation of green spaces, parking, bus services and a multitude of individual comments. Now with the Public Inquiry over, the Neighbourhood Plan Committee can concentrate on producing a full assessment and plan a timetable for our draft Plan. Details of this will be published in the next edition of News and Views.

**February 2017 (PC)** An initial analysis of the 150 Questionnaires has been completed and the Committee will meet before the end of February to pull the findings together, release some initial information and begin the process of drafting an outline Plan.

**January 2018** HARTINGTON NEIGHBOURHOOD PLAN PRESENTATION IN VILLAGE HALL SATURDAY 10 FEB - 10 to 4 pm SUNDAY 11 FEB - 11 to 2pm We are making good progress on our Neighbourhood Plan which once approved by the majority of residents, will be part of the Peak Park's Planning Policy for this village. Our presentation will cover the results of our Questionnaire, ideas for a Village Development Boundary, which green spaces need protection and many of the other policies you will vote for in a referendum on the Plan, probably in the spring/summer of this year. Now is your time to comment and influence our thoughts before the Plan is finalised. Please just walk in and see the boards detailing our progress to date. Members of the Parish Council and Neighbourhood Plan Steering Group will be there to answer your questions.

**May 2018** NEIGHBOURHOOD PLAN On Saturday and Sunday 10/11 February we held 2 open days in the Village Hall where the results of the Questionnaire and majority of our proposals were displayed on over 80 display boards. Around 50 people attended and completed feedback forms. On 13 March we met Peak Park Officers to discuss our findings and were encouraged by their response to our Draft Plan. We are now in the process of final amendments, before embarking on a Statutory Consultation phase during which we invite all relevant local and national bodies, such as Natural England, DCC and DDCC to comment on our Plan. We also ensure that anyone whose land is included in any part of our plan is notified and aware of our proposals. Following this the Peak Park as the Planning Authority will advertise the Plan to the public, including of course all residents and copies of the Draft Plan will be made available in the Village and On-line for anyone who wishes to read the Draft in detail. The final stage is to submit the Plan to a Neighbourhood Planning Inspector who will decide if the plan meets the requirements of planning law and can be put forward to a referendum of all villagers on the electoral roll. If a majority are in favour, the Plan will become part of the National Parks planning policy. The above processes take several months, but the bulk of the hard work is now behind us. In this I would particularly like to thank Chris Dullage, Janet Bray, Richard Gregory and Keith Quine for their invaluable help and assistance in getting to this stage and Leon Goodwin for his technical expertise and time.

**September 2018** IMPORTANT - HARTINGTON NEIGHBOURHOOD PLAN Following our 2-day public exhibition we have completed our Draft Plan and copies are now available in hard copy and on-line. We welcome your comments prior to its submission, following a 6 week consultation period, to the Peak Park Authority who will seek a review by an Independent Inspector. If approved it will be the subject of a referendum for residents and providing more than 50% of voters supports the Plan, it will become part of Peak Park Planning Policy. Copies of the Plan are available as follows: Printed copies in the Post Office, A J & S Peach and the Village Stores. Copies are limited so we ask those taking one home to please return it once read. On-Line under a Neighbourhood Plan section of the village website - [hartingtonvillage.com](http://hartingtonvillage.com).

**September 2018** HOW TO SUBMIT COMMENTS Use this form to hand in your comments to the Post Office who will pass them to the Neighbourhood Plan Committee. Or post comments to; Neighbourhood Plan, Hartington Post Office, 4 The Beresford Tea Rooms, Hartington SK17 0AL COMMENTS ON HARTINGTON NEIGHBOURHOOD PLAN (Please return within 6 weeks even if you have no specific comments)

**October 2021** Hartington Town Quarter Neighbourhood Plan We have now completed the revised Plan and supporting documents, including Strategic Environmental, Habitats, Consultation and Conditions Statements. This Plan incorporates response from our Village Hall Exhibition, our Village Questionnaire and review of our previous Draft Plan issued in October 2018, including comments from the public, the Planning Authority and other Statutory bodies. Prior to submitting this revised Plan to the Peak Park Planning Authority, we wish to ensure that all residents can see and if necessary, comment on this updated version. In November therefore, we will post copies and response details, on the Village and Village Hall, plus Parish

Council websites. We also hope to have printed copies available in shops and village hall library. We will at the same time re-issue the Plan and associated documents to Statutory bodies for final comment, prior to submission to the Peak Park for review by an Independent Inspector. If then approved, the Plan will be subject to a public referendum (vote), for everyone who lives in our parish, probably later next year.

**April 2022** Neighbourhood Plan We have finally received detailed feedback from our meeting with the PDNPA and have commenced re-drafting the Plan having reviewed all comments received. We are however still waiting for the latest maps from officers so we can update the Maps within the Plan making them more detailed and incorporating any changes required. The Steering Group are meeting again during the last week in April to review amendments which we believe will significantly strengthen the Plan. We intend to make a redraft available when the work is completed.

**February 2023** Neighbourhood Plan Steering Group met in early February to confirm the final draft on which the planning consultant will base the Statutory documentation. At the same time a bespoke website is being developed. Hopefully by April all the associated documentation and Site will be available which will allow us to move to Section 16 public consultation by submitting the Plan to the local planning authority, the Peak District National Park. At this stage the Authority will fully publicise the Plan and all documentation will be in the public domain for scrutiny and consultation over a six-week period. Once this is completed it will go before an independent Planning Inspector to decide if more changes are needed and if it is fit for a village referendum on its acceptance.



## 9. Appendix 3 - Policy Evolution Table

| 2018 Draft Policies   | 2021 Draft Policies  | 2024 Policies  |
|---|--|--|
| <b>Landscape and Ecosystems (Previously 'Environment')</b>  |  |  |
| <p>E1 Development proposals must be designed to retain, or where appropriate replace, dry stone walls, trees and hedgerows. Proposals should be accompanied by a survey which establishes the health and longevity of affected trees and/or hedgerows and an appropriate management plan.</p>   | <p>E1 Development proposals must be designed to retain, or where appropriate reinstate, locally significant habitats including trees, hedgerows, and dry limestone walls. In so doing the objective is to achieve no loss of biodiversity and where possible secure a net biodiversity gain. Note should be taken by a development proposal that disruption to joined up habitats must be avoided.</p> | <p>E1 - Every application must contain measures that will be undertaken to deliver a net gain in biodiversity and landscape within the Parish. This can include measures to reinstate or add to locally significant habitats including native trees, native hedgerows, grassland and dry-stone walls and measures to improve the connectivity of existing fragmented habitats.</p> |
| <p>E2 Any development permitted must recognise the strength of local character, and new housing or buildings should draw on the distinctive "White Peak" built environment. In particular new building developments should be designed to :-</p> <p>E2.1 Contribute to the village character by retaining a sense of place in keeping with the "White Peak" village environment.</p> <p>E2.2 Take advantage of existing topography within the valley of the river Dove and the surrounding limestone plateau, the dry stone walls, ecosystems, buildings including field barns and the micro climate. Existing trees,</p> |  | <p>E2 - Proposals will only be acceptable where they will not fragment or disrupt existing habitat networks.</p>   |

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| <p>hedgerows or other features such as streams should be carefully designed into the development.</p> <p>E2.3 Define and enhance the street layouts and open spaces both within the village itself and also on the village margins.</p> <p>E2.4 Recognise that the mix of housing types and tenures should take account of the needs of the local community.</p> <p>E2.5 Involve the local community in discussions about any potential development.</p> |  |   |
| <p><b>Climate Change</b></p>   |  |   |
|  | <p>CC1 In seeking to address the causes and impacts of climate change future developments must:</p> <ul style="list-style-type: none"> <li>• Be directed away from flood risk areas and where the water table is naturally high, while recognising the existing need for effective management of land adjacent to the water courses from Hand Dale so as to minimise the risk of further flooding;</li> <li>• Seek to maximise energy efficiency through measures such as insulation;</li> </ul> | <p>C1 - In seeking to address the causes and impacts of climate change future developments must comply with the following:</p> <ul style="list-style-type: none"> <li>• All proposals that seek to increase the volume of an existing building by more than 15% must include measures for microgeneration of energy where compatible with heritage and landscape interests.</li> <li>• All proposals to build new buildings or extend existing buildings or change their use must include grey water recycling.</li> <li>• The use of locally sourced building materials will be required for all development.</li> </ul> |

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|  | <ul style="list-style-type: none"> <li>• Where feasible use low carbon technologies, provided they can be accommodated without compromising the character of the landscape, heritage assets and ecosystems so as to move towards a zero carbon future for our rural area. Such measures could include installation of solar panels, a community heating scheme, ground source heat pumps, and biomass boilers.</li> <li>• Aim to adapt to and mitigate in respect of our demand for water.</li> <li>• Support tree planting on farmland ( while resisting proposals to blanket cover our landscape) and within large gardens, or should an area for a community orchard become feasible (see Local Green Space 4).</li> </ul> | <ul style="list-style-type: none"> <li>• Subject to it being viable within the electricity infrastructure available in the village: <ul style="list-style-type: none"> <li>a) all new houses, and residential annexes will be required to deliver an EV charging point.</li> <li>b) new business or commercial development will be required to deliver at least 1 EV charging point per three car parking spaces delivered, with a minimum of one EV charging point for each development.</li> </ul> </li> <li>• If it is demonstrated that the electricity infrastructure is not available to deliver EV charging points, then the on-site infrastructure to enable EV charging points to be installed in future must be provided.</li> </ul> |
| <b>Conservation Area and Heritage Assets</b> |   |  |
|  | <p>CAH1 Development proposals relating to traditional buildings, be they designated or non-designated heritage assets, should be decided on after due community consultation involving a design code which will be developed in conjunction with the Peak District National Park Authority. Development</p>   |  |

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|   | will be required to be designed appropriately, taking account of local styles, materials and detail. The loss of, or substantial harm to a locally important asset will be resisted, unless exceptional circumstance is demonstrated.  |  |
| <b>Development Boundary</b>   |  |  |
| D1 New development that is consistent with that permitted by the strategic development plan, will be supported within the development boundary shown on Map 4. Outside this boundary only new farm buildings, other buildings necessary to sustain the viability of farms and conversions of existing or redundant buildings will be supported. | DB1 - New development in Hartington Village will be limited to within the DB, so protecting the surrounding landscape and historic field patterns.   | DB1 - New development will be limited to within the Development Boundary, protecting the surrounding landscape and historic field patterns.  |
|   | DB2 - Inside the (DB), appropriate new development as defined by policy DS1 will be supported, particularly for affordable local needs housing, community projects or small-scale business providing it meets a proven need and enhances the distinctive character of the village. | DB2 - Outside of the Development Boundary no new development will be supported except under policy HC1 where it addresses proven local need to provide a home for a local person in perpetuity, essential housing for a worker employed in agriculture or forestry, or new agricultural buildings where there is a compelling case for their need. |
|   | DB3 - Outside of the DB no new development will be supported except under policy HC1 where it addresses proven local need to provide a home for a local person in perpetuity or new agricultural buildings where there is a compelling case for their                              |  |

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|   | <p>need under policy DME1. Any development proposal must clearly demonstrate how the landscape character of the White Peak and South West Peak, will be conserved and enhanced and comply with the siting, design and layout criteria of DMC3 and for those areas of the parish in the Natural Zone, adhere to the exceptional circumstances for development contained in DMC2.</p>   |   |
| <p><b>Housing</b></p>   |   |   |
| <p>H1 All new built housing should have a primary residence occupancy clause.</p> | <p>H1 To support local needs affordable housing, based on an up-to-date needs assessment. Houses should remain affordable in perpetuity.</p> <p>To seek a wider mix of tenure for new affordable housing, including rental, First Homes, Intermediate Homes for sale and houses to meet other needs, such as elderly people wanting to downsize.</p> <p>To support new affordable homes on exception sites or previously developed land within the DB, providing the development would preserve and enhance the surrounding environment.</p> <p>HNP does not support cross-subsidy of affordable housing by open market housing except where an independent viability assessment, undertaken by a Chartered Surveyor commissioned by PDNPA,</p> | <p>H1 - The provision of a wider mix of tenure for new affordable housing, including rental, shared ownership and private ownership will be encouraged.</p> |

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|  | <p>demonstrates that a scheme is only viable with open market housing. However unless the scheme can deliver a ratio of at least 50% affordable to open market it should be rejected.</p> <p>All new built housing should have a primary residence occupancy clause.</p> <p>Affordable dwellings must be occupied by people with a local connection in accordance with the PDNPA policy.</p> <p>Affordable housing should not be readily differentiated from open market housing by its design, quality, location or distribution within a site.</p> <p>HNP recognizes that the sites of agricultural buildings do not, in current policy, qualify as previously developed land. However where they are situated within the DB and their removal and replacement would significantly enhance the village setting and landscape, the HNP would advocate these sites be considered for affordable houses, smaller first homes or intermediate housing units.</p> <p>HNP supports ancillary dwellings, by conversion or new build, providing they conserve or enhance the site, to allow future generations to live together.</p> <p>Exceptionally, new housing or re-use of an existing building inside or outside the DB which clearly addresses eligible local needs</p> |  |
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|   | <p>and remains affordable with occupation restricted to local people in perpetuity, can be considered under policy HC1.</p> <p>If the building has a high heritage value and the only viable way to conserve the building is conversion to an open market home this would be supported providing there was a primary resident clause.</p> <p>HNP supports local people in housing need who are able to acquire land or a building to provide a home to meet their own need, providing the merits of their site or building are acceptable for development. The house will have a minimum 3 year initial residency clause and should be of a size to meet the person's housing need in accordance with policy DMH1. This should help to ensure relatively affordable future housing stock.</p> <p>HNP supports the conversion of heritage assets to affordable housing where units are of a size that conforms closely to the provisions of policy DMH1 and where the heritage asset is conserved and hopefully enhanced.</p> |   |
| <p>H2 With the exception of sites reserved for 100% affordable housing, any proposals for new housing and mixed use developments that result in a net increase of 4 houses or more will be subject to the following criteria :</p> <p>-</p> |  | <p>H2 - Affordable housing should not be readily differentiated from open market housing by its design, quality, location, or distribution within a site.</p> |

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| <p>H2.1 Proposals justified by enhancement should seek to provide a minimum of 25% affordable housing unless an independent viability assessment undertaken by a Chartered Surveyor commissioned by PDNPA demonstrates that a scheme is only viable with less than 25% affordable housing.</p> <p>H2.2 Affordable dwellings will be occupied by people with a local connection in housing need in accordance with Derbyshire Dales District Council’s standard definitions of housing need and in accordance with the PDNPA’s definition of a local connection .</p> <p>H2.3 Affordable housing should not be readily differentiated from open market housing by its design, quality, location or distribution within a site.</p> |  |   |
|   |  | <p>H3 - If a building is a heritage asset and the conversion of the building to an open market home is necessary to deliver its conservation, this will be supported subject to a legal agreement which specifies that it must be the occupant’s primary residence.</p> |
| <p><b>Dove Dairy Site</b></p>   |  |   |
| <p>DD1 Any development proposal should offer a positive planning gain in terms of the landscape such as returning some areas to green field, reducing the overall height of</p>   |  |   |



|   |   |   |
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| buildings, avoid building on greenfield land and limiting the build area to less than the area of the previous Dove Dairy buildings.  |   |   |
| DD2 The scale of any development should be proportional to the size of the existing village which has some 155 dwellings. Development proposing to increase the number of dwellings in the village by more than 10% of the figure already built and occupied should be justified by exceptional circumstances relating to an identified requirement for enhancement of the built environment. |   |   |
| DD3 A minimum of 10% of the developable area should be reserved for employment space.   |   |   |
| <b>Economic Development</b>   |   |   |
| ED1 Change of use of the WC facilities in Mill Lane will not be supported.  | ED1 With the exception of those uses falling under policy ED3 below, any new businesses must make use of existing buildings within the Development Boundary, preferably traditional buildings of historic or vernacular merit or where they can achieve enhancement to the historical character of the village. | ED1 - Change of use of the public toilet facilities in Mill Lane will not be supported.   |
| ED2 Proposals for the alternative use of redundant field barns and other traditional farm buildings will be permitted, where it can   | ED2 Change of use of the WC facilities in Mill Lane will not be supported.  | ED2 - Business uses should primarily be directed to existing buildings. If a new building |

|   |   |  |
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| <p>be demonstrated that they are no longer required for agricultural purposes.<br/>Such uses could include: -</p> <ul style="list-style-type: none"> <li>- Local needs housing, where the building is considered to be inside or on the edge of Hartington village, and is of a scale such that it's value as determined by the District Valuer would render it affordable as that term is defined in the Development Plan.</li> <li>- Commercial use</li> <li>- Workshop</li> <li>- Community use</li> </ul> |   | <p>is proposed for a business use, an assessment of the availability and suitability of existing buildings in the Development Boundary must first be undertaken.</p>   |
|   | <p>ED3 Further Development of home working, and the underlying need for access to high-speed broadband connectivity, is positively supported within the following restrictions constraints:</p> <ul style="list-style-type: none"> <li>[i] the business activity must not adversely impact on the character of the built environment through increases in vehicle movements, parking of vehicles or storage of equipment storage, and</li> <li>[ii] the business does not generating a demand for ancillary buildings or an extensions that would not normally be permitted by Policies DMH7 and DMH8 in Part 2 of the Local Plan for the Peak District National Park.</li> </ul> | <p>ED3 - Given the number of existing touring camping and caravan sites, yurts, shepherd huts and pods within the Dove and Manifold valleys the development of any new sites will not be supported. The extension or improvement of facilities at existing sites will not be supported unless the development offers landscape, ecological and amenity improvements.</p> |

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|  | <p>ED4 Business use of traditional isolated field barns cannot be supported but should there be any change to this over-arching policy during this Plan's lifetime, opportunities to conserve and enhance a redundant, isolated building, together with its surroundings, may arise for possible low-key business [e.g. camping barn] or community purposes</p>  | <p>ED4 - To ensure the viability of existing retail services in Hartington, new shopping and catering facilities on existing camping and/or caravan sites will not be supported.</p> |
|  | <p>ED5 Consideration will be given to proposals for removal of redundant non-traditional farm buildings within the Development Boundary where they provide an opportunity for redevelopment as sites for affordable housing, to meet identified local needs, provided it can be demonstrated that there is an overall gain to conservation and enhancement. [PDNPA Core Strategy policy E1D refers].</p>                                       |  |
|  | <p>ED6 Within the constraint of PDNPA Core Policy E2B, and providing there was is no negative adverse impact on the setting of a traditional farm or the Conservation Area its buildings, change of use for ancillary employment purposes, housing, workshop or community/craft use could benefit farmstead, the community and the landscape. Potential favoured developments might include the establishment of a farm shop selling goods</p> |  |

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|   | from the local area within a 15-mile radius, the development of self-catering accommodation, craft or homeworking places of employment or farm visits.   |   |
|   | ED7 Given the number of existing touring camping and/or caravan sites within the Dove and Manifold valleys the development of any new sites, or extension of existing sites, will not be supported unless the scale, location, access and setting within the landscape ensures that the impact on other land uses, habitats and views is minimal as per DMR 1 & 2 of the PDNPA Local Plan 2019. Furthermore: |   |
|   | ED8 Shopping and catering facilities on existing as well as new sites will not be supported given the impact on the viability of existing retail services in Hartington.<br>Non-traditional types of accommodation such as yurts, wooden pods and shepherd's huts are considered incompatible with conservation objectives and will not be supported.  |   |
| <b>Transport</b>  |  |   |
| T1 Proposals for development should where possible : -<br>T1.1 encourage walking or cycling as a means of transport by creating new | T1 Proposals for development should where possible;<br>T1.1 presume sustainable and active travel as the default, without recourse to motorised modes;   | T1 - Proposals for development must:<br>a) demonstrate how the development will be served by sustainable and active travel.<br>b) require provision of cycle parking and storage. |

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| <p>pedestrian/cycle links to local amenities, and to existing footpaths and bridleways; and, T1.2 be close to public or community transport facilities.</p>  | <p>T1.2 encourage walking or cycling as a means of transport, including:<br/> [i] provision for less able users, and<br/> [ii] provision for cycle parking and storage, by creating new pedestrian/cycle links to local amenities, and to existing footpaths and bridleways.<br/> To be close to public or community transport facilities.</p> |   |
| <p>T2 Proposals leading to the development of an off road link between the centre of Hartington village and the Tissington Trail would be supported.</p>   | <p>T2 Development proposals and contributions leading to the provision of an off road link between the centre of Hartington village and the Tissington Trail will be supported, provided that it does not compromise the valued characteristics of the area. Cycle parking facilities in Hartington village should be an integral feature.</p> | <p>T2 - Proposals for the provision of an off-road link between the centre of Hartington village and the Tissington Trail will be supported, provided that it does not compromise the valued characteristics of the area. Cycle parking facilities in Hartington village should be an integral feature.</p> |
| <p>T3 Proposals for development that would lead to a significant loss of existing on street parking in the centre of the village or a loss of any part of the Mill Lane car park will not be supported.</p>  | <p>T3 Proposals for development that would lead to a significant loss of existing on street parking in the centre of the village or a loss of any part of the Mill Lane car park will not be supported.</p>  | <p>T3 - Proposals for development that would lead to a loss of public parking in Parsons Croft car park on Mill Lane will not be supported.</p>   |
| <p>T4 Development proposals that would lead to a loss of off-street parking in any location will not be permitted unless it can be replaced with a similar or improved provision which does not compromise the valued characteristics of Hartington.</p> | <p>T4 Development proposals that would lead to a loss of off-street parking in any location will not be permitted unless it can be replaced with a similar or improved provision which does not compromise the valued characteristics of Hartington. Off-street car parking space provided as part of a</p>                                    | <p>T4 - Development proposals which deliver off-street parking for existing residents will be supported. Any domestic garages that are permitted will include planning conditions requiring that they remain available for the parking of vehicles in perpetuity.</p>                                       |

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|   | development will be protected where there is evidence that loss of such space would exacerbate local traffic circulation problems.  |  |
| T5 Development proposals for housing will be required to provide a minimum of off-street parking spaces in accordance with PDNPA parking standards.   | T5 Development proposals which can provide off-street parking for existing residents will be supported where such proposals satisfy other development criteria.   | T5 - Commercial development proposals, including agricultural diversification projects, which involve the movement of customers or clients to the site must provide a travel plan with the planning application addressing how the travel needs will be met and how sustainable travel will be promoted. |
| T6 Commercial development proposals including agricultural diversification projects, that are likely to generate a significant demand for travel, must consider, in a travel plan submitted with the planning application, the use of shared or public transport, walking or cycling. | T6 Development proposals for housing will be required to provide a minimum of off-street parking spaces in accordance with PDNPA parking standards. Within the Conservation Area, exceptions to policy may be made where high standard new development or conversions cannot meet these parking standards.  | 9.18 The following is to be adopted as a non-planning community policy:<br>The introduction of additional parking control in the form of double yellow lines 50mm in size around the Mere and Village greens on Mill Lane and Hall Bank as shown on Maps 4a and 4b will be supported.                    |
| T7 Within the Conservation Area, exceptions to policy T5 may be made where high standard new developments or conversions cannot meet these parking constraints.   | T7 Commercial development proposals including agricultural diversification projects, that are likely to generate a significant demand for travel, must consider, in a travel plan submitted with the planning application, the use of shared or public transport, walking or cycling. A Travel Plan Bond must be lodged with Derbyshire County Council. |  |
| T8 Development proposals which can provide off-street parking for existing residents will be  | T8 Development proposals that also provide traffic calming measures as a secondary  |  |

|   |   |  |
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| supported where such proposals satisfy other development criteria.  | benefit will be supported where such proposals do not harm the setting of heritage assets or the character or appearance of the Conservation Area.  |  |
| T9 Development proposals which might provide a secondary benefit of 'soft touch' traffic calming measures will be supported where such proposals satisfy other development criteria.              | T9 In addition to Mill Lane Car Park, sites for the provision of electric car re-charging points will be a priority consideration, subject to any over-riding planning constraints.   |  |
| T10 The provision of electric vehicle charging outlets will be considered favourably, subject to any over-riding planning constraints.  | T10 New development will be required to provide electric vehicle charging points at one per dwelling and two [minimum] at any new or converted commercial premises [see policy ED1]. In any commercial development, sufficient infrastructure should be included to enable future additional re-charging facilities, again subject to any over-riding planning constraints. |  |
| T11 The introduction of additional parking control in the form of primrose coloured double yellow lines around the Mere and Village greens on Mill Lane and Hall Bank as shown on Maps 5a and 5b. | The introduction of additional parking control in the form of primrose coloured double yellow lines 50mm in size around the Mere and Village greens on Mill Lane and Hall Bank as shown on Maps 5a and 5b.  |  |
| <b>Community, Health, Social and Cultural Well Being</b> (see Appendix 4 for the 2018, 2021 and 2024 designated Local Green Spaces. Note the numbering used changed over time)                    |   |  |
| W1 This neighbourhood plan designates areas LGS1,LGS2, LGS3,LGS4 and LGS5 described in 10.2 and shown in Maps 6 to 9, as Local Green  | W1(A) This neighbourhood plan designates areas LGS1, LGS2, LGS3, LGS4, LGS5, LGS6, LGS7, LGS8, LGS9 and LGS10, described in 10.2  | S1 - The areas listed on Appendix A and shown together on Map 5 are designated as Local Green Spaces, where new development is not |

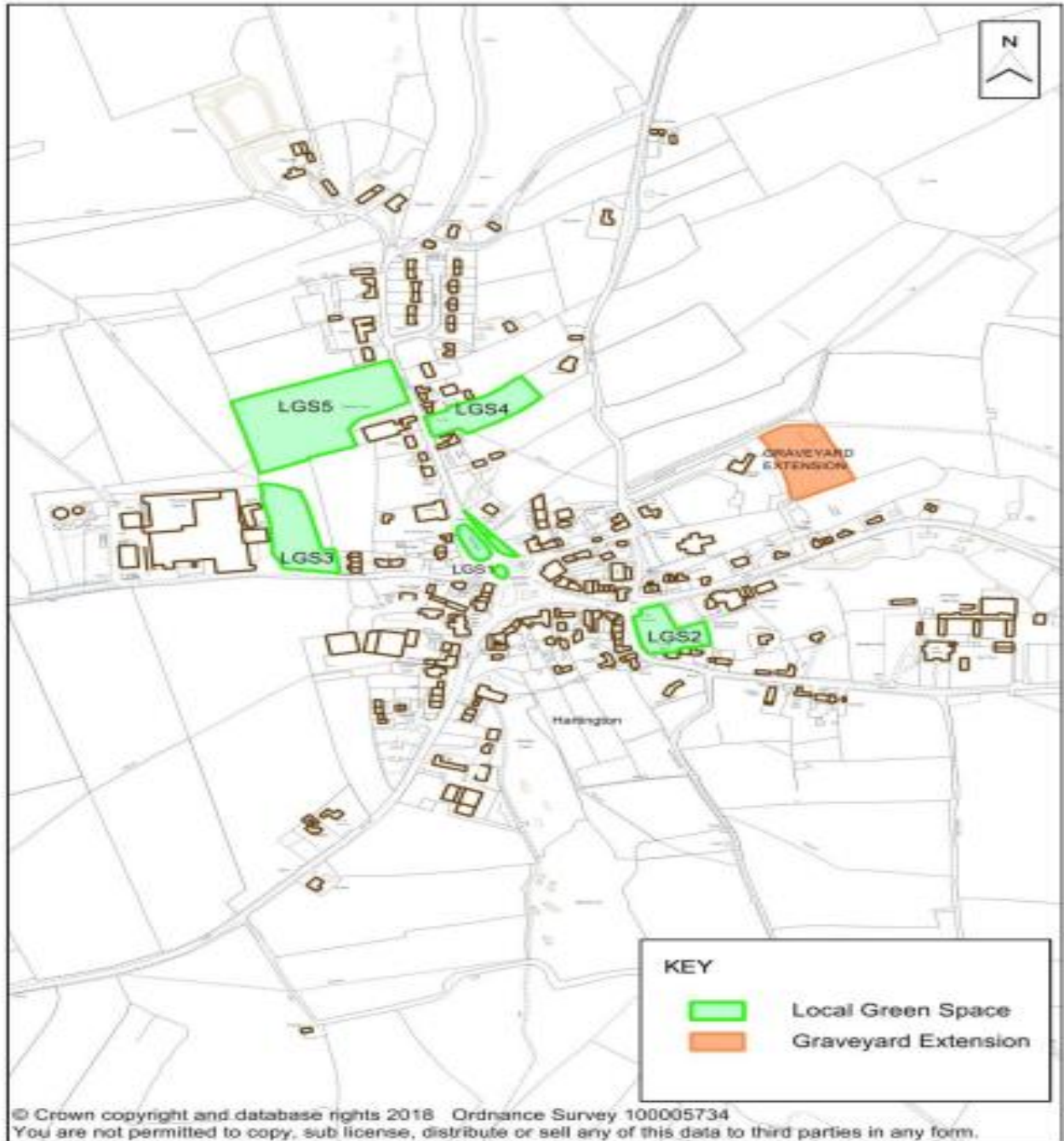
|  |  |   |
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| Spaces. All of these Local Green Spaces are in close proximity to the centre of the village and are demonstrably special to the local community.   | and shown in Maps 6a to g, as Local Green Spaces. All of these Local Green Spaces are in close proximity to the centre of the village and are demonstrably special to the local community.   | supported other than in the exceptional circumstances set out in policies S2 and S3.  |
| W2 Development is not supported on any of these areas with the exception of LGS2 where a children's outdoor play area is permitted and LGS3 where development ancillary to its use as an outdoor communal area is permitted, subject to other policies in the neighbourhood and local plans. | W1(B) No Development will be supported on any of these areas with the exception of LGS2 and LGS4 where only a children's outdoor play area and communal open spaces will be acceptable.  | S2 - The provision of a children's outdoor play area will be supported as an exception in Local Green Space LGS2. Provision of outdoor, communal green spaces will be supported in both LGS2 and LGS6.                            |
| W3 The area marked as " Graveyard Extension " (shown on Maps 6 and 9) is safeguarded from any development which may prejudice this use for future burials and cremation plots.   | W2 No development will be supported on the important open spaces identified in the Hartington Conservation Area Appraisal (IOS1, IOS2, IOS3, IOS4 and IOS5) as shown on maps 6b, c, d, f & g.  | S3 - Any proposal for development of a graveyard extension in LGS3 as shown on Map 5) will be supported as an exception to policy S1  |
| W4 Proposals to enhance and extend existing community facilities will be supported.  | W3 The area marked as " Graveyard Extension " (shown on Maps 6 and 6c) is safeguarded from any development which may prejudice its use for future burials and cremation plots.   | S4 - Proposals for change of use of a community facility to accommodate flexible working space for business use will be supported provided the community use is not lost and the business use remains ancillary to community use. |
| W5 Proposals for change of use of a community facility to accommodate flexible working space for business use will be supported provided : -<br>W5.1 Community uses are not compromised  | W4 Proposals to enhance existing community facilities will be supported.<br>Sustainable development of current buildings via extensions or by making changes to premises through the creative and collaborative sharing of resources and |   |



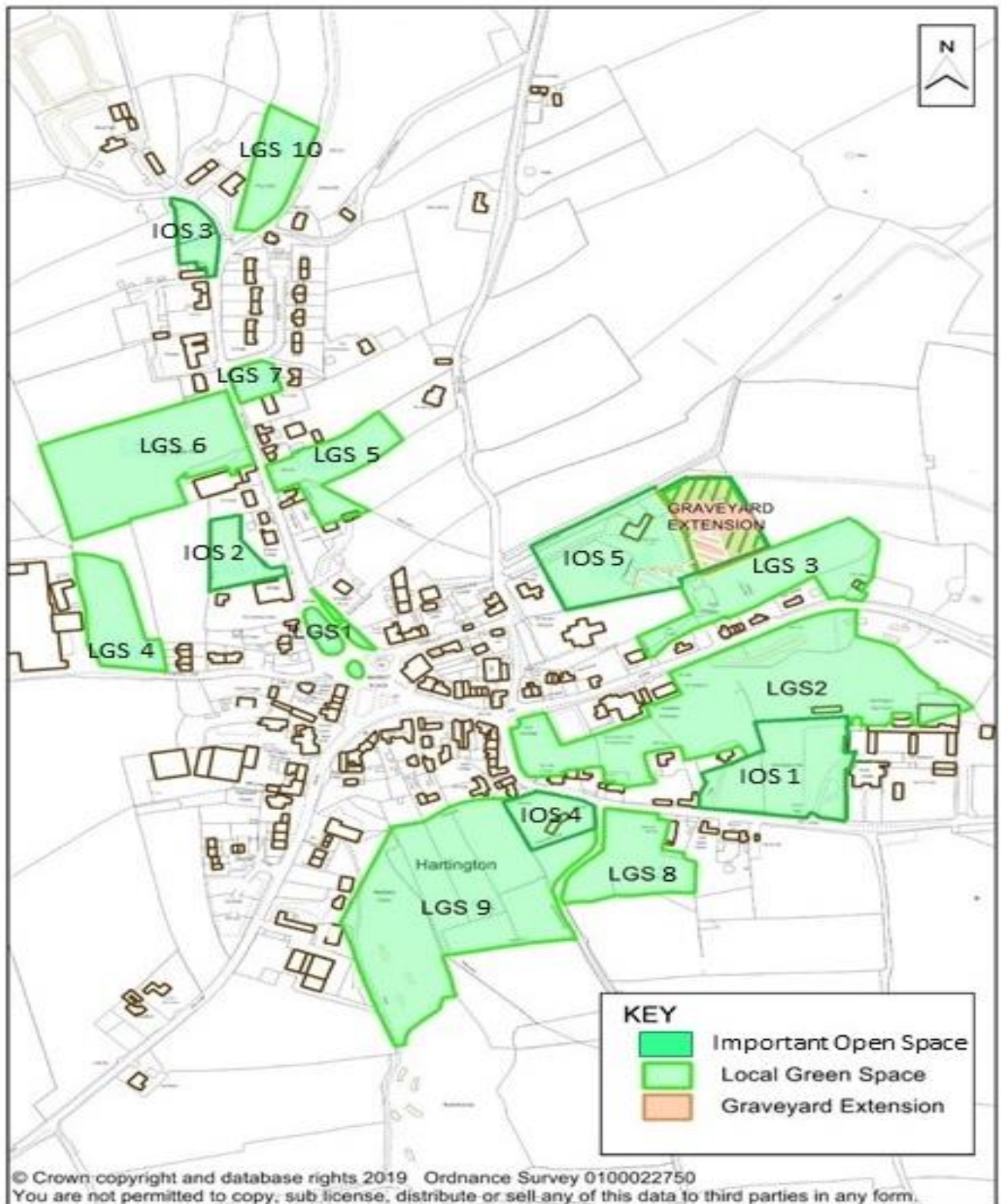
|  |   |  |
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| <p>W5.2 Business use remains ancillary to community use;</p> <p>W5.3 Any change of use granted will be temporary, initially for a period of 2 years.</p> | <p>facilities, may be considered in order to meet the changing needs of the community.</p> <p>Proposals for change of use of a community facility to accommodate flexible working space for business use will be supported provided: -</p> <ul style="list-style-type: none"> <li>• Community uses are not compromised.</li> <li>• Business use remains ancillary to community use</li> <li>• Any change of use granted will be temporary, initially for a period of 2 years</li> </ul> |  |
|--|---|--|

# 10. Appendix 4 - Evolution of Local Green Spaces Designation 2018 – 2024

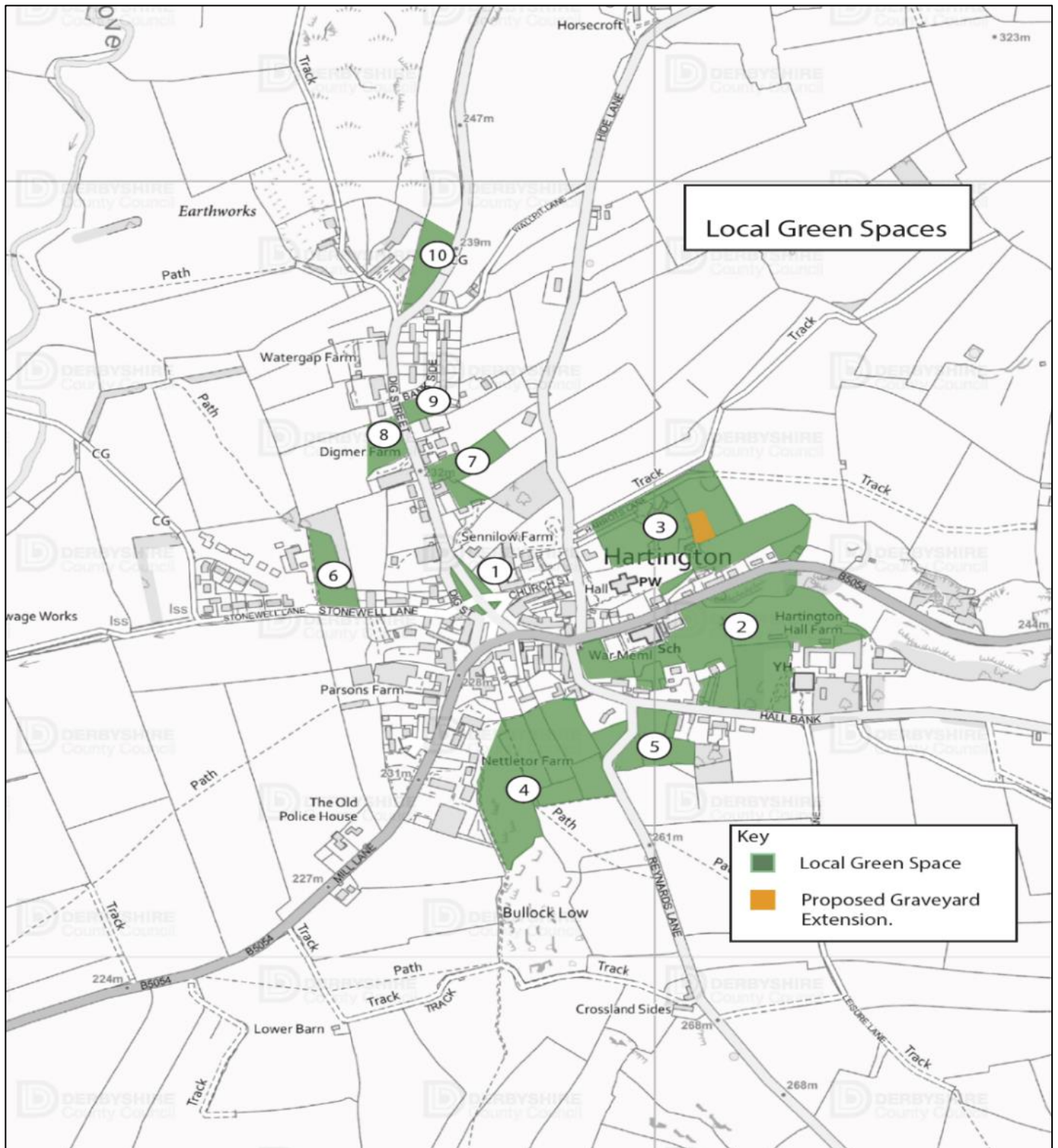
## 2018 Draft designation of Local Green Spaces



## 2021 Draft Designation of Local Green Spaces



## 2024 Designation of Local Green Spaces



## 11. Appendix 5 - Supporting Documents

### Index

1. 2012 PDNPA Press Release
2. 2015 Poster Advertising Public Meeting
3. 2015 Public Meeting Minutes
4. 2015 Attendance List Community Meeting September 2015
5. 2015 Neighbourhood Plan Explanation Leaflet for Community
6. 2015 Outcomes from Public Meeting
7. 2016 Copy of Village Questionnaire
8. 2016 Questionnaire Findings
9. 2018 Village Hall (VH) Presentation Feb 2018 Outcomes
10. 2018 VH Response and Comment Form
11. 2018 VH Slide Presentation and Posters
12. 2018 Neighbourhood Development Plan NDP1 2018
13. NDP 1 Poster Publicising
14. NDP1 Advert for Local Paper
15. NDP1 Website Access
16. NDP1 Comments/Response Form
17. NDP1 Statutory Consultation List
18. NDP1 PDNPA Response
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21. NDP1 Additional PDNPA Comments Environment Agency Consultation Response (3)
22. A) NPD1 Historic England Consultation Response B) NPD1 Natural England Consultation Response
23. NDP1 Resident Stuart Hitch Consultation response
24. NPD1 CPRE Friends of the Peak District Consultation Response
25. 2021 Neighbourhood Development Plan NDP2
26. A) NDP2 Statutory Consultation List & 26.B) Press advert for NDP2
27. NDP2 Letter to Green Field Owners
28. NDP2 PDNPA Consultation Response
29. NDP2 Historic England Response
30. NDP2 Lewis
31. NDP2 Boulter
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33. NDP2 Graham
34. NDP2 Bassett
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37. NDP2 Quine
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39. NDP2 Hitch
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42. NDP2 Neal
43. NDP2 Webley 1
44. NDP2 Webley 2
45. NDP2 Wigley
46. NDP2 Wigley 2
47. NDP2 Green Space attachments only
48. NDP2 Woolley
49. 22/04/2024 : Consultant, PDNPA and Parish Council representatives meeting notes
50. Hartington Town Quarter Parish Council minutes 13/05/2024 : briefing by consultant
51. Hartington Town Quarter Parish Council minutes 05/06/2024: decision to submit HNBP to PDNPA re Section 16 process

Aldern House . Baslow Road . Bakewell . Derbyshire .  
DE45 1AE

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Twitter: @peakdistrict Web: [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk) Tel: 01629 816356

05 November 2012  
ID 986

## National park residents lead the way on neighbourhood planning

Local residents and businesses are invited to have their say on the future of a popular Peak District village.

Hartington Town Quarter Parish Council has applied under the Localism Act to designate their village and parish as a neighbourhood area.

By applying for the designation in writing to the Peak District National Park Authority the parish council has taken the first step in developing a neighbourhood plan.

A neighbourhood plan is an important document because it can become part of the statutory development plan for the Peak District National Park.

Cllr Lesley Roberts, who chairs the National Park Authority's planning committee, said: "I am delighted that the community of Hartington have made this move and welcome the opportunity to work closely with local people to identify ways to achieve their ambitions. "Neighbourhood planning is all about bringing people together to influence the future of the places they live and work in."

The application letter and a map of the proposed neighbourhood area can be viewed at [www.peakdistrict.gov.uk/neighbourhoodplans](http://www.peakdistrict.gov.uk/neighbourhoodplans) or by calling Customer Service on 01629 816200 to ask for a paper copy.

People who live, work or do business in the area, are invited to comment on the application by Friday December 21, before a decision is made by the Authority.

The process of creating the neighbourhood plan will enable the parish council and local residents to examine the capacity for growth in Hartington and to consider opportunities for new developments, but always subject to the National Park's overall planning policies.

Anyone who would like to know more about neighbourhood planning can contact village and communities officer Adele Metcalfe on 01629 816375 or [adele.metcalfe@peakdistrict.gov.uk](mailto:adele.metcalfe@peakdistrict.gov.uk)

Neighbourhood plans were introduced in 2011 under the Localism Act. They are community-led plans that can carry legal weight and be adopted by the local planning authority.

**-ends-**

**Media enquiries to Alison Riley, communications officer, Peak District National Park Authority, 01629 816331 or [alison.riley@peakdistrict.gov.uk](mailto:alison.riley@peakdistrict.gov.uk)**

**Note to editors:**

**A summary of the Localism Act can be found at**

**[www.communities.gov.uk/documents/localgovernment/pdf/1896534.pdf](http://www.communities.gov.uk/documents/localgovernment/pdf/1896534.pdf)**

# **HARTINGTON COMMUNITY**

## **“NEIGHBOURHOOD PLAN”**

**September 26<sup>th</sup> 10-1pm**

**Hartington Village Hall**

**10-10.30am- Light Refreshment**

**10.30 – Introduction**

**10.45 – Open Discussion and Ideas**

**12.00-Summary of Ideas and further discussion**

**This is an informal meeting where the community has the opportunity to say what they want and need.**

**EVERYONE WELCOME**

**PLEASE COME**



## 1. POSTER INSERT WITH NEWS AND VIEWS TO PUBLICISE EVENT

### A Neighbourhood Plan for Hartington

What is a Neighbourhood Plan?

A Neighbourhood Plan is a planning blueprint, devised by a Community and, once agreed that it meets its policies, adopted by the Local Authority as part of its overall development plan.

A Neighbourhood Plan identifies:

- ☐ how that Community wishes its village or town to grow and develop; and what is needed in order to enable that Community to do that and flourish;
- ☐ what is important to be protected and conserved in that Community, be it landscape, green spaces, specific 'Views', cultural and historical assets, buildings and landmarks, facilities, layout, how it 'looks', and so forth;
- ☐ how to meet identified housing needs; what types of new housing, the standard of build and design that should be permitted; where these houses can and cannot be built; how many should be allowed;
- ☐ what transport and access facilities should be developed; how to manage traffic and parking issues;
- ☐ how to support and develop established and new businesses in its locality; how to increase employment opportunities for its residents;
- ☐ how to support and develop established and new Community facilities;
- ☐ how a Community may wish to create sustainable energy projects.

Although a Neighbourhood Plan is a planning tool, it is formulated from a much broader range of aspirations and community objectives. Therefore, all ideas, views and opinions are welcomed and will be incorporated as part of the overall Vision for the future of Hartington.

Why is a Neighbourhood Plan important?

A Neighbourhood Plan for Hartington is important because the growth, protection and development of our Village will be determined by the people who live here and not by those who don't.

Although the Cheese Factory site is a current issue for Hartington, Government Legislation, in the form of the Localism Act, empowers local communities to decide and take control of how they wish their neighbourhoods to grow and develop. Therefore, whatever the outcome of the Cheese Factory site, Hartington's Neighbourhood Plan will clearly identify what we want and how we want it to happen in our Village.

### 3. How can you get involved?

A Neighbourhood Plan has to be put forward by Parish or Town Council. Hartington Parish Council want to ensure that all members of the Community have the opportunity to say what they want to see happen and be provided in the Village over the next 15 years.

The first stage will be a Village Meeting at (time) on Saturday 26th September 2015, in the Village Hall. This will take the form of a presentation about Neighbourhood Planning and an initial brainstorming of ideas to identify the key issues/ideas/challenges to include in the Neighbourhood Plan.

Anyone unable to attend this meeting will be invited to contribute to this process via one-to-one talks to ensure that their views are included in this initial consultation. In addition, all of the 25 Clubs and Societies in the Village will be invited to submit their ideas, as will local businesses, families of residents, second home and holiday home owners, all the Community Facilities (Village Hall, Surgery, School, Church, etc.), plus residents of Parishes adjoining Hartington Town Quarter who use the facilities here.

From this, a detailed questionnaire will be delivered to every household and business in the Village as part of the next stage of the process.

How long will this process take?

This process, because of its complexity and to ensure that a consensus is reached by the whole of the Village, will be a long one. The Parish Council want to ensure maximum participation and feedback in order that the final Plan is right for Hartington, its current and future residents and businesses.

However, once in place, the Neighbourhood Plan will be a powerful opportunity for Hartington residents to achieve a prosperous future for our Community.

## **2. THE MEETING AGENDA**

After an introduction by the Chair of the Parish Council explaining about the Neighbourhood Plan, the attendees had the opportunity to discuss objectives and aspirations under the 5 key headings - Social & Education; Connectivity; Economy; Housing; Environment.

They were also asked to consider how the Plan might be affected by the outcome of the Public Hearing into the future of the Dairy Crest Site which was currently underway. Finally to discuss a Vision for the Plan.

Discussion centred on the following subjects:

### **Social & Education-**

- Recreational area for children- access to a field
- Development of a nursery
- Summer Club for children
- Allotments for social interaction- community garden
- More buses at later times- public transport how to maintain/ sustain
- Village hall- new kitchen, subdivision , better parking
- Preserve the current services- shops, post office, pubs –we are so lucky
- SCHOOL- transport for out of village children- both primary/secondary- there did used to be a “travel fund”- the primary school is critical to the community- it is its heart- provision of a conservation area developed by school/community and Peak Park Rangers- 20mph outside of school

### **Connectivity- transport, broadband, cycle routes**

- Link between village and Tissington Trail
- YHA parking!!!
- Restricted access on green lanes (4x4, motor bikes)
- Narrow access to Surgery on Dig Street
- Change DCC car park to an honesty box **(or honesty box in centre)**
- Short stay in market square- 2hr max- small charge
- Better Wi-Fi- broad band- more mobile network

### **Economy**

- Workspace on factory site
- More flexible planning for businesses

- Re-use of traditional stone barns- artisan businesses
- Workshops for local business
- Brown Tourist signs
- More local jobs- more local business
- Re-cycling
- Renewable energy spoils the landscape
- Storage space needed
- Anaerobic Digester

### **Housing**

- Restrictions on 2<sup>nd</sup> homes- impact they have on local families
- Grants for barn conversions- reduce planning obstacles
- Starter homes staying as starter homes
- Affordable housing for younger families
- Change of use of redundant farm buildings into workshops & housing together- no travel to work- environmentally friendly- barn conversions
- Bungalows for elderly residents who wish to stay in the village- sheltered housing
- Conserve the centre focal point of the village

### **Environment**

- Enhance centre of the village- change bus shelter to stone built and cobbles on triangle
- "Hartington in Bloom"- encourage baskets and planting
- Restricting car parking in Dig Street
- Parking restriction changed to all year
- Yellow Lines/Parking hides Mere/limited stay in centre (2 or 4 hours)
- Keep green spaces between houses
- Road narrowing through the village to slow traffic
- Protect the views of Dove valley
- Too many trees down long dale
- Signage on building
- Resident parking- Dig Street
- Ban parking around the duck pond
- Expand area of the green near the duck pond and reduce roads
- Create footpaths, bridle and cycle paths –Mill Lane and The Dale
- Prevent non- native tree planting

### **Anything Else**

- Funding for the Village hall
- School needs to be able to build on its tradition and history if needed development on site
- Piped gas from A515
- Footpath/cycleway from village to station and then onto Tissington trail
- All power/telephone lines underground

### **What is good?**

- Services- surgery, school, post office, garage, shops and pubs
- Setting, views, quality environment
- Village hall central and close to the church
- Lots of potential for a sustainable/caring development
- Centre of village with NO cars- this is the focal point
- Engaged Parish Council
- Wells Dressings
- Community Spirit
- British Legion

### **What is not so good?**

- PARKING
- LITTER
- LOCAL HOUSING- cost
- Employment opps
- Winter Road Maintenance
- Public Toilets- maintenance- cleaning
- Poor support for the Church

### **What is Missing?**

- Return to the community spirit of the Jubilee
- Outdoor communal area
- Cooker in the Village hall
- Cheaper Bus fares
- Local Housing
- Opportunities for community run enterprises

### **Vision**

- A sustainable community made up of people of all ages and walks of life.
- Provide the ability to start and raise families without having to leave the Parish.
- Ensure that older people can enjoy active, healthy and fulfilling lives.
- Opportunities for local employment and for the growth of appropriate scale local businesses.
- Protect our heritage and landscape and enhance the environment of our unique Peak District location.
- See a balanced working community with a proper balance of second and holiday homes.
- Support our economy with a balance of businesses and services for both residents and visitors.
- Support tourism but not become over-dependent on it.
- Support “connectivity” both transport and electronic communication.
- Prioritise local distinctiveness
- Prioritise the thriving centre of the village
- Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

### **NOTE**

- A Neighbourhood Plan must be evidence based, have regard for National Policy (the Framework) and comply with PDNPA Core Strategy
- Housing – Note the housing needs survey
- The opportunity to develop Dairy crest site. Correct mix of housing, high quality design, need to integrate with village
- What is our build area and our policy to infilling?
- Identify important green spaces
- Questionnaire may be required with ranking of objectives eg Conservation area and its listed buildings/ countryside reaching close to the village/ Open green spaces inside the village/ Working farms surrounding village landscape/ balance of population and facilities/ Varied building styles/Site and Size of housing development/Type of housing

**Attendees at the Community Neighbourhood Plan Meeting- 26/9/15-10-1pm- Hartington Village Hall**

Steering Group- \* plus new volunteers

David Annat- Chair Parish Council;

Chris Dullage- Vice chair Parish Council; -

Liz Broomhead MBE; -

Richard Gregory;

Janet Bray;

Andy Bray;

Jane Bassett;

Richard Craven

Kath Bassett-

Pam Ironmonger

\*Leon Goodwin

Jen Dixon

Katherine Webley- Governor-

Tracy Blackwell- Headteacher- Hartington School

Barbara Davis- Chair of Governors

Rachel Mellor- PTFA-

Carl Mellor

Lesley Veit-

Barry Veit –

Mary & Phillip Goodwin-

Ron & Julie Critchlow

Luke & Rose Gregory

David Young-

Jackie Johnson -

Andy Farmer

Lesley & Fred Birch-

Sarah Lacey

John Grosvenor

Alice Bassett

Robert & Cally Gregory

Lucy Annat

Richard Sherratt

Jennie Dullage

Keith & Al Quine

Apologies- Sue Bruce, George and Shirley Riley, Sarah Farmer, Garry Booth, Janet Booth- Galloway , Heidi Rogers- YHA Manager,

## A Neighbourhood Plan for Hartington

### 1. What is a Neighbourhood Plan?

A Neighbourhood Plan is a planning blueprint, devised by a Community and, once agreed that it meets its policies, adopted by the Local Authority as part of its overall development plan.

A Neighbourhood Plan identifies:

- how that Community wishes its village or town to grow and develop; and what is needed in order to enable that Community to do that and flourish;
- what is important to be protected and conserved in that Community, be it landscape, green spaces, specific 'Views', cultural and historical assets, buildings and landmarks, facilities, layout, how it 'looks', and so forth;
- how to meet identified housing needs; what types of new housing, the standard of build and design that should be permitted; where these houses can and cannot be built; how many should be allowed;
- what transport and access facilities should be developed; how to manage traffic and parking issues;
- how to support and develop established and new businesses in its locality; how to increase employment opportunities for its residents;
- how to support and develop established and new Community facilities;
- how a Community may wish to create sustainable energy projects.

Although a Neighbourhood Plan is a planning tool, it is formulated from a much broader range of aspirations and community objectives. Therefore, all ideas, views and opinions are welcomed and will be incorporated as part of the overall Vision for the future of Hartington.

### 2. Why is a Neighbourhood Plan important?

A Neighbourhood Plan for Hartington is important because the growth, protection and development of our Village will be determined by the people who live here and not by those who don't.

Although the Cheese Factory site is a current issue for Hartington, Government Legislation, in the form of the Localism Act, empowers local communities to decide and take control of how they wish their neighbourhoods to grow and develop. Therefore, whatever the outcome of the Cheese Factory site, Hartington's Neighbourhood Plan will clearly identify what we want and how we want it to happen in our Village.

### 3. How can you get involved?

A Neighbourhood Plan has to be put forward by Parish or Town Council. Hartington Parish Council want to ensure that all members of the Community have the opportunity to say what they want to see happen and be provided in the Village over the next 15 years.

The first stage will be a Village Meeting at (time) on Saturday 26th September 2015, in the Village Hall. This will take the form of a presentation about Neighbourhood Planning and an initial brainstorming of ideas to identify the key issues/ideas/challenges to include in the Neighbourhood Plan.

Anyone unable to attend this meeting will be invited to contribute to this process via one-to-one talks to ensure that their views are included in this initial consultation. In addition, all of the 25 Clubs and Societies in the Village will be invited to submit their ideas, as will local businesses, families of residents, second home and holiday home owners, all the Community Facilities (Village Hall, Surgery, School, Church, etc.), plus residents of Parishes adjoining Hartington Town Quarter who use the facilities here.

From this, a detailed questionnaire will be delivered to every household and business in the Village as part of the next stage of the process.

### 4. How long will this process take?

This process, because of its complexity and to ensure that a consensus is reached by the whole of the Village, will be a long one. The Parish Council want to ensure maximum participation and feedback in order that the final Plan is right for Hartington, its current and future residents and businesses.

However, once in place, the Neighbourhood Plan will be a powerful opportunity for Hartington residents to achieve a prosperous future for our Community.

After an introduction by the Chair of the Parish Council as to the purpose of the meeting, the 40 attendees had the opportunity to discuss the aspirations under the 5 key headings- **Social & Education; Connectivity; Economy; Housing; Environment.**

**Key Issue**

The future of the Dairy Crest Site.

If Appeal fails

If Appeal upheld

Parish Council Scheme

Community Land Trust

CPO by PDNPA?

**Social & Education-**

- Recreational area for children- access to a field
- Development of a nursery
- Summer Club for children
- Allotments for social interaction- community garden
- More buses at later times- public transport how to maintain/ sustain
- Village hall- new kitchen, subdivision , better parking
- Preserve the current services- shops, post office, pubs –we are so lucky
- SCHOOL- transport for out of village children- both primary/secondary- there did used to be a “travel fund”- the primary school is critical to the community- it is its heart- provision of a conservation area developed by school/community and Peak Park Rangers- 20mph outside of school

**Connectivity- transport, broadband, cycle routes**

- Link between village and Tissington Trail
- YHA parking!!!
- Restricted access on green lanes (4x4, motor bikes)
- Narrow access to Surgery on Dig Street
- Change DCC car park to an honesty box **(or honesty box in centre)**
- Short stay in market square- 2hr max- small charge
- Better Wi-Fi- broad band- more mobile network

**Economy-**

- Workspace on factory site



- More flexible planning for businesses
- Re-use of traditional stone barns- artisan businesses
- Workshops for local business
- Brown Tourist signs
- More local jobs- more local business
- Re-cycling
- Renewable energy spoils the landscape
- Storage space needed
- Anaerobic Digester

### **Housing**

- Restrictions on 2<sup>nd</sup> homes- impact they have on local families
- Grants for barn conversions- reduce planning obstacles
- Starter homes staying as starter homes
- Affordable housing for younger families
- Change of use of redundant farm buildings into workshops & housing together- no travel to work- environmentally friendly- barn conversions
- Bungalows for elderly residents who wish to stay in the village- sheltered housing
- Conserve the centre focal point of the village

### **Environment**

- Enhance centre of the village- change bus shelter to stone built and cobbles on triangle
- “Hartington in Bloom”- encourage baskets and planting
- Restricting car parking in Dig Street
- Parking restriction changed to all year
- **Yellow Lines/Parking hides Mere/limited stay in centre (2 or 4 hours)**
- Keep green spaces between houses
- Road narrowing through the village to slow traffic
- Protect the views of Dove valley
- Too many trees down long dale
- Signage on building
- Resident parking- Dig Street
- Ban parking around the duck pond

- Expand area of the green near the duck pond and reduce roads
- Create footpaths, bridle and cycle paths –Mill Lane and The Dale
- Prevent non- native tree planting

### **Anything Else**

- Funding for the Village hall
- School needs to be able to build on its tradition and history if needed development on site
- Piped gas from A515
- Footpath/cycleway from village to station and then onto Tissington trail
- All power/telephone lines underground

### **What is good?**

- Services- surgery, school, post office, garage, shops and pubs
- Setting, views, quality environment
- Village hall central and close to the church
- Lots of potential for a sustainable/caring development
- Centre of village with NO cars- this is the focal point
- Engaged Parish Council
- Wells Dressings
- Community Spirit
- British Legion

### **What is not so good?**

- PARKING
- LITTER
- LOCAL HOUSING- cost
- Employment opps
- Winter Road Maintenance
- Public Toilets- maintenance- cleaning
- Poor support for the Church

### **What is Missing?**

- Return to the community spirit of the Jubilee

- Outdoor communal area
- Cooker in the Village hall
- Cheaper Bus fares
- Local Housing
- Opportunities for community run enterprises

## VISION

A sustainable community made up of people of all ages and walks of life.

Provide the ability to start and raise families without having to leave the Parish.

Ensure that older people can enjoy active, healthy and fulfilling lives.

Opportunities for local employment and for the growth of local businesses.

Protect our heritage and landscape and enhance the environment of our unique Peak District location.

See a balanced working community with a proper balance of second and holiday homes.

Support our economy with a balance of businesses and services for both residents and visitors.

Support tourism but not become over-dependent on it.

Support “connectivity” both transport and electronic communication.

Prioritise local distinctiveness

Prioritise the thriving centre of the village

Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

## NOTE

It must be evidence based, have regard for National Policy (the Framework) and comply with PDNPA Core Strategy

Housing – Note the housing needs survey

The opportunity to develop Dairy crest site. Correct mix of housing, high quality design, need to integrate with village

What is our build area and our policy to infilling?

Identify important green spaces

Questionnaire

A how important ranking eg

Conservation area and its listed buildings/ countryside reaching close to the village/ Open/green spaces inside the village/ Working farms surrounding village landscape/ balance of population and facilities/ Varied building styles

Site and Size of housing development

Type of housing

# A Neighbourhood Plan for Hartington

## 1 What is a Neighbourhood Plan?

Neighbourhood Plans are documents produced by communities to help them influence the planning of the area in which they live and work. Once a final draft has been approved by an Independent Inspector it is put to residents of the defined neighbourhood in a referendum. Once all the returned votes are formally counted, if there is a majority in favour, it is then formally adopted by the local planning authority as part of its Development Plan. In this case the defined neighbourhood is Hartington Town Quarter Parish and the local planning authority is the Peak District National Park Authority. If adopted, Hartington's Neighbourhood Plan will be in place for the next fifteen years. It is therefore important that you make your vote count.

Hartington's Neighbourhood Plan would identify:

- How we would like to see Hartington grow and develop, and how we might work towards achieving that aim
- What is important to be protected and conserved in Hartington, be it the landscape, green spaces, specific views or sight-lines, cultural and historic assets, buildings and landmarks, facilities and layout
- Housing needs, including types of new housing, quantity, building and design standards, where houses should be sited [or not]
- What transport and accessible facilities should be encouraged and developed
- Methods of managing traffic and parking
- How to support and develop established and new businesses and how to increase employment opportunities for residents
- How to support and develop established and new community facilities
- How the community might wish to create sustainable energy projects

This is not a closed list; topics can be added or subtracted as the Plan is developed.

## 2 How might you be involved?

Legally, a Neighbourhood Plan has to be prepared by a Parish or Town Council or by a Neighbourhood Forum but, crucially, with full support and participation of the whole community throughout the process. It is an important opportunity for all - residents, businesses, people who use those businesses and other facilities, visitors - in Hartington Town Quarter to contribute ideas, views and opinions towards how the Parish might look and feel in the future, although it should be noted that only Parish residents can have a vote in the later referendum. The Parish Council has established a Neighbourhood Plan Committee, a mix of Parish Councillors and other local people; it would welcome more participants if you would like to help.

Plan preparation is underway already:

- Stage 1 was to define the Neighbourhood Plan area, which is the whole of Hartington Town Quarter Parish; the registering by the Parish Council of an intention to prepare a Plan; and an initial public presentation by the Peak

District National Park Authority about Neighbourhood Planning. The Parish Council registered intent to produce Hartington's Neighbourhood plan on 8<sup>th</sup> February 2013.

- Stage 2 was a Public Meeting on 18<sup>th</sup> July 2014, attended by the Park Authority, from which a Neighbourhood Plan Committee was formed.
- Stage 3 was a public consultation and 'brain-storming' day on 26 September 2015, attended by 40 people.
- This produced a variety of key ideas, topics and challenges. These have been built in to this questionnaire, Stage 4, which is designed to help the Neighbourhood Plan Committee identify the key issues before it begins to draft the Plan.

### **3 The Ongoing Process**

- Distribution of this Questionnaire to every household/individual and business in Hartington. It will also be available to people who use or visit Hartington.
- Analysis of responses and formulation of a First Draft Neighbourhood Plan for Hartington
- Distribution of this First Draft Neighbourhood Plan to the community
- Return of First Draft feedback
- Analysis of feedback and formulation of Final Draft Plan
- Final Draft Plan to be made available for comments
- Finalised Plan to Independent Inspector
- Approved Final Plan distributed to every household
- Referendum held

### **4 This Questionnaire**

Please complete this questionnaire as your ideas and opinions are really important in helping to shape the Neighbourhood Plan.

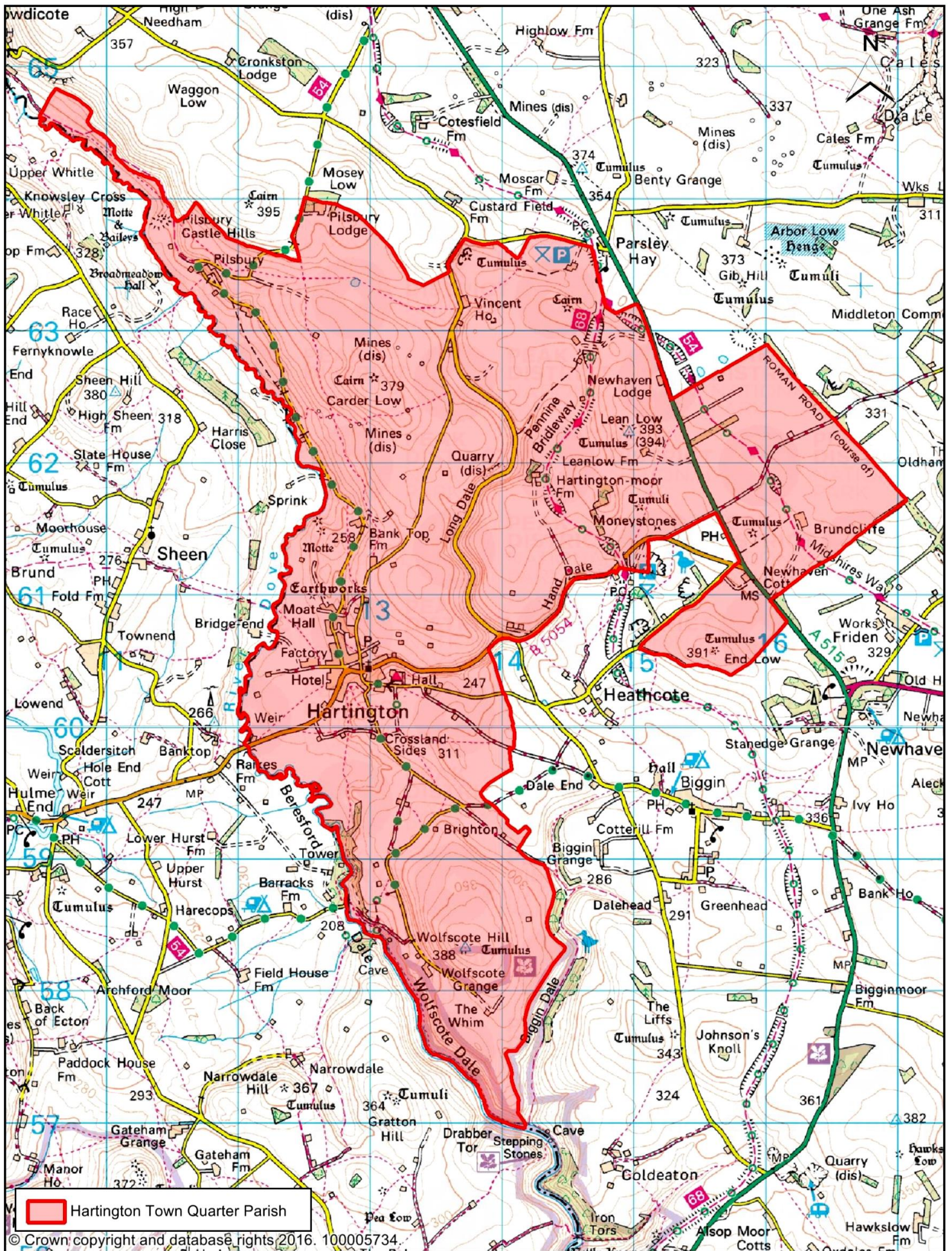
The following two maps are:

- Map 1: A plan of the Town Quarter Parish, which is the area covered by the Neighbourhood Plan
- Map 2: Hartington Conservation Area

**Please return your completed Questionnaire to the nominated Box at the Post Office by, no later than, Friday 1<sup>st</sup> July 2016**

Extra copies of this Questionnaire are available from the local businesses

**Thank you**

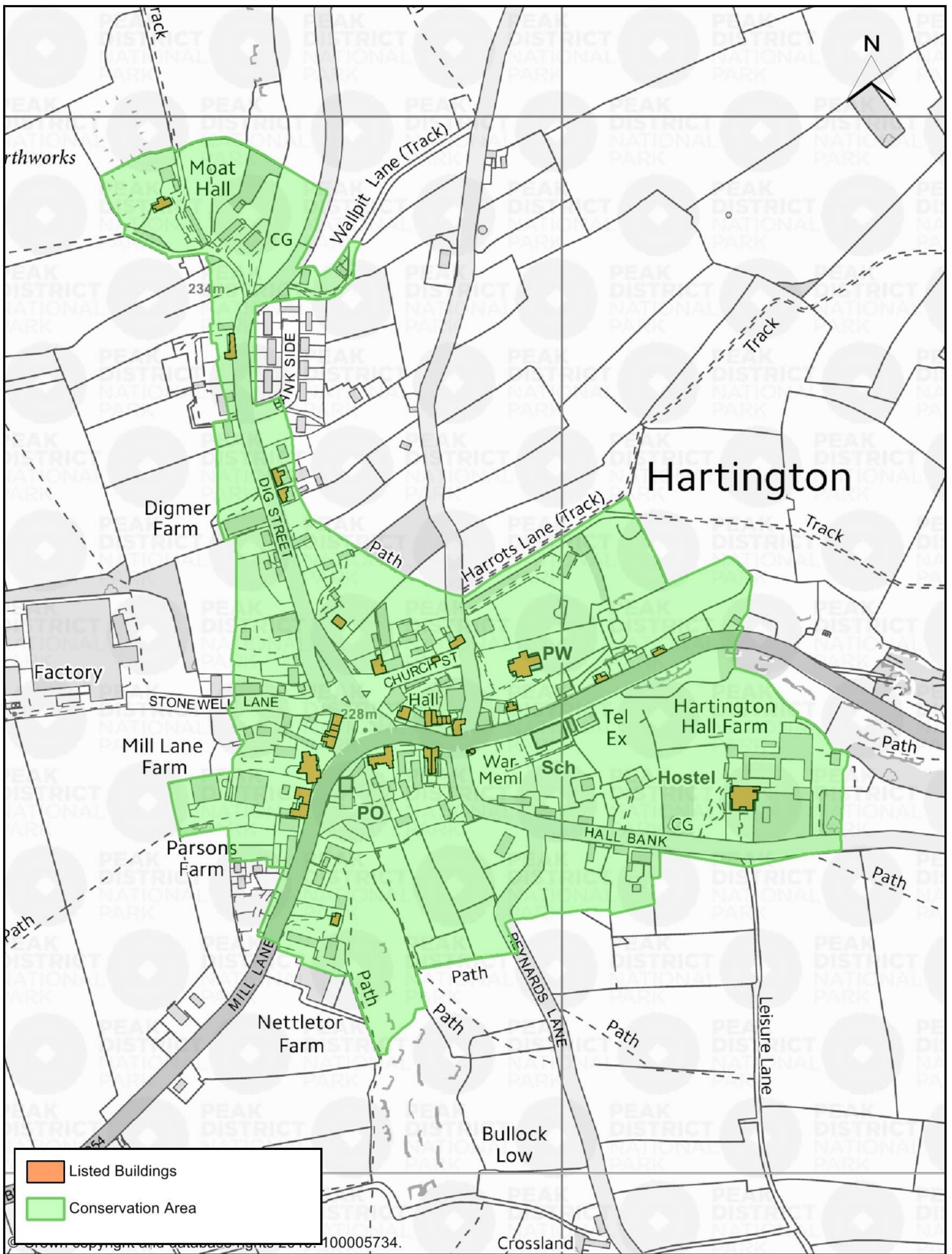


# MAP 1

Drawn by: Kelly Alfie  
 Date: 24 February 2016  
 Drawing No:  
 Scale: 1:40000 at A4

Title: Map One: Hartington Town  
 Quarter Parish Location





# MAP 2

Drawn by: Kelly Alfie  
 Date: 24 February 2016  
 Drawing No:  
 Scale: 1:5000 at A4

**Title:** Map Two: Hartington  
 Conservation Area and Listed  
 Buildings



# Hartington Neighbourhood Plan Questionnaire

## Instructions

Please complete the questionnaire as an **individual**, rather than as a shared family response.  
Please use a **black** ballpoint pen and clearly mark your response by marking an 'X' in the circle on the respective line as shown in the example below:

**EXAMPLE: What do you enjoy about living in Hartington?**

|  | Not Important | Somewhat Unimportant | Somewhat Important | Very Important |
|--|---------------|----------------------|--------------------|----------------|
| Village identity/feeling part of a community |               |                      | ⊗                  |                |
| Range of village activities                  |               | ⊗                    |                    |                |

## Section One : Village Character

**Q1) Which of the following describe the essential character of Hartington?**

|  | Not Important | Somewhat Unimportant | Somewhat Important | Very Important |
|--|---------------|----------------------|--------------------|----------------|
| Conservation Area and listed buildings                           |               |                      |                    |                |
| The duck pond  |               |                      |                    |                |
| Open green spaces within the village                             |               |                      |                    |                |
| Working farms in and around the village                          |               |                      |                    |                |
| Good access to the surrounding countryside                       |               |                      |                    |                |
| The valley location, surrounded by rugged countryside            |               |                      |                    |                |
| Historic White Peak village                                      |               |                      |                    |                |
| Good balance between the population level and available services |               |                      |                    |                |
| Other (Please Add Below)   |               |                      |                    |                |
|  |               |                      |                    |                |
|  |               |                      |                    |                |



**Q2a) What do you enjoy about living in Hartington?**

|   | Not Important | Somewhat Unimportant | Somewhat Important | Very Important |
|---|---------------|----------------------|--------------------|----------------|
| Village identity/feeling part of a community    |               |                      |                    |                |
| Range of village activities                     |               |                      |                    |                |
| Size of village and its rural atmosphere        |               |                      |                    |                |
| Good access to the surrounding countryside      |               |                      |                    |                |
| Good level of services within the village       |               |                      |                    |                |
| Access to a regular bus service to nearby towns |               |                      |                    |                |
| Other (Please Add Below)                        |               |                      |                    |                |
|   |               |                      |                    |                |
|   |               |                      |                    |                |

**Q2b) Are there particular drawbacks to living in Hartington?**

**Section Two : Housing**

**Q3) What do you think about the current level of housing in Hartington?**

|                        | Need a lot more | Need a few more | About right | Too many already |
|------------------------|-----------------|-----------------|-------------|------------------|
| Current housing levels |                 |                 |             |                  |

**Q4) What do you think about the mix of housing in Hartington?**

|   | Need a lot more | Need a few more | About right | Too many already |
|---|-----------------|-----------------|-------------|------------------|
| Bungalows                                       |                 |                 |             |                  |
| Open market – Lower cost starter homes          |                 |                 |             |                  |
| Open market – Family housing                    |                 |                 |             |                  |
| Luxury/high cost housing                        |                 |                 |             |                  |
| Rented accommodation                            |                 |                 |             |                  |
| Sheltered housing                               |                 |                 |             |                  |
| Social housing – to rent                        |                 |                 |             |                  |
| Social housing – with shared ownership          |                 |                 |             |                  |
| Independent housing for the elderly             |                 |                 |             |                  |
| Second homes                                    |                 |                 |             |                  |
| Holiday homes – for rent                        |                 |                 |             |                  |
| Homes from redundant buildings, including barns |                 |                 |             |                  |

Comments (If any)

**Q5) Should the Neighbourhood Development Plan (NDP) support local need housing within Hartington?**

|  | Strongly Disagree | Disagree | Agree | Strongly Agree |
|--|-------------------|----------|-------|----------------|
|  |                   |          |       |                |

**Q6) A small typical 3 bedroom house has about 1000 sq ft of usable floor area. *Should the NDP ensure new build, rebuild and substantial extensions carry a planning constraint that requires a minimum of one car park space on the property for each 500 sq ft of usable floor space (including any garage) of the completed property?***

|  | Strongly Disagree | Disagree | Agree | Strongly Agree |
|--|-------------------|----------|-------|----------------|
|  |                   |          |       |                |

**Q7) Should the NDP have a robust approach to limiting the height, mass and external finish of any new build, rebuild and major extensions so as to be in harmony with other nearby properties?**

|  | Strongly Disagree | Disagree | Agree | Strongly Agree |
|--|-------------------|----------|-------|----------------|
|  |                   |          |       |                |

**Q8) Should the NDP include a statement in support of the re-use or conversion of redundant buildings?**

|  | Strongly Disagree | Disagree | Agree | Strongly Agree |
|--|-------------------|----------|-------|----------------|
|  |                   |          |       |                |

**Q9a) Will anybody in your family/household require a new home in Hartington within the next few years?**

Yes                  No                  Unsure

**Q9b) If 'Yes', how many people?**

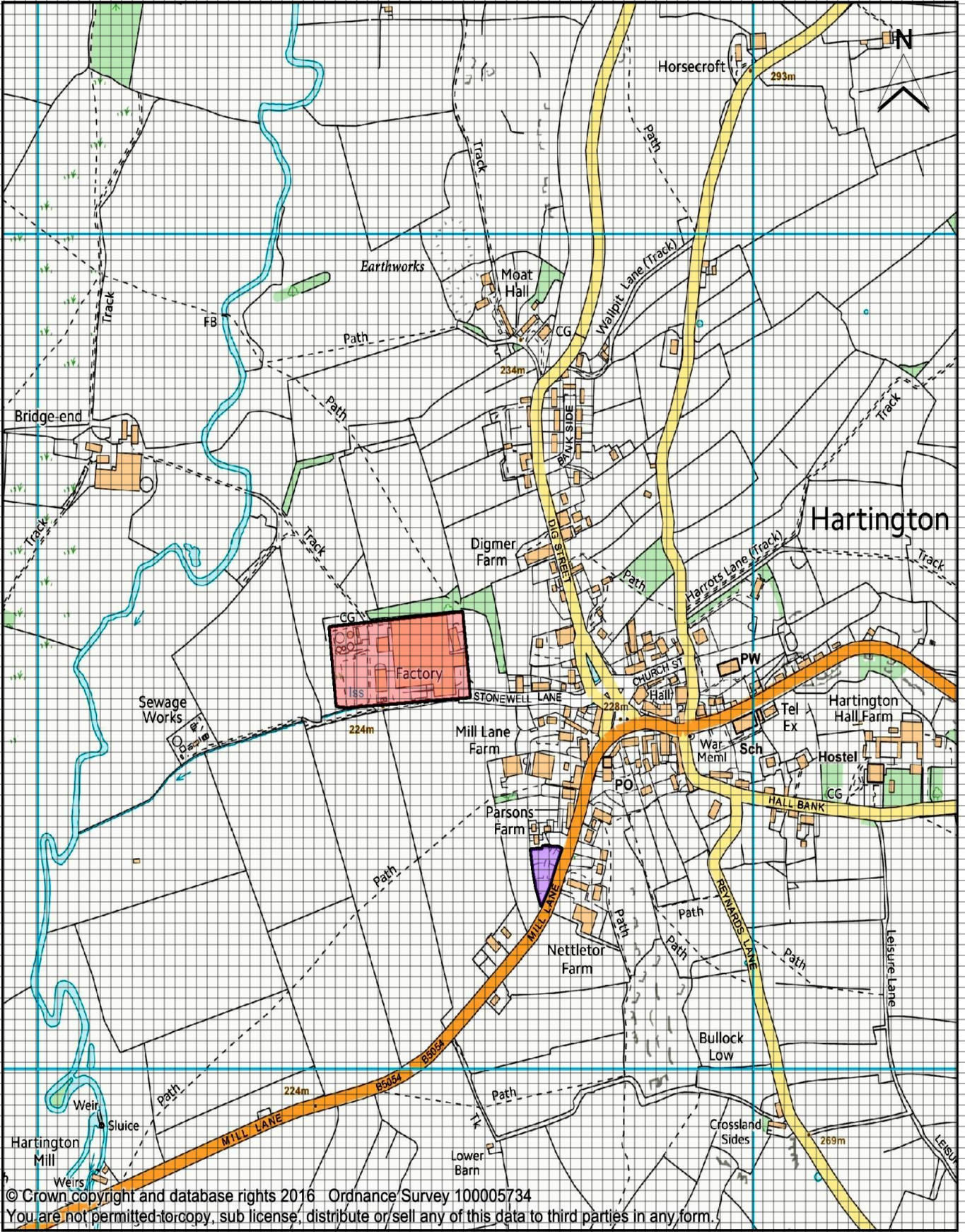
**Q9c) If 'Yes', which option would be preferred?**

|  | To Buy? | As social housing? | As a private rental? | As shared ownership? |
|--|---------|--------------------|----------------------|----------------------|
|  |         |                    |                      |                      |

**Q10) Are there 'green spaces' within and around the edge of the village that should be preserved? If so, please mark their location with a letter 'P' on the following map (Map 3):**

A B C D E F G H I J K L M N O P Q R

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
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16  
17  
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19  
20  
21  
22  
23



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# MAP 3

|           |               |        |   |                     |
|-----------|---------------|--------|---|---------------------|
| Drawn by: | Kelly Alfie   | Title: | Map Three: Location of Hartington Village | DD p&d Car Park     |
| Date:     | 14 March 2016 |        |   | Former Factory Site |
| Scale:    | 1:7500 at A4  |        |   |                     |

### Section Three : Village Facilities

Q11) *How important to you are the following?*

|                                   | Not Important | Somewhat Unimportant | Somewhat Important | Very Important |
|-----------------------------------|---------------|----------------------|--------------------|----------------|
| Duck pond                         |               |                      |                    |                |
| Local shops                       |               |                      |                    |                |
| Local pubs/restaurants/cafes      |               |                      |                    |                |
| Post Office                       |               |                      |                    |                |
| Surgery/Dispensary                |               |                      |                    |                |
| Church                            |               |                      |                    |                |
| Garage                            |               |                      |                    |                |
| C of E Primary school             |               |                      |                    |                |
| Village Hall                      |               |                      |                    |                |
| Youth hostel                      |               |                      |                    |                |
| Short break/Holiday accommodation |               |                      |                    |                |
| Public footpaths/bridleways       |               |                      |                    |                |
| Other – please state below;       |               |                      |                    |                |
|                                   |               |                      |                    |                |
|                                   |               |                      |                    |                |

**Q12) Which of the following village facilities do you use?**

|  | Never | Rarely | Sometimes | Often |
|--|-------|--------|-----------|-------|
| Newsagents/general store (Sue Peach)   |       |        |           |       |
| Deli/general store (Village Stores)    |       |        |           |       |
| Post Office/café (Beresford Tea Rooms) |       |        |           |       |
| Antique shop (Dauphin)                 |       |        |           |       |
| Hartington Farm shop & café            |       |        |           |       |
| The Old Cheese Shop                    |       |        |           |       |
| Hart of the Country store              |       |        |           |       |
| The Devonshire Arms                    |       |        |           |       |
| Charles Cotton Hotel                   |       |        |           |       |
| British Legion/Cavendish House         |       |        |           |       |
| Surgery/Dispensary                     |       |        |           |       |
| St Giles Church                        |       |        |           |       |
| Garage (Hartdale Motors)               |       |        |           |       |
| Village Hall                           |       |        |           |       |
| C of E Primary school                  |       |        |           |       |
| Youth hostel                           |       |        |           |       |
| B & B/holiday accommodation            |       |        |           |       |
| Bus services to nearby towns           |       |        |           |       |
| Public footpaths/bridleways            |       |        |           |       |
| Other – please state below:            |       |        |           |       |
|  |       |        |           |       |
|  |       |        |           |       |

**Q13) Which of the following facilities, raised in the public meeting in September 2015, would you like to see in the village?**

|  | Not Important | Somewhat Unimportant | Somewhat Important | Very Important |
|--|---------------|----------------------|--------------------|----------------|
| Day nursery for working parents                          |               |                      |                    |                |
| More recycling facilities                                |               |                      |                    |                |
| Sports facilities  |               |                      |                    |                |
| Greater choice of mobile phone network                   |               |                      |                    |                |
| Allotment plots  |               |                      |                    |                |
| Piped gas from A515                                      |               |                      |                    |                |
| Footpath/cycleway between village and Tissington Trail   |               |                      |                    |                |
| Outdoor play area for young children                     |               |                      |                    |                |
| Outdoor communal area                                    |               |                      |                    |                |
| Opportunities for community led enterprises              |               |                      |                    |                |
| Workshops for local businesses                           |               |                      |                    |                |
| An anaerobic digester for generation of renewable energy |               |                      |                    |                |
| Other – please state below;                              |               |                      |                    |                |
|  |               |                      |                    |                |
|  |               |                      |                    |                |

The existing burial ground has recently been reorganised to provide almost 80 more spaces for burials and cremations which should provide sufficient space for the next 20 to 25 years.

**Q14a) Do you agree that it is important to reserve a further area for burials and cremations?**

|  | Strongly Disagree | Disagree | Agree | Strongly Agree |
|--|-------------------|----------|-------|----------------|
|  |                   |          |       |                |

**Q14b) If a further area is reserved, would you like any new area for burials and cremations to be close to the existing burial ground and the Church?**

|  | Strongly Disagree | Disagree | Agree | Strongly Agree |
|--|-------------------|----------|-------|----------------|
|  |                   |          |       |                |

## Section Four : Business Development

**Q15) Which of the following aspects of tourism and business development would you like to see the Neighbourhood Plan address?**

|   | Strongly Disagree | Disagree | Agree | Strongly Agree |
|---|-------------------|----------|-------|----------------|
| Encouragement for existing and new small to medium enterprises to develop?  |                   |          |       |                |
| Co-ordination of the development and promotion of tourism and recreation?   |                   |          |       |                |
| Encouragement for the further development of holiday homes?   |                   |          |       |                |
| Encouragement for improved map provision, direction signage and information boards, while ensuring there is no adverse impact on the environment? |                   |          |       |                |
| Improved rationalisation of parking in the village  |                   |          |       |                |
| Other – please state below:   |                   |          |       |                |
|   |                   |          |       |                |
|   |                   |          |       |                |

**Q16a) Do you operate a business in Hartington?** Yes  
No

If yes, what is the nature of the business?

**Q16b) Do you work from home?** Yes  
No

**Q16c) If you commute to work, how far (in miles) do you travel?**

**Q16d) If you wanted to set up a business in Hartington what would particularly be of assistance to you?**



**Q16e) If you already operate a business in the village, what change would make the most significant positive impact on your business in Hartington?**

## **Section Five : Potential Development Areas**

### **A) Dove Dairy Site (known locally as The Cheese Factory)**

The Dove Dairy ceased operation in 2009 and the site was purchased in 2010 by a Company with plans to redevelop the site mainly for housing. Two applications have been turned down. The site has remained with the original, now empty, buildings and the surrounding brownfield site.

A detailed questionnaire relating specifically to this site was issued by PDNPA in 2011 to everybody then on the electoral roll. A very significant 75% response was received with clear majority answers to most questions. The following questions seek to build on existing information and ensure we are up-to-date.

**Q17) What do you feel is the most appropriate type of re-development that would best meet the needs of the village?**

|                              | Strongly Disagree | Disagree | Agree | Strongly Agree |
|------------------------------|-------------------|----------|-------|----------------|
| Affordable housing           |                   |          |       |                |
| Open market housing          |                   |          |       |                |
| Commercial uses              |                   |          |       |                |
| Recreational uses            |                   |          |       |                |
| A mix of the above land uses |                   |          |       |                |
| Other – please state below:  |                   |          |       |                |
|                              |                   |          |       |                |
|                              |                   |          |       |                |

**Q18a) The area of the former Dove Dairy Site (see Map 4) that can be described as “brownfield land” covers some 4.5 acres with buildings on some 2.8 acres within that. Please mark grid squares with a ‘B’ on Map 2 where you believe any future new buildings should be located, either within the brownfield land or the surrounding area.**

**Q18b) Do you think that some proportion of the brownfield site should be returned to greenfield land? If so, please locate with a ‘G’ any grid squares that should include future greenfield areas on Map 4.**

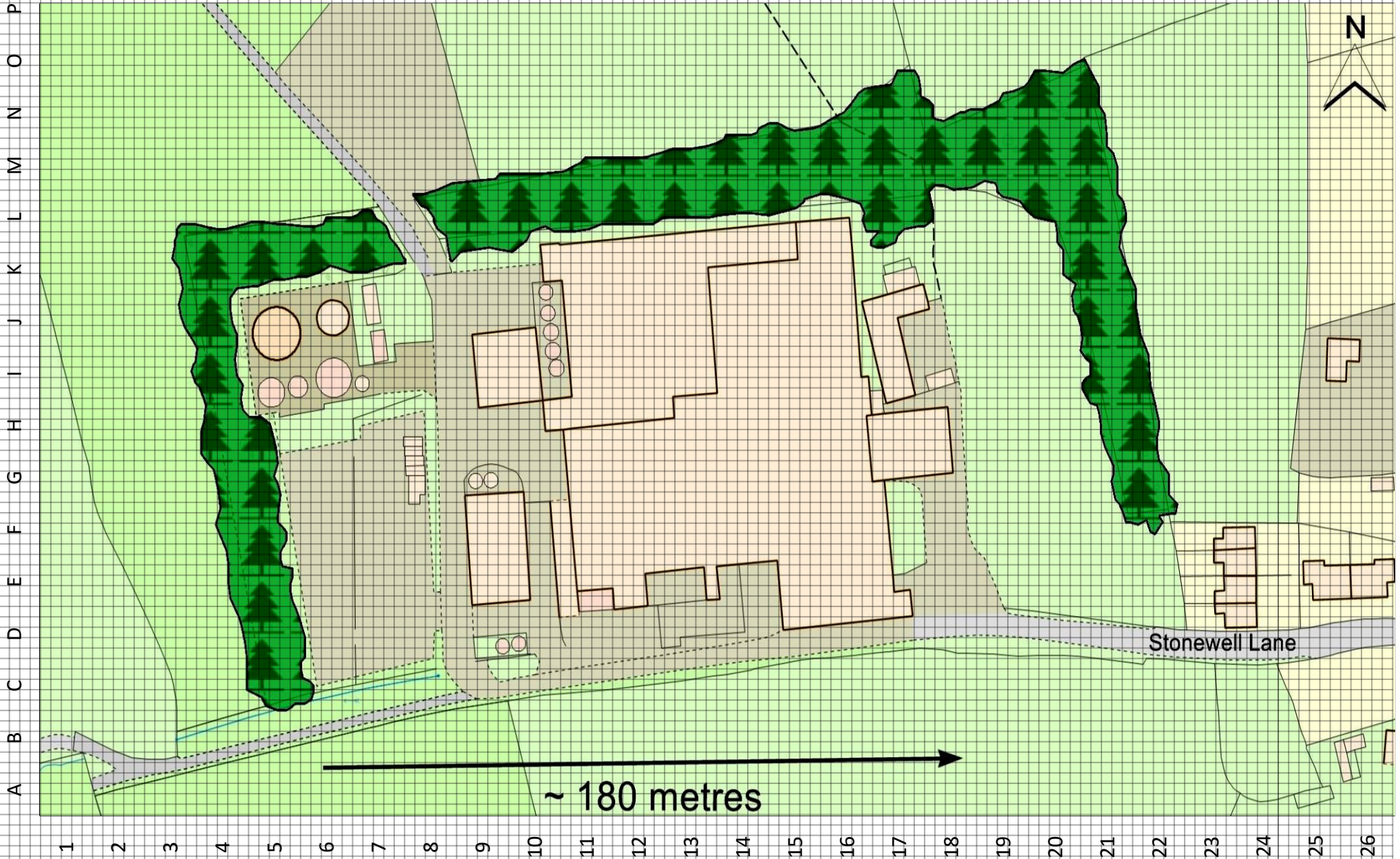
**Q19) Are there any particular facilities/types of development that you think should be provided at this location?**

# MAP 4

Drawn by: Kelly Alfie  
Date: 21 March 2016  
Scale: 1:1700 at A4

Title: Map Four: Location of the former Dove Dairy  
Factory Site

- Woodland Screen
- Possible location(s) for new buildings
- Possible future greenfield sites



**B) Current Car Park Site on Mill Lane**

The only other brownfield site in the village that could be used for a different purpose is the existing Derbyshire Dales Pay and Display car park (marked in purple on Map 3). Please note that Derbyshire Dales District Council have no current plan to develop any area of the car park.

**Q20) What do you feel is the most appropriate type of development that would best meet the needs of the village?**

|                              | Strongly Disagree | Disagree | Agree | Strongly Agree |
|------------------------------|-------------------|----------|-------|----------------|
| Car Park to be retained      |                   |          |       |                |
| Affordable housing           |                   |          |       |                |
| Open market housing          |                   |          |       |                |
| Commercial uses              |                   |          |       |                |
| Recreational uses            |                   |          |       |                |
| A mix of the above land uses |                   |          |       |                |
| Other – please state below:  |                   |          |       |                |
|                              |                   |          |       |                |
|                              |                   |          |       |                |

## **Section Six : Transport**

**Q21) Do you believe any changes are needed with regard to the following:**

|  | No change needed | Minor Change needed | Some change needed | Significant change needed |
|--|------------------|---------------------|--------------------|---------------------------|
| Speed of vehicles through Hartington?                                |                  |                     |                    |                           |
| Creation of a cycle path linking Hartington to the Tissington Trail? |                  |                     |                    |                           |
| Footpaths?   |                  |                     |                    |                           |
| Footways/pavements?  |                  |                     |                    |                           |
| Improvements to public transport?                                    |                  |                     |                    |                           |
| Other – please state below:  |                  |                     |                    |                           |
|  |                  |                     |                    |                           |
|  |                  |                     |                    |                           |

**Q22a) Do you think there are existing problems with parking in the village? If yes, specifically where?**

**Q22b) Do you think there should be:**

Resident only parking areas in the village?

Yes      No

Time-limited parking in the centre of the village

Yes      No

**Q22c) Do you use the bus? If yes, what is the usual purpose of your trip?**

**Q22d) If you don't use the bus, what do you see as the main drawback of the bus service?**

**Q22e) If a resident, do you own a car?**

Yes      No

**Q22f) Do you have access to off-street parking?**

Yes      No

**Number of vehicles in household?**

## **Section Seven : The Environment**

**Q23) Should the Neighbourhood Development Plan have a policy towards environmental issues that includes the following:**

|  | Encourage | Allow | Minimise | Prohibit |
|--|-----------|-------|----------|----------|
| Industrial scale wind turbines?  |           |       |          |          |
| Small scale wind turbine?  |           |       |          |          |
| Industrial scale solar farms?  |           |       |          |          |
| Small scale solar panel development?                                   |           |       |          |          |
| Enhancement of the centre of the village?                              |           |       |          |          |
| Tree planting in appropriate areas, with on-going maintenance          |           |       |          |          |
| Footpath/stile maintenance?  |           |       |          |          |
| Conservation of landscape features, e.g. field barns, dry stone walls? |           |       |          |          |
| Other – please state below:  |           |       |          |          |
|  |           |       |          |          |
|  |           |       |          |          |

***Any further comments to add on any issue that might be included in the Neighbourhood Development Plan?***

The consultation on the Neighbourhood Development Plan needs us to make sure we do our best to gather views of a wide cross-section of the population. Responses to the following section of this questionnaire will enable us to provide evidence that a representative cross-section has responded. If some groups have been under-represented we can then make a further effort to seek their opinion. It is much appreciated if you would complete this final section, but rest assured that any data will be kept confidential.

|           | 14-17 | 18-24 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75-85 | 86+ |
|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-----|
| Age Range |       |       |       |       |       |       |       |       |     |

***Gender***

Male                  Female

***Residency***

Main Home                                  Second / Holiday Home                  Visitor

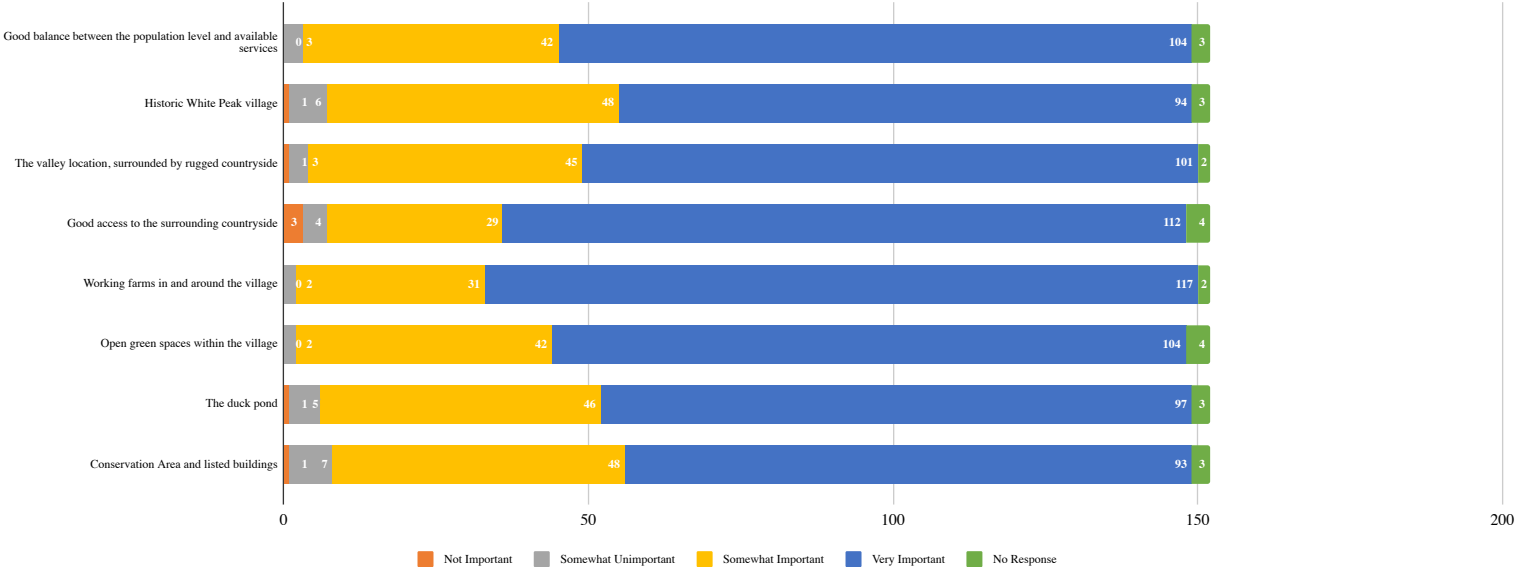
***If not a resident, are you related to someone in the village? If yes, please tick appropriate box:***

Grandparent                  Parent                                  Sibling                                  Son / Daughter

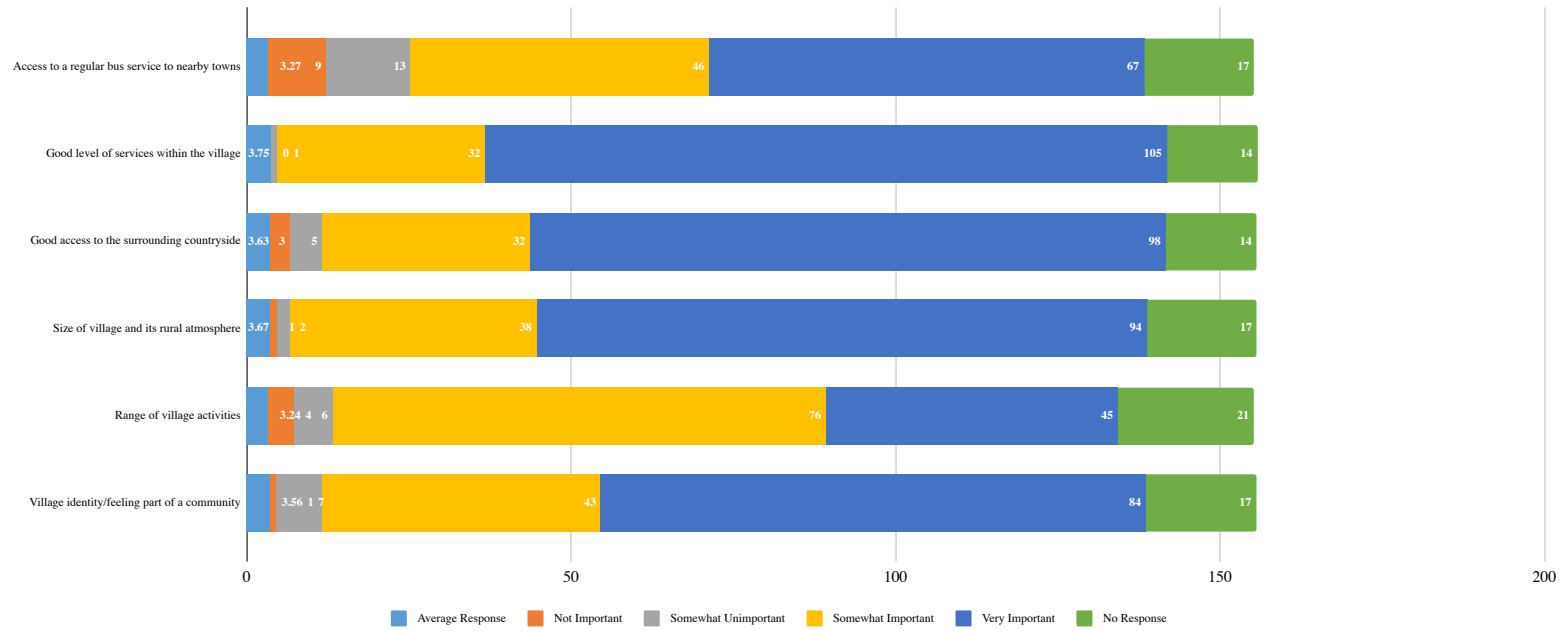
**Postcode of home** (a **required** response):

**Name** (an **optional** response):

Q1) What describes the essential character of Hartington

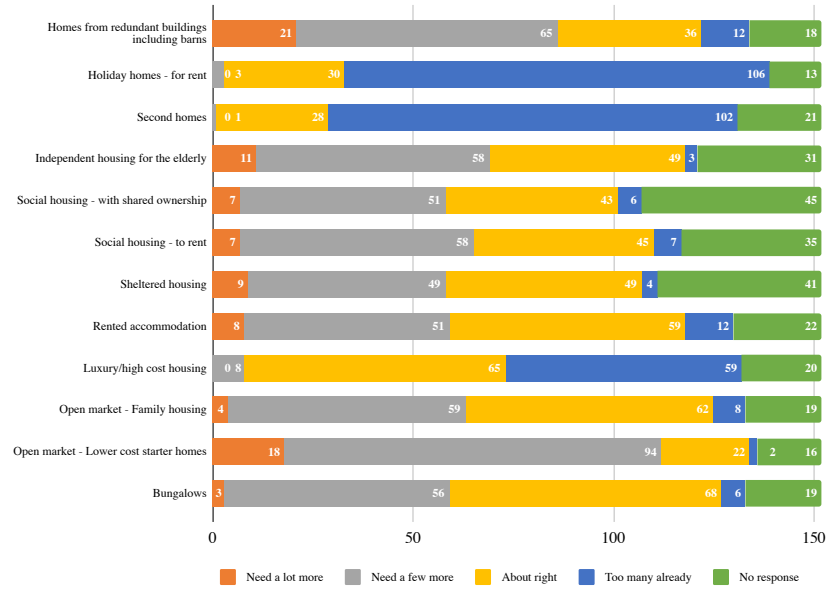


### Q2a) What do you enjoy about living in Hartington?

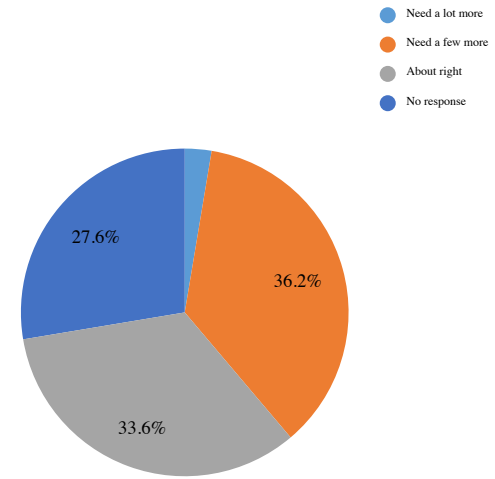


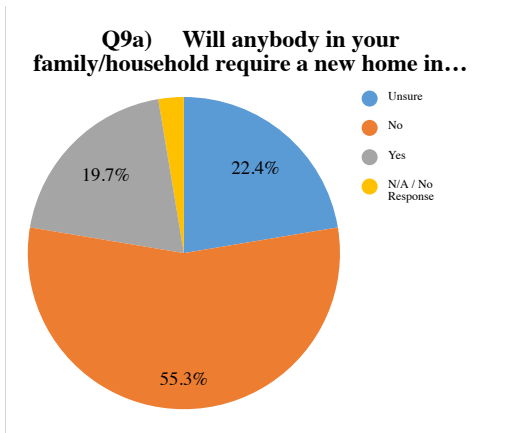
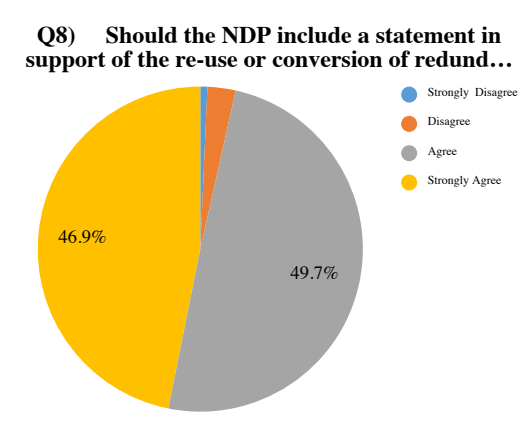
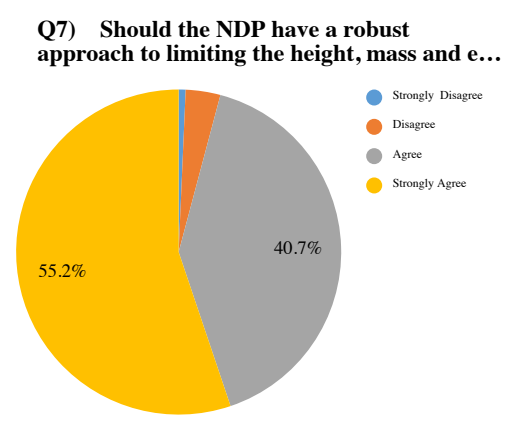
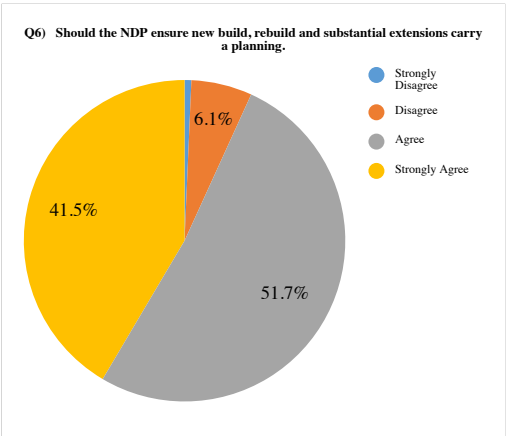
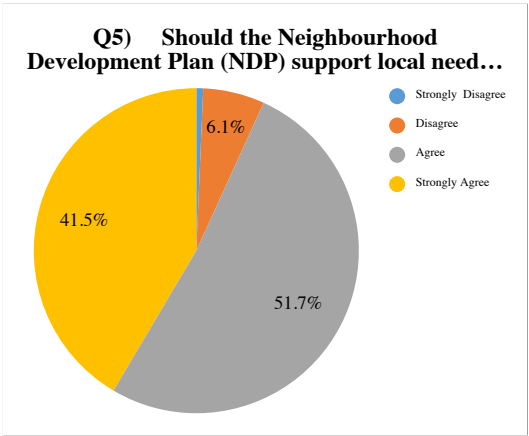
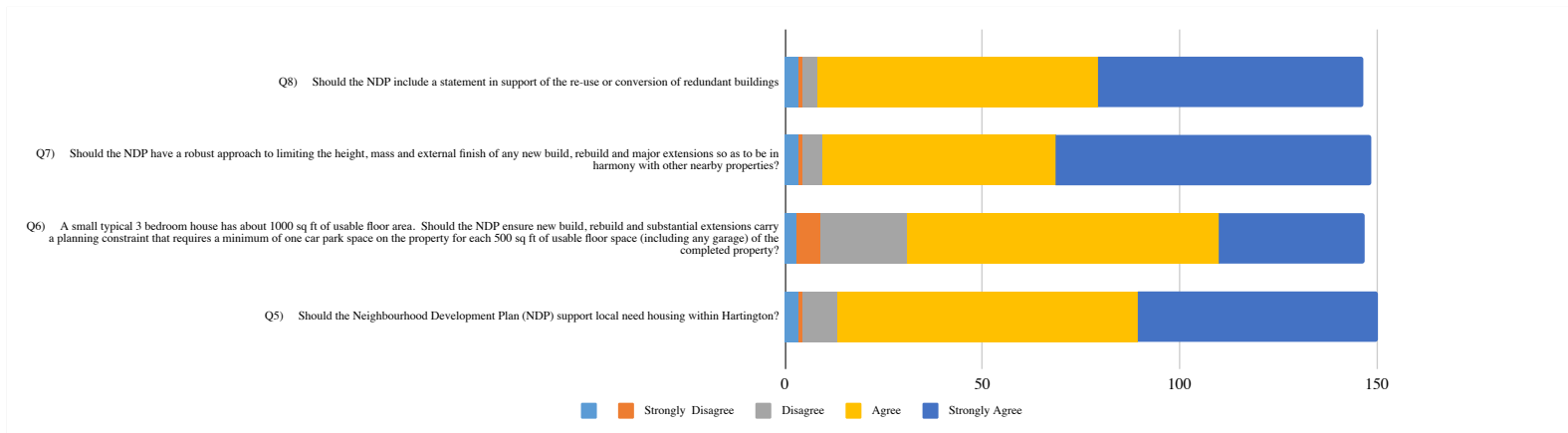


### Current Analysis of housing mix.

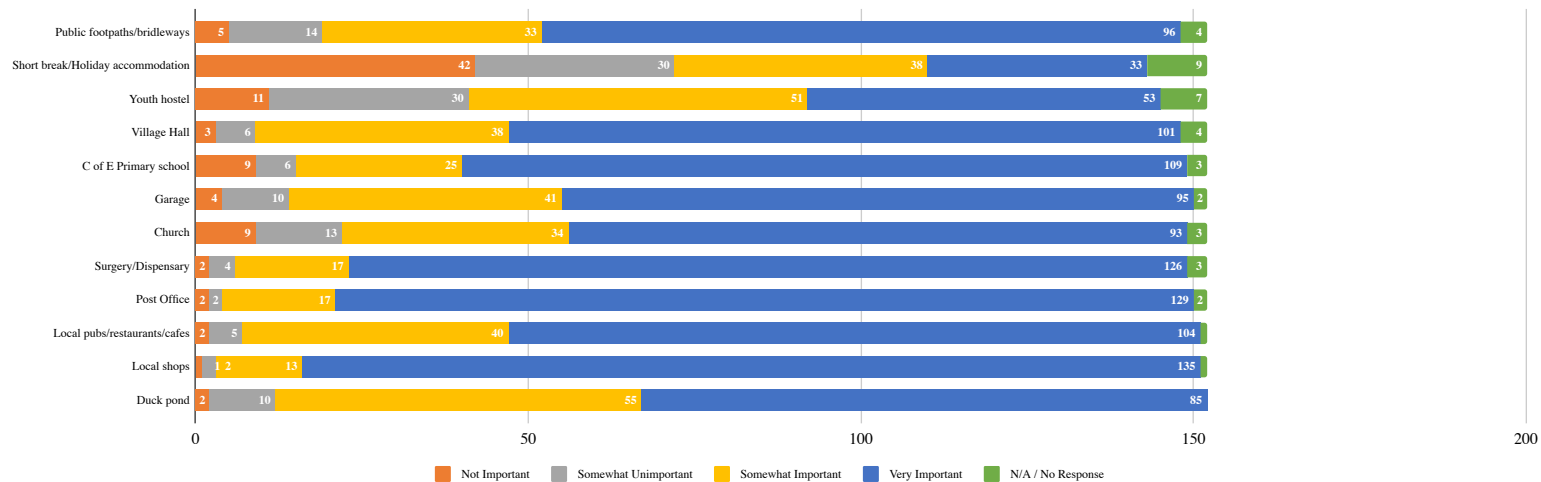


### Current housing levels response

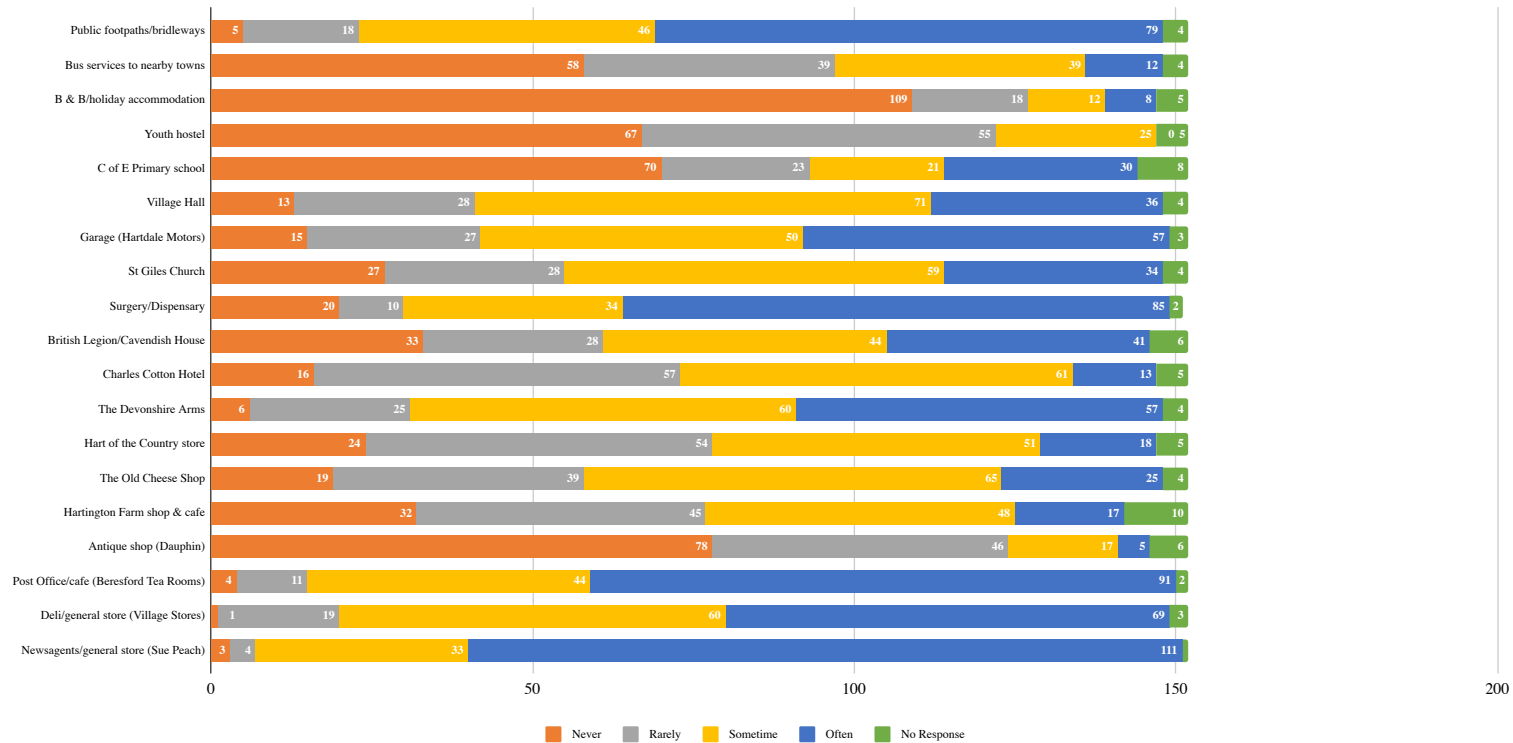




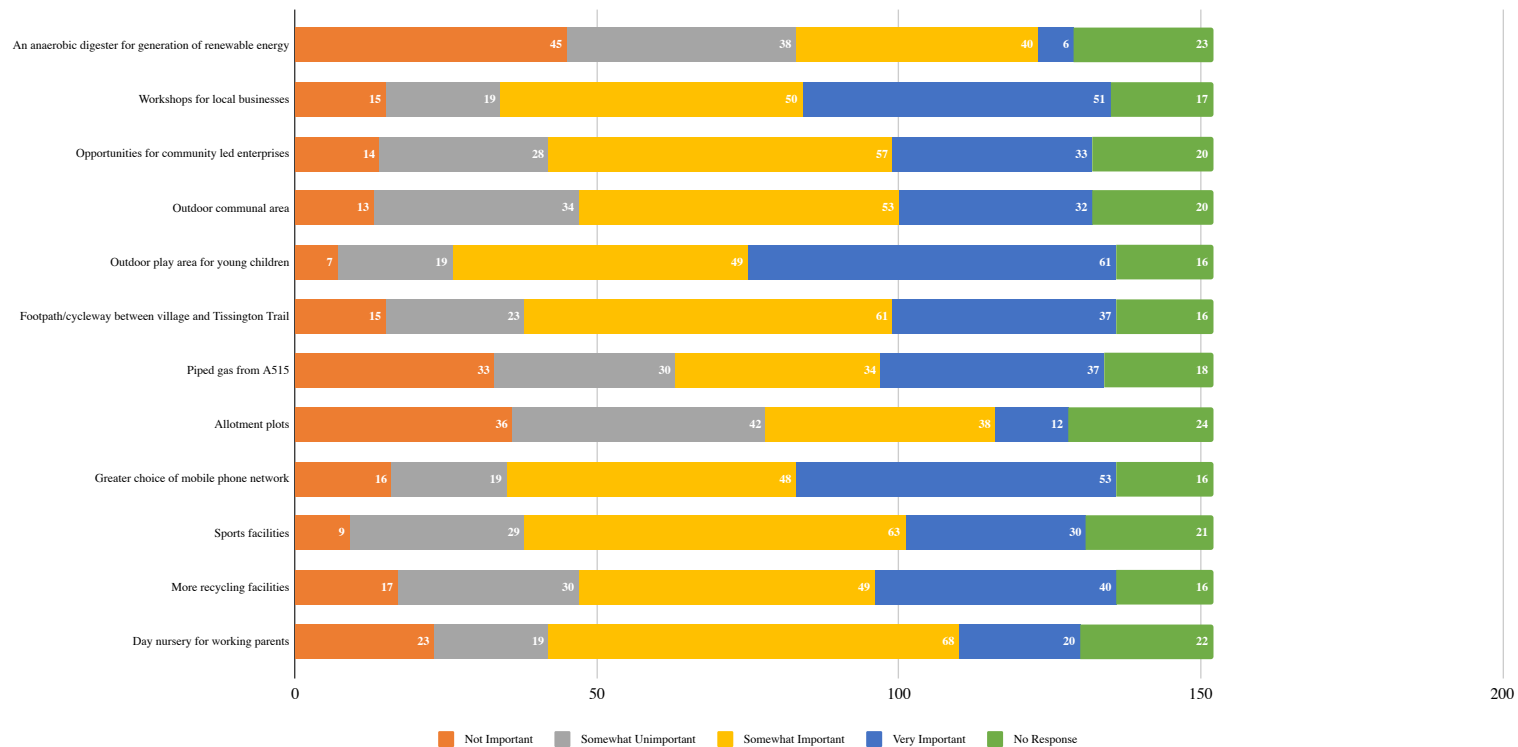
### Q11 - Importance of Village Facilities by Number of Respondents



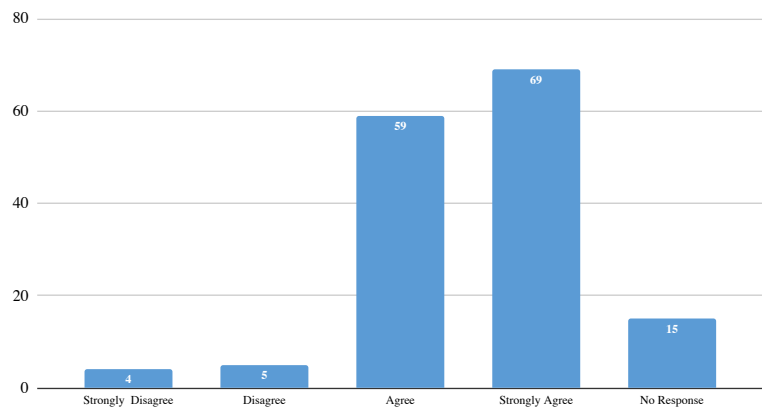
### Q12) Usage of Village Facilities



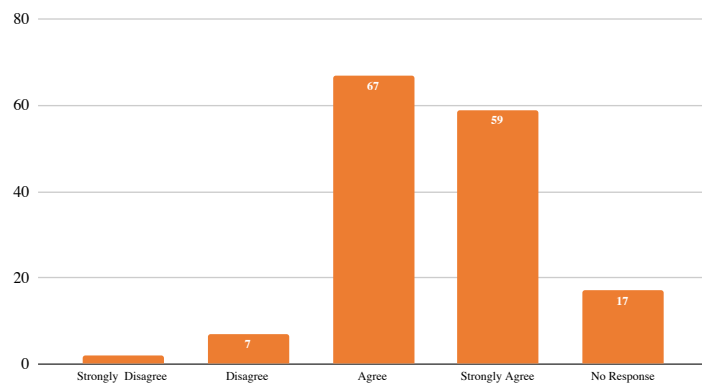
### Q13) Requested facilities by importance



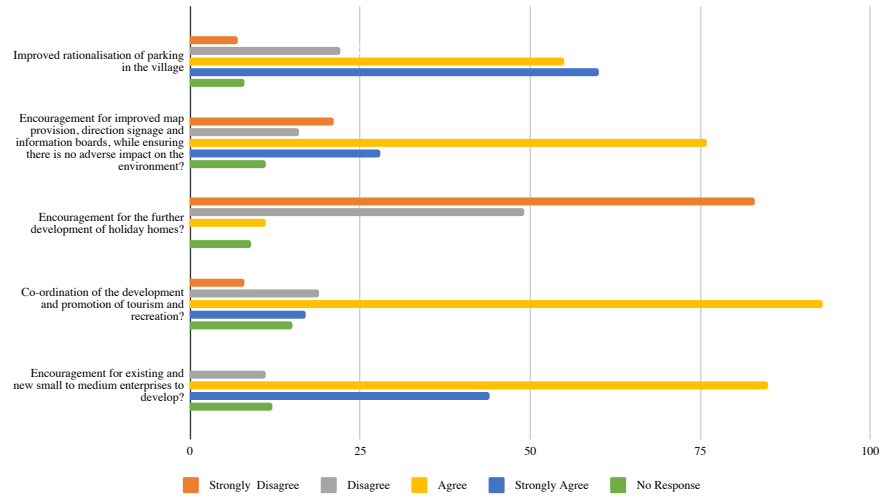
### Q14a) Do you agree that it is important to reserve a further area for burials and cremations?



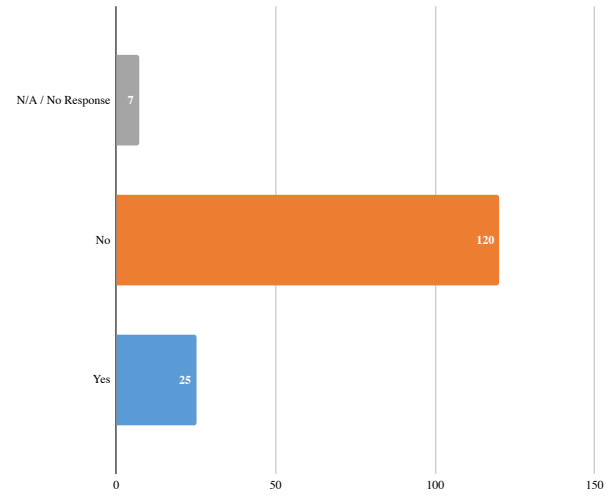
### Q14b) If a further area is reserved, would you like any new area for burials and cremations to be close to the existing burial ground and the Church?



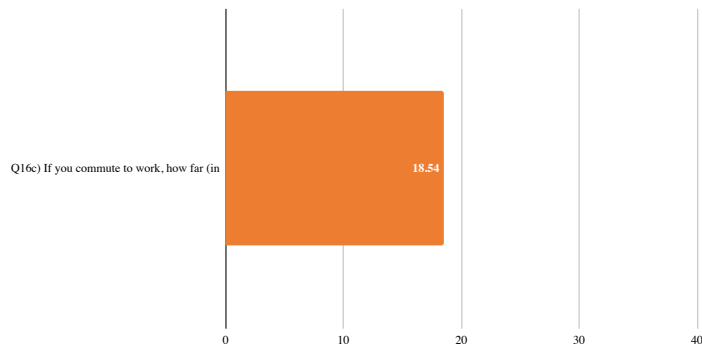
**Q15) Which aspects of tourism and business development should the NP address.**



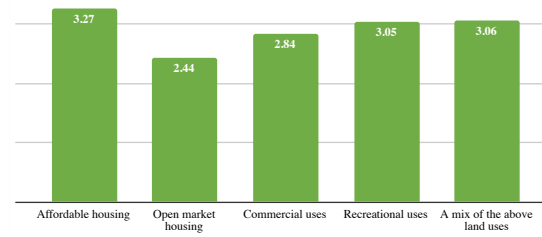
**Q16a) Do you operate a business in Hartington**



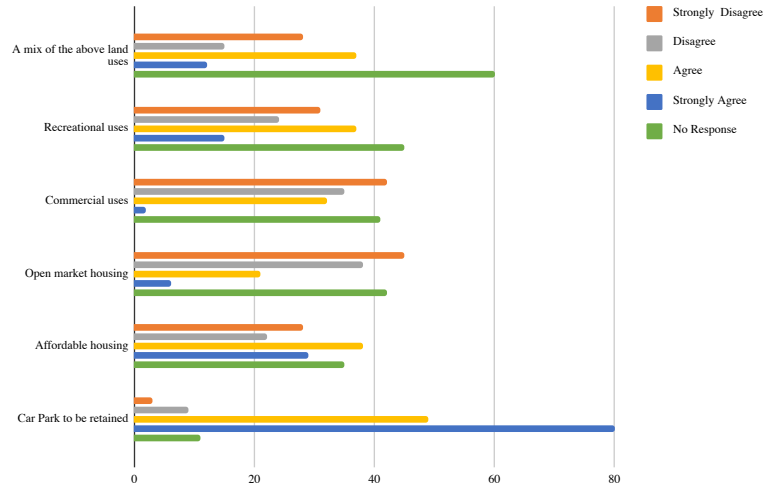
**Q16 C) Average Miles travelled to work by commuters**



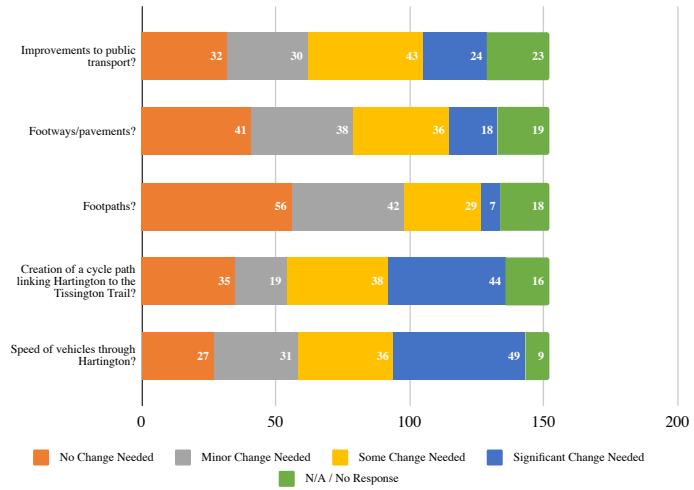
**Q17) What do you feel is the most appropriate type of re-development that would best meet the needs of the area?**



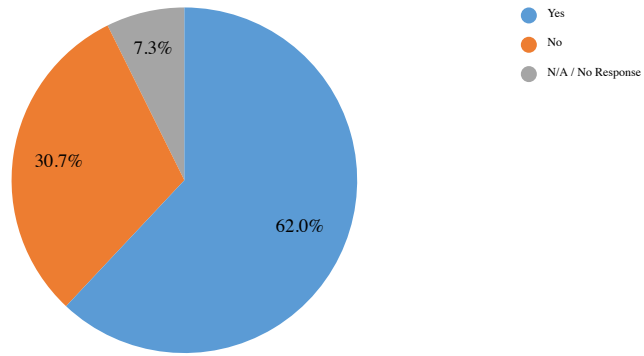
### Q20) Most appropriate type of development



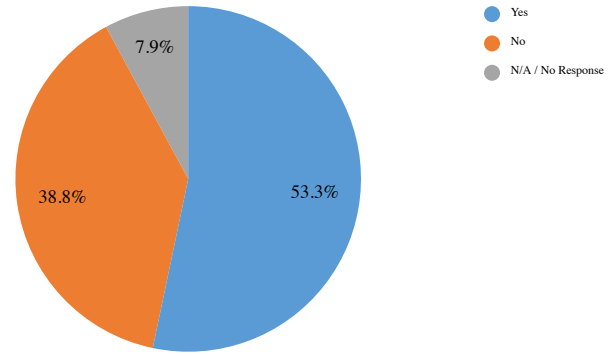
### Q21) Changes to the following?



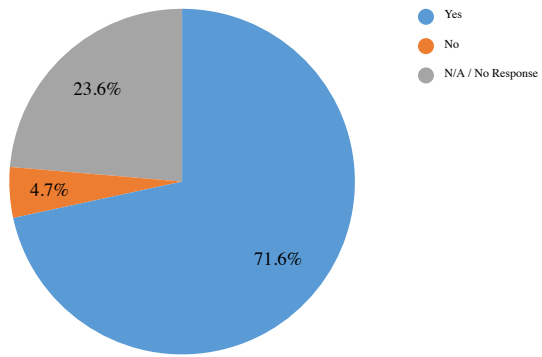
### Resident only parking areas in the village? Yes/No



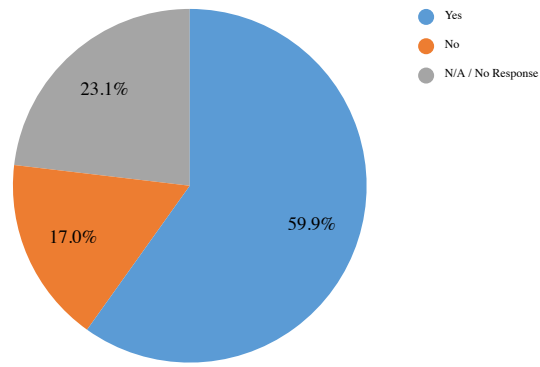
### Time-limited parking in the centre of the village



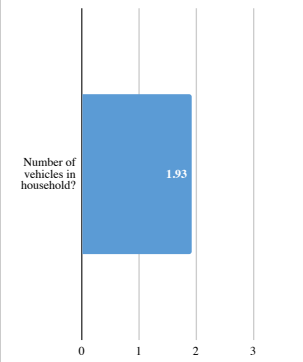
**Q22e) If a resident, do you own a car?**



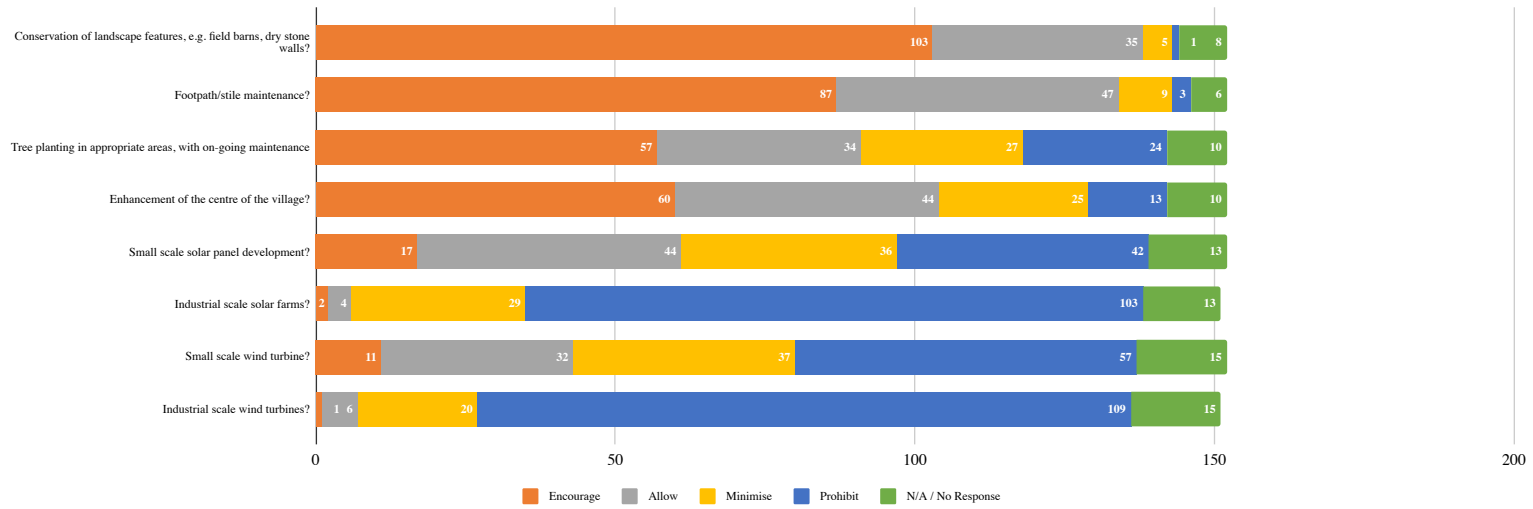
**Q22f) Do you have access to off-street parking?**



**Average No. of Vehicles in Household**



**Q23) Environmental Policy Issues**



## Hartington Neighbourhood Plan Presentation

### Village Hall on 10<sup>th</sup> and 11<sup>th</sup> February 2018

#### Summary of outcomes

15 visited the display on 10<sup>th</sup> February, with a further 31 attending on 11<sup>th</sup> February. It should be noted that there was inclement weather over both days, with snow and ice. A total of **46 attended**.

|     |  |
|-----|--|
|     | Of the 46, 32 completed the response and comment feedback sheet  |
| 1.0 | 31 respondents of the 32 agreed with 'most of what had been seen in the presentation, a further 1 agreeing specifically with the yellow lines proposal specifically. |
|     | None of the respondents disagreed with the content seen.   |
| 2.0 | No respondent disagreed with the content.  |
| 3.0 | Mill Lane – single plea for a pedestrian walkway, and a single suggestion to extend yellow lines opposite the hotel.   |
|     | Should there be more green spaces protected.   |
|     | If yellow lines limit parking around the mere there will be insufficient parking for visitors. Is there space for further off road parking? Single respondent.       |
|     | Parking in the village centre should be short term – 3 respondents   |
|     | Link Tissington and Manifold Trails, passing near Hartington to benefit users as well as local services – single respondent.   |
|     | Provide a children's play area – one respondent.   |
| 4.0 | 21 respondents (66%) agreed with proposed development boundary, 3 ( 9%) disagreed, with 8 (25%) making no response.  |



**Hartington Neighbourhood Plan Presentation**  
**Response and Comment ( 10& 11 February 2018 )**

Please take a couple of minutes to give your response to what you have seen in this presentation. This is very important as it could influence changes to the draft plan which will be submitted for approval and it will contribute to a body evidence of consultation which will presented to the Government Inspector for approval of the plan.

Name : .....

Address : .....  
.....  
.....

Post Code : .....

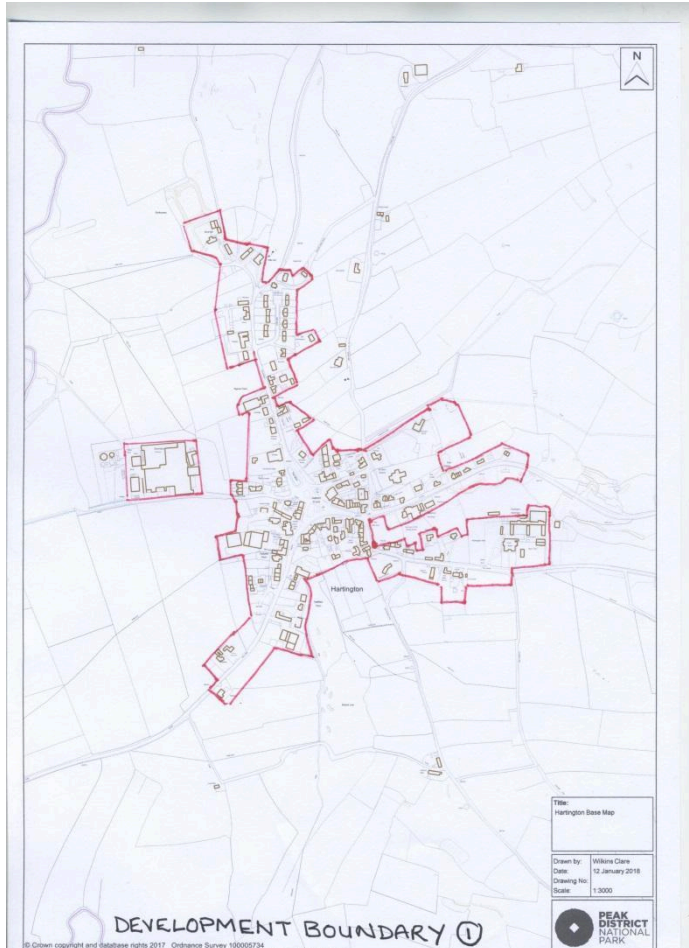
1.0 Do you agree with most of what you have seen in the presentation ?

2.0 Is there anything you disagree with ?

3.0 Is there anything that does not appear in the presentation, relating to planning matters, that you think should be included in the plan ?

3.0 You will have seen a proposed development boundary. Apart from farm buildings and conversion of existing buildings any future development would only be permitted within that boundary. Do you agree with the proposed boundary ? If not please mark your suggested position on the plan below.

|       |  |          |  |
|-------|--|----------|--|
| Agree |  | Disagree |  |
|-------|--|----------|--|



4.0 Any other comments ?

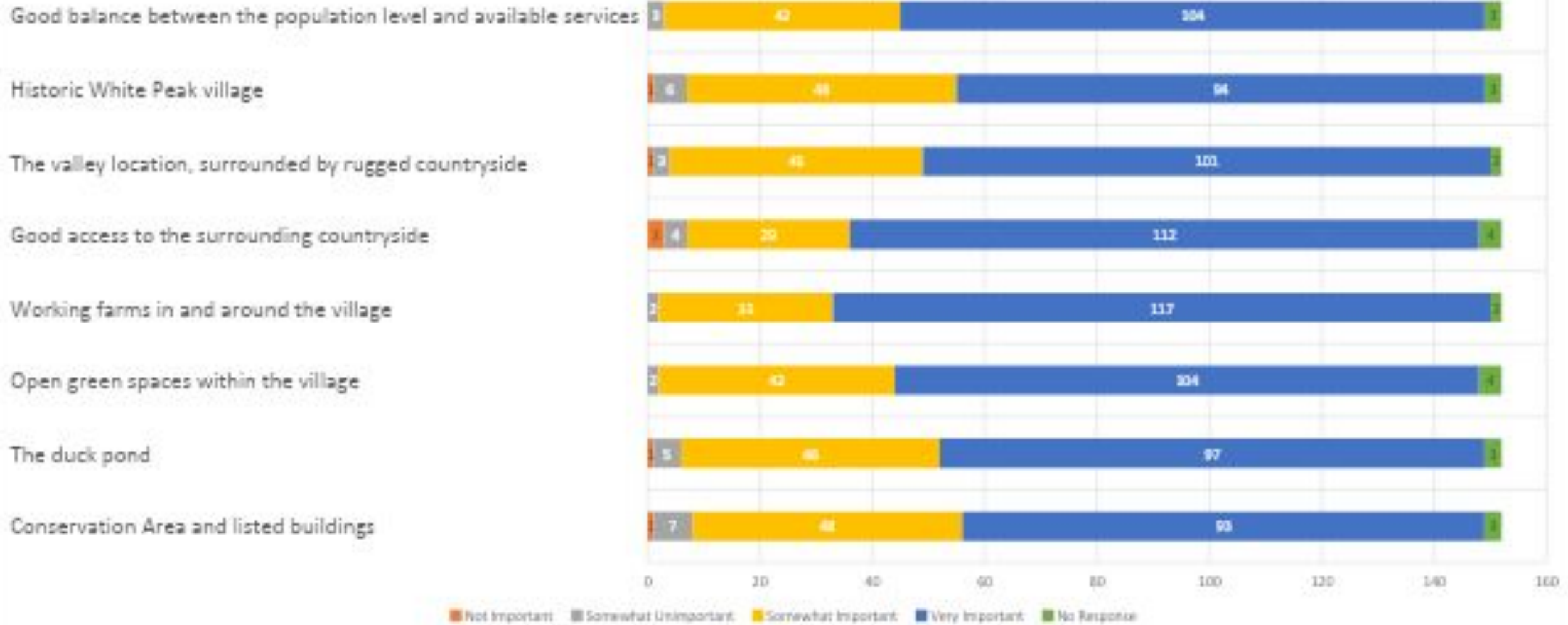
**Thank you for taking time to complete your response form.**



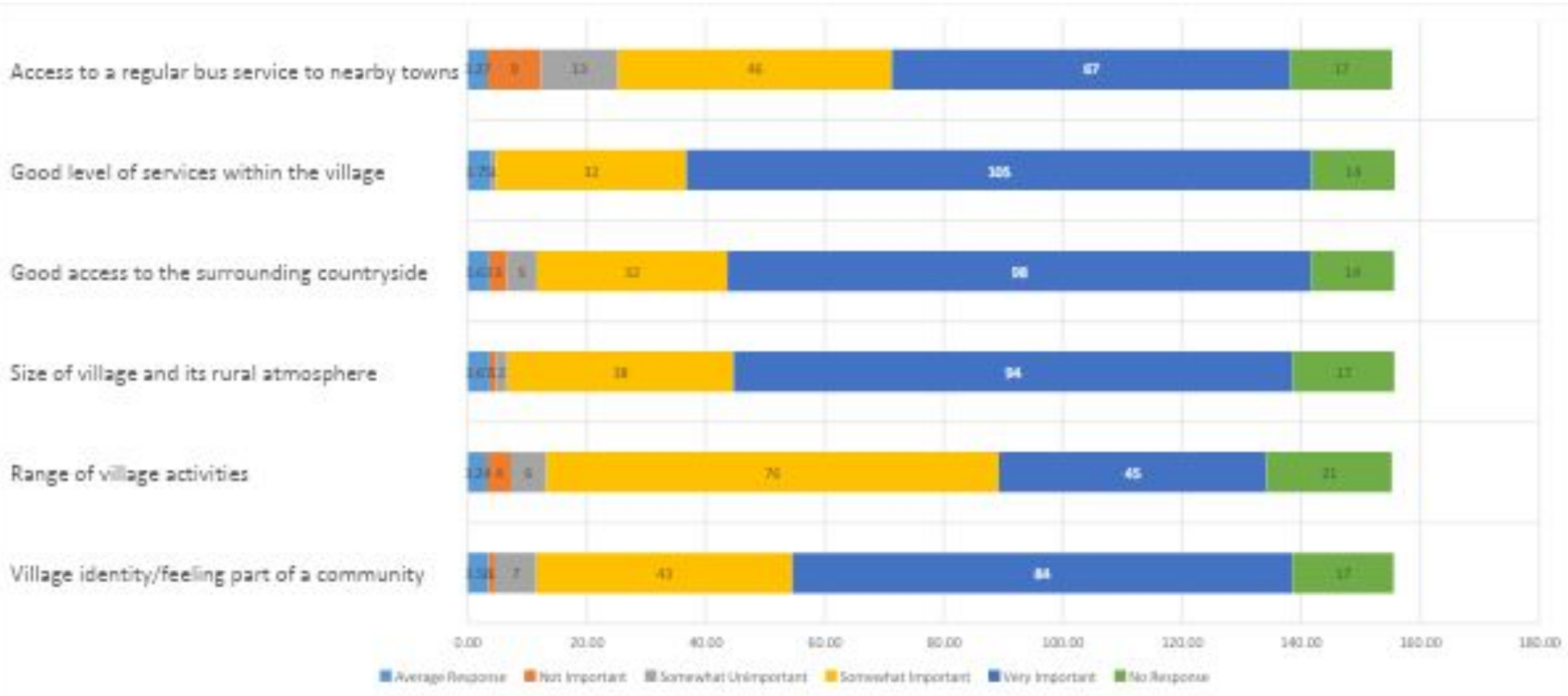
# HARTINGTON VILLAGE



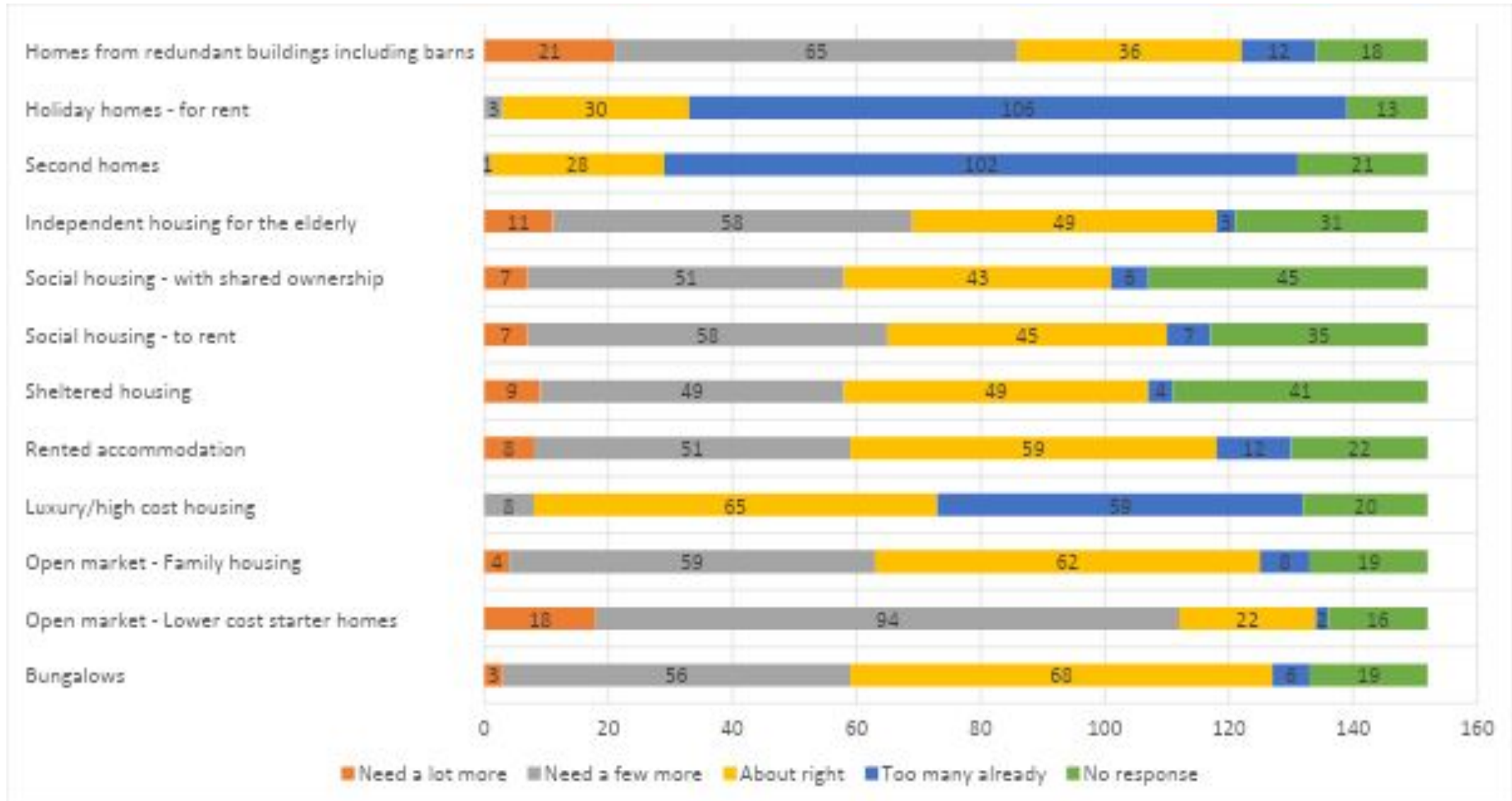
# Q1) What describes the essential character of Hartington



## Q2a) What do you enjoy about living in Hartington?

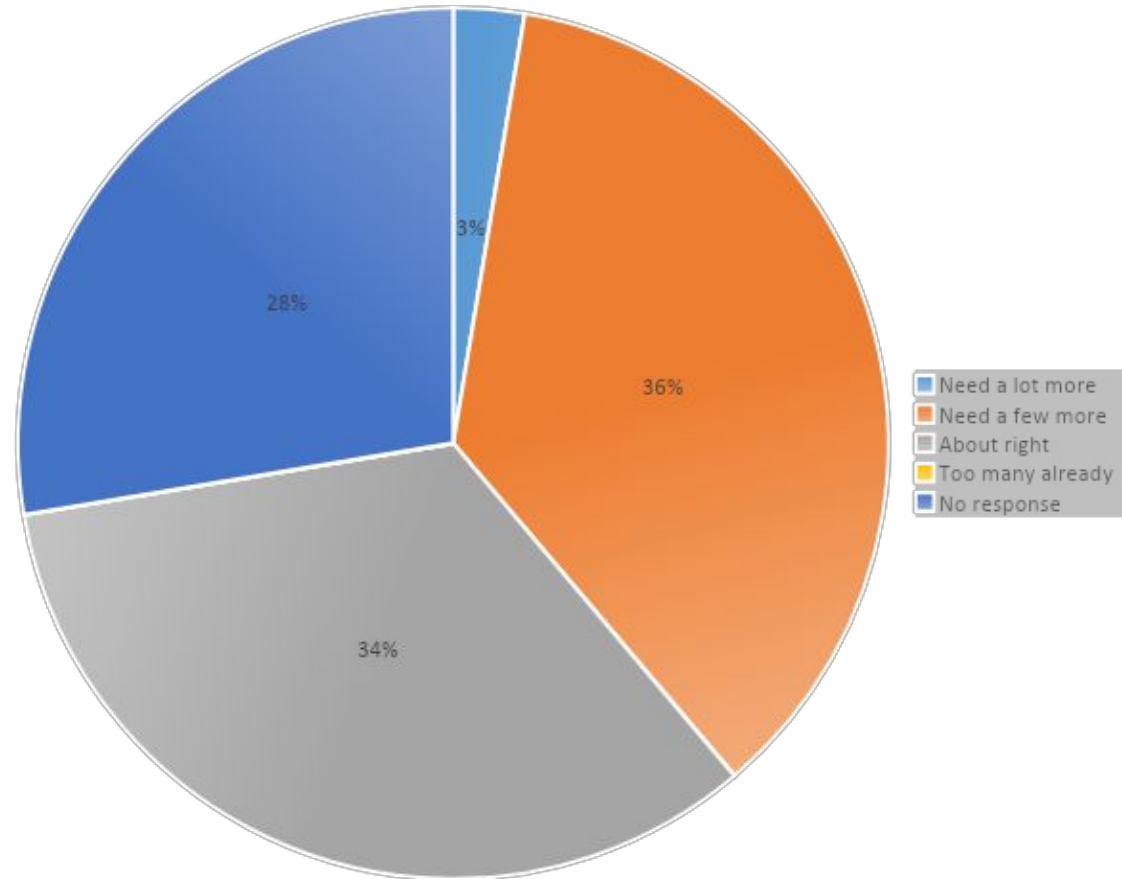


## Current analysis of housing mix.



# Current housing levels response

N



Q8) Should the NDP include a statement in support of the re-use or conversion of redundant buildings



Q7) Should the NDP have a robust approach to limiting the height, mass and external finish of any new build, rebuild and major extensions so as to be in harmony with other nearby properties?



Q6) A small typical 3 bedroom house has about 1000 sq ft of usable floor area. Should the NDP ensure new build, rebuild and substantial extensions carry a planning constraint that requires a minimum of one car park space on the property for each 500



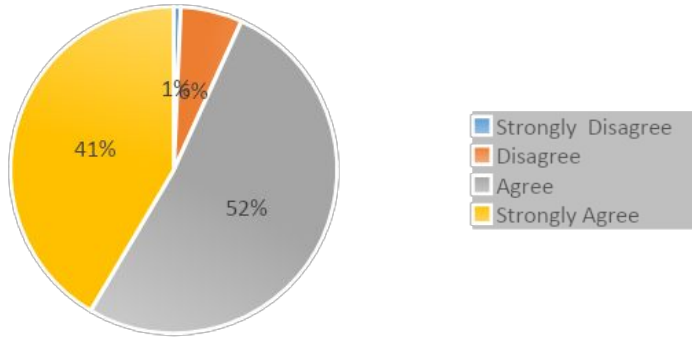
Q5) Should the Neighbourhood Development Plan (NDP) support local need housing within Hartington?



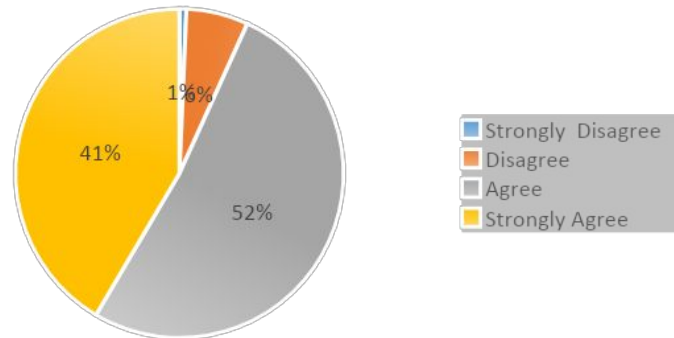
Strongly Disagree Disagree Agree Strongly Agree



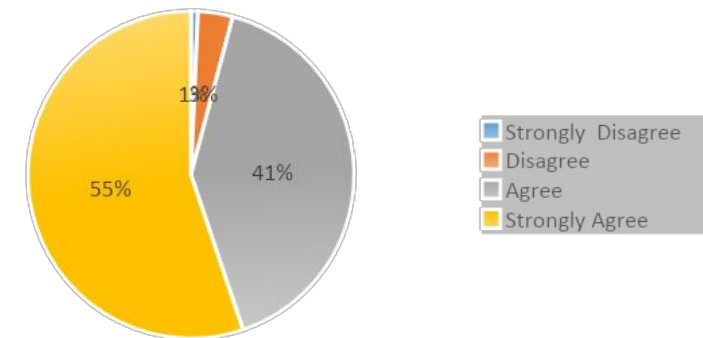
**Q5) Should the Neighbourhood Development Plan (NDP) support local need housing within Hartington?**



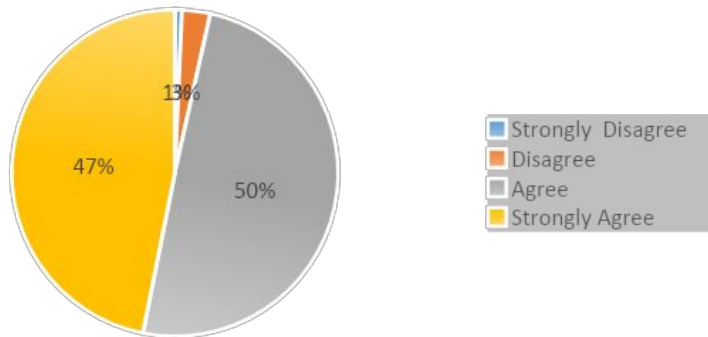
**Q6) Should the NDP ensure new build, rebuild and substantial extensions carry a planning.**



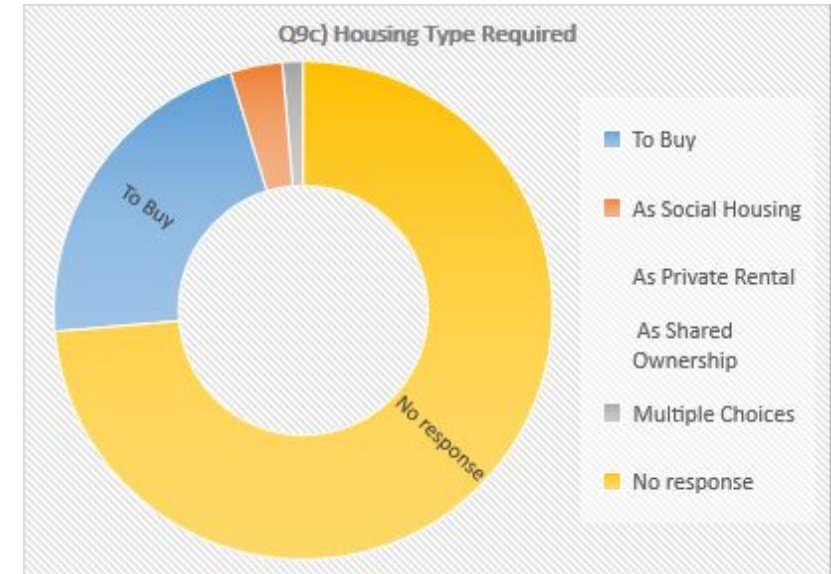
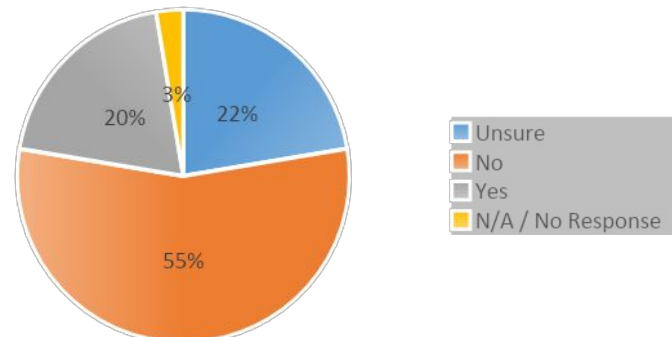
**Q7) Should the NDP have a robust approach to limiting the height, mass and external finish of any new build.**



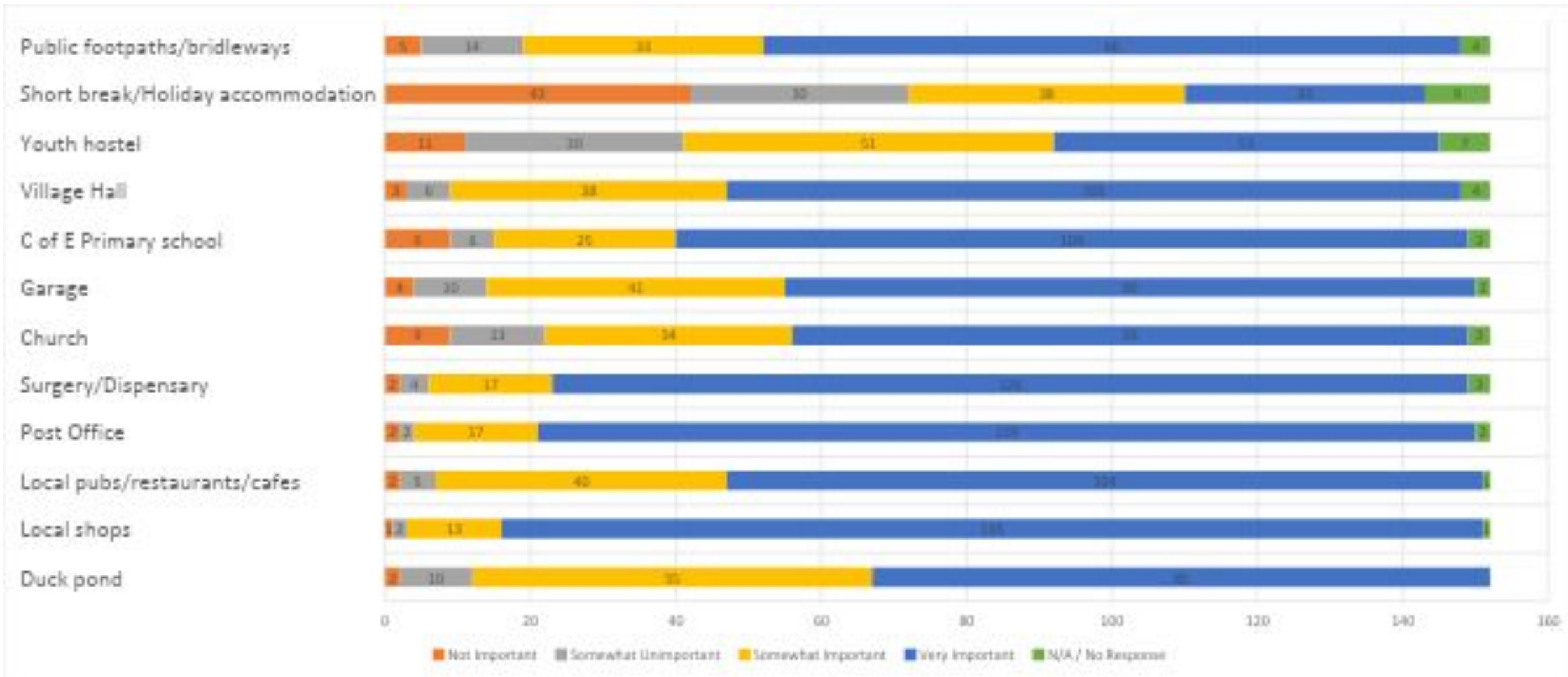
**Q8) Should the NDP include a statement in support of the re-use or conversion of redundant buildings**



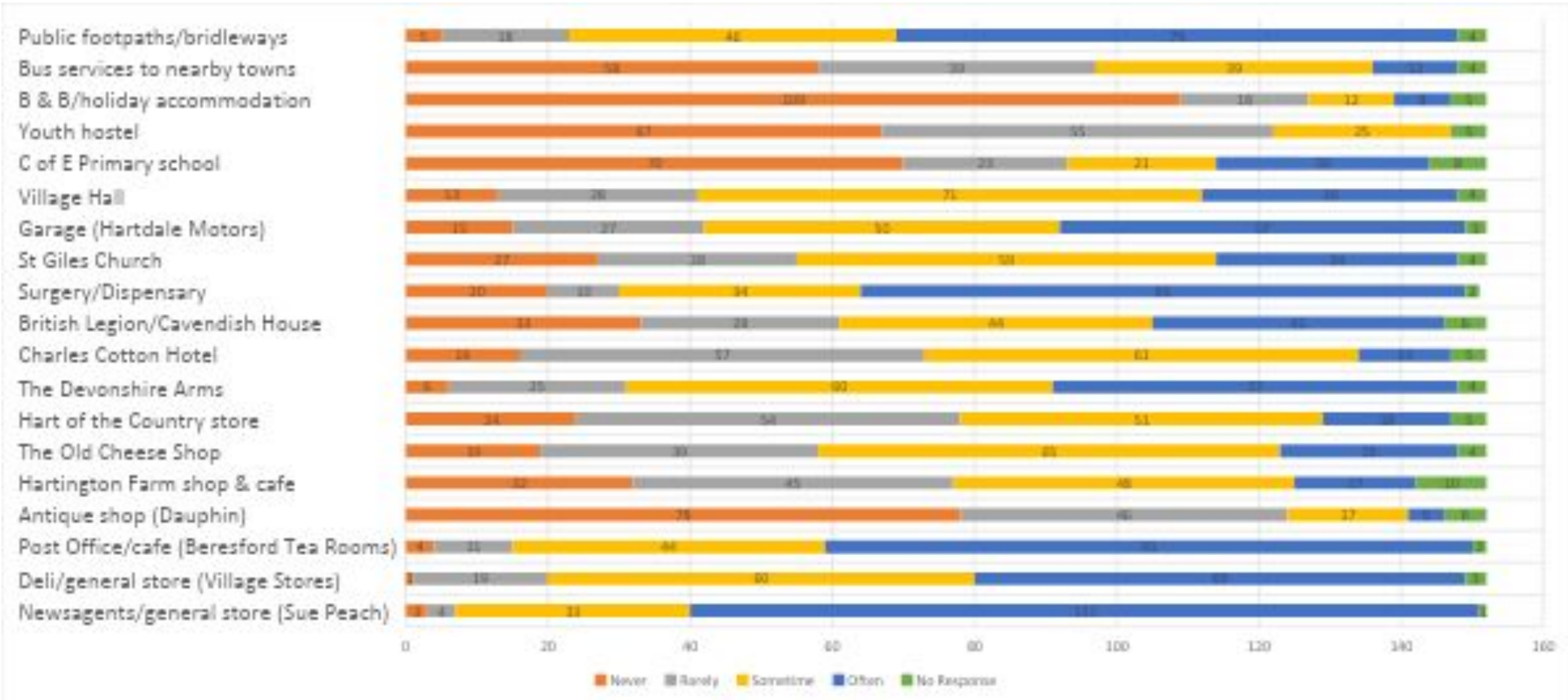
**Q9a) Will anybody in your family/household require a new home in Hartington within the next few years?**



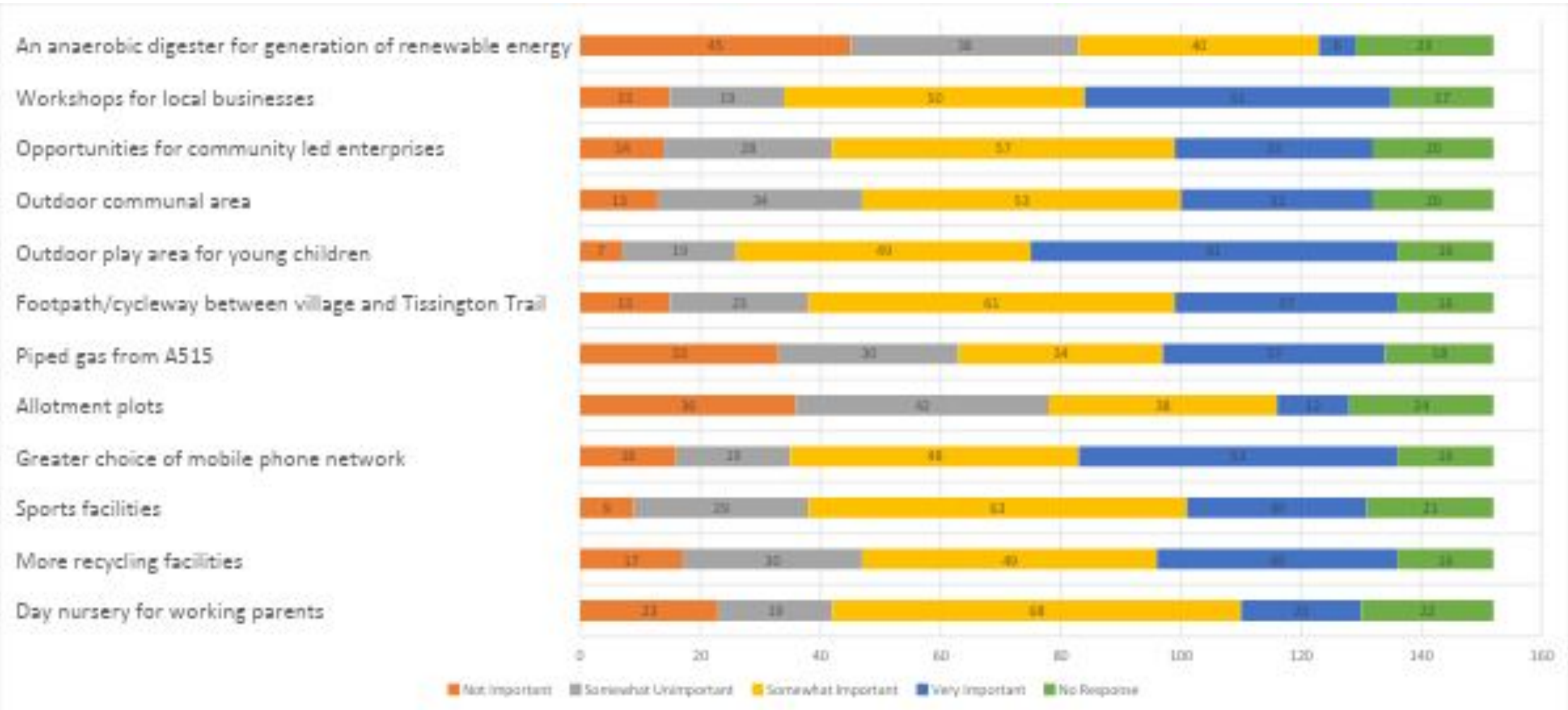
## Q11 - Importance of Village Facilities by Number of Respondents



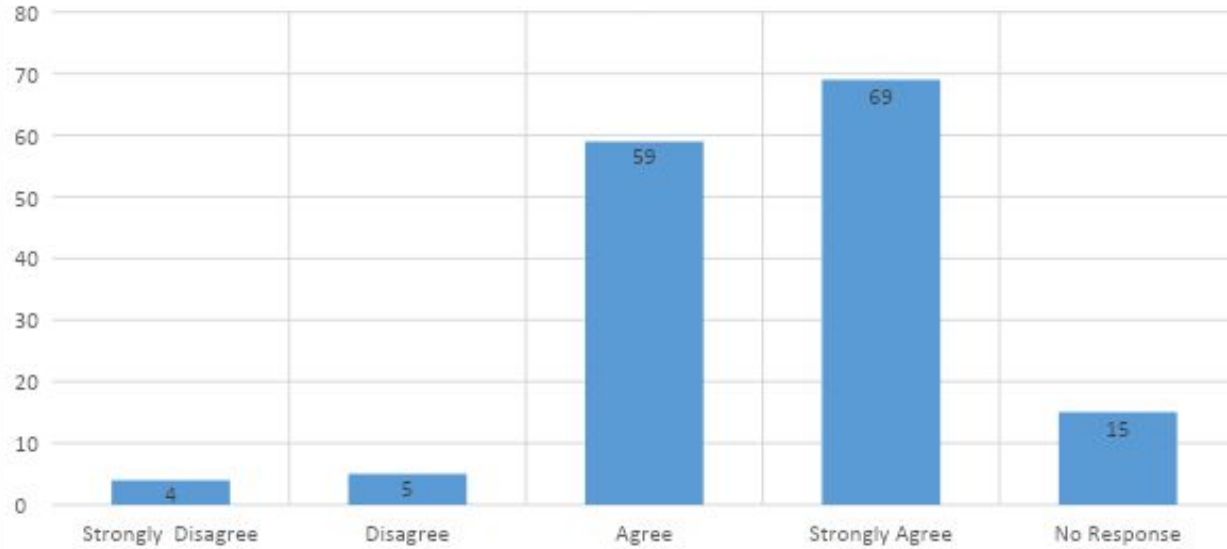
## Q12) Usage of Village Facilities



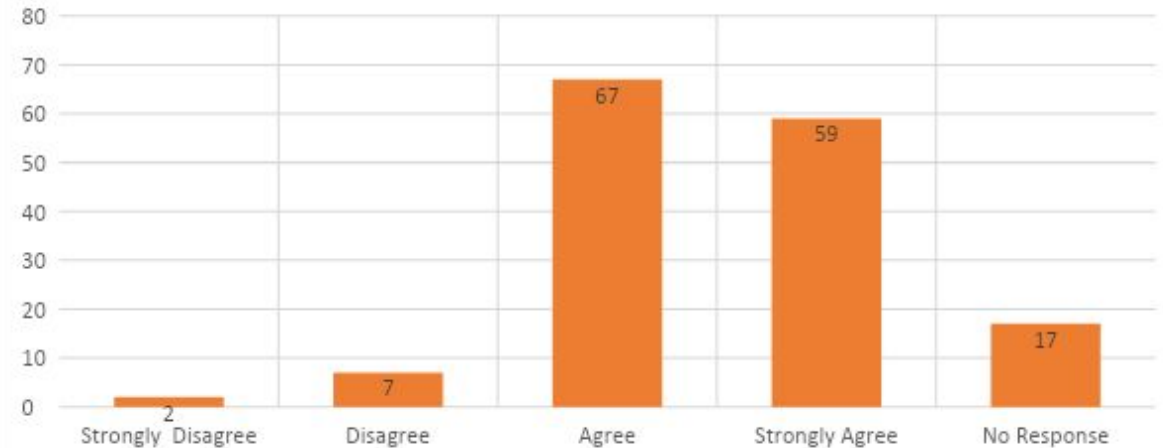
### Q13) Requested facilities by importance



**Q14a) Do you agree that it is important to reserve a further area for burials and cremations?**



**Q14b) If a further area is reserved, would you like any new area for burials and cremations to be close to the existing burial ground and the Church?**

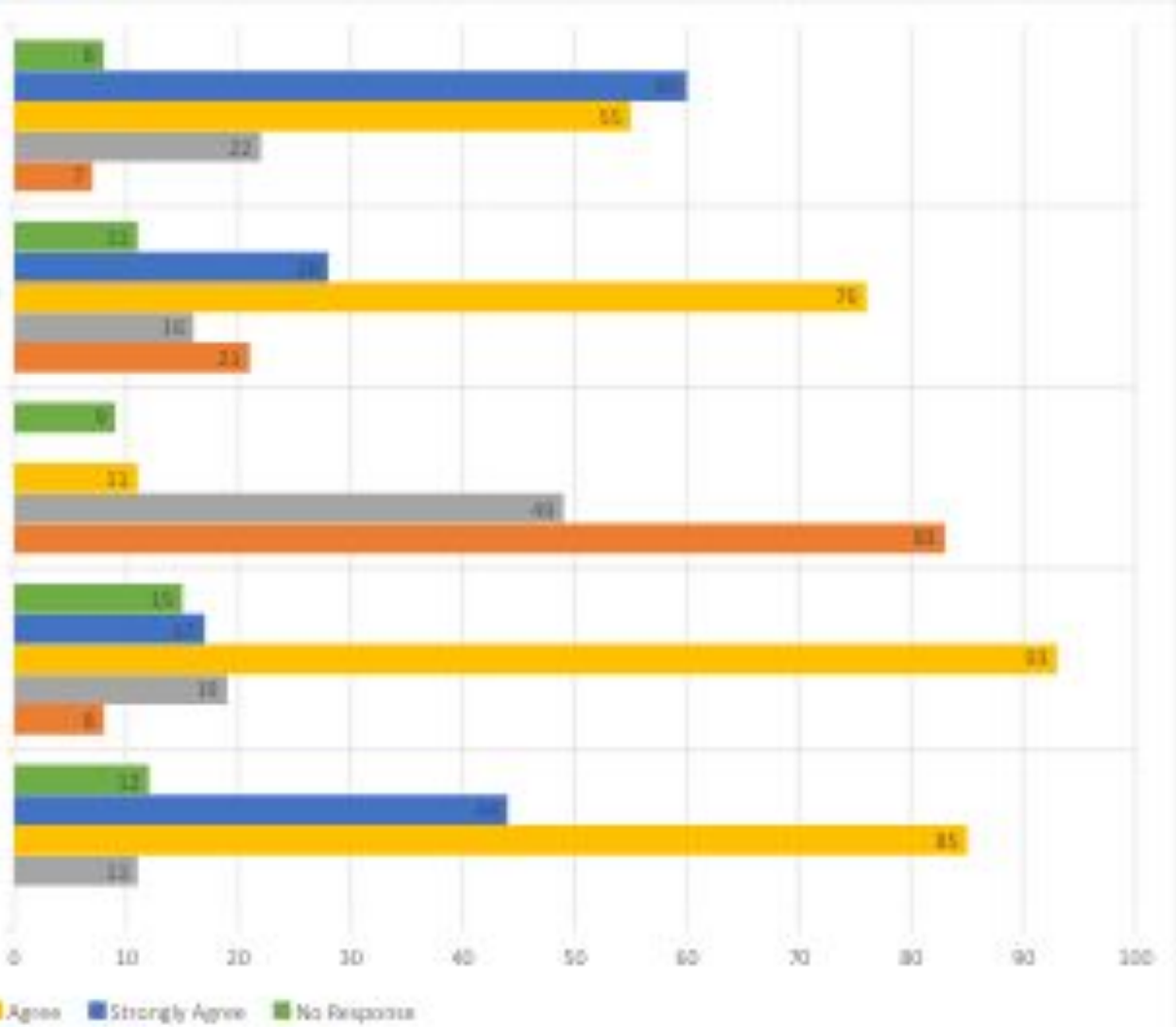


Q15) Which aspects of tourism and business development should the

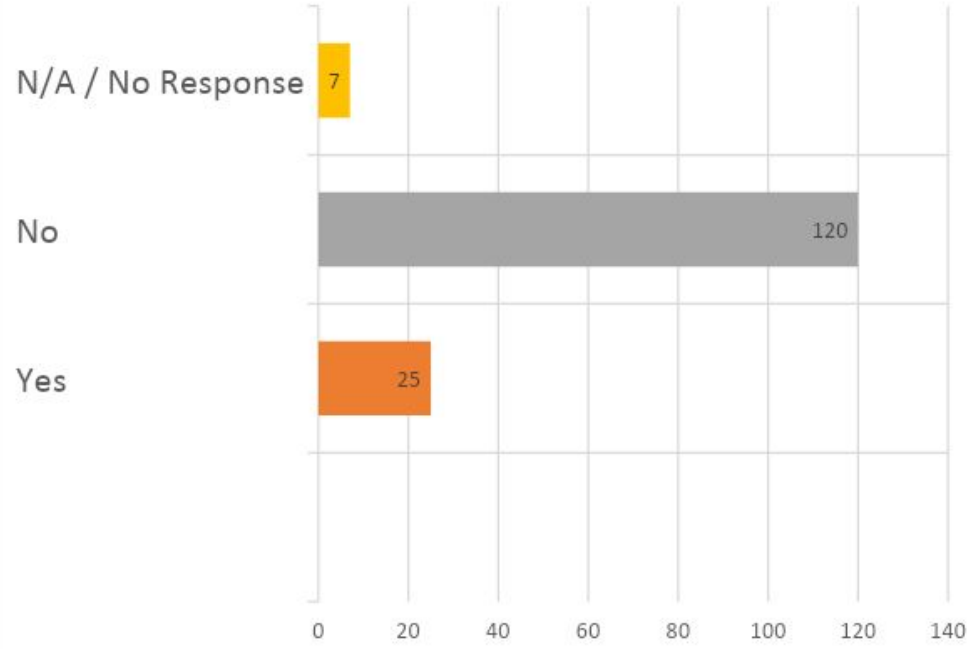
Information boards, while ensuring there is no adverse impact on the environment?

Information?

Develop?

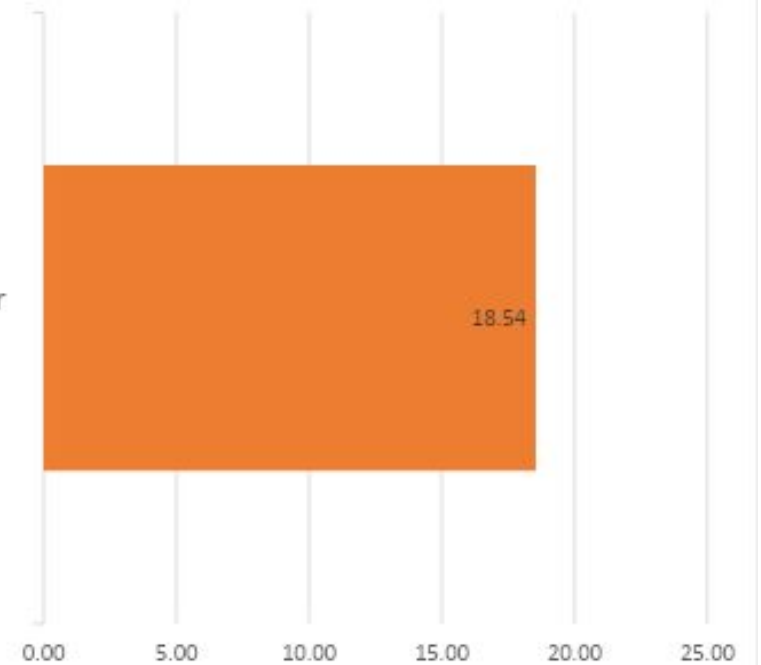


### Q16a) Do you operate a business in Hartington?

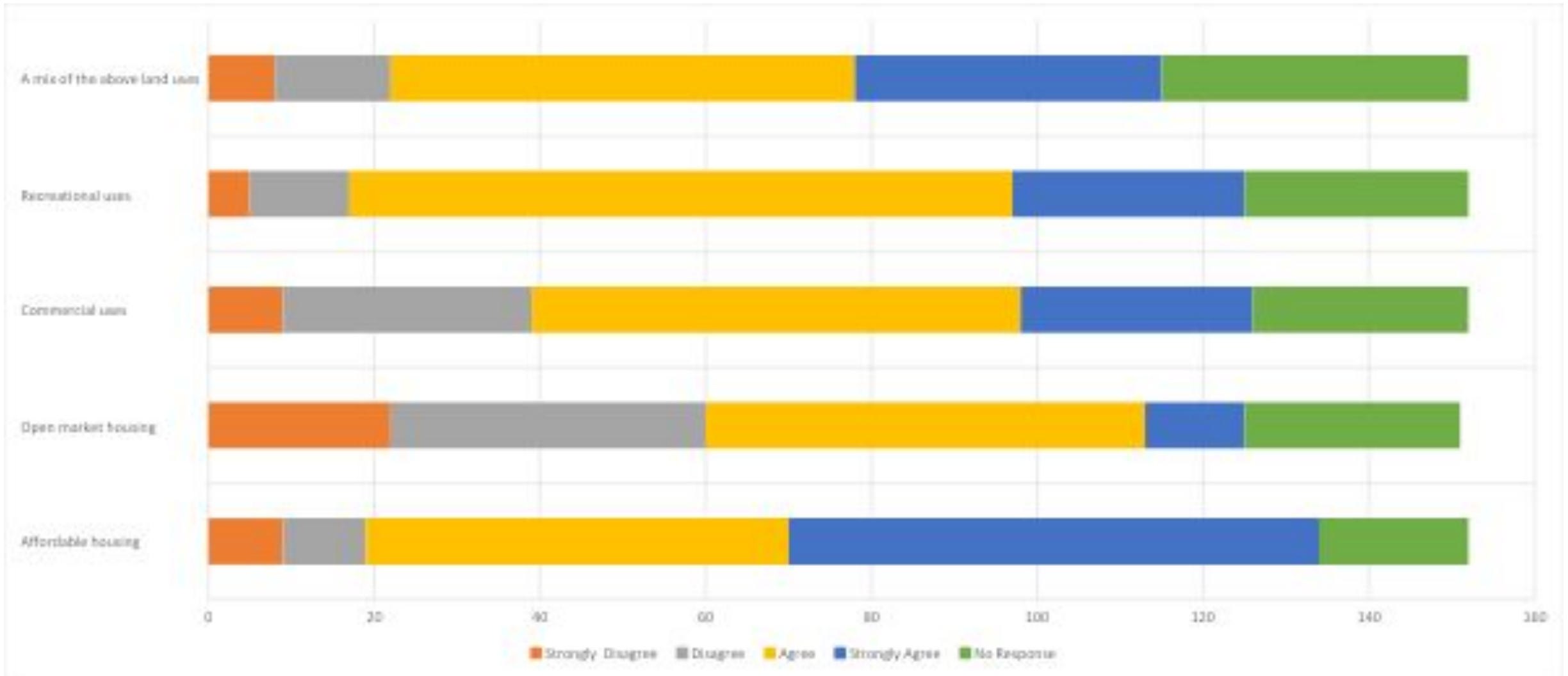


### Q16 C) Average Miles travelled to work by commuters

Q16c) If you commute to work, how far (in miles)

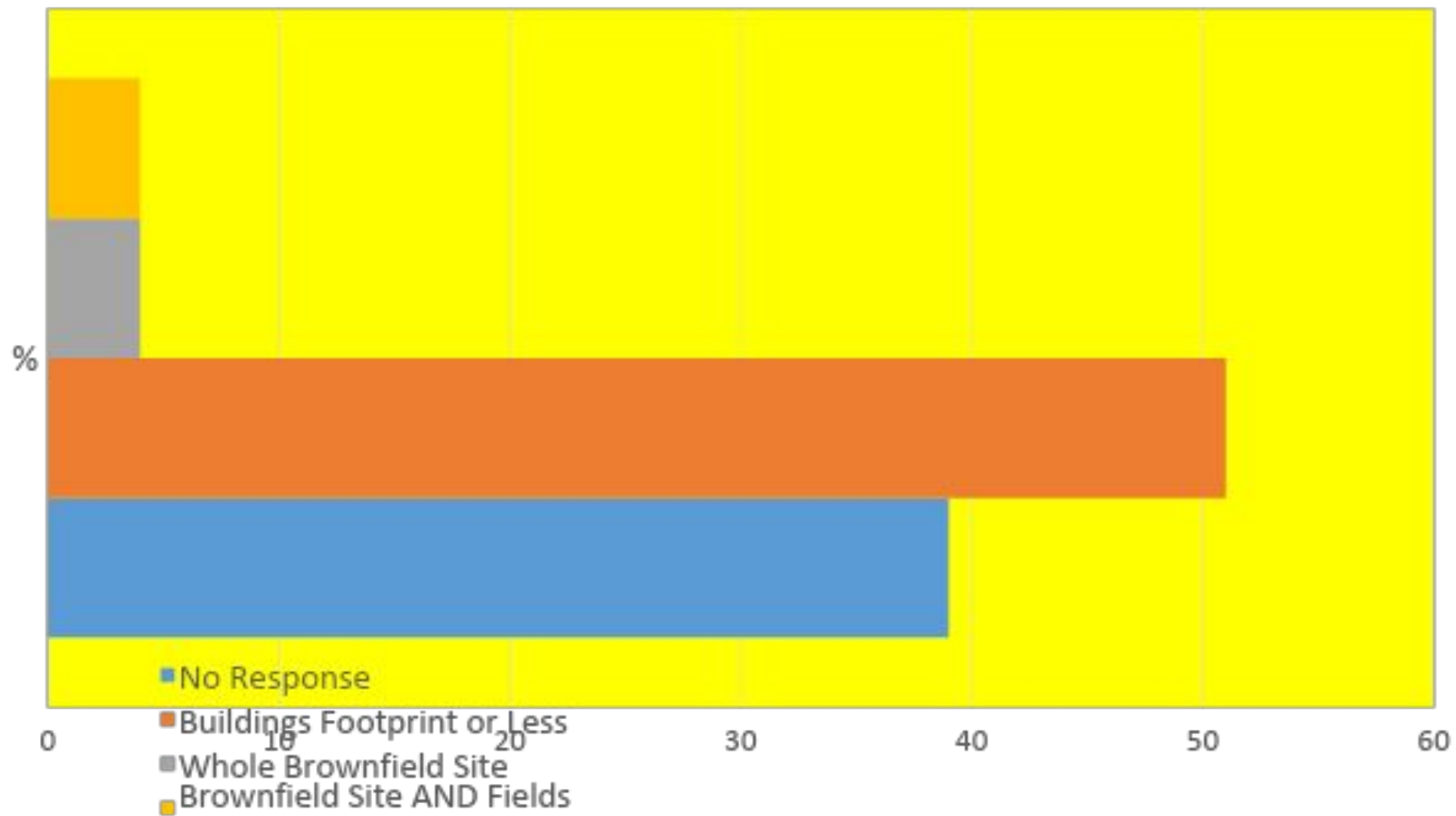


Q17) What do you feel is the most appropriate type of re-development that would best meet the needs of the village.

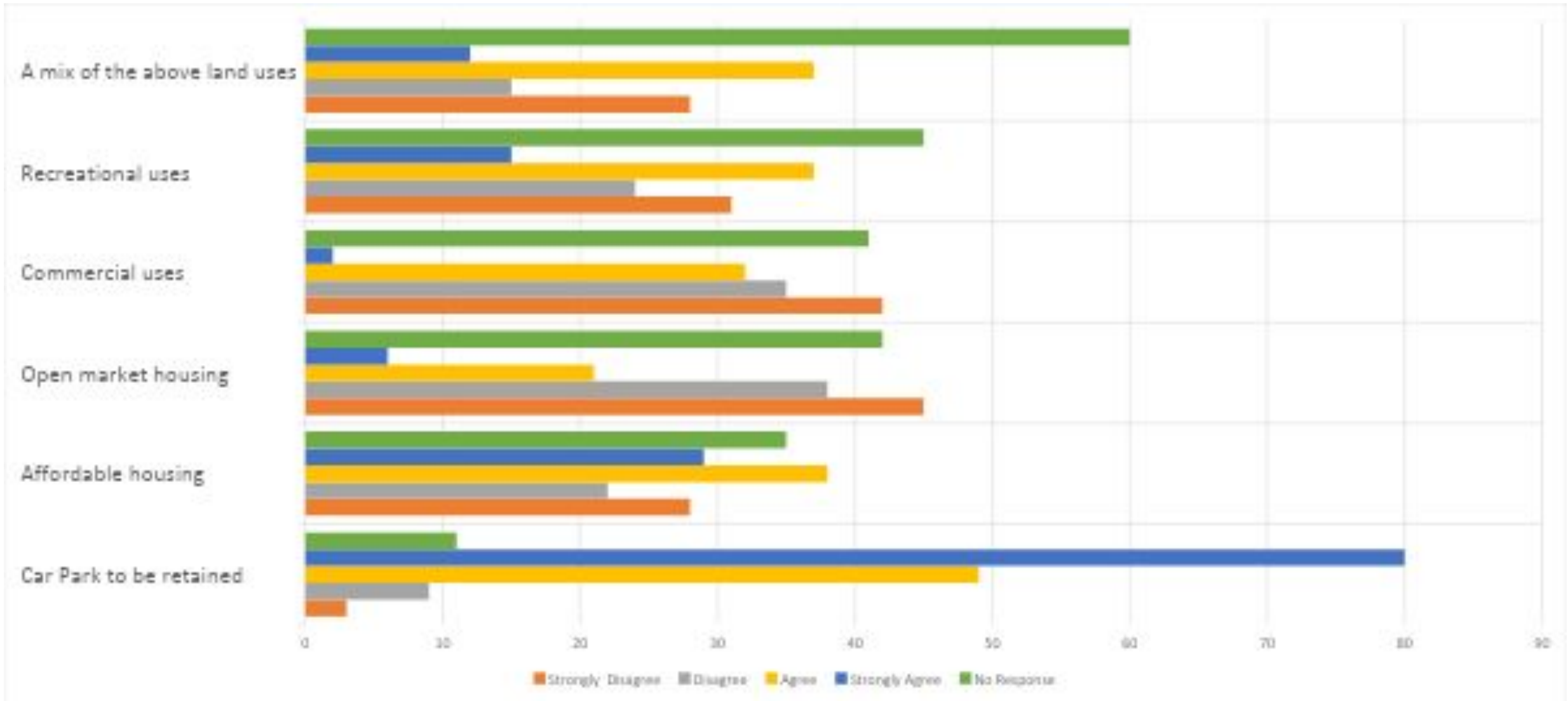




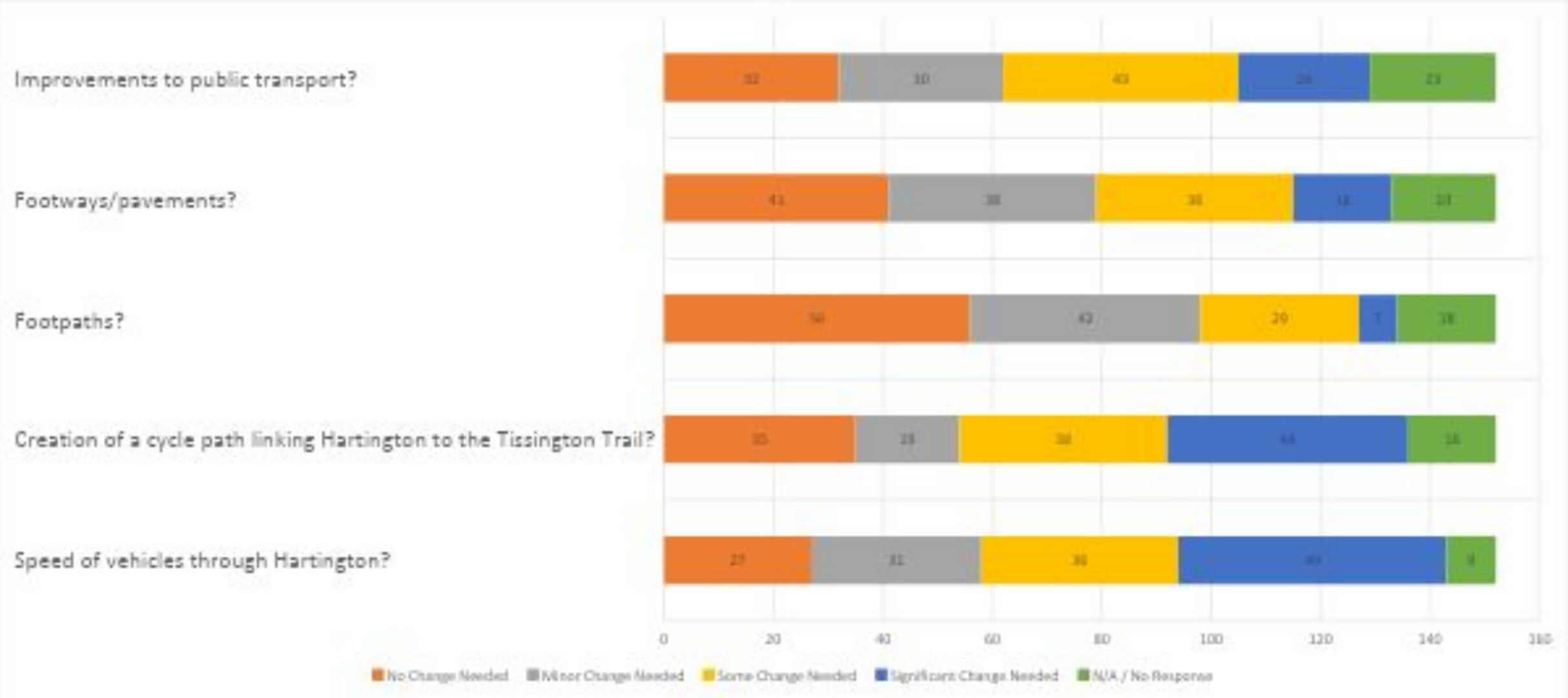
## Q18 Map 4 - FACTORY SITE DEVELOPMENT AREA



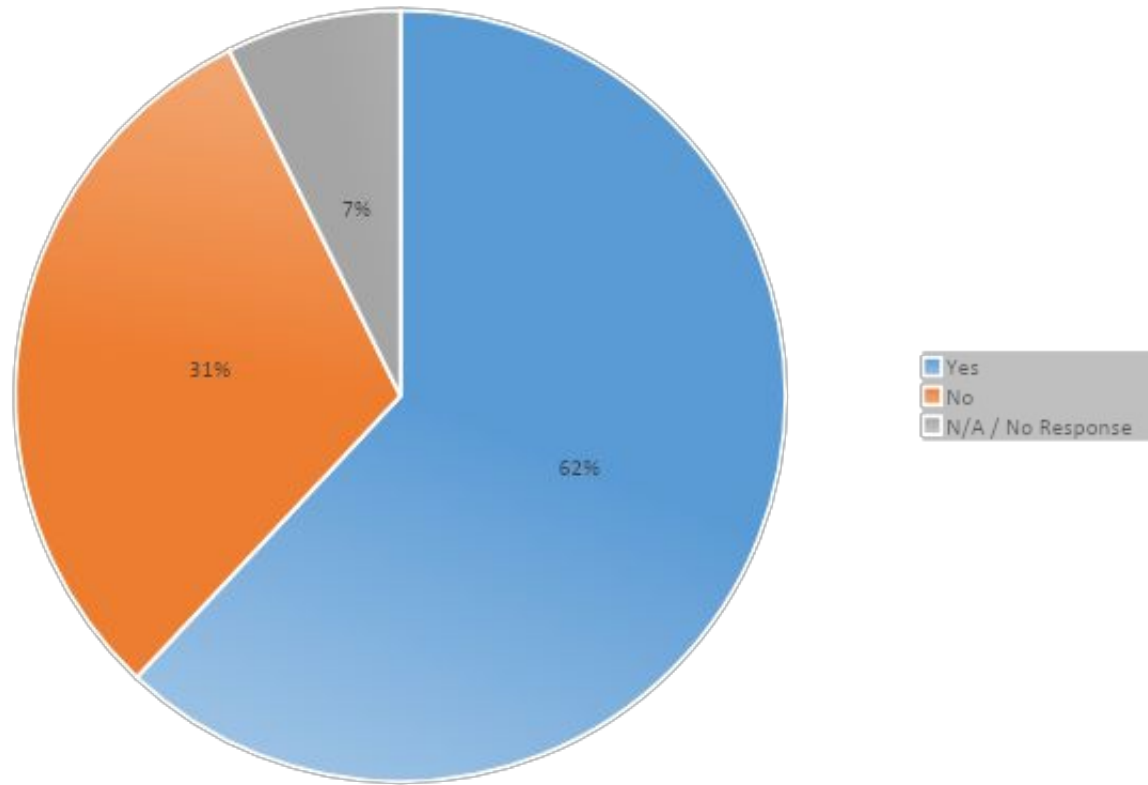
## Q20) What would be the most appropriate type of development?



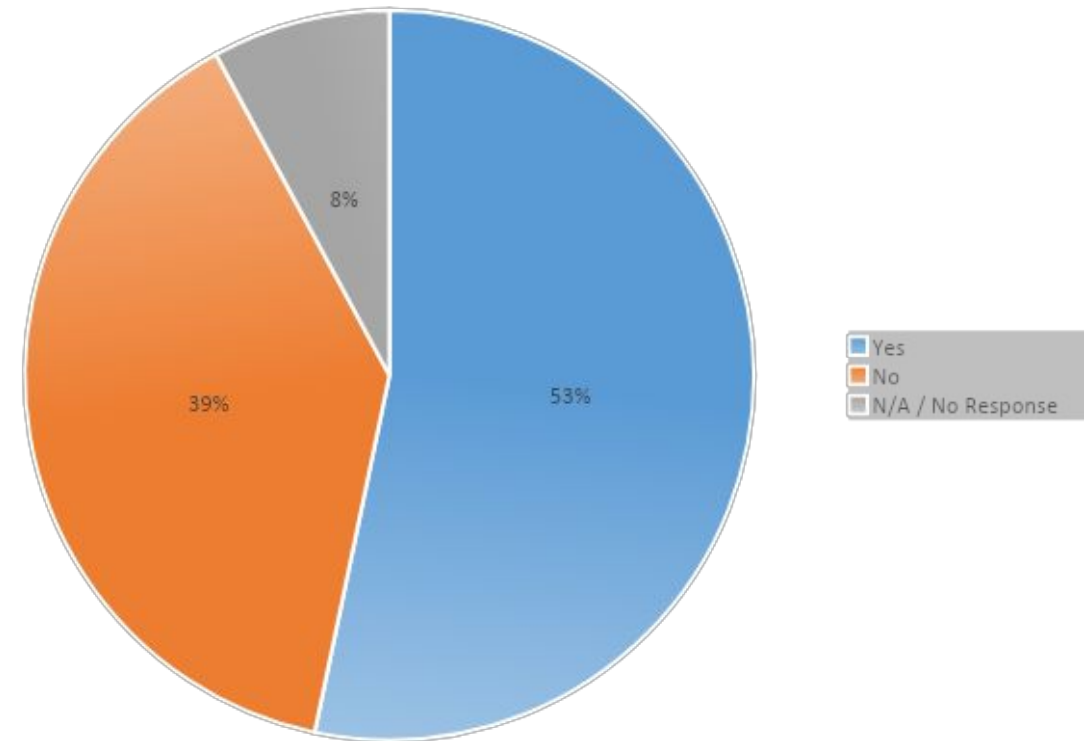
Q21) Should there be any changes to the following?



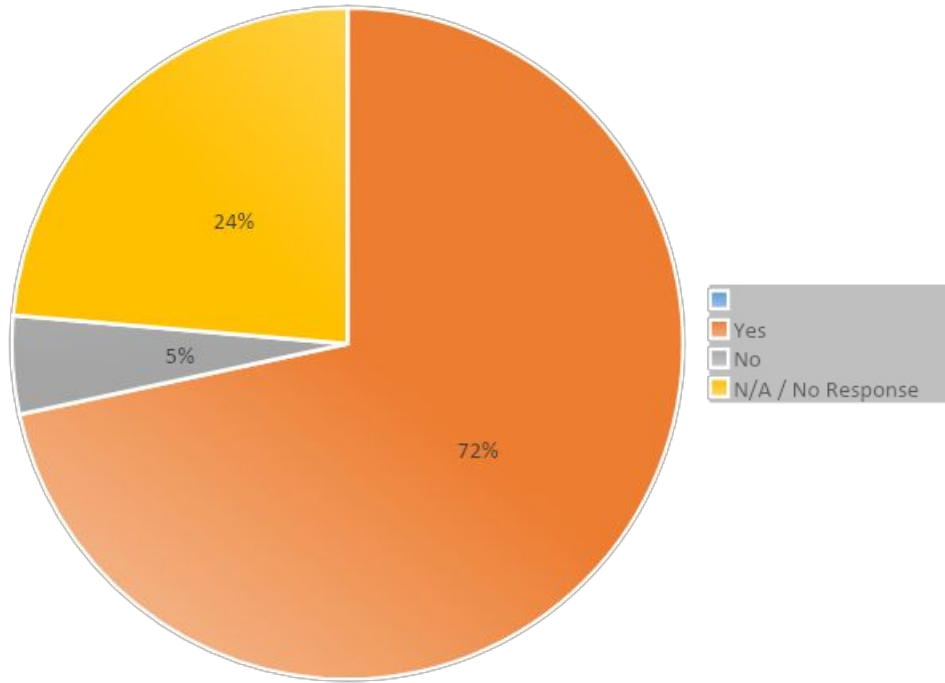
## Resident only parking areas in the village? Yes/No



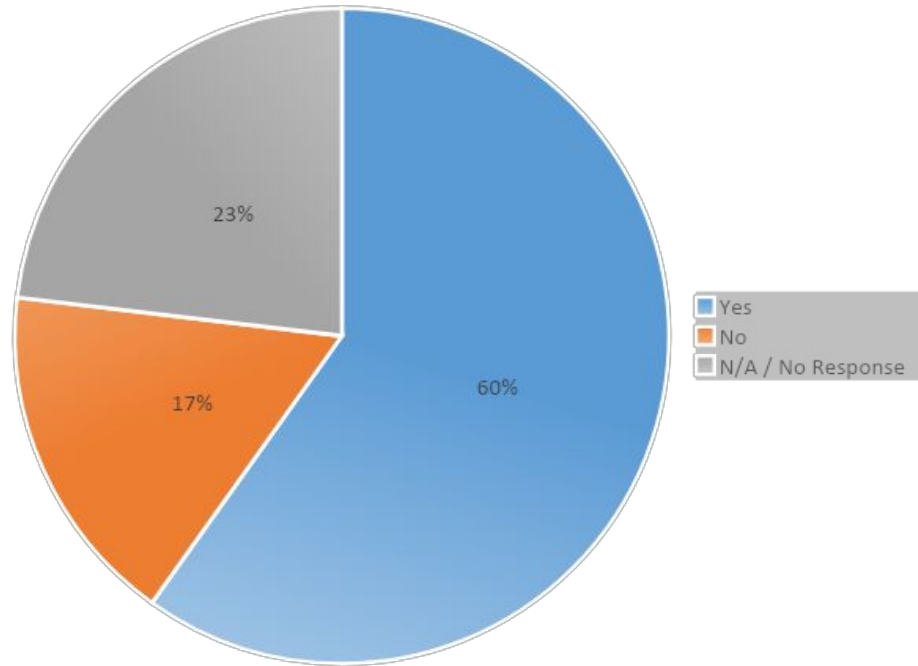
## Time-limited parking in the centre of the village



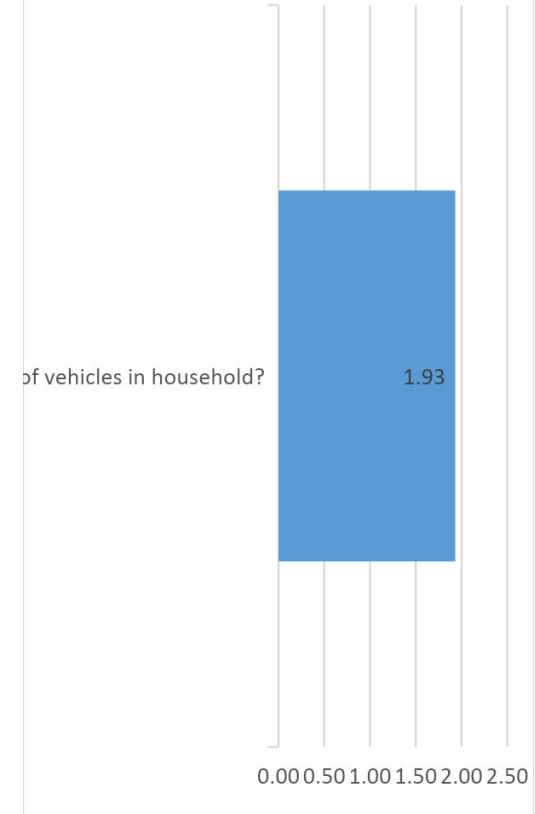
### Q22e) If a resident, do you own a car?



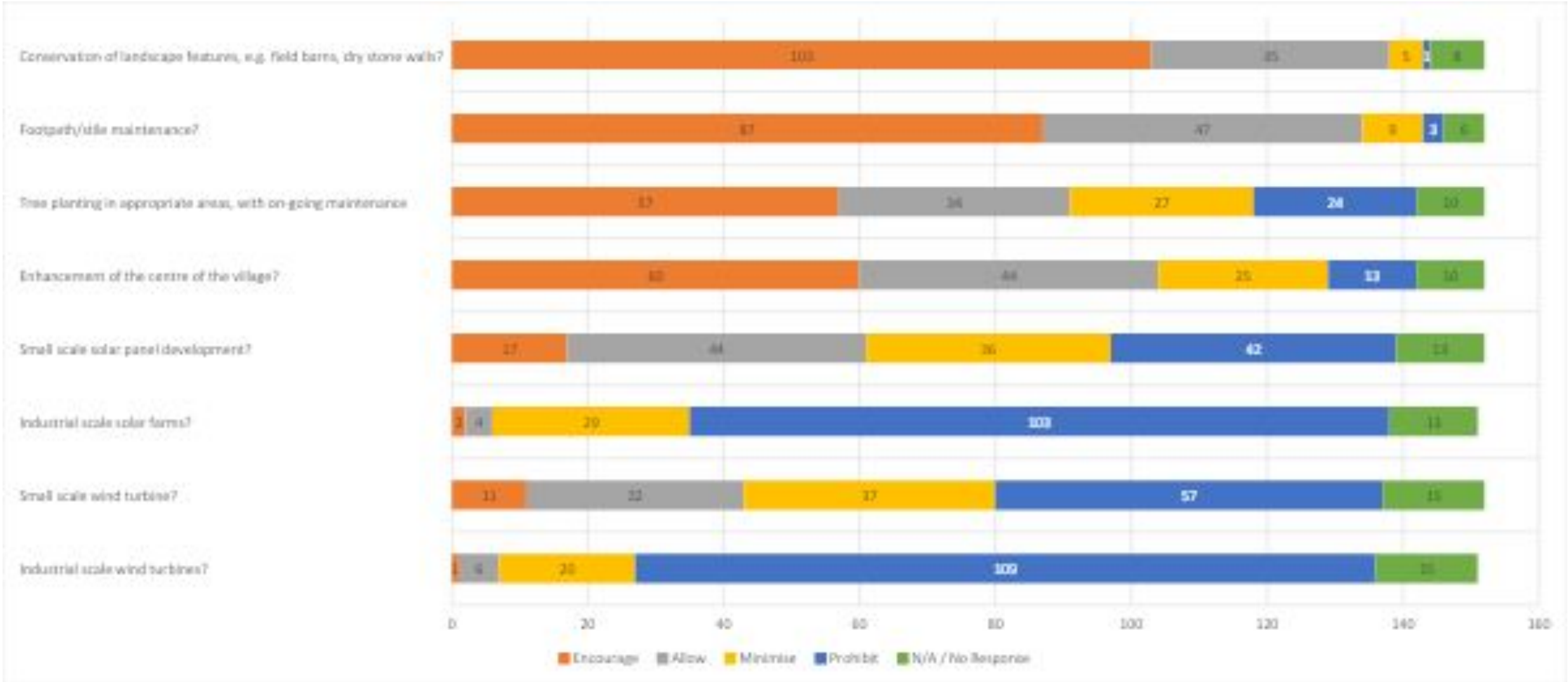
### Q22f) Do you have access to off-street parking?



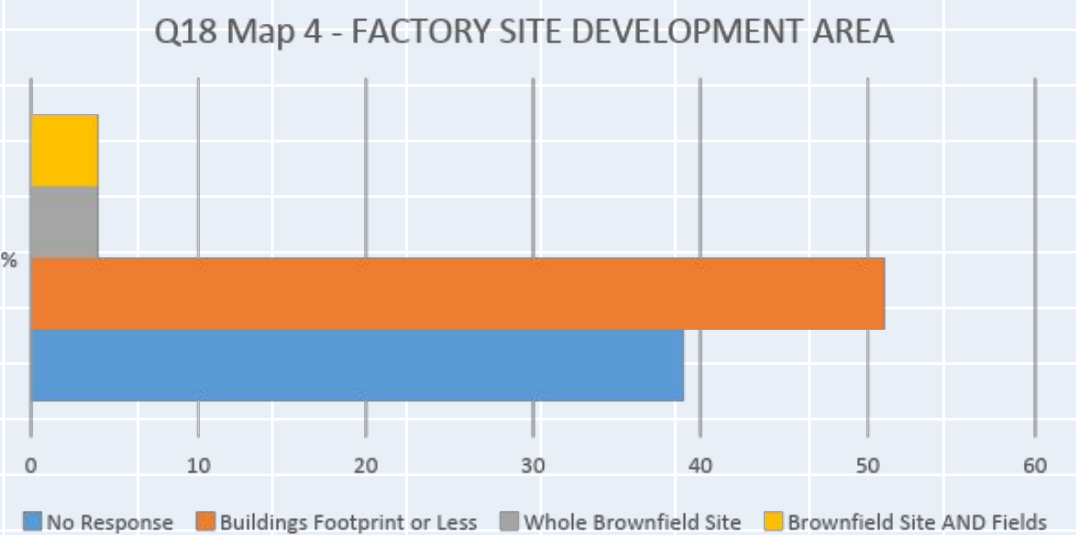
### Average No. of Vehicles in Household



## Q23) Environmental Policy Issues



|   |     |  |
|---|-----|--|
| Question 18 MAP 4 - FACTORY SITE DEVELOPMENT AREA | %   |  |
| None -All Returned to Green                       | 4   |  |
| Less than Buildings Footprint                     | 31  |  |
| Buildings Footprint                               | 16  |  |
| Brownfield Site less Field to North               | 6   |  |
| Brownfield Site AND Fields                        | 4   |  |
| No Response                                       | 39  |  |
|   | 100 |  |
| Question 18 MAP 4 - FACTORY SITE DEVELOPMENT AREA | %   |  |
| No Response                                       | 39  |  |
| Buildings Footprint or Less                       | 51  |  |
| Whole Brownfield Site                             | 4   |  |
| Brownfield Site AND Fields                        | 4   |  |
|   | 57  |  |
|   | 4   |  |
|   | 61  |  |
| Of those that completed wanted 0                  | 93% |  |



# Hartington Town Quarter Neighbourhood Development Plan 2015 - 2030

Pre-submission consultation draft (Reg. 14)





# Hartington Town Quarter Neighbourhood Plan 2015 - 2030

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|---|-------------|
| 1.0 Introduction  | 3           |
| 2.0 Hartington Town Quarter Parish                                | 5           |
| 3.0 Vision  | 8           |
| 4.0 Environment   | 9           |
| 5.0 Development Boundary  | 16          |
| 6.0 Housing   | 18          |
| 7.0 Former Dove Dairy Site  | 21          |
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# **1.0 Introduction**

## **1.1 Submitting Body**

The Hartington Town Quarter Neighbourhood Development Plan (NDP) is submitted by Hartington Town Quarter Parish Council, the qualifying body under the 2011 Localism Act.

## **1.2 Development Plan Area**

The geographical limit of the Neighbourhood Plan is defined by the boundary of the Parish of Hartington Town Quarter. It is shown on Map 1.

Hartington Town Quarter Parish was designated as the Neighbourhood Area on 8<sup>th</sup> February 2013, following an application by the Parish Council to the Peak District National Park Authority (PDNPA).

## **1.3 Context**

The Localism Act came into force in 2012 and implemented the concept of Neighbourhood Development Plans as a new right for communities to have a real and effective say in how the area in which they live is developed and in particular what is built and where.

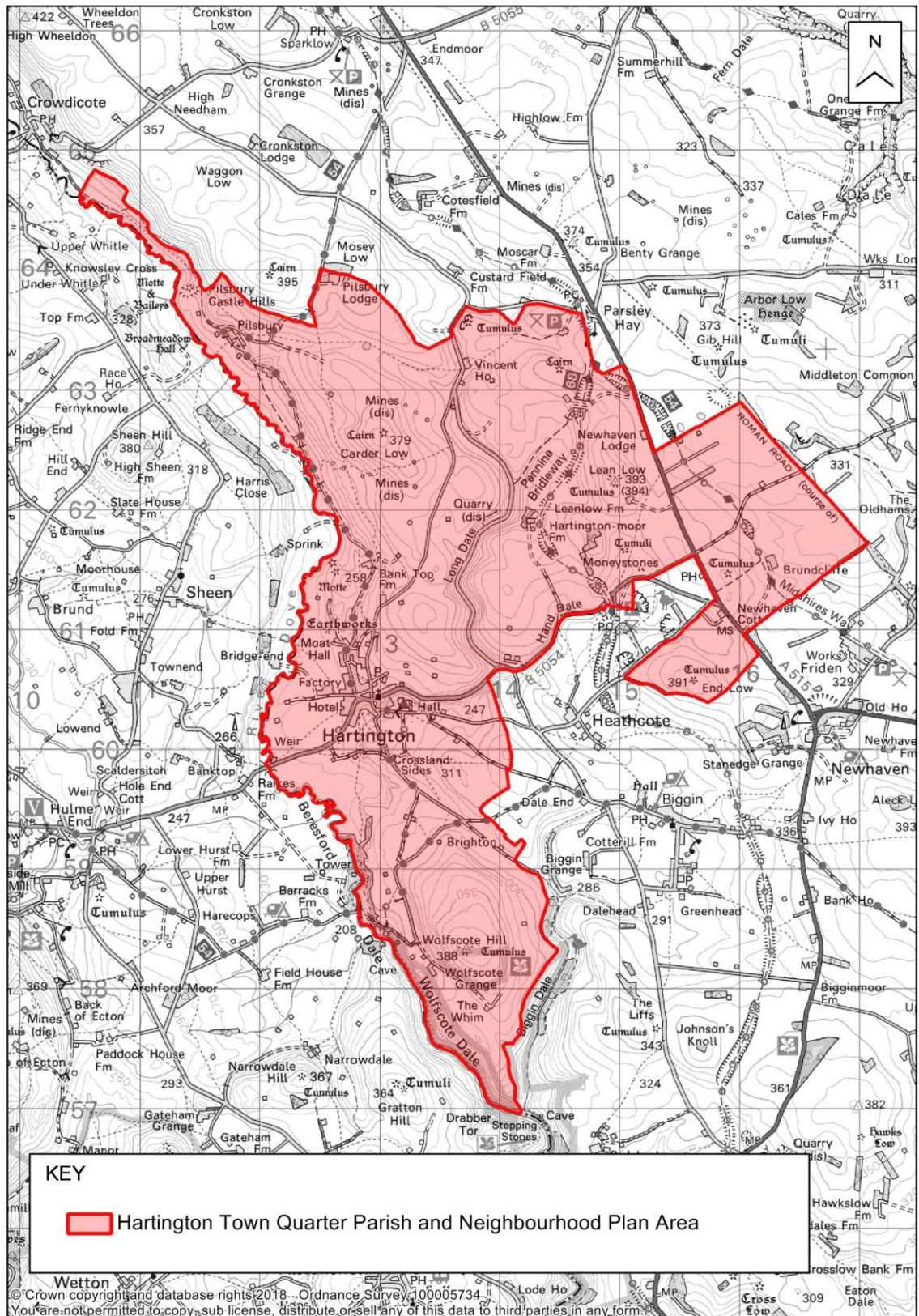
A rich combination of factors helps to identify the essential characteristics of a cherished place which this community seeks to nurture, conserve and protect by preparing this Neighbourhood Development Plan. While reflecting the aspirations of the community, a NDP is obliged to conform to the applicable provisions of the National Planning Policy Framework (NPPF) and strategic planning policies of the Peak District National Park Authority (PDNPA); the Core Strategy, saved Local Plan policies, and the draft Development Management Policies.

## **1.4 Plan Period**

The Hartington Town Quarter NDP sets out the vision, objectives and policies for the Parish up until 2030. The Parish Council will continue to work with PDNPA during that period to monitor progress on implementing the Plan.

## **1.5 Process and Consultation**

Hartington Town Quarter Parish Council came together with a core group of local residents to produce this NDP. The primary mechanisms used for this process were questionnaires together with consultation events open to all residents and home owners which were designed to communicate this activity as widely as possible while encouraging maximum feedback. The topics on which information, views and ideas were sought included Housing Needs, Planning, Environment, Community, Infrastructure, Leisure, and Business. The NDP team considered in detail all the responses from that community engagement to produce this Draft NDP for consultation and submission to the planning authority. The planning authority will then undertake a final consultation and initiate Independent Examination and Referendum.



**Map 1: The Neighbourhood Plan Area**

## **2.0 Hartington Town Quarter Parish**

### **2.1 Location**

Hartington Town Quarter Parish is located on the western edge of Derbyshire, within the administrative district council area of Derbyshire Dales, abutting the neighbouring county of Staffordshire. It is more-or-less equidistant (c.10 miles) from the larger market towns of Buxton to the north; Ashbourne to the south; Leek to the south-west; Bakewell to the north-east and Matlock to the south-east. The Parish lies wholly within the statutorily designated Peak District National Park.

### **2.2 History**

The different ways in which people have lived over time have shaped the landscape, with prehistoric burial mounds dating back over 4000 years surviving in a landscape of village, farms and fields that started to take shape a thousand years ago.

The first historical reference to our now Parish of Hartington was to an Anglo Saxon farmer Heorta in the 6th century. Hartington was then recorded in the Domesday Book of 1086. A market charter was granted in 1203 (the first market charter in the Peak District) and construction of St. Giles Church, the only remaining medieval building, started around 1250 and was largely complete by 1450. The motte and bailey at Pilsbury Castle Hills and the motte at Bank Top are significant Norman-era remains. Hartington Hall, a fine old manor house and today a youth hostel, was built in the 17<sup>th</sup> century.

Many of the original buildings were constructed of timber and thatch, but from the 1600s onwards local limestone and gritstone became the dominant materials with thatching gradually replaced by gritstone slabs, 'Staffordshire Blue' tiles or slate. Around the Market Place most buildings date from the 18<sup>th</sup> and 19<sup>th</sup> century and reflect a period of prosperity. Streets radiate out from the centre and originally they gave access to the open fields around the village.

Hartington village and its Church were originally the focal point of one of England's largest parishes covering some 24,000 acres, extending 15 miles north-west to Taxal, near Whaley Bridge; embracing Burbage, on the west side of Buxton; and up on to the moors of Axe Edge. This together with the market charter explains why the village has such a fine range of buildings and an extensive range of facilities for what in population terms is a very small settlement. Today the ancient parish of Hartington is divided into four separate entities, known as quarters, and this Neighbourhood Development Plan (NDP) concerns itself with the total area of the Parish of Hartington Town Quarter, the 'designated area'. The Plan will reference locations outside the area such as Nature Reserves which may abut or straddle the boundary. The policies, however, apply only to the designated area.

### **2.3 Principal Characteristics**

For centuries Hartington has been typical of a West Derbyshire location with an economic base of farming and quarrying but with the added dimension of being a centre for buying and selling, having held the market charter since 1203. For various reasons the markets and

the quarries closed or moved elsewhere during the middle 20<sup>th</sup> century, but the farming, though having changed in emphasis in recent times (e.g. milk to beef/sheep), still thrives as a key aspect of life throughout the Parish. Several farms, such as Sennilow, Nettlelor, Mill Lane, Digmer and Hartington Hall are based within the village boundary, demonstrating that this continues to be an active, working environment.

Cheese-making in Hartington, most famously Stilton, dates back to 1875 but what had developed into a substantial industrial creamery closed in 2009. Cheese making on more of a craft scale has since resumed successfully, albeit in a neighbouring parish, but a specialist cheese shop in Hartington helps to retain the village's identity with fine English cheese.

The centuries-old tradition of Hartington acting as a service centre for the wider area continues to live on with a range of flourishing, highly-valued amenities and organisations for a village of this size (population 330). These include:

- a primary school and church
- a vehicle service garage and filling station
- a GP surgery/health centre/dispensary
- a village hall
- an annual Country Show and Sports day
- two general village stores, plus additional shops and cafés, pub, Youth Hostel, hotel
- post office
- a British Legion Club plus some 24 other clubs and societies across the age spectrum which operate under the umbrella of the Hartington Community Group.

Beginning in the late 19<sup>th</sup> century Hartington became, and remains, a popular place for tourism, originally attracted by fly-fishing opportunities on the famed River Dove but nowadays drawn by a combination of:

- the ambience, atmosphere and welcome
- an attractive architectural heritage focussed on a central mere and 'green'
- a variety of facilities such as shops and cafés, 'flagship' youth hostel, hotel, pub, plus a range of B & B and self-catering accommodation
- being an excellent hub for activities such as walking and cycling in a much-loved landscape.

The village's lengthy history and its traditional roles in commerce serving the trading, farming and quarrying communities, has provided a rich legacy of buildings of many shapes and sizes, from tiny cottages to imposing three-storey houses. Well in to the 20<sup>th</sup> century, it is said, you could obtain everything you might need from local shops or travelling traders. It is far from being a 'planned' village, for the most part responding down the centuries to domestic and economic requirements at any given time. Some long-established shop premises continue in that role but other trading premises which are now defunct, such as the woodyard and saddlers workshops, have been converted into private houses; former farm buildings, pubs, Chapel and Hall have been variously transformed into houses, shop, garage workshop and youth hostel.

In landscape terms Hartington village spills out of a secluded limestone dale on to the eastern fringe of a more open, flatter valley, through which flows the River Dove, marking the western boundary of the Parish. To the east the ground rises quickly to a limestone

plateau of farmed grasslands divided by distinctive walled boundaries and occasional groups of trees, farm buildings and remnant stone and silica sand quarries. In turn the plateau is dramatically intersected by the steep-sided cuts of Long Dale, Hand Dale and Hartington Dale, together with two former railway lines which in the 1970s became popular recreational routes known as the Tissington and High Peak Trails.

Like many relatively isolated rural parishes, Hartington's traditional population base features several extended families, resident for generations, with names such as Bassett, Broomhead, Critchlow, Gibbs, Kirkham, Oliver, Riley, Sherratt and Wager still extant. This bedrock of the community has long been supplemented by more transient settlers, partly as a consequence of the flow of trade and commerce, so helping to provide a varied social mix sustaining local life. The Parish is currently home to around 330 people with some 175 dwellings of which 155 are in the centre of the village.

## 3.0 Vision

The vision and ultimate objective is :-

to conserve Hartington Town Quarter's outstanding landscape, wildlife and cultural heritage

to retain the unique and special character of the village

to sustain a viable community which meets the needs and aspirations of residents, businesses and visitors.

to sustain the distinctive function of a rural hub valued by residents and surrounding communities.

Although the provision of affordable housing and employment opportunities are essential to achieving this objective, new development must be complementary in scale, enhance the existing village environment and not intrude into the important green spaces within the village or the surrounding countryside.

## 4.0 Environment

The nature of the Neighbourhood Plan area is that of predominantly open countryside surrounding a small village. The majority of the centre of the village was designated as a Conservation Area on 18<sup>th</sup> March 1977. A character appraisal of the Conservation Area was adopted on 11<sup>th</sup> February 1994.

Historic England's advice note on "Conservation Area Designation, Appraisal and Management" (HEAN1) forms the basis of the conservation area appraisals carried out within the National Park over the last decade. While no reappraisal of the Conservation Area is currently under consideration it will be the intention of the Parish Council to actively engage with such a process as and when required.

Map 2 shows the extent of the Conservation Area and the listed buildings within the village centre of Hartington. In all there are 37 listed buildings and two mile-posts lying within the Plan area. All listings are Grade II, with the exception of St. Giles Church which is Grade II\*.

Ninety three percent of questionnaire respondents believe that the Conservation Area and Listed Buildings are important in describing the essential character of Hartington.

### 4.1 Objectives for the Natural Environment:

**4.1.1** To safeguard the environmental resources of the countryside in and adjacent to Hartington Town Quarter Parish, so that their special character and quality will be available for the enjoyment, appreciation and recreational use of the resident community and visitors for this, and future, generations.

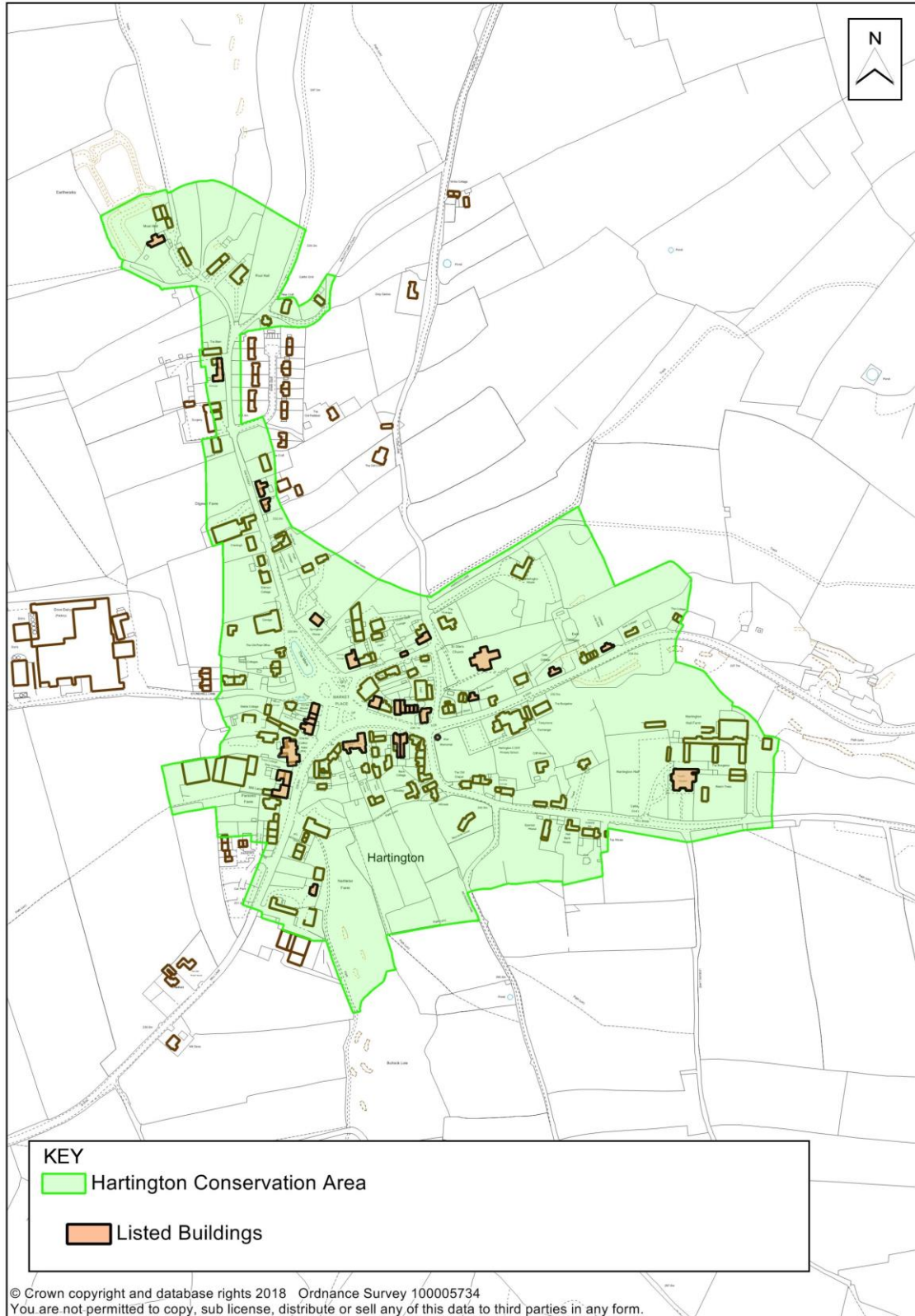
**4.1.2** To protect those aspects of the natural environment which provide habitats, thus maintaining and contributing to the current diversity of flora and fauna.

**4.1.3** To ensure that the value of the natural environment is given due weight when applications for development are considered.

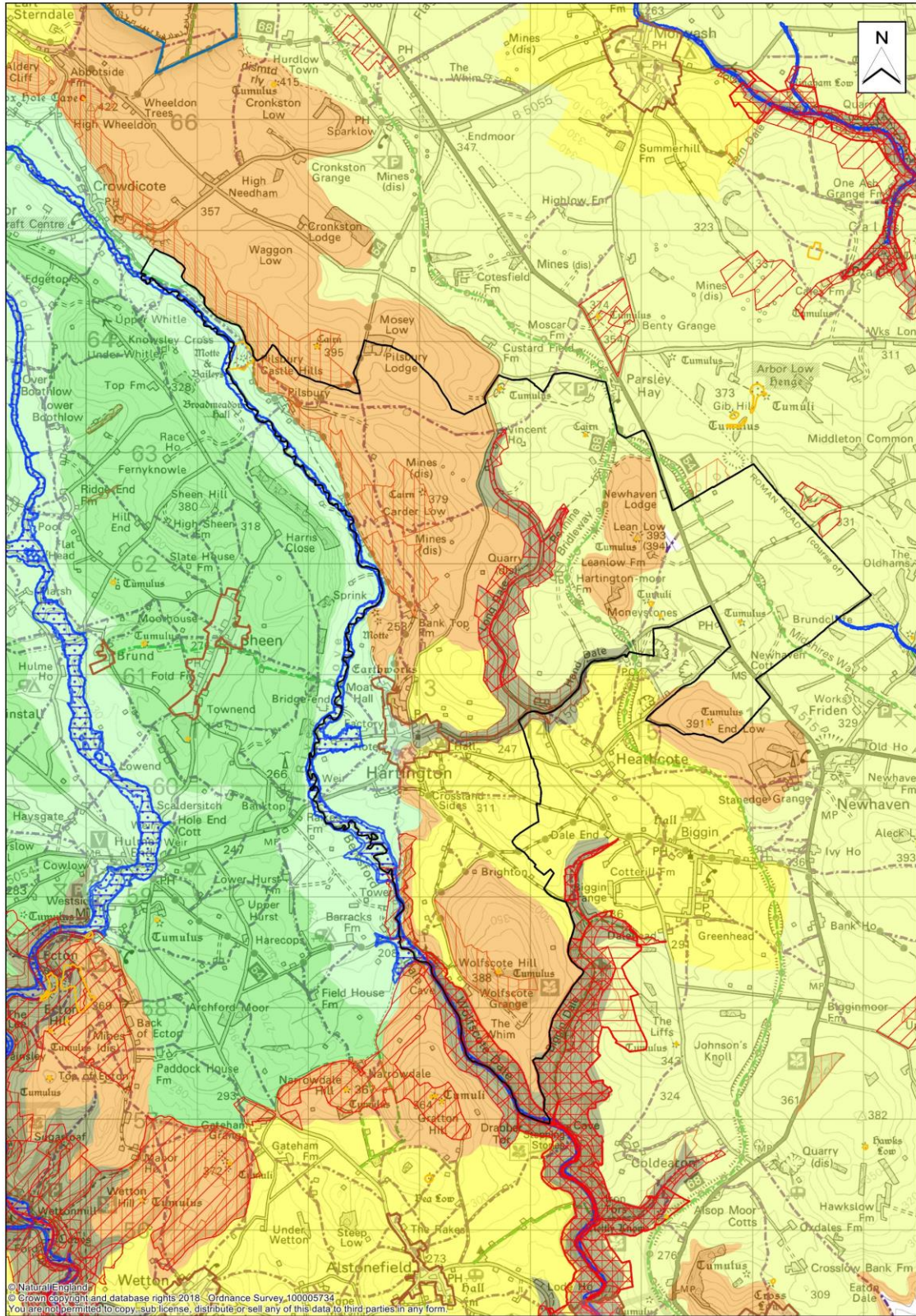
**4.1.4** To safeguard trees, woodland, hedgerows and regionally distinctive dry stone walls and field barns which make a significant contribution to the environmental quality and character of the area.

**4.2 Justification:** The landscape of Hartington Town Quarter Parish and the surrounding area reflects the inter-relationship between physical and climatic elements and human activities from pre-historic times to the present day. It is the interaction of these elements that create the character and special identity that is valued by the resident community and the many who visit the area. The importance of the landscape within and around the Parish is reflected by statutory, national and countywide designations. The significant features are shown on the "Constraints Map 3".





**Map 2: Conservation Area**



**Map 3: Planning Constraints**

-  Hartington Neighbourhood Plan Area
- Landscape Character Type
  -  Limestone hills & slopes
  -  Limestone dales
  -  Limestone plateau pastures
  -  Limestone village farmlands
  -  Upland pastures
  -  Upper valley pastures
-  Conservation Area
-  Scheduled Monument
-  Special Area of Conservation and Protection Area
-  SSSI (Natural England)
-  National Nature Reserve
-  The Natural Zone (Policy L1/DMC2)
- Public Rights of Way
  -  BRIDLEWAY
  -  FOOTPATH
- Environment Agency
  -  EA Floodzone 2 (Nov 2015)
  -  EA Floodzone 3 (Nov 2015)

## Key for Map 3

These include the all-embracing Peak District National Park, and the Long Dale Site of Special Scientific Interest, wholly within the Neighbourhood Plan area. A small part of the Derbyshire Wildlife Trust's Hartington Meadows Nature Reserve lies within the designated area as does part of the Derbyshire Dales National Nature Reserve in Wolfscote Dale and the adjacent Biggin Dale owned and managed by the National Trust. Using the latter as an example, significant habitats include species-rich grasslands with abundant populations of limestone plants such as Common Rock Rose and Salad Burnet. Up to 45 different species can be found per metre square and rarities include Jacob's Ladder, Spring Cinquefoil and Nottingham Catchfly. Visitors and residents alike can, in spring, marvel at the thousands of Early Purple Orchids and Cowslips. Insects are equally diverse, and south and west-facing slopes are home to specialities such as the northern Brown Argus butterfly and Cistus Forester moth.

In consultations, an overwhelming 96% of respondents were supportive of landscape conservation. Ninety three percent of respondents describe good access to the surrounding countryside as an essential characteristic of Hartington.

Scattered trees, small woodlands, dry stone walls and inter-linked open spaces act as a focus for wildlife and are enduring regional characteristics of the area. Fifty nine percent of respondents believe tree planting in appropriate areas, and with ongoing maintenance, should either be allowed or actively encouraged.

Ninety one percent of respondents believe that conservation of landscape features such as field barns and dry stone walls should be actively encouraged.

New development therefore must contribute to local character by retaining a sense of place appropriate to its location.

#### **4.3 Policy:**

**E1 Development proposals must be designed to retain, or where appropriate replace, dry stone walls, trees and hedgerows. Proposals should be accompanied by a survey which establishes the health and longevity of affected trees and/or hedgerows and an appropriate management plan.**

#### **4.4 Objectives for the Built Environment:**

**4.4.1** To ensure any future development is sympathetic to the distinctive local character, both in respect of the built and natural environment.

**4.5 Justification:** New development must contribute to local character by retaining a sense of place appropriate to its location within the Derbyshire Dales. Given the small size of the village, which has a strong historical context and cultural ethos and is set within a tapestry of dry stone walls bounding pastoral fields, any future development, irrespective of scale, will impact on the nature of the built environment. 93 per cent of respondents to the

Neighbourhood Plan questionnaire survey believe that the Conservation Area and Listed Buildings are important in describing the essential character of Hartington.

The response to the Neighbourhood Plan questionnaire was quite detailed and specific in types of development that should be supported (see section 6.0) and showed overwhelming support for strict conditions regarding the height, massing and finishes on any new housing development to harmonise with the existing village.

There is strong support for additional recycling facilities in the village, with 59% of respondents (89 individuals) either seeing this as somewhat important or important. Currently the only centrally located recycling facility is for clothing and shoes. While the local council offers recycling for garden waste, plastics, cans and glass, a considerable volume of recyclable waste is placed by visitors in the general waste bins that are located in the village centre.

There is less support for an anaerobic digester for the generation of renewable energy, with 51% of respondents (78 individuals) seeing this as somewhat important or important. This response may have been partially influenced by a limited appreciation of the operation of an anaerobic digester and it remains an option to explore.

The survey results showed that there were limited degrees of support for renewable energy provision within the Parish. While the level of support for small scale renewable energy initiatives was limited (only 40% of respondents offered support for small scale solar panel development) with 51% supporting minimising or prohibiting such developments. There is virtually no support (4%) for the development of large scale solar farms. There is little support for small scale wind turbine development (28%) and virtually no support (5%) for the development of industrial scale wind turbine development. PDNPA policies on renewable energy schemes are considered more than adequate for reflecting these views.

Piped natural gas is currently not available within the village, the nearest pipeline being at Newhaven. Forty seven per cent of respondents (71 individuals) believe the addition of piped gas as an alternative fuel option to the prevailing fossil fuel options of oil, coal and LPG to be either somewhat important or important. While not a planning matter the Parish Council will promote the possibility of piping natural gas to the village.

#### **4.6 Policy:**

**E2 Any development permitted must recognise the strength of local character, and new housing or buildings should draw on the distinctive “White Peak” built environment. In particular new building developments should be designed to : -**

**E2.1 Contribute to the village character by retaining a sense of place in keeping with the “White Peak” village environment.**

**E2.2 Take advantage of existing topography within the valley of the river Dove and the surrounding limestone plateau, the dry stone walls, ecosystems, buildings including field barns and the micro climate. Existing trees, hedgerows or other features such as streams should be carefully designed into the development.**

**E2.3 Define and enhance the street layouts and open spaces both within the village itself and also on the village margins.**

**E2.4 Recognise that the mix of housing types and tenures should take account of the needs of the local community.**

**E2.5 Involve the local community in discussions about any potential development.**

## 5.0 Development Boundary

**5.1 Objective:** To limit the majority of future new development to areas within and adjacent to the centre of the village.

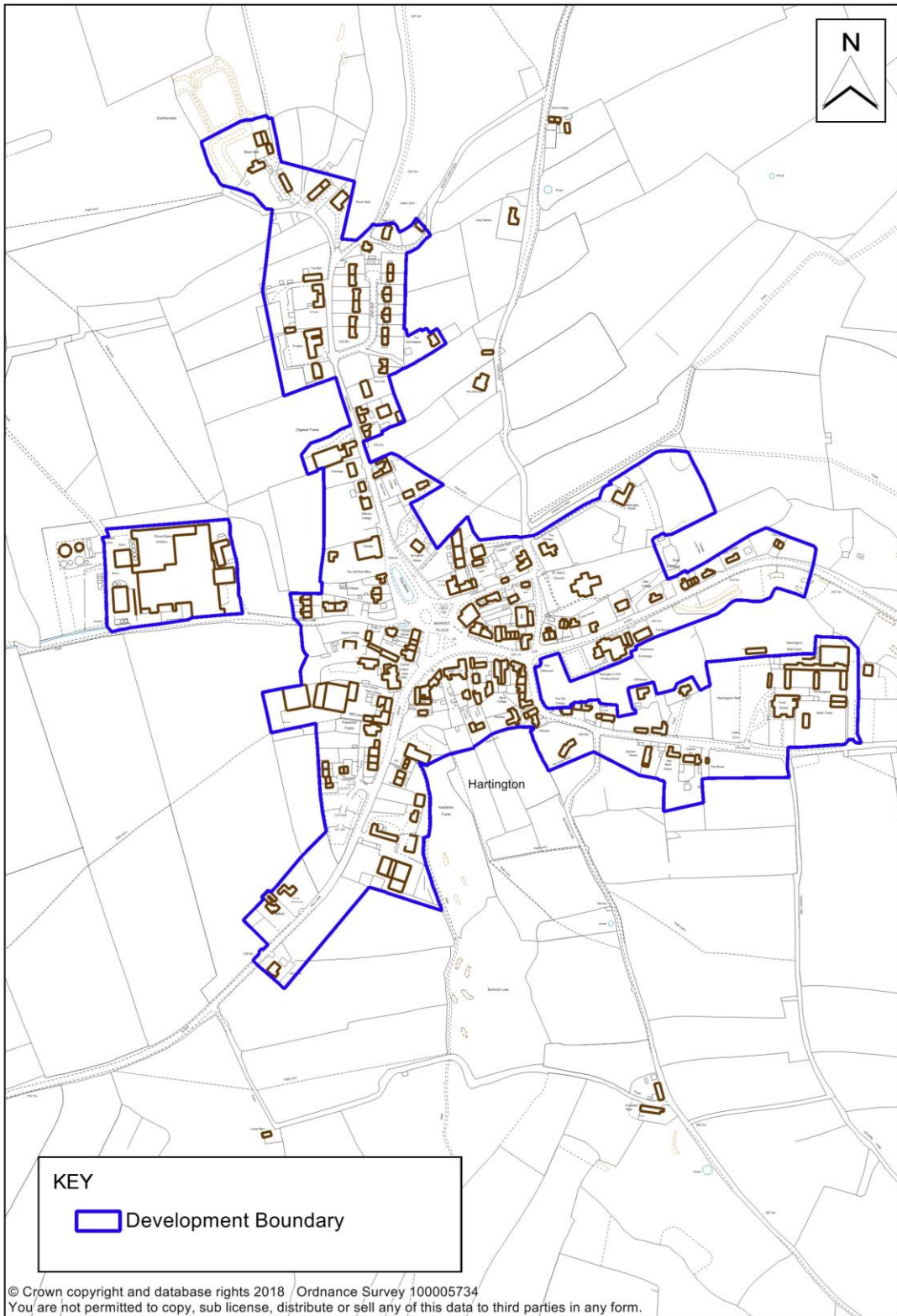
### 5.2 Justification:

In accordance with the Purpose and Core Strategy of the National Park the Plan seeks to ensure that landscape, wildlife, the buildings and overall shape of the settlement which together constitute the cultural heritage and for which the National Park is rightly famous, is adequately protected. While generally preventing new building within areas of open countryside, it is recognised that new buildings to sustain farming activity should form an exception together with refurbishment of existing or redundant buildings.

The boundary shown on Map 4 will draw in some areas of potential development but exclude important local green spaces because these offer fine views of the village and surrounding countryside or offer relief from a continuous line of building development.

### 5.3 Policy:

**D1 New development that is consistent with that permitted by the strategic development plan, will be supported within the development boundary shown on Map 4. Outside this boundary only new farm buildings, other buildings necessary to sustain the viability of farms and conversions of existing or redundant buildings will be supported.**



**Map 4: Development Boundary**



## 6.0 Housing

**6.1 Objectives:** To make a significant contribution to meeting local demand for affordable housing and to encourage the creation of mixed developments which are balanced in terms of housing type and tenure and are socially inclusive.

### 6.2 Justification:

National Parks have no housing targets to meet and so in accordance with the policy of PDNPA, land is not specifically allocated for housing within this Plan. However it is acceptable to provide affordable housing to address local need provided sites are found that can be developed without harming the built or natural environment. These sites are known in planning terms as exception sites.

The 2011 census gave some information on housing occupancy but this was updated by a more recent and detailed survey carried out by the Neighbourhood Plan committee in 2017. Analysis of that survey (see table 1) shows that within the village 61.2% is owner occupied, 14.8% is rented for longer term lets, 15.5% are second homes and 8.4% are holiday lets. Over the whole Plan area (including outlying farms) 64.2% of properties are owner occupied, 13.1% are longer term lets, 15.3% are second homes and 7.4% are holiday lets. This means that 24% (village) and 23% (Plan area) are not occupied by a resident household. The results of the questionnaire stated that 70% of respondents felt that there were too many holiday homes for rent and there was a similar response for second homes.

Unfortunately, properties in rural areas are more costly to buy than in urban communities and in popular areas such as in a National Park, property prices are at a premium. In addition, it is acknowledged in studies that average household income in rural areas is lower than those in urban. In such circumstances, the provision of affordable housing becomes essential. The evidence for this can be found in a number of studies (see references R1, R2, R3 and R4).

The response to the Plan questionnaire demonstrated a demand for a few more affordable houses (93%), starter homes and bungalows. Conversions of barns and existing buildings were also supported. Luxury and higher priced housing was strongly rejected as were any further second homes or property for holiday lettings.

The questionnaire response also showed overwhelming support for strict control of the design (see section 4.5).

The conclusion from the housing survey and the questionnaire is that there is a need to retain a sustainable community within the Plan area to support the village school, to provide a workforce for agriculture and other local businesses and especially to enable young people and families to be housed and to remain in the area. It is also important that houses suitable for older people, in genuine housing need, are available to allow them to remain near their families.

The recent appeal (2016) granted approval for 26 houses on the Dove Dairy site (see below) but provided only 4 affordable houses with two redundant farm building conversions. The

remaining 20 properties are planned as middle and upmarket housing, unaffordable for younger local people and families. The accommodation of many of these houses was arranged on 3 storeys.

### **6.3 Policy:**

**H1 All new built housing should have a primary residence occupancy clause.**

**H2 With the exception of sites reserved for 100% affordable housing, any proposals for new housing and mixed use developments that result in a net increase of 4 houses or more will be subject to the following criteria : -**

**H2.1 Proposals justified by enhancement should seek to provide a minimum of 25% affordable housing unless an independent viability assessment undertaken by a Chartered Surveyor commissioned by PDNPA demonstrates that a scheme is only viable with less than 25% affordable housing.**

**H2.2 Affordable dwellings will be occupied by people with a local connection in housing need in accordance with Derbyshire Dales District Council's standard definitions of housing need and in accordance with the PDNPA's definition of a local connection .**

**H2.3 Affordable housing should not be readily differentiated from open market housing by its design, quality, location or distribution within a site.**

| Street  | Owner Occupier | Private Rental | Second Home | Holiday Let | ALL DWELLINGS |
|---|----------------|----------------|-------------|-------------|---------------|
| Dig Street  | 16             | 3              | 3           | 1           | 23            |
| Bankside  | 12             | 5              |             |             | 17            |
| Church St.  | 4              |                | 1           | 2           | 7             |
| Hide Lane   | 4              | 3              | 1           |             | 8             |
| The Dale  | 6              | 2              | 5           | 2           | 15            |
| Hall Bank   | 12             | 3              | 6           | 3           | 24            |
| Market Place                                      | 13             | 3              | 5           | 5           | 26            |
| Mill Lane   | 19             | 4              | 2           |             | 25            |
| Stonewell Lane                                    | 9              |                | 1           |             | 10            |
| TOTAL Dwellings within the Village                | 95             | 23             | 24          | 13          | 155           |
| Proportion of total                               | 61.3%          | 14.8%          | 15.5%       | 8.4%        | 100%          |
| Outlying Farms within the Parish                  | 18             |                | 3           |             |               |
| TOTAL All dwellings within the Parish (plan area) | 113            | 23             | 27          | 13          | 176           |
| Proportions of total                              | 64.2%          | 13.1%          | 15.3%       | 7.4%        | 100.0%        |

**Table 1: Housing Occupancy – Survey 2017**

## 7.0 Former Dove Dairy Site

The former Dove Dairy site is a large redundant brownfield site covering some 4 acres and the only such site of any size within the Plan area. It is recognised that this site has a planning consent granted in 2016 on appeal against the wishes of the majority of the community and the National Park Planning Authority.

At the time the Plan questionnaire was issued, the appeal was still in progress and undetermined. It was therefore felt that the community's views and opinions in respect of any proposed development here should be recorded in this Plan. In particular, these views may become relevant should any future applications seek to change or modify the existing consent.

**7.1 Objective:** To see the site re-developed to include a mix of affordable housing, community recreation space, employment space, and if necessary for viability, a mix of open market housing in accordance with other needs of the community such as smaller market housing units to enable elderly residents to downsize, or for younger families to buy where they do not qualify for affordable housing.

### 7.2 Justification

The dairy was founded some 140 years ago by the then Duke of Devonshire on the site of one small farm. Slow expansion occurred over many years until some 25 years ago when the then owners, Dairy Crest, commenced a programme of major expansion. After a change of ownership in 2008, the dairy ceased production in 2009. The site was sold to a development company in 2010. The development company promoted a number of major development proposals; all of which were rejected by the community.

In 2011 the Planning Authority issued a questionnaire to residents to ascertain what the community would like to see on this site. The questionnaire received a very significant 75% response. The developer largely ignored the response and proceeded to submit an application for some 33 open market houses with just 6 affordable houses and a small amount of industrial space. The application was refused by the Planning Authority and refused again on appeal after a public inquiry.

A further application was made in 2014 for 22 open market houses with just 4 affordable houses and no employment space, again against the wishes of the majority of the community. This application was refused. At the subsequent appeal the Inspector overturned the Planning Committee's decision and granted the application.

The community's views on this site can best be expressed by reference to the two surveys; the site specific survey issued by the Planning Authority in 2011 and the relevant section of the Neighbourhood Plan survey of 2016. The views expressed were not contradictory and neither did they reject the idea of any development.

Apart from the strong demand for affordable housing identified in the survey, there was majority support for employment space (some 75% of respondents) and varying levels of

support for recreational facilities including a children's play area (85%) , and sports facilities (70% with less support for allotments (39%).

### **7.3 Policy**

The survey response can best be summarised in policy terms as : -

**DD1 Any development proposal should offer a positive planning gain in terms of the landscape such as returning some areas to green field, reducing the overall height of buildings, avoid building on greenfield land and limiting the build area to less than the area of the previous Dove Dairy buildings.**

**DD2 The scale of any development should be proportional to the size of the existing village which has some 155 dwellings. Development proposing to increase the number of dwellings in the village by more than 10% of the figure already built and occupied should be justified by exceptional circumstances relating to an identified requirement for enhancement of the built environment.**

**DD3 A minimum of 10% of the developable area should be reserved for employment space.**

## 8.0 Economic Development

### 8.1 Objective:

To support current businesses, encourage new business ideas and tourism, and to retain a wide range of services.

### 8.2 Justification:

In keeping with The National Park Authority Core Strategy, the Plan aims to see a prosperous local economy, with as many and diverse employment opportunities as possible. Hartington is recognised as an important local hub and a popular tourist location. It is however remote from major work conurbations and local job opportunities are relatively limited. There is a very limited bus service which is inconvenient for commuting.

The village is fortunate to have a GP Practice, a large Youth Hostel, a Garage and a small Brewery, a pub, hotel, seven shops, a Post Office, two cafes and a school as local employers. All of these were seen as very important by residents. However there are no other commercial or industrial activities within the Plan area although there are some larger employers in adjacent parishes. A small number of jobs are associated with supporting and maintaining holiday homes and farming related activities.

Sixteen per cent of people said they ran a business in Hartington and 27% said they worked mainly at or from home. Only 13% commute with an average trip of 18 miles.

Businesses do need good communication to grow and this is particularly true for home working. Although not appropriate as a Neighbourhood Plan policy the Parish Council will seek additional mobile network providers to augment O2 and to assist business within the Plan area.

Encouraging existing and small to medium enterprises to develop in Hartington was strongly supported in the questionnaire: 129 respondents (85%). There was also support for “workshops” for local businesses (66%) and the facilitation of opportunities for community-led enterprises (59%). The impetus is present for new businesses to develop. Within the parameters outlined in this Plan for conserving and protecting the character of Hartington a creative approach will be adopted towards the utilisation of existing buildings, including community assets such as the Village Hall, or for the consideration of “new build” premises proposals (see section 10.0 policy W5).

While not directly a planning matter, the control of street trading is important to limit competition with existing village businesses, to preserve the street scenes and character of the village and to avoid traffic congestion. The Parish Council will therefore continue to support the DDDC Street Trading restrictions.

There was a 58% support for a local Day Nursery for working parents, which may offer a business opportunity for anyone prepared to organise it.

Tourism and recreation play an important role within the National Park and Hartington. Many of the businesses here, and consequently those local residents employed by them, depend upon visitors to the village. Results from the Questionnaire identified that 72% of respondents wanted co-ordination in the development and promotion of tourism and recreation. Maintaining sufficient car parking for businesses and tourism is an important ingredient to the success of both. Policies for this are advocated in section 9.9. Most recently the public lavatories in Mill Lane have been under threat of closure and with large numbers of tourists visiting the area, protection of the facility is considered to be vital to support the business of tourism.

### **8.3 Policy:**

**ED1 Change of use of the WC facilities in Mill Lane will not be supported.**

### **8.4 Objective:**

To support working farms, economic development and community resources through the conversion and re-use of traditional buildings.

### **8.5 Justification:**

Field barns are a strong regional characteristic of the Peak District. Mostly built in the late 1700s and 1800s they are found scattered among fields some distance from farms. Whilst noting the importance of sustaining the valued characteristics of traditional buildings these spaces are often unsuitable for the purposes for which they were originally designed. This is particularly true of agricultural buildings and barns. They could with change of use potentially benefit the local economy and community. While their relative isolation and distance from services are constraining issues there is potential to convert some into employment spaces, or camping barns. Ninety six per cent of respondents either agree or strongly agree support for reuse or conversion of redundant buildings. As an example of possible use 66% of respondents (a total of 101 people) believe workshops for local businesses to be either somewhat important or important. Fifty-nine per cent (90 individuals) believe opportunities for community led enterprises are either somewhat important or important and such a route may offer a way forward in certain instances.

## 8.6 Policy:

**ED2** Proposals for the alternative use of redundant field barns and other traditional farm buildings will be permitted, where it can be demonstrated that they are no longer required for agricultural purposes.

Such uses could include: -

- Local needs housing, where the building is considered to be inside or on the edge of Hartington village, and is of a scale such that it's value as determined by the District Valuer would render it affordable as that term is defined in the Development Plan.
- Commercial use
- Workshop
- Community use



## 9.0 Transport

### 9.1 Objective:

To address the impact of high seasonal vehicle numbers by seeking to improve the opportunity for more sustainable and eco-friendly means of travelling around, such as walking, cycling and the use of public transport.

### 9.2 Justification:

This is not an easy objective to achieve in a relatively isolated and hilly location such as Hartington, where public transport is minimal and what remains is under threat of withdrawal. The car is likely to continue as the principal mode of local transport for the duration of this Plan. Walking and cycling are primarily regarded as recreational activities and less of a means for accessing services such as shops, school, surgery, or workplaces. Nevertheless the evidence base of the Plan questionnaire response demonstrates substantial support for the objective.

**9.2.1 Public Transport.** When asked about the enjoyment of living in Hartington, 40% of respondents stated that access to a regular bus service to nearby towns was 'very important' and a further 30% regarded it as 'somewhat important'. However this is contradicted by the responses concerning usage of bus services to nearby towns, with two-thirds of respondents rarely or never using them and only one-third using them sometimes or often. Only 8% claimed to use them often.

Strictly speaking, public transport is not a land use or development issue but its existence or otherwise does have an impact on the fabric of the place if it can help to reduce the numbers of cars.

While access to a regular bus service is valued, it isn't in practice used by very many residents on a regular basis. For those who do use the bus it can be asserted that for a proportion of them at least there is no alternative for access to certain services, like dentistry for example, or for social contact, without asking relatives or friends for private transport assistance.

For tourists and other visitors the bus improves accessibility to Hartington, implying reduced use of cars, with less pollution and other environmental gains. Unfortunately at present there is no strategic attempt to link bus times, for example, to train arrivals and departures at Buxton Station or even other bus services in Buxton or Ashbourne.

**9.2.2 Footpaths, bridleways, cycleways.** In the evidence base, respondents were invited to describe the essential character of Hartington and amongst the replies an overwhelming majority valued 'good access to the surrounding countryside'. In response to 'What do you enjoy about living in Hartington?' there was an equally strong endorsement of the same heading. The evidence suggests, therefore, that the rights-of-way network is a cherished aspect of living in Hartington, probably for both heritage and recreational reasons. The Parish has a relatively cohesive and generally well-maintained network which is extensively used by visitors and by residents. Hartington has a lengthy history as a walkers

'hub'. Public footpaths and bridleways are regarded by an overwhelming majority as a 'very important' facility, and more than 50% 'often' use them. Eighty-eight per cent considered that footpath/stile maintenance should be 'encouraged'.

Recognising the importance both residents and visitors alike place on access to the Dove Valley, there is a priority to maintain and, where feasible, enhance access from the village to the surrounding environment.

### **9.3 Policy:**

**T1 Proposals for development should where possible : -**

**T1.1 encourage walking or cycling as a means of transport by creating new pedestrian/cycle links to local amenities, and to existing footpaths and bridleways; and,**

**T1.2 be close to public or community transport facilities.**

### **9.4 Objective:**

To secure the provision of an off-road link between the village of Hartington and the Tissington Trail.

### **9.5 Justification:**

This was a specific suggestion included in the questionnaire, forming part of two questions. From the original village consultation for a proposed neighbourhood plan, 28% of respondents considered such a link to be not important or somewhat unimportant. However 44% regarded a link as somewhat important and the remaining 28% felt that it is very important. It is well known, although the evidence is anecdotal, that users of the Tissington Trail, which also forms part of the Pennine Bridleway and Sustrans route 68 from Derby to Berwick-upon-Tweed, would value a dedicated link between the Trail and the village as an alternative to the existing roads but the figures above suggest that there may be a demand in the reverse direction.

When asked if residents believe any changes are needed towards the creation of such a link, 40% thought that no change or minor change was needed, 28% that some change was needed and 32% considered that significant change was needed. It is therefore reasonable to conclude that the proposal should be implicit within policy.

### **9.6 Policy:**

**T2 Proposals leading to the development of an off road link between the centre of Hartington village and the Tissington Trail would be supported.**

### **9.7 Objective:**

To reduce the visual and congestive impact of vehicles in the Hartington street scene while minimising any loss of existing off-street parking and to secure improvements in air quality.

### **9.8 Justification:**

Long-lived residents of the Parish will know that this has been an important issue throughout the second half of the 20<sup>th</sup> century and into the present. On Whit Sunday in 1951 Hartington was recorded in a resident's diary as being 'very busy - never less than four coaches parked in square and constant hum of cars and motor cycles'. Various attempts have been made down the years to try and ameliorate the impact of tourist traffic, particularly following several occasions in the 1980s when the village became grid-locked; reasonably successful measures have included the provision of a car park on Mill Lane and seasonal no-parking restrictions on some sections of village streets. However it is not simply tourist traffic which contributes to this issue because there are many residences in Hartington which pre-date the age of the motor car and have no off-street parking provision.

The evidence base illustrates that traffic management, particularly related to parking, remains a vibrant issue. There was emphatic agreement to the heading 'Improved rationalisation of parking in the village' which almost 70% of respondents want to 'encourage' or 'allow'.

Areas for parking control were identified by residents from a draft plan presentation in February 2018 in the Village Hall. These were on Hall Bank outside Hartington Hall, on the East side of Mill Lane near the junction with the Market Place and on the East side and ends of the roads around the Mere. Parking in these locations is dangerous, can cause congestion and obscures important village views (see section 10.0). These issues are proposed to be addressed with primrose coloured (to respect the conservation area) double yellow lines in each location.

The likelihood is that some versions of 'improved rationalisation' might not square with tourism and business development objectives. It is a fact that tourism is a significant contributor to the economic life of Hartington and an inescapable factor of living in a National Park. It is essential for the continued sustenance of these economic strands that visitors continue to feel welcome, and any traffic management/car parking policies should respect that. There is emphatic agreement that the existing public car park on Mill Lane should be retained as such (see section 8.0 on economic development). There is clear support in favour of some resident-only parking in Hartington but only a marginal preference for time-limited parking in the centre of the village.

The evidence for introducing additional measures to manage the speed of vehicles through Hartington does not appear to be strong although a majority, 56%, does indicate a desire for at least some change. The evidence responding to the heading 'Footways and Pavements in Hartington Village' appears to indicate ambivalence towards any possible changes but the protection and enhancement of the existing provision is important for walking safety.

## 9.9 Policy:

**T3 Proposals for development that would lead to a significant loss of existing on street parking in the centre of the village or a loss of any part of the Mill Lane car park will not be supported.**

**T4 Development proposals that would lead to a loss of off-street parking in any location will not be permitted unless it can be replaced with a similar or improved provision which does not compromise the valued characteristics of Hartington.**

**T5 Development proposals for housing will be required to provide a minimum of off-street parking spaces in accordance with PDNPA parking standards.**

**T6 Commercial development proposals including agricultural diversification projects, that are likely to generate a significant demand for travel, must consider, in a travel plan submitted with the planning application, the use of shared or public transport, walking or cycling.**

**T7 Within the Conservation Area, exceptions to policy T5 may be made where high standard new developments or conversions cannot meet these parking constraints.**

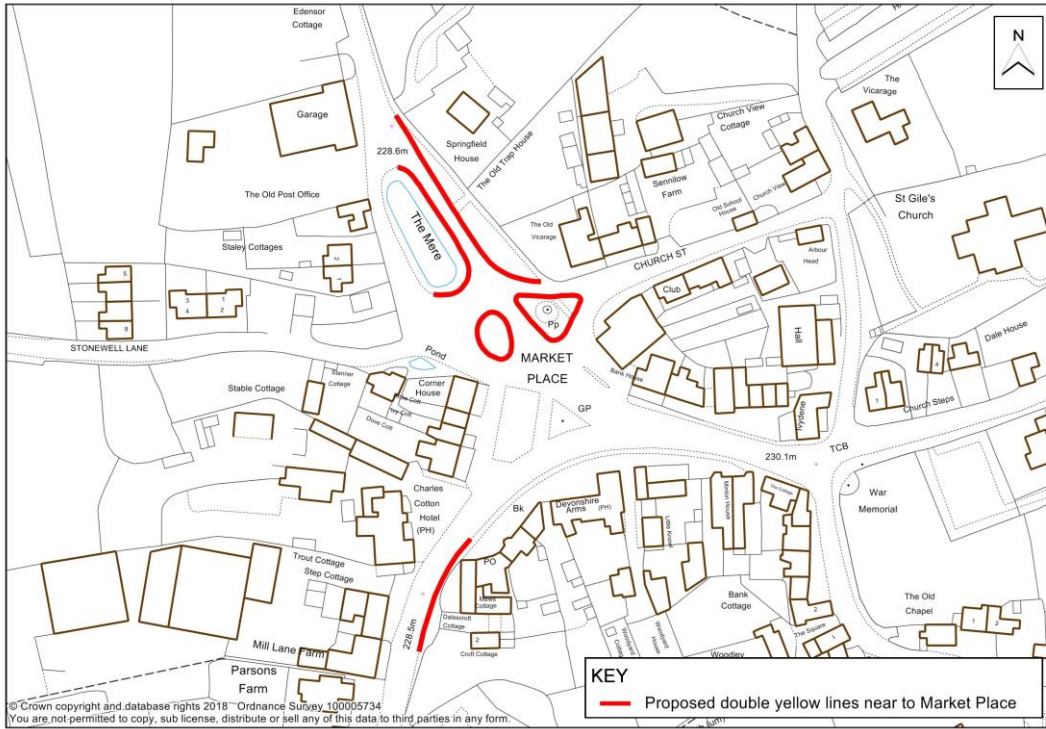
**T8 Development proposals which can provide off-street parking for existing residents will be supported where such proposals satisfy other development criteria.**

**T9 Development proposals which might provide a secondary benefit of 'soft touch' traffic calming measures will be supported where such proposals satisfy other development criteria.**

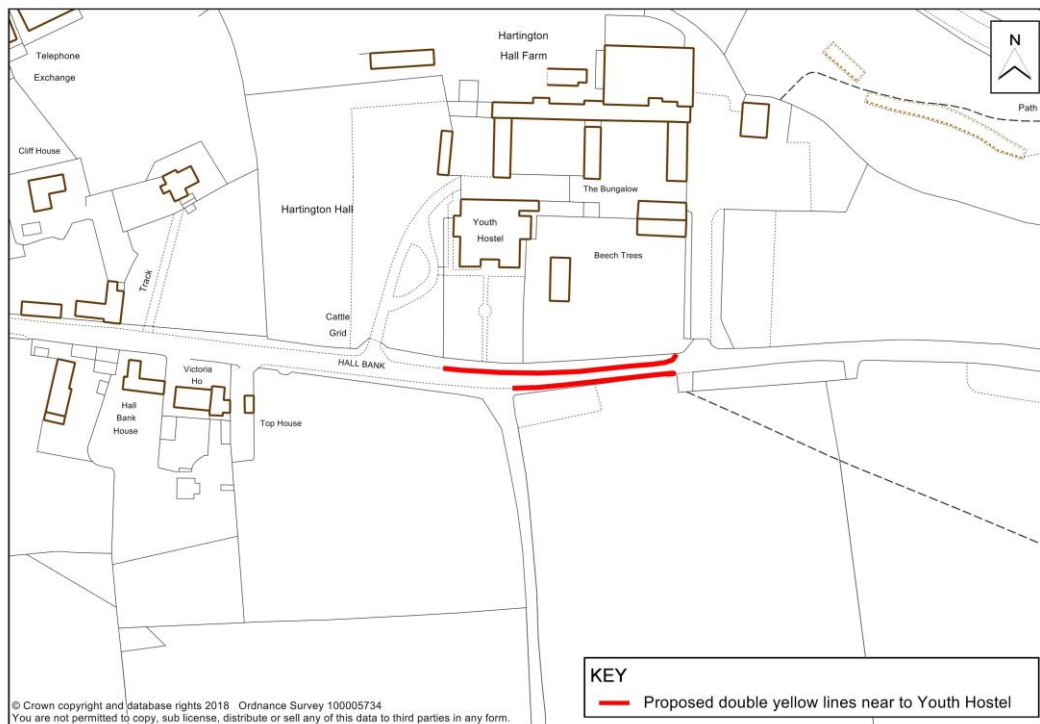
**T10 The provision of electric vehicle charging outlets will be considered favourably, subject to any over-riding planning constraints.**

While not strictly a planning policy, the following is to be adopted as a non- planning community policy :-

**T11 The introduction of additional parking control in the form of primrose coloured double yellow lines around the Mere and Village greens on Mill Lane and Hall Bank as shown on Maps 5a and 5b.**



**Map 5a: Market Place**



**Map 5b: Hall Bank**

**Maps 5: Parking Restrictions**

## 10.0 Health, Education, and Well-Being

The National Planning Policy Framework is tri-dimensional in promoting sustainable development; economic, social and environmental considerations are mutually dependent and therefore must be taken into account. The social role ensures that the planning system must support:

*“strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”.*

Within its Core Strategy, the Vision of the Peak District National Park localises this requirement as one of its goals by 2026:

*“A living, modern and innovative Peak District, that contributes positively to vibrant communities for both residents and people in neighbouring urban areas, and demonstrates a high quality of life whilst conserving and enhancing the special qualities of the National Park.”*

Matters of housing, employment and transport all contribute to the well-being of any community but are dealt with in other sections of this Plan.

### 10.1 Objectives:

**10.1.1** To protect Hartington’s valued and distinctive green spaces which contribute to the character of the village.

**10.1.2** To identify areas that hold recreational potential for the community.

### 10.2 Justification:

Ninety three per cent of respondents believe that a ‘historic White Peak village’ is important in describing the essential character of Hartington, with 95% seeing the open spaces within the village as important, and 94% see the Mere as important. Characteristic features of the village landscape include green fingers, corridors or wedges punctuating space between buildings and providing a distinctive rural agricultural feel. A related consideration is the quality of views of the surrounding countryside available from numerous locations within and across the village.

Areas sufficiently important to justify protection have been identified as : -

**Area LGS1** - The Mere with its seating, the open nature of the Market Place and the Village Greens (Maps 6 and 7) are iconic and at the heart of the village. Ninety two per cent of questionnaire respondents valued these aspects as very important to the village. These open spaces represent the only public greenspace within the village; a place for people to gather for outdoor community activities and to meet socially. However, these spaces are often obscured by parked cars and coaches particularly during the summer months and on public holidays.

**Area LGS2** - The rising ground behind the War Memorial, between the School and Hall Bank. This represents open green space at the heart of the village, providing views from a former Chapel to the Church and vice versa; perhaps the most photographed view in Hartington (Maps 6 and 7).

**Area LGS3** - Ridge and furrow field on the north side of Stonewell Lane, a historic remnant of Hartington's field system which also forms a break between housing developments and is the starting point for a number of footpaths (Maps 6 and 8).

**Area LGS4** - Field on the east side of Dig Street, wedged between traditional housing and still used for grazing (Maps 6 and 8).

**Area LGS5** - The ridge and furrow field on the west side of Dig Street. This is agricultural land which formerly separated housing from a group of listed buildings at Watergap Farm, Moat Hall, and Pool Hall. Modern development to the South of Watergap Farm has diminished this sense of separation and emphasised the importance of the remaining open space with its fine views from the Conservation Area across the Dove Valley to the Staffordshire hills (Maps 6 and 9).

Parking control as set out in section 9.0 would also help to ensure that the areas around the Mere and Village Greens are better protected and the views of Hartington Hall, an important listed building, are not obscured by parked vehicles (see section 9.0).

Sixty eight per cent of respondents refer to a need to either allow or encourage enhancement of the village centre, though 16% state that enhancement should be minimised while a further 9% state there should be no change.

The village has a range of community, sports and recreational facilities which actively support the health and well-being of its residents. Included within these facilities is a Doctors Surgery with a Dispensary, which is an immensely important asset to the village and the surrounding area.

Despite the range of activities currently available, most of these are indoors. Communal outdoor space in Hartington is limited. The Mere (Duck Pond) and Village Greens in the centre of the village are small areas and surrounded by roads, not suitable as sports or play areas or for large scale congregations of people.

There is no children's play area, outdoor communal space, sports facilities or allotments and all of these received some support in questionnaire responses. Recognising that there are some sports facilities in adjacent parishes and support for allotments was limited, the main priorities are identified as provision of a children's play area and outdoor communal space. Two of these important green spaces (**LGS2** and **LGS3** – Maps 6, 7 and 8) could accommodate these without detracting from their character and importance as open spaces or the views from these areas. National Planning principles state that access to high quality open spaces and opportunities for sport and recreation makes an important contribution to the health and well-being of communities. Planning must make robust assessments and determine strategies to address any specific needs. The responses to the questionnaire clearly demonstrate that the existing facilities are very important to those who live here.

With the exception of the Holiday Accommodation (47%) and the Youth Hostel (68%), all the facilities identified were given an importance rating of 84% or higher. However, these facilities must also be able to meet the changing needs of the community through sustainable development. This may be via building extensions or making changes to premises or through creative and collaborative sharing of resources and facilities.

### **10.3 Policy:**

**W1 This neighbourhood plan designates areas LGS1,LGS2, LGS3,LGS4 and LGS5 described in 10.2 and shown in Maps 6 to 9, as Local Green Spaces. All of these Local Green Spaces are in close proximity to the centre of the village and are demonstrably special to the local community.**

**W2 Development is not supported on any of these areas with the exception of LGS2 where a children's outdoor play area is permitted and LGS3 where development ancillary to its use as an outdoor communal area is permitted, subject to other policies in the neighbourhood and local plans.**

### **10.4 Objective:**

To provide sufficient space for future burials and cremation plots within the Plan area.

### **10.5 Justification:**

The available space in the graveyard was registered as a concern in questionnaire responses.

It is a natural wish for people and their families who have lived in the area for many years and in some cases generations to have a final resting place in the village, ideally close to the Parish Church. The confirmation of this may be found in the questionnaire responses where over 80% agreed or strongly agreed with the importance of such a provision and the importance of its location.

The Church graveyard was closed to future burials in the 1980s and the more recent public burial ground has a limited number of plots remaining. A field adjacent to the public burial ground was purchased by Derbyshire Dales District Council over 20 years ago but no site preparation has been undertaken. Restriction of local authority budgets and a misunderstanding of the costs incurred combined to delay commencement of work. More recent analysis by the Parish Council has shown that a limited number of new plots could be provided at a reasonable cost.



#### **10.6 Policy:**

**W3 The area marked as “ Graveyard Extension “ (shown on Maps 6 and 9) is safeguarded from any development which may prejudice this use for future burials and cremation plots.**

#### **10.7 Objective :**

To protect and extend Hartington’s community assets for the benefit of current and future residents, and to support the appropriate development of facilities in order to meet the changing needs of the community.

#### **10.8 Justification :**

Government policy is to encourage greater choice of school provision, giving great weight to expand or alter schools to ensure that pupils are receiving high quality provision of education (in its widest sense). Enabling this community asset (88% importance rating) to evolve in order to meet the needs of current and future generations of school children should be given serious considerations.

All facilities and assets need to be fit for purpose and appropriate, sensitive modernisation which is identified as being beneficial and meeting the needs of the community should be supported. The only proviso to this is that the essential character of Hartington should not be harmed.

#### **10.9 Policy :**

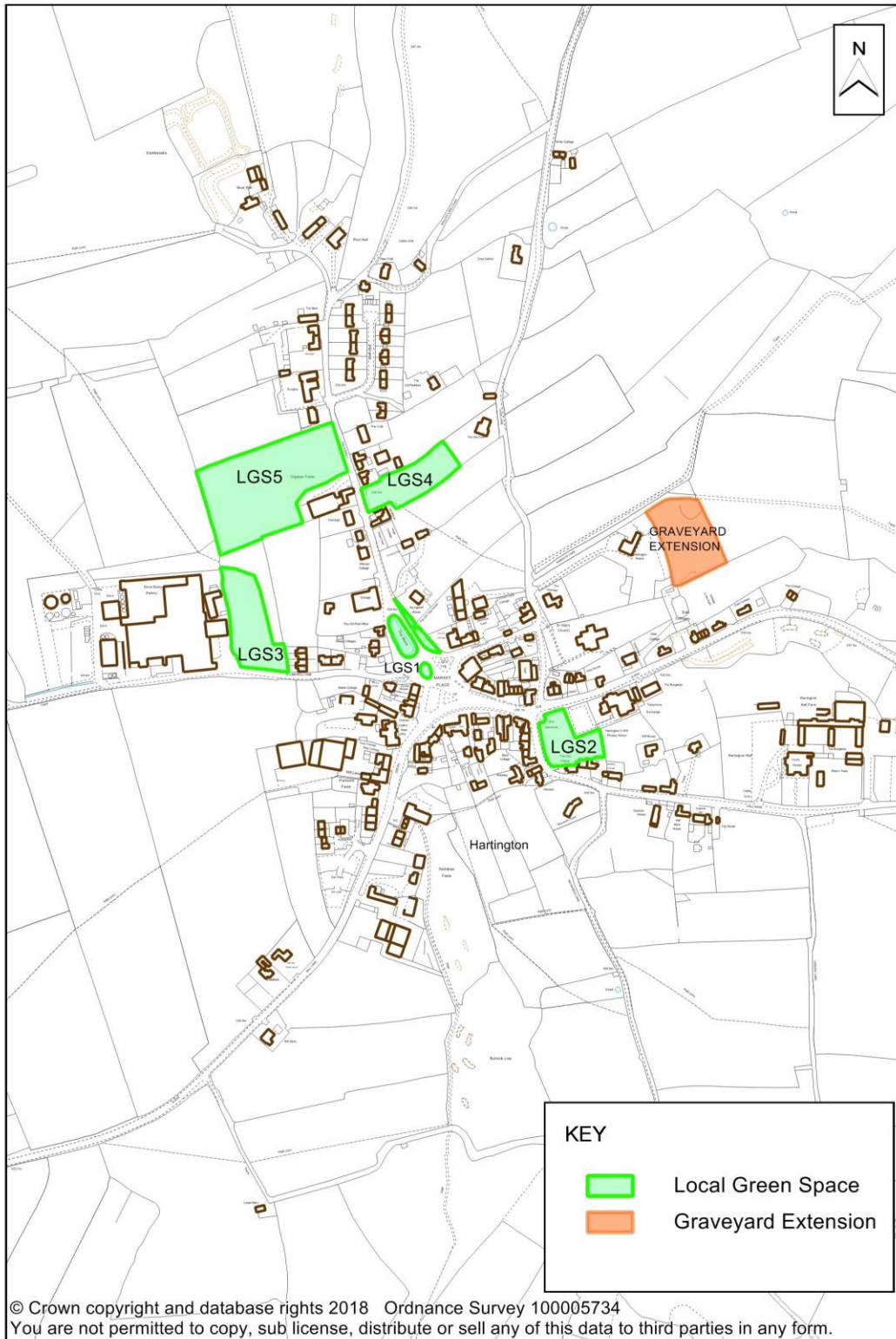
**W4 Proposals to enhance and extend existing community facilities will be supported.**

**W5 Proposals for change of use of a community facility to accommodate flexible working space for business use will be supported provided : -**

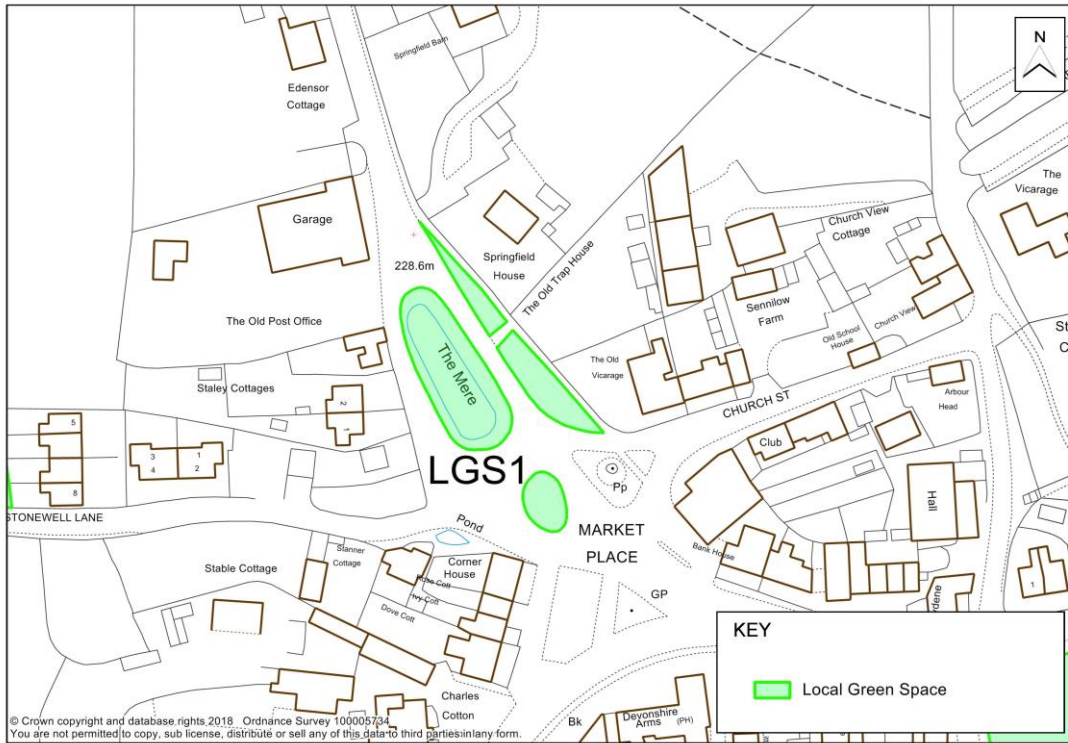
**W5.1 Community uses are not compromised**

**W5.2 Business use remains ancillary to community use**

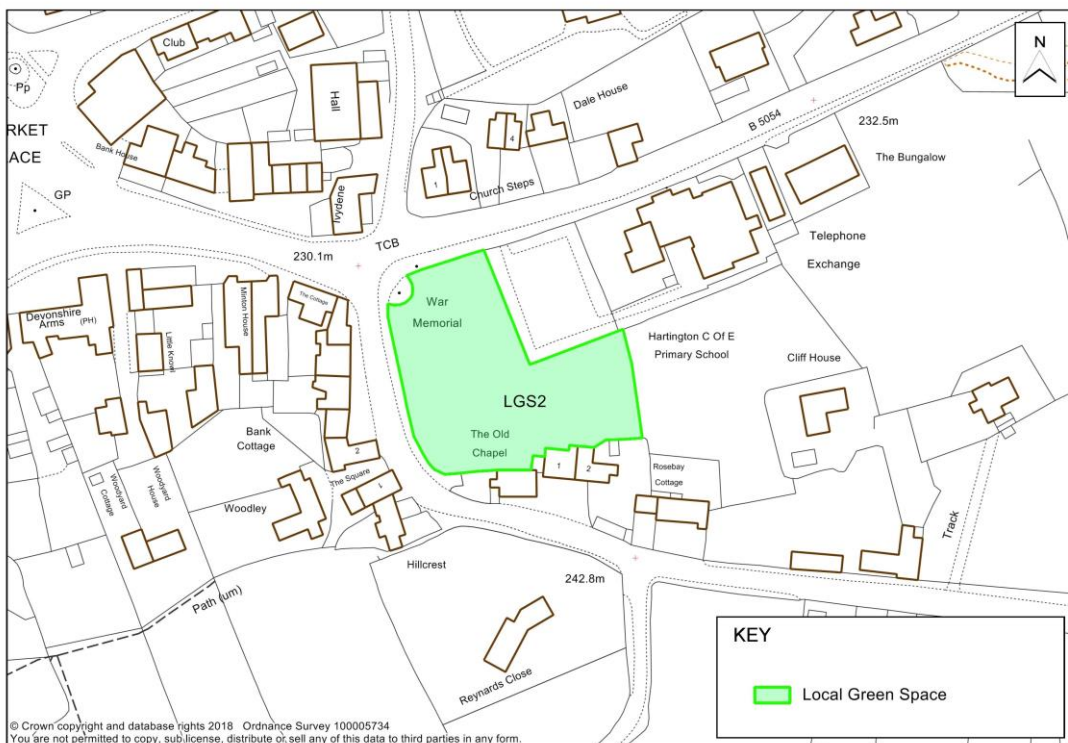
**W5.3 Any change of use granted will be temporary, initially for a period of 2 years.**



**Map 6: Local Green Spaces and Graveyard Extension**



**Area LGS1 - The Village Greens**

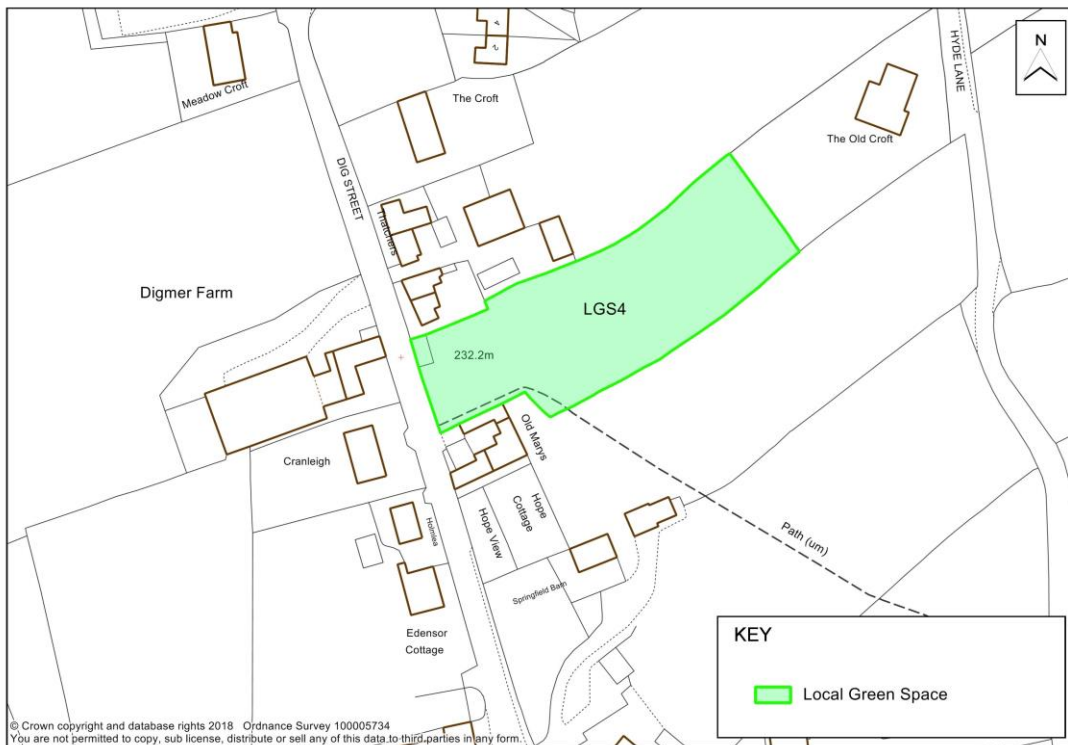


**Area: LGS2 – The Dale and Hall Bank Corner**

**Maps 7 : Detail of Local Green Spaces – LGS1 and LGS2**

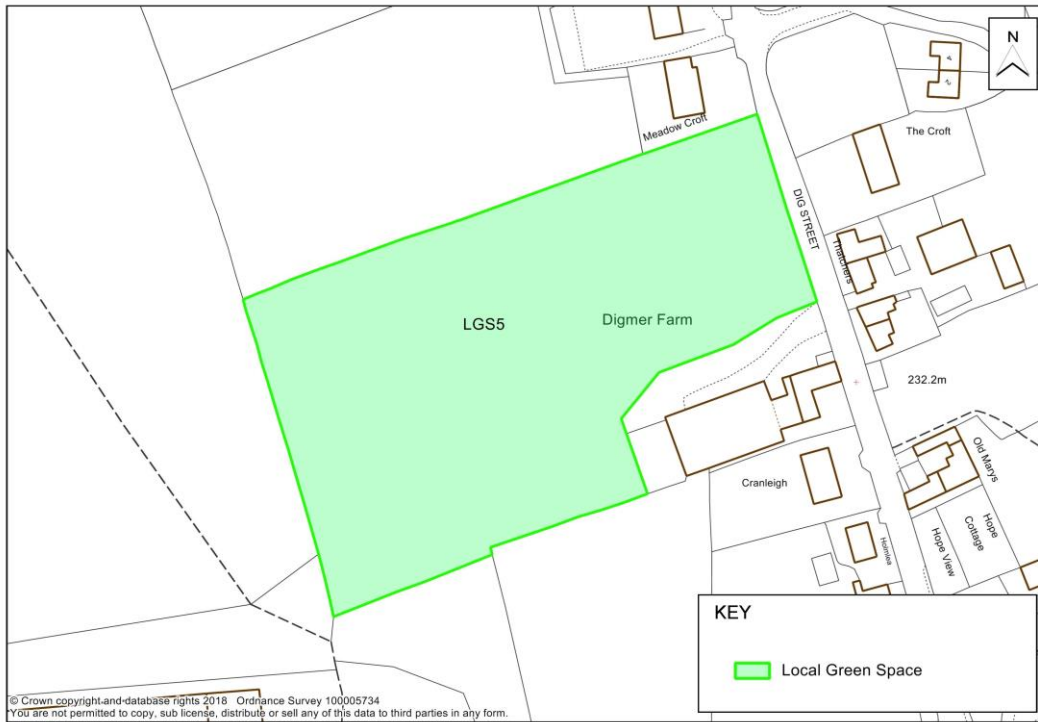


**Area: LGS3 - Stonewell Lane**

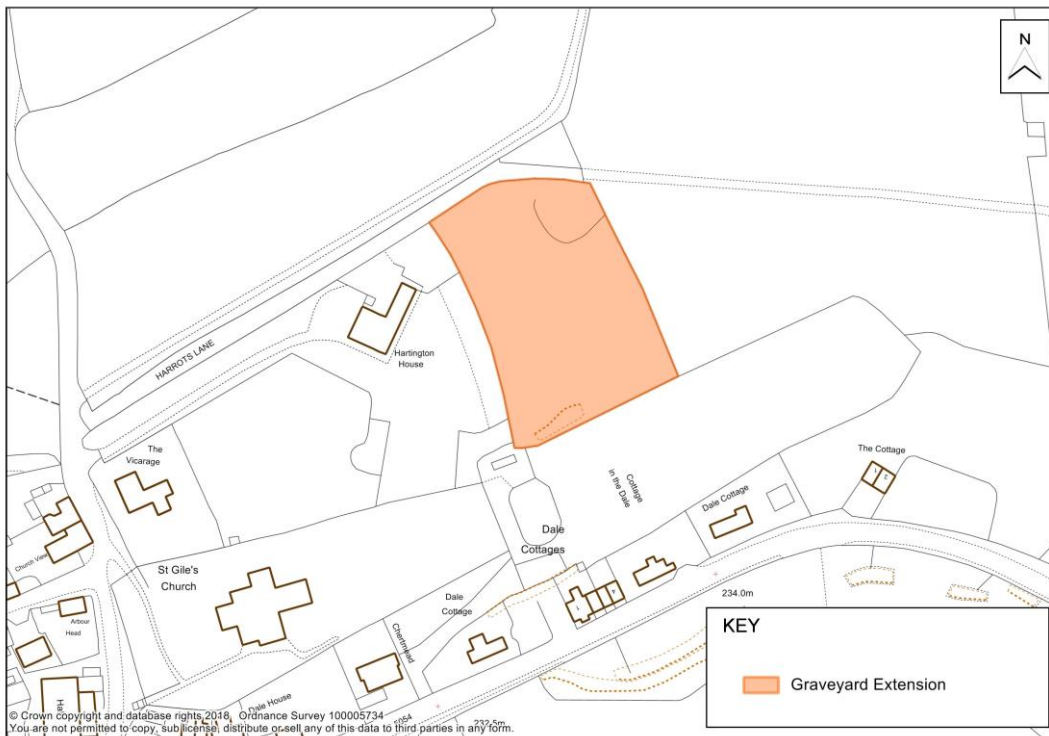


**Area: LGS4 – East of Dig Street**

## Maps 8 : Detail of Local Green Spaces LGS3 and LGS4



**Area: LGS 5 – West of Dig Street**



**Proposed Graveyard Extension**

**Maps 9 : Detail of Local Green Space LGS5 and Graveyard Extension**

# Appendix A : Conservation Area and Listed Buildings

## A1 Conservation Area

A Conservation Area is defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Listed Buildings and Conservation Areas - Planning Act 1990).

## A2 Listed Buildings

A listed building in the United Kingdom is a building which has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. A listed building may not be demolished, extended or altered without special permission from the local planning authority which typically consults the relevant central government agency, particularly for significant alterations to the more notable listed buildings. For a building to be included on the list, it must be a man-made structure that survives in something at least approaching its original state.

All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. The criteria become tighter with time, so that post-1945 buildings have to be exceptionally important to be listed. A building has normally to be over 30 years old to be eligible for listing. Owners of listed buildings are, in some circumstances, compelled to repair and maintain them and can face criminal prosecution if they fail to do so or if they perform unauthorised alterations. When alterations are permitted, or when listed buildings are repaired or maintained, the owners are often compelled to use specific (and potentially expensive) materials or techniques. This, in turn, increases the cost of insuring the building. Listing can also limit the options available for significant expansion or improvement.

## A3 Listed Buildings and Structures within the Plan area

1. **Il Bank House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
2. **Il Barn to North of Newhaven Lodge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
3. **Il Charles Cotton Hotel**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
4. **Il\* Church of St Giles**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
5. **Il Church View Farmhouse and Adjoining Outbuilding**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
6. **Il Corner House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
7. **Il Cottage and Attached Barn East of Dale Cottages**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
8. **Il Dale Cottage**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

9. **Il Dale House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
10. **Il Devonshire Arms Inn**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
11. **Il Digmer Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
12. **Il Dove Cottage and Attached Garden Railings**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
13. **Il Hartington Bridge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
14. **Il Hartington Hall**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
15. **Il Hartington War Memorial**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
16. **Il Ivy Cottage and Rose Cottage**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
17. **Il Ivydene**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
18. **Il Ludwell Mill Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
19. **Il Meri Cottage and Nos 2, 3 and 4**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
20. **Il Milepost 3 Metres South of Newhaven Lodge at Ngr SK 152625**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
21. **Il Milepost 5 Metres South of Newhaven Cottage at Ngr SK 158612**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
22. **Il Mill Lane Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
23. **Il Moat Hall Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
24. **Il Nettleor Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
25. **Il Newhaven Cottage**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
26. **Il Newhaven Lodge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
27. **Il Outbuildings at Mill Lane Farm**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
28. **Il Outbuildings to North of Bank Top Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
29. **Il Outbuildings to North of Newhaven Lodge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
30. **Il Pilsbury Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
31. **Il Pilsbury Grange**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
32. **Il Hartington Stores**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

33. II **Springfield House**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

34. II **Thatchers**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

35. II **The Old School House**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

36. II **The Old Vicarage and Attached Garden Wall**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

37. II **Watergap Farmhouse**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

38. II **Wiltshire Villa and Minton House Hotel**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

39. II **Wolfscote Grange**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

Reference: [www.britishlistedbuildings.co.uk/england/hartington-town-quarter-derbyshire-dales-derbyshire#.Wkupvt9I](http://www.britishlistedbuildings.co.uk/england/hartington-town-quarter-derbyshire-dales-derbyshire#.Wkupvt9I) IV



## References

R1 Taylor Review “Living , Working Countryside 2008”

R2 Cornwall County Council 2015 “Second and Holiday Homes Housing Evidence Base Briefing Note 11”

R3 The Lake District Council “Review of Second Home Data and Assessment of the Effects Second Homes are Having on Rural Communities “

R4 Joseph Rowntree Foundation “Homes for Rural Communities”, 2006

# Hartington Neighbourhood Plan

Copies of the draft plan for comments are available here for residents, property owners, and people who work in Hartington. If you have computer access please view the plan on line at [www.hartingtonvillage.com](http://www.hartingtonvillage.com). If you need a paper copy please return it as soon as you have read it to allow others to read it.

Your comments can be made : -

1. In writing either in the box in the Post Office or by post to Neighbourhood Plan, Hartington Post Office, 4 Beresford Tea Rooms, Hartington SK17 0A.
2. Email to [councillors@hartingtonparishcouncil.co.uk](mailto:councillors@hartingtonparishcouncil.co.uk)

All comments must be received by Monday 3<sup>rd</sup> December

**HARTINGTON DRAFT NEIGHBOURHOOD PLAN  
CONSULTATION STAGE**

Hartington Town Quarter Parish have completed their Draft Neighbourhood Plan which is now available for consultation under Neighbourhood Planning Regulation 14

**Copies of the Plan are available as follows:**

Printed copies are available in the following three Hartington shops - the Post Office, A J & S Peach and the Village Stores. Copies are limited so those taking one home are asked to return it once read

The Plan is also available On-Line under the Neighbourhood Plan section of the village website [www.hartingtonvillage.com](http://www.hartingtonvillage.com) and under the Neighbourhood Plan section of the Parish Council website [www.hartingtonparishcouncil.co.uk](http://www.hartingtonparishcouncil.co.uk)

**HOW TO SUBMIT COMMENTS**

1. Hand in your written comments to Hartington Post Office who will pass them to the Neighbourhood Plan Committee. Or post comments to; Neighbourhood Plan, Hartington Post Office, 4 The Beresford Tea Rooms, Hartington SK17 0AL

2. Send your comments by email to [councillors@hartingtonparishcouncil.co.uk](mailto:councillors@hartingtonparishcouncil.co.uk)

Your comments will help towards the final Draft plan which will then be submitted to the Peak District National Park Authority for independent examination

**Please note all comments must be received by  
Monday 3 December 2018**

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# 14

# Hartington Town Quarter Neighbourhood Development Plan 2015 - 2030

Pre-submission consultation draft (Reg. 14)



# Hartington Town Quarter Neighbourhood Plan 2015 - 2030

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# **1.0 Introduction**

## **1.1 Submitting Body**

The Hartington Town Quarter Neighbourhood Development Plan (NDP) is submitted by Hartington Town Quarter Parish Council, the qualifying body under the 2011 Localism Act.

## **1.2 Development Plan Area**

The geographical limit of the Neighbourhood Plan is defined by the boundary of the Parish of Hartington Town Quarter. It is shown on Map 1.

Hartington Town Quarter Parish was designated as the Neighbourhood Area on 8<sup>th</sup> February 2013, following an application by the Parish Council to the Peak District National Park Authority (PDNPA).

## **1.3 Context**

The Localism Act came into force in 2012 and implemented the concept of Neighbourhood Development Plans as a new right for communities to have a real and effective say in how the area in which they live is developed and in particular what is built and where.

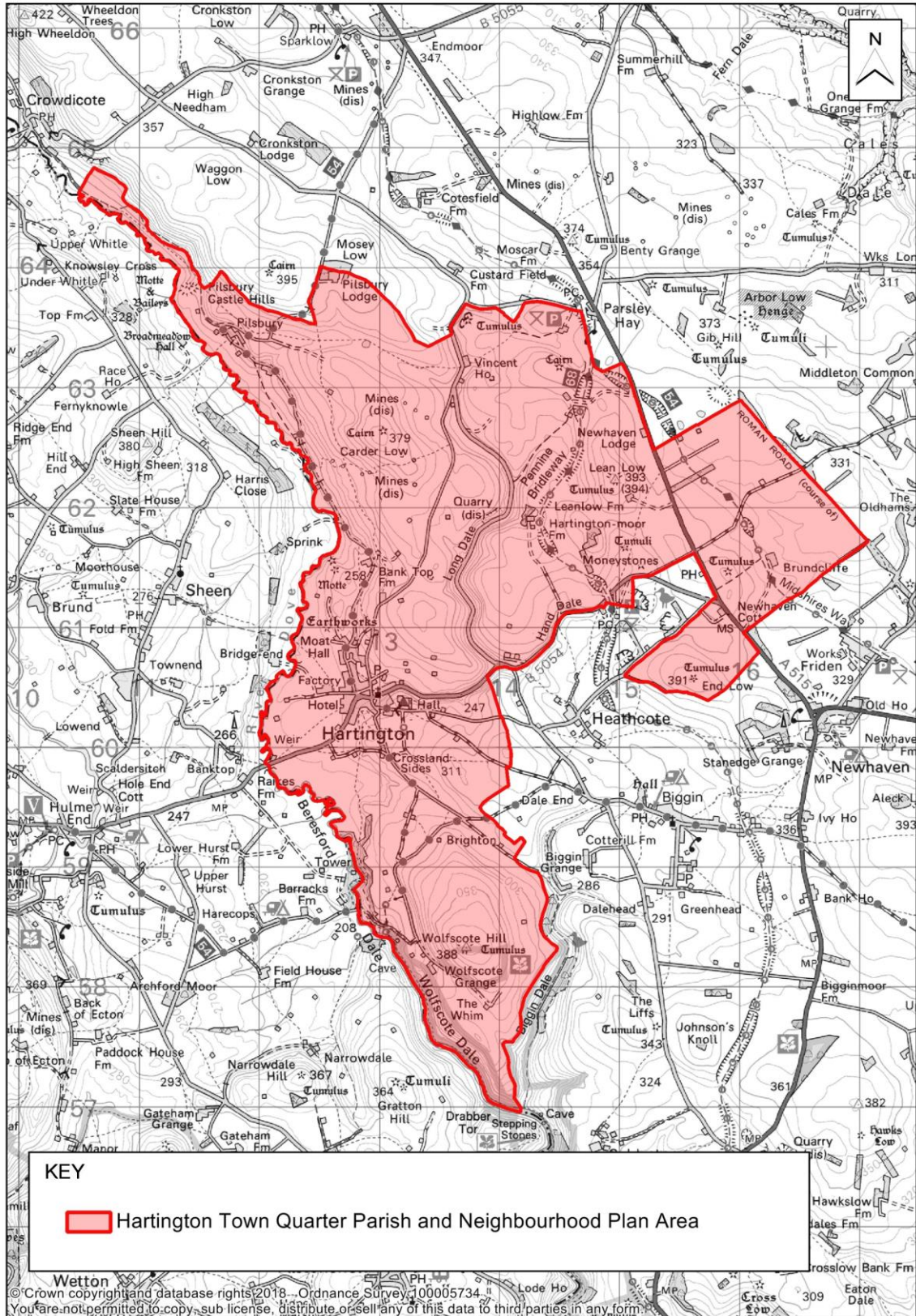
A rich combination of factors helps to identify the essential characteristics of a cherished place which this community seeks to nurture, conserve and protect by preparing this Neighbourhood Development Plan. While reflecting the aspirations of the community, a NDP is obliged to conform to the applicable provisions of the National Planning Policy Framework (NPPF) and strategic planning policies of the Peak District National Park Authority (PDNPA); the Core Strategy, saved Local Plan policies, and the draft Development Management Policies.

## **1.4 Plan Period**

The Hartington Town Quarter NDP sets out the vision, objectives and policies for the Parish up until 2030. The Parish Council will continue to work with PDNPA during that period to monitor progress on implementing the Plan.

## **1.5 Process and Consultation**

Hartington Town Quarter Parish Council came together with a core group of local residents to produce this NDP. The primary mechanisms used for this process were questionnaires together with consultation events open to all residents and home owners which were designed to communicate this activity as widely as possible while encouraging maximum feedback. The topics on which information, views and ideas were sought included Housing Needs, Planning, Environment, Community, Infrastructure, Leisure, and Business. The NDP team considered in detail all the responses from that community engagement to produce this Draft NDP for consultation and submission to the planning authority. The planning authority will then undertake a final consultation and initiate Independent Examination and Referendum.



**Map 1: The Neighbourhood Plan Area**

## **2.0 Hartington Town Quarter Parish**

### **2.1 Location**

Hartington Town Quarter Parish is located on the western edge of Derbyshire, within the administrative district council area of Derbyshire Dales, abutting the neighbouring county of Staffordshire. It is more-or-less equidistant (c.10 miles) from the larger market towns of Buxton to the north; Ashbourne to the south; Leek to the south-west; Bakewell to the north-east and Matlock to the south-east. The Parish lies wholly within the statutorily designated Peak District National Park.

### **2.2 History**

The different ways in which people have lived over time have shaped the landscape, with prehistoric burial mounds dating back over 4000 years surviving in a landscape of village, farms and fields that started to take shape a thousand years ago.

The first historical reference to our now Parish of Hartington was to an Anglo Saxon farmer Heorta in the 6th century. Hartington was then recorded in the Domesday Book of 1086. A market charter was granted in 1203 (the first market charter in the Peak District) and construction of St. Giles Church, the only remaining medieval building, started around 1250 and was largely complete by 1450. The motte and bailey at Pilsbury Castle Hills and the motte at Bank Top are significant Norman-era remains. Hartington Hall, a fine old manor house and today a youth hostel, was built in the 17<sup>th</sup> century.

Many of the original buildings were constructed of timber and thatch, but from the 1600s onwards local limestone and gritstone became the dominant materials with thatching gradually replaced by gritstone slabs, 'Staffordshire Blue' tiles or slate. Around the Market Place most buildings date from the 18<sup>th</sup> and 19<sup>th</sup> century and reflect a period of prosperity. Streets radiate out from the centre and originally they gave access to the open fields around the village.

Hartington village and its Church were originally the focal point of one of England's largest parishes covering some 24,000 acres, extending 15 miles north-west to Taxal, near Whaley Bridge; embracing Burbage, on the west side of Buxton; and up on to the moors of Axe Edge. This together with the market charter explains why the village has such a fine range of buildings and an extensive range of facilities for what in population terms is a very small settlement. Today the ancient parish of Hartington is divided into four separate entities, known as quarters, and this Neighbourhood Development Plan (NDP) concerns itself with the total area of the Parish of Hartington Town Quarter, the 'designated area'. The Plan will reference locations outside the area such as Nature Reserves which may abut or straddle the boundary. The policies, however, apply only to the designated area.

### **2.3 Principal Characteristics**

For centuries Hartington has been typical of a West Derbyshire location with an economic base of farming and quarrying but with the added dimension of being a centre for buying and selling, having held the market charter since 1203. For various reasons the markets and



the quarries closed or moved elsewhere during the middle 20<sup>th</sup> century, but the farming, though having changed in emphasis in recent times (e.g. milk to beef/sheep), still thrives as a key aspect of life throughout the Parish. Several farms, such as Sennilow, Nettlelor, Mill Lane, Digmer and Hartington Hall are based within the village boundary, demonstrating that this continues to be an active, working environment.

Cheese-making in Hartington, most famously Stilton, dates back to 1875 but what had developed into a substantial industrial creamery closed in 2009. Cheese making on more of a craft scale has since resumed successfully, albeit in a neighbouring parish, but a specialist cheese shop in Hartington helps to retain the village's identity with fine English cheese.

The centuries-old tradition of Hartington acting as a service centre for the wider area continues to live on with a range of flourishing, highly-valued amenities and organisations for a village of this size (population 330). These include:

- a primary school and church
- a vehicle service garage and filling station
- a GP surgery/health centre/dispensary
- a village hall
- an annual Country Show and Sports day
- two general village stores, plus additional shops and cafés, pub, Youth Hostel, hotel
- post office
- a British Legion Club plus some 24 other clubs and societies across the age spectrum which operate under the umbrella of the Hartington Community Group.

Beginning in the late 19<sup>th</sup> century Hartington became, and remains, a popular place for tourism, originally attracted by fly-fishing opportunities on the famed River Dove but nowadays drawn by a combination of:

- the ambience, atmosphere and welcome
- an attractive architectural heritage focussed on a central mere and 'green'
- a variety of facilities such as shops and cafés, 'flagship' youth hostel, hotel, pub, plus a range of B & B and self-catering accommodation
- being an excellent hub for activities such as walking and cycling in a much-loved landscape.

The village's lengthy history and its traditional roles in commerce serving the trading, farming and quarrying communities, has provided a rich legacy of buildings of many shapes and sizes, from tiny cottages to imposing three-storey houses. Well in to the 20<sup>th</sup> century, it is said, you could obtain everything you might need from local shops or travelling traders. It is far from being a 'planned' village, for the most part responding down the centuries to domestic and economic requirements at any given time. Some long-established shop premises continue in that role but other trading premises which are now defunct, such as the woodyard and saddlers workshops, have been converted into private houses; former farm buildings, pubs, Chapel and Hall have been variously transformed into houses, shop, garage workshop and youth hostel.

In landscape terms Hartington village spills out of a secluded limestone dale on to the eastern fringe of a more open, flatter valley, through which flows the River Dove, marking the western boundary of the Parish. To the east the ground rises quickly to a limestone

plateau of farmed grasslands divided by distinctive walled boundaries and occasional groups of trees, farm buildings and remnant stone and silica sand quarries. In turn the plateau is dramatically intersected by the steep-sided cuts of Long Dale, Hand Dale and Hartington Dale, together with two former railway lines which in the 1970s became popular recreational routes known as the Tissington and High Peak Trails.

Like many relatively isolated rural parishes, Hartington's traditional population base features several extended families, resident for generations, with names such as Bassett, Broomhead, Critchlow, Gibbs, Kirkham, Oliver, Riley, Sherratt and Wager still extant. This bedrock of the community has long been supplemented by more transient settlers, partly as a consequence of the flow of trade and commerce, so helping to provide a varied social mix sustaining local life. The Parish is currently home to around 330 people with some 175 dwellings of which 155 are in the centre of the village.

## 3.0 Vision

The vision and ultimate objective is :-

to conserve Hartington Town Quarter's outstanding landscape, wildlife and cultural heritage

to retain the unique and special character of the village

to sustain a viable community which meets the needs and aspirations of residents, businesses and visitors.

to sustain the distinctive function of a rural hub valued by residents and surrounding communities.

Although the provision of affordable housing and employment opportunities are essential to achieving this objective, new development must be complementary in scale, enhance the existing village environment and not intrude into the important green spaces within the village or the surrounding countryside.

## 4.0 Environment

The nature of the Neighbourhood Plan area is that of predominantly open countryside surrounding a small village. The majority of the centre of the village was designated as a Conservation Area on 18<sup>th</sup> March 1977. A character appraisal of the Conservation Area was adopted on 11<sup>th</sup> February 1994.

Historic England's advice note on "Conservation Area Designation, Appraisal and Management" (HEAN1) forms the basis of the conservation area appraisals carried out within the National Park over the last decade. While no reappraisal of the Conservation Area is currently under consideration it will be the intention of the Parish Council to actively engage with such a process as and when required.

Map 2 shows the extent of the Conservation Area and the listed buildings within the village centre of Hartington. In all there are 37 listed buildings and two mile-posts lying within the Plan area. All listings are Grade II, with the exception of St. Giles Church which is Grade II\*.

Ninety three percent of questionnaire respondents believe that the Conservation Area and Listed Buildings are important in describing the essential character of Hartington.

### 4.1 Objectives for the Natural Environment:

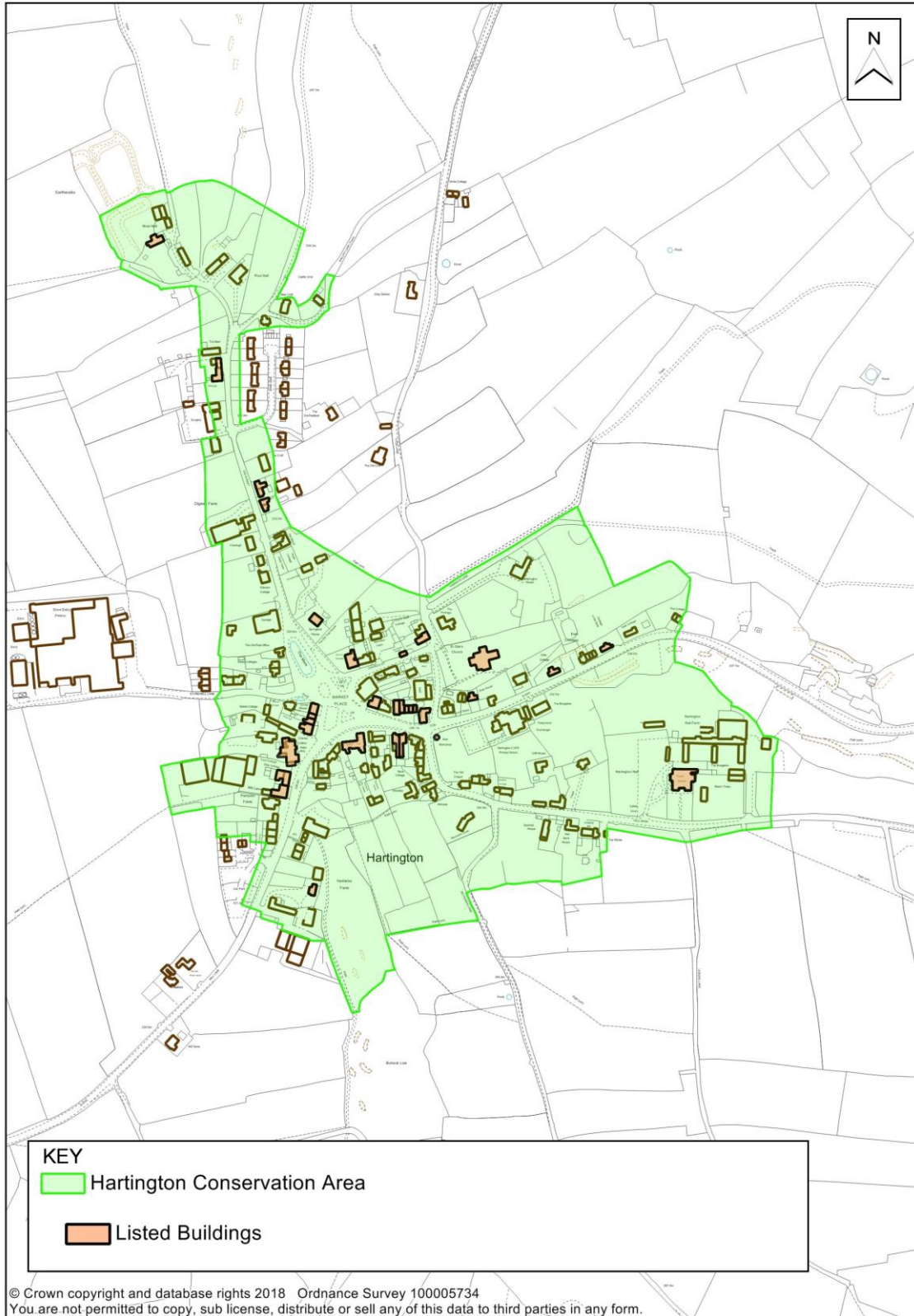
**4.1.1** To safeguard the environmental resources of the countryside in and adjacent to Hartington Town Quarter Parish, so that their special character and quality will be available for the enjoyment, appreciation and recreational use of the resident community and visitors for this, and future, generations.

**4.1.2** To protect those aspects of the natural environment which provide habitats, thus maintaining and contributing to the current diversity of flora and fauna.

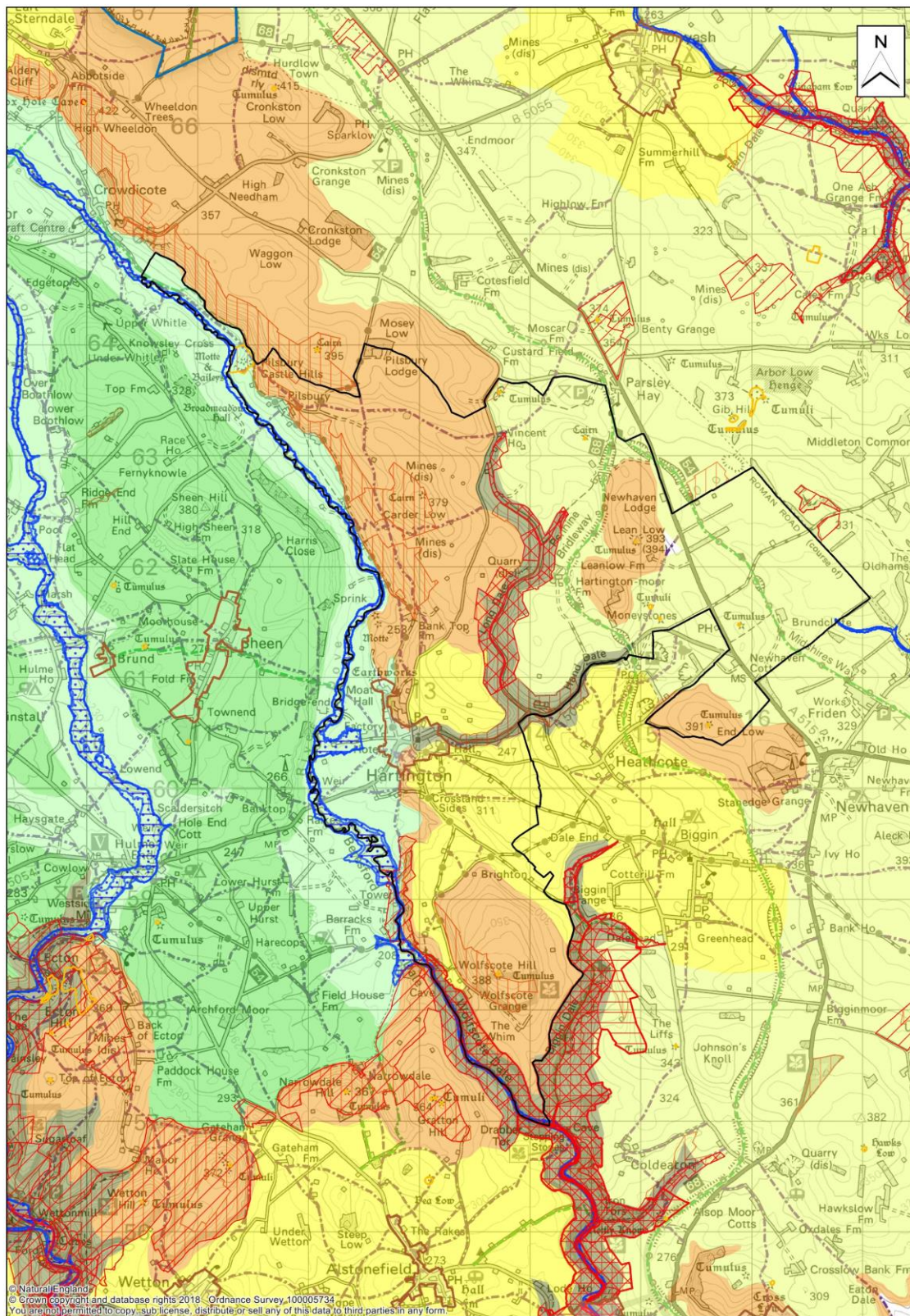
**4.1.3** To ensure that the value of the natural environment is given due weight when applications for development are considered.

**4.1.4** To safeguard trees, woodland, hedgerows and regionally distinctive dry stone walls and field barns which make a significant contribution to the environmental quality and character of the area.

**4.2 Justification:** The landscape of Hartington Town Quarter Parish and the surrounding area reflects the inter-relationship between physical and climatic elements and human activities from pre-historic times to the present day. It is the interaction of these elements that create the character and special identity that is valued by the resident community and the many who visit the area. The importance of the landscape within and around the Parish is reflected by statutory, national and countywide designations. The significant features are shown on the "Constraints Map 3".



**Map 2: Conservation Area**



**Map 3: Planning Constraints**

-  Hartington Neighbourhood Plan Area
- Landscape Character Type
  -  Limestone hills & slopes
  -  Limestone dales
  -  Limestone plateau pastures
  -  Limestone village farmlands
  -  Upland pastures
  -  Upper valley pastures
-  Conservation Area
-  Scheduled Monument
-  Special Area of Conservation and Protection Area
-  SSSI (Natural England)
-  National Nature Reserve
-  The Natural Zone (Policy L1/DMC2)
- Public Rights of Way
  -  BRIDLEWAY
  -  FOOTPATH
- Environment Agency
  -  EA Floodzone 2 (Nov 2015)
  -  EA Floodzone 3 (Nov 2015)

## Key for Map 3

These include the all-embracing Peak District National Park, and the Long Dale Site of Special Scientific Interest, wholly within the Neighbourhood Plan area. A small part of the Derbyshire Wildlife Trust's Hartington Meadows Nature Reserve lies within the designated area as does part of the Derbyshire Dales National Nature Reserve in Wolfscote Dale and the adjacent Biggin Dale owned and managed by the National Trust. Using the latter as an example, significant habitats include species-rich grasslands with abundant populations of limestone plants such as Common Rock Rose and Salad Burnet. Up to 45 different species can be found per metre square and rarities include Jacob's Ladder, Spring Cinquefoil and Nottingham Catchfly. Visitors and residents alike can, in spring, marvel at the thousands of Early Purple Orchids and Cowslips. Insects are equally diverse, and south and west-facing slopes are home to specialities such as the northern Brown Argus butterfly and Cistus Forester moth.

In consultations, an overwhelming 96% of respondents were supportive of landscape conservation. Ninety three percent of respondents describe good access to the surrounding countryside as an essential characteristic of Hartington.

Scattered trees, small woodlands, dry stone walls and inter-linked open spaces act as a focus for wildlife and are enduring regional characteristics of the area. Fifty nine percent of respondents believe tree planting in appropriate areas, and with ongoing maintenance, should either be allowed or actively encouraged.

Ninety one percent of respondents believe that conservation of landscape features such as field barns and dry stone walls should be actively encouraged.

New development therefore must contribute to local character by retaining a sense of place appropriate to its location.

#### **4.3 Policy:**

**E1 Development proposals must be designed to retain, or where appropriate replace, dry stone walls, trees and hedgerows. Proposals should be accompanied by a survey which establishes the health and longevity of affected trees and/or hedgerows and an appropriate management plan.**

#### **4.4 Objectives for the Built Environment:**

**4.4.1** To ensure any future development is sympathetic to the distinctive local character, both in respect of the built and natural environment.

**4.5 Justification:** New development must contribute to local character by retaining a sense of place appropriate to its location within the Derbyshire Dales. Given the small size of the village, which has a strong historical context and cultural ethos and is set within a tapestry of dry stone walls bounding pastoral fields, any future development, irrespective of scale, will impact on the nature of the built environment. 93 per cent of respondents to the



Neighbourhood Plan questionnaire survey believe that the Conservation Area and Listed Buildings are important in describing the essential character of Hartington.

The response to the Neighbourhood Plan questionnaire was quite detailed and specific in types of development that should be supported (see section 6.0) and showed overwhelming support for strict conditions regarding the height, massing and finishes on any new housing development to harmonise with the existing village.

There is strong support for additional recycling facilities in the village, with 59% of respondents (89 individuals) either seeing this as somewhat important or important. Currently the only centrally located recycling facility is for clothing and shoes. While the local council offers recycling for garden waste, plastics, cans and glass, a considerable volume of recyclable waste is placed by visitors in the general waste bins that are located in the village centre.

There is less support for an anaerobic digester for the generation of renewable energy, with 51% of respondents (78 individuals) seeing this as somewhat important or important. This response may have been partially influenced by a limited appreciation of the operation of an anaerobic digester and it remains an option to explore.

The survey results showed that there were limited degrees of support for renewable energy provision within the Parish. While the level of support for small scale renewable energy initiatives was limited (only 40% of respondents offered support for small scale solar panel development) with 51% supporting minimising or prohibiting such developments. There is virtually no support (4%) for the development of large scale solar farms. There is little support for small scale wind turbine development (28%) and virtually no support (5%) for the development of industrial scale wind turbine development. PDNPA policies on renewable energy schemes are considered more than adequate for reflecting these views.

Piped natural gas is currently not available within the village, the nearest pipeline being at Newhaven. Forty seven per cent of respondents (71 individuals) believe the addition of piped gas as an alternative fuel option to the prevailing fossil fuel options of oil, coal and LPG to be either somewhat important or important. While not a planning matter the Parish Council will promote the possibility of piping natural gas to the village.

#### **4.6 Policy:**

**E2 Any development permitted must recognise the strength of local character, and new housing or buildings should draw on the distinctive “White Peak” built environment. In particular new building developments should be designed to : -**

**E2.1 Contribute to the village character by retaining a sense of place in keeping with the “White Peak” village environment.**

**E2.2 Take advantage of existing topography within the valley of the river Dove and the surrounding limestone plateau, the dry stone walls, ecosystems, buildings including field barns and the micro climate. Existing trees, hedgerows or other features such as streams should be carefully designed into the development.**

**E2.3 Define and enhance the street layouts and open spaces both within the village itself and also on the village margins.**

**E2.4 Recognise that the mix of housing types and tenures should take account of the needs of the local community.**

**E2.5 Involve the local community in discussions about any potential development.**

## 5.0 Development Boundary

**5.1 Objective:** To limit the majority of future new development to areas within and adjacent to the centre of the village.

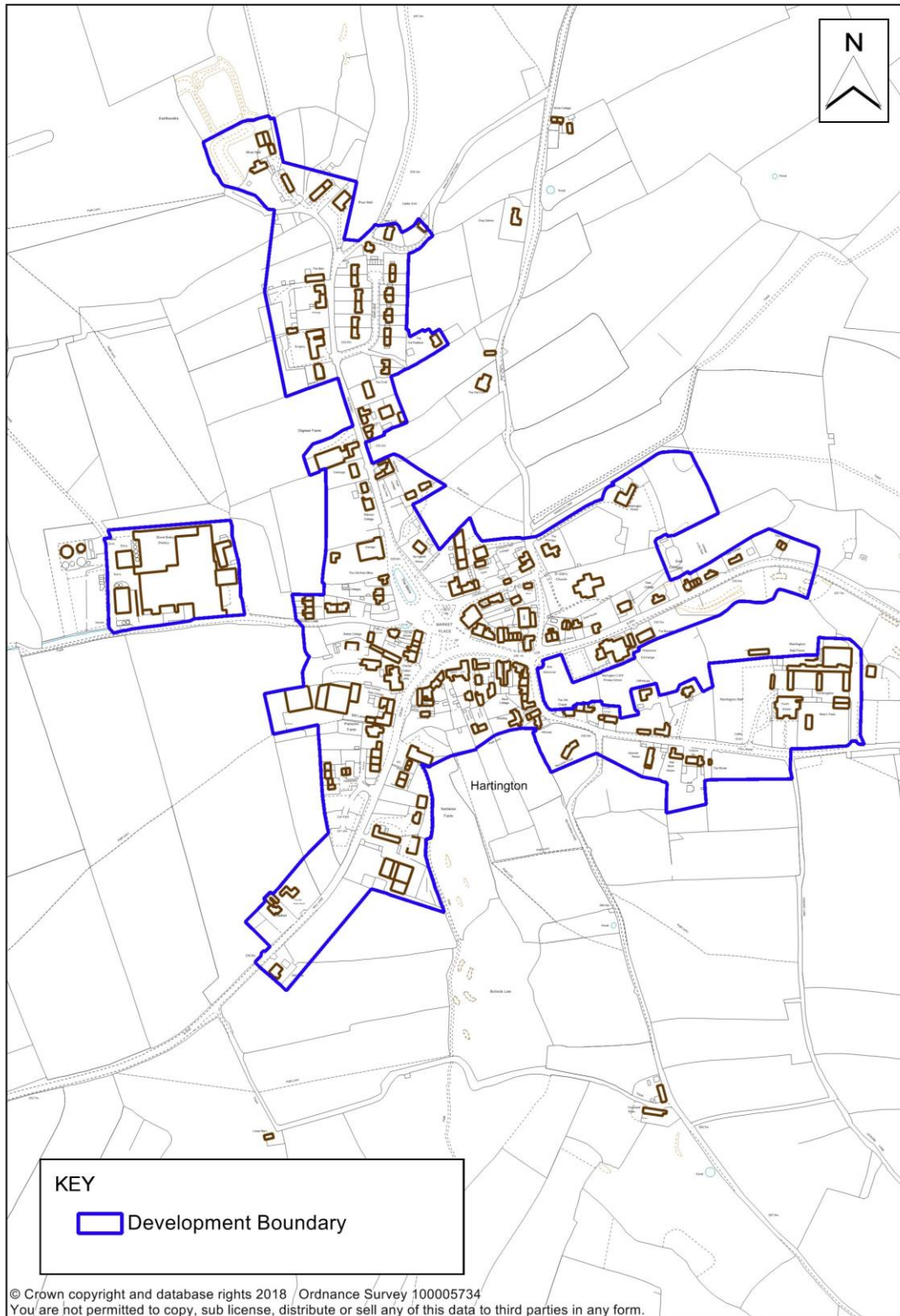
### 5.2 Justification:

In accordance with the Purpose and Core Strategy of the National Park the Plan seeks to ensure that landscape, wildlife, the buildings and overall shape of the settlement which together constitute the cultural heritage and for which the National Park is rightly famous, is adequately protected. While generally preventing new building within areas of open countryside, it is recognised that new buildings to sustain farming activity should form an exception together with refurbishment of existing or redundant buildings.

The boundary shown on Map 4 will draw in some areas of potential development but exclude important local green spaces because these offer fine views of the village and surrounding countryside or offer relief from a continuous line of building development.

### 5.3 Policy:

**D1 New development that is consistent with that permitted by the strategic development plan, will be supported within the development boundary shown on Map 4. Outside this boundary only new farm buildings, other buildings necessary to sustain the viability of farms and conversions of existing or redundant buildings will be supported.**



**Map 4: Development Boundary**

## 6.0 Housing

**6.1 Objectives:** To make a significant contribution to meeting local demand for affordable housing and to encourage the creation of mixed developments which are balanced in terms of housing type and tenure and are socially inclusive.

### 6.2 Justification:

National Parks have no housing targets to meet and so in accordance with the policy of PDNPA, land is not specifically allocated for housing within this Plan. However it is acceptable to provide affordable housing to address local need provided sites are found that can be developed without harming the built or natural environment. These sites are known in planning terms as exception sites.

The 2011 census gave some information on housing occupancy but this was updated by a more recent and detailed survey carried out by the Neighbourhood Plan committee in 2017. Analysis of that survey (see table 1) shows that within the village 61.2% is owner occupied, 14.8% is rented for longer term lets, 15.5% are second homes and 8.4% are holiday lets. Over the whole Plan area (including outlying farms) 64.2% of properties are owner occupied, 13.1% are longer term lets, 15.3% are second homes and 7.4% are holiday lets. This means that 24% (village) and 23% (Plan area) are not occupied by a resident household. The results of the questionnaire stated that 70% of respondents felt that there were too many holiday homes for rent and there was a similar response for second homes.

Unfortunately, properties in rural areas are more costly to buy than in urban communities and in popular areas such as in a National Park, property prices are at a premium. In addition, it is acknowledged in studies that average household income in rural areas is lower than those in urban. In such circumstances, the provision of affordable housing becomes essential. The evidence for this can be found in a number of studies (see references R1, R2, R3 and R4).

The response to the Plan questionnaire demonstrated a demand for a few more affordable houses (93%), starter homes and bungalows. Conversions of barns and existing buildings were also supported. Luxury and higher priced housing was strongly rejected as were any further second homes or property for holiday lettings.

The questionnaire response also showed overwhelming support for strict control of the design (see section 4.5).

The conclusion from the housing survey and the questionnaire is that there is a need to retain a sustainable community within the Plan area to support the village school, to provide a workforce for agriculture and other local businesses and especially to enable young people and families to be housed and to remain in the area. It is also important that houses suitable for older people, in genuine housing need, are available to allow them to remain near their families.

The recent appeal (2016) granted approval for 26 houses on the Dove Dairy site (see below) but provided only 4 affordable houses with two redundant farm building conversions. The

remaining 20 properties are planned as middle and upmarket housing, unaffordable for younger local people and families. The accommodation of many of these houses was arranged on 3 storeys.

### **6.3 Policy:**

**H1 All new built housing should have a primary residence occupancy clause.**

**H2 With the exception of sites reserved for 100% affordable housing, any proposals for new housing and mixed use developments that result in a net increase of 4 houses or more will be subject to the following criteria : -**

**H2.1 Proposals justified by enhancement should seek to provide a minimum of 25% affordable housing unless an independent viability assessment undertaken by a Chartered Surveyor commissioned by PDNPA demonstrates that a scheme is only viable with less than 25% affordable housing.**

**H2.2 Affordable dwellings will be occupied by people with a local connection in housing need in accordance with Derbyshire Dales District Council's standard definitions of housing need and in accordance with the PDNPA's definition of a local connection .**

**H2.3 Affordable housing should not be readily differentiated from open market housing by its design, quality, location or distribution within a site.**

| Street   | Owner Occupier | Private Rental | Second Home  | Holiday Let | ALL DWELLINGS |
|--|----------------|----------------|--------------|-------------|---------------|
| Dig Street   | 16             | 3              | 3            | 1           | 23            |
| Bankside   | 12             | 5              |              |             | 17            |
| Church St.   | 4              |                | 1            | 2           | 7             |
| Hide Lane  | 4              | 3              | 1            |             | 8             |
| The Dale   | 6              | 2              | 5            | 2           | 15            |
| Hall Bank  | 12             | 3              | 6            | 3           | 24            |
| Market Place   | 13             | 3              | 5            | 5           | 26            |
| Mill Lane  | 19             | 4              | 2            |             | 25            |
| Stonewell Lane   | 9              |                | 1            |             | 10            |
| <b>TOTAL Dwellings within the Village</b>                | <b>95</b>      | <b>23</b>      | <b>24</b>    | <b>13</b>   | <b>155</b>    |
| <b>Proportion of total</b>                               | <b>61.3%</b>   | <b>14.8%</b>   | <b>15.5%</b> | <b>8.4%</b> | <b>100%</b>   |
| <b>Outlying Farms within the Parish</b>                  | <b>18</b>      |                | <b>3</b>     |             |               |
| <b>TOTAL All dwellings within the Parish (plan area)</b> | <b>113</b>     | <b>23</b>      | <b>27</b>    | <b>13</b>   | <b>176</b>    |
| <b>Proportions of total</b>                              | <b>64.2%</b>   | <b>13.1%</b>   | <b>15.3%</b> | <b>7.4%</b> | <b>100.0%</b> |

**Table 1: Housing Occupancy – Survey 2017**

## 7.0 Former Dove Dairy Site

The former Dove Dairy site is a large redundant brownfield site covering some 4 acres and the only such site of any size within the Plan area. It is recognised that this site has a planning consent granted in 2016 on appeal against the wishes of the majority of the community and the National Park Planning Authority.

At the time the Plan questionnaire was issued, the appeal was still in progress and undetermined. It was therefore felt that the community's views and opinions in respect of any proposed development here should be recorded in this Plan. In particular, these views may become relevant should any future applications seek to change or modify the existing consent.

**7.1 Objective:** To see the site re-developed to include a mix of affordable housing, community recreation space, employment space, and if necessary for viability, a mix of open market housing in accordance with other needs of the community such as smaller market housing units to enable elderly residents to downsize, or for younger families to buy where they do not qualify for affordable housing.

### 7.2 Justification

The dairy was founded some 140 years ago by the then Duke of Devonshire on the site of one small farm. Slow expansion occurred over many years until some 25 years ago when the then owners, Dairy Crest, commenced a programme of major expansion. After a change of ownership in 2008, the dairy ceased production in 2009. The site was sold to a development company in 2010. The development company promoted a number of major development proposals; all of which were rejected by the community.

In 2011 the Planning Authority issued a questionnaire to residents to ascertain what the community would like to see on this site. The questionnaire received a very significant 75% response. The developer largely ignored the response and proceeded to submit an application for some 33 open market houses with just 6 affordable houses and a small amount of industrial space. The application was refused by the Planning Authority and refused again on appeal after a public inquiry.

A further application was made in 2014 for 22 open market houses with just 4 affordable houses and no employment space, again against the wishes of the majority of the community. This application was refused. At the subsequent appeal the Inspector overturned the Planning Committee's decision and granted the application.

The community's views on this site can best be expressed by reference to the two surveys; the site specific survey issued by the Planning Authority in 2011 and the relevant section of the Neighbourhood Plan survey of 2016. The views expressed were not contradictory and neither did they reject the idea of any development.

Apart from the strong demand for affordable housing identified in the survey, there was majority support for employment space (some 75% of respondents) and varying levels of



support for recreational facilities including a children's play area (85%) , and sports facilities (70% with less support for allotments (39%).

### **7.3 Policy**

The survey response can best be summarised in policy terms as : -

**DD1 Any development proposal should offer a positive planning gain in terms of the landscape such as returning some areas to green field, reducing the overall height of buildings, avoid building on greenfield land and limiting the build area to less than the area of the previous Dove Dairy buildings.**

**DD2 The scale of any development should be proportional to the size of the existing village which has some 155 dwellings. Development proposing to increase the number of dwellings in the village by more than 10% of the figure already built and occupied should be justified by exceptional circumstances relating to an identified requirement for enhancement of the built environment.**

**DD3 A minimum of 10% of the developable area should be reserved for employment space.**

## 8.0 Economic Development

### 8.1 Objective:

To support current businesses, encourage new business ideas and tourism, and to retain a wide range of services.

### 8.2 Justification:

In keeping with The National Park Authority Core Strategy, the Plan aims to see a prosperous local economy, with as many and diverse employment opportunities as possible. Hartington is recognised as an important local hub and a popular tourist location. It is however remote from major work conurbations and local job opportunities are relatively limited. There is a very limited bus service which is inconvenient for commuting.

The village is fortunate to have a GP Practice, a large Youth Hostel, a Garage and a small Brewery, a pub, hotel, seven shops, a Post Office, two cafes and a school as local employers. All of these were seen as very important by residents. However there are no other commercial or industrial activities within the Plan area although there are some larger employers in adjacent parishes. A small number of jobs are associated with supporting and maintaining holiday homes and farming related activities.

Sixteen per cent of people said they ran a business in Hartington and 27% said they worked mainly at or from home. Only 13% commute with an average trip of 18 miles.

Businesses do need good communication to grow and this is particularly true for home working. Although not appropriate as a Neighbourhood Plan policy the Parish Council will seek additional mobile network providers to augment O2 and to assist business within the Plan area.

Encouraging existing and small to medium enterprises to develop in Hartington was strongly supported in the questionnaire: 129 respondents (85%). There was also support for “workshops” for local businesses (66%) and the facilitation of opportunities for community-led enterprises (59%). The impetus is present for new businesses to develop. Within the parameters outlined in this Plan for conserving and protecting the character of Hartington a creative approach will be adopted towards the utilisation of existing buildings, including community assets such as the Village Hall, or for the consideration of “new build” premises proposals (see section 10.0 policy W5).

While not directly a planning matter, the control of street trading is important to limit competition with existing village businesses, to preserve the street scenes and character of the village and to avoid traffic congestion. The Parish Council will therefore continue to support the DDDC Street Trading restrictions.

There was a 58% support for a local Day Nursery for working parents, which may offer a business opportunity for anyone prepared to organise it.

Tourism and recreation play an important role within the National Park and Hartington. Many of the businesses here, and consequently those local residents employed by them, depend upon visitors to the village. Results from the Questionnaire identified that 72% of respondents wanted co-ordination in the development and promotion of tourism and recreation. Maintaining sufficient car parking for businesses and tourism is an important ingredient to the success of both. Policies for this are advocated in section 9.9. Most recently the public lavatories in Mill Lane have been under threat of closure and with large numbers of tourists visiting the area, protection of the facility is considered to be vital to support the business of tourism.

### **8.3 Policy:**

**ED1 Change of use of the WC facilities in Mill Lane will not be supported.**

### **8.4 Objective:**

To support working farms, economic development and community resources through the conversion and re-use of traditional buildings.

### **8.5 Justification:**

Field barns are a strong regional characteristic of the Peak District. Mostly built in the late 1700s and 1800s they are found scattered among fields some distance from farms. Whilst noting the importance of sustaining the valued characteristics of traditional buildings these spaces are often unsuitable for the purposes for which they were originally designed. This is particularly true of agricultural buildings and barns. They could with change of use potentially benefit the local economy and community. While their relative isolation and distance from services are constraining issues there is potential to convert some into employment spaces, or camping barns. Ninety six per cent of respondents either agree or strongly agree support for reuse or conversion of redundant buildings. As an example of possible use 66% of respondents (a total of 101 people) believe workshops for local businesses to be either somewhat important or important. Fifty-nine per cent (90 individuals) believe opportunities for community led enterprises are either somewhat important or important and such a route may offer a way forward in certain instances.

## 8.6 Policy:

**ED2** Proposals for the alternative use of redundant field barns and other traditional farm buildings will be permitted, where it can be demonstrated that they are no longer required for agricultural purposes.

Such uses could include: -

- Local needs housing, where the building is considered to be inside or on the edge of Hartington village, and is of a scale such that its value as determined by the District Valuer would render it affordable as that term is defined in the Development Plan.
- Commercial use
- Workshop
- Community use

## 9.0 Transport

### 9.1 Objective:

To address the impact of high seasonal vehicle numbers by seeking to improve the opportunity for more sustainable and eco-friendly means of travelling around, such as walking, cycling and the use of public transport.

### 9.2 Justification:

This is not an easy objective to achieve in a relatively isolated and hilly location such as Hartington, where public transport is minimal and what remains is under threat of withdrawal. The car is likely to continue as the principal mode of local transport for the duration of this Plan. Walking and cycling are primarily regarded as recreational activities and less of a means for accessing services such as shops, school, surgery, or workplaces. Nevertheless the evidence base of the Plan questionnaire response demonstrates substantial support for the objective.

**9.2.1 Public Transport.** When asked about the enjoyment of living in Hartington, 40% of respondents stated that access to a regular bus service to nearby towns was 'very important' and a further 30% regarded it as 'somewhat important'. However this is contradicted by the responses concerning usage of bus services to nearby towns, with two-thirds of respondents rarely or never using them and only one-third using them sometimes or often. Only 8% claimed to use them often.

Strictly speaking, public transport is not a land use or development issue but its existence or otherwise does have an impact on the fabric of the place if it can help to reduce the numbers of cars.

While access to a regular bus service is valued, it isn't in practice used by very many residents on a regular basis. For those who do use the bus it can be asserted that for a proportion of them at least there is no alternative for access to certain services, like dentistry for example, or for social contact, without asking relatives or friends for private transport assistance.

For tourists and other visitors the bus improves accessibility to Hartington, implying reduced use of cars, with less pollution and other environmental gains. Unfortunately at present there is no strategic attempt to link bus times, for example, to train arrivals and departures at Buxton Station or even other bus services in Buxton or Ashbourne.

**9.2.2 Footpaths, bridleways, cycleways.** In the evidence base, respondents were invited to describe the essential character of Hartington and amongst the replies an overwhelming majority valued 'good access to the surrounding countryside'. In response to 'What do you enjoy about living in Hartington?' there was an equally strong endorsement of the same heading. The evidence suggests, therefore, that the rights-of-way network is a cherished aspect of living in Hartington, probably for both heritage and recreational reasons. The Parish has a relatively cohesive and generally well-maintained network which is extensively used by visitors and by residents. Hartington has a lengthy history as a walkers

'hub'. Public footpaths and bridleways are regarded by an overwhelming majority as a 'very important' facility, and more than 50% 'often' use them. Eighty-eight per cent considered that footpath/stile maintenance should be 'encouraged'.

Recognising the importance both residents and visitors alike place on access to the Dove Valley, there is a priority to maintain and, where feasible, enhance access from the village to the surrounding environment.

### **9.3 Policy:**

**T1 Proposals for development should where possible : -**

**T1.1 encourage walking or cycling as a means of transport by creating new pedestrian/cycle links to local amenities, and to existing footpaths and bridleways; and,**

**T1.2 be close to public or community transport facilities.**

### **9.4 Objective:**

To secure the provision of an off-road link between the village of Hartington and the Tissington Trail.

### **9.5 Justification:**

This was a specific suggestion included in the questionnaire, forming part of two questions. From the original village consultation for a proposed neighbourhood plan, 28% of respondents considered such a link to be not important or somewhat unimportant. However 44% regarded a link as somewhat important and the remaining 28% felt that it is very important. It is well known, although the evidence is anecdotal, that users of the Tissington Trail, which also forms part of the Pennine Bridleway and Sustrans route 68 from Derby to Berwick-upon-Tweed, would value a dedicated link between the Trail and the village as an alternative to the existing roads but the figures above suggest that there may be a demand in the reverse direction.

When asked if residents believe any changes are needed towards the creation of such a link, 40% thought that no change or minor change was needed, 28% that some change was needed and 32% considered that significant change was needed. It is therefore reasonable to conclude that the proposal should be implicit within policy.

### **9.6 Policy:**

**T2 Proposals leading to the development of an off road link between the centre of Hartington village and the Tissington Trail would be supported.**

### **9.7 Objective:**

To reduce the visual and congestive impact of vehicles in the Hartington street scene while minimising any loss of existing off-street parking and to secure improvements in air quality.

### **9.8 Justification:**

Long-lived residents of the Parish will know that this has been an important issue throughout the second half of the 20<sup>th</sup> century and into the present. On Whit Sunday in 1951 Hartington was recorded in a resident's diary as being 'very busy - never less than four coaches parked in square and constant hum of cars and motor cycles'. Various attempts have been made down the years to try and ameliorate the impact of tourist traffic, particularly following several occasions in the 1980s when the village became grid-locked; reasonably successful measures have included the provision of a car park on Mill Lane and seasonal no-parking restrictions on some sections of village streets. However it is not simply tourist traffic which contributes to this issue because there are many residences in Hartington which pre-date the age of the motor car and have no off-street parking provision.

The evidence base illustrates that traffic management, particularly related to parking, remains a vibrant issue. There was emphatic agreement to the heading 'Improved rationalisation of parking in the village' which almost 70% of respondents want to 'encourage' or 'allow'.

Areas for parking control were identified by residents from a draft plan presentation in February 2018 in the Village Hall. These were on Hall Bank outside Hartington Hall, on the East side of Mill Lane near the junction with the Market Place and on the East side and ends of the roads around the Mere. Parking in these locations is dangerous, can cause congestion and obscures important village views (see section 10.0). These issues are proposed to be addressed with primrose coloured (to respect the conservation area) double yellow lines in each location.

The likelihood is that some versions of 'improved rationalisation' might not square with tourism and business development objectives. It is a fact that tourism is a significant contributor to the economic life of Hartington and an inescapable factor of living in a National Park. It is essential for the continued sustenance of these economic strands that visitors continue to feel welcome, and any traffic management/car parking policies should respect that. There is emphatic agreement that the existing public car park on Mill Lane should be retained as such (see section 8.0 on economic development). There is clear support in favour of some resident-only parking in Hartington but only a marginal preference for time-limited parking in the centre of the village.

The evidence for introducing additional measures to manage the speed of vehicles through Hartington does not appear to be strong although a majority, 56%, does indicate a desire for at least some change. The evidence responding to the heading 'Footways and Pavements in Hartington Village' appears to indicate ambivalence towards any possible changes but the protection and enhancement of the existing provision is important for walking safety.

## 9.9 Policy:

**T3 Proposals for development that would lead to a significant loss of existing on street parking in the centre of the village or a loss of any part of the Mill Lane car park will not be supported.**

**T4 Development proposals that would lead to a loss of off-street parking in any location will not be permitted unless it can be replaced with a similar or improved provision which does not compromise the valued characteristics of Hartington.**

**T5 Development proposals for housing will be required to provide a minimum of off-street parking spaces in accordance with PDNPA parking standards.**

**T6 Commercial development proposals including agricultural diversification projects, that are likely to generate a significant demand for travel, must consider, in a travel plan submitted with the planning application, the use of shared or public transport, walking or cycling.**

**T7 Within the Conservation Area, exceptions to policy T5 may be made where high standard new developments or conversions cannot meet these parking constraints.**

**T8 Development proposals which can provide off-street parking for existing residents will be supported where such proposals satisfy other development criteria.**

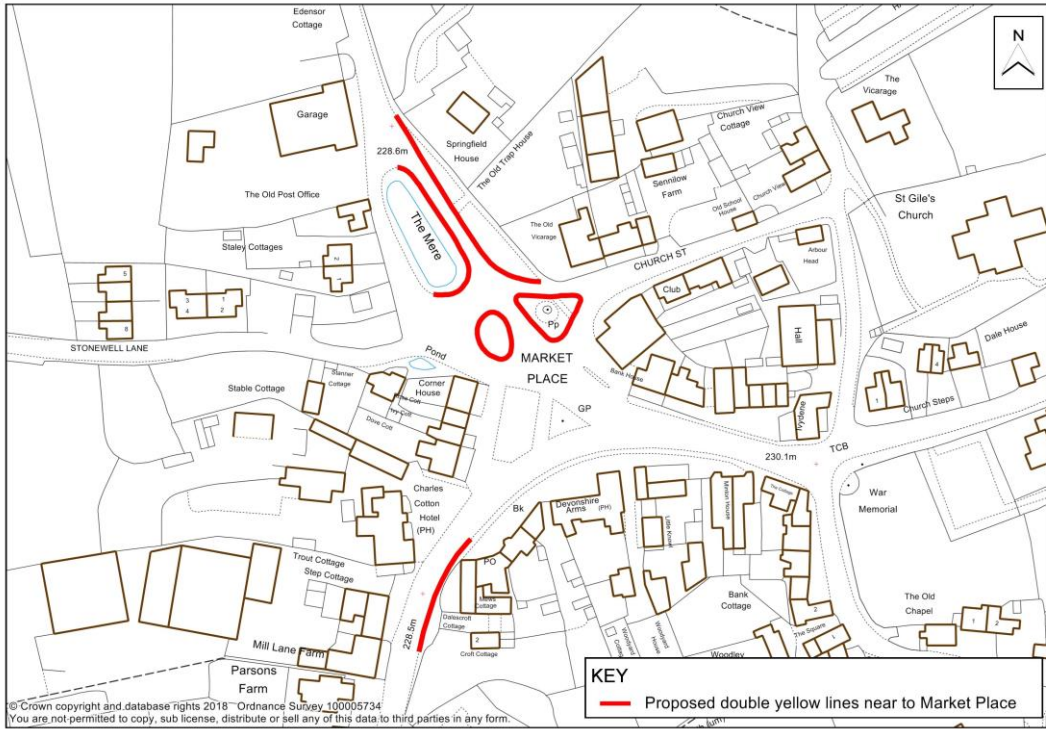
**T9 Development proposals which might provide a secondary benefit of 'soft touch' traffic calming measures will be supported where such proposals satisfy other development criteria.**

**T10 The provision of electric vehicle charging outlets will be considered favourably, subject to any over-riding planning constraints.**

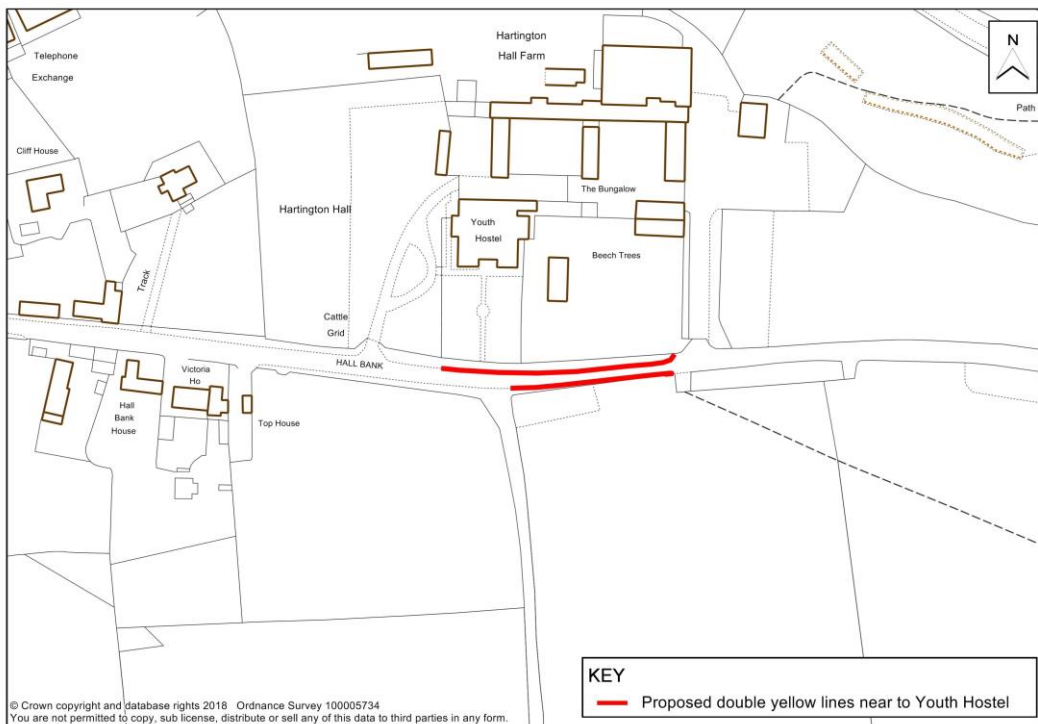
While not strictly a planning policy, the following is to be adopted as a non- planning community policy :-

**T11 The introduction of additional parking control in the form of primrose coloured double yellow lines around the Mere and Village greens on Mill Lane and Hall Bank as shown on Maps 5a and 5b.**





**Map 5a: Market Place**



**Map 5b: Hall Bank**

**Maps 5: Parking Restrictions**

## 10.0 Health, Education, and Well-Being

The National Planning Policy Framework is tri-dimensional in promoting sustainable development; economic, social and environmental considerations are mutually dependent and therefore must be taken into account. The social role ensures that the planning system must support:

*“strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”.*

Within its Core Strategy, the Vision of the Peak District National Park localises this requirement as one of its goals by 2026:

*“A living, modern and innovative Peak District, that contributes positively to vibrant communities for both residents and people in neighbouring urban areas, and demonstrates a high quality of life whilst conserving and enhancing the special qualities of the National Park.”*

Matters of housing, employment and transport all contribute to the well-being of any community but are dealt with in other sections of this Plan.

### 10.1 Objectives:

**10.1.1** To protect Hartington’s valued and distinctive green spaces which contribute to the character of the village.

**10.1.2** To identify areas that hold recreational potential for the community.

### 10.2 Justification:

Ninety three per cent of respondents believe that a ‘historic White Peak village’ is important in describing the essential character of Hartington, with 95% seeing the open spaces within the village as important, and 94% see the Mere as important. Characteristic features of the village landscape include green fingers, corridors or wedges punctuating space between buildings and providing a distinctive rural agricultural feel. A related consideration is the quality of views of the surrounding countryside available from numerous locations within and across the village.

Areas sufficiently important to justify protection have been identified as : -

**Area LGS1** - The Mere with its seating, the open nature of the Market Place and the Village Greens (Maps 6 and 7) are iconic and at the heart of the village. Ninety two per cent of questionnaire respondents valued these aspects as very important to the village. These open spaces represent the only public greenspace within the village; a place for people to gather for outdoor community activities and to meet socially. However, these spaces are often obscured by parked cars and coaches particularly during the summer months and on public holidays.

**Area LGS2** - The rising ground behind the War Memorial, between the School and Hall Bank. This represents open green space at the heart of the village, providing views from a former Chapel to the Church and vice versa; perhaps the most photographed view in Hartington (Maps 6 and 7).

**Area LGS3** - Ridge and furrow field on the north side of Stonewell Lane, a historic remnant of Hartington's field system which also forms a break between housing developments and is the starting point for a number of footpaths (Maps 6 and 8).

**Area LGS4** - Field on the east side of Dig Street, wedged between traditional housing and still used for grazing (Maps 6 and 8).

**Area LGS5** - The ridge and furrow field on the west side of Dig Street. This is agricultural land which formerly separated housing from a group of listed buildings at Watergap Farm, Moat Hall, and Pool Hall. Modern development to the South of Watergap Farm has diminished this sense of separation and emphasised the importance of the remaining open space with its fine views from the Conservation Area across the Dove Valley to the Staffordshire hills (Maps 6 and 9).

Parking control as set out in section 9.0 would also help to ensure that the areas around the Mere and Village Greens are better protected and the views of Hartington Hall, an important listed building, are not obscured by parked vehicles (see section 9.0).

Sixty eight per cent of respondents refer to a need to either allow or encourage enhancement of the village centre, though 16% state that enhancement should be minimised while a further 9% state there should be no change.

The village has a range of community, sports and recreational facilities which actively support the health and well-being of its residents. Included within these facilities is a Doctors Surgery with a Dispensary, which is an immensely important asset to the village and the surrounding area.

Despite the range of activities currently available, most of these are indoors. Communal outdoor space in Hartington is limited. The Mere (Duck Pond) and Village Greens in the centre of the village are small areas and surrounded by roads, not suitable as sports or play areas or for large scale congregations of people.

There is no children's play area, outdoor communal space, sports facilities or allotments and all of these received some support in questionnaire responses. Recognising that there are some sports facilities in adjacent parishes and support for allotments was limited, the main priorities are identified as provision of a children's play area and outdoor communal space. Two of these important green spaces (**LGS2** and **LGS3** – Maps 6, 7 and 8) could accommodate these without detracting from their character and importance as open spaces or the views from these areas. National Planning principles state that access to high quality open spaces and opportunities for sport and recreation makes an important contribution to the health and well-being of communities. Planning must make robust assessments and determine strategies to address any specific needs. The responses to the questionnaire clearly demonstrate that the existing facilities are very important to those who live here.

With the exception of the Holiday Accommodation (47%) and the Youth Hostel (68%), all the facilities identified were given an importance rating of 84% or higher. However, these facilities must also be able to meet the changing needs of the community through sustainable development. This may be via building extensions or making changes to premises or through creative and collaborative sharing of resources and facilities.

### **10.3 Policy:**

**W1 This neighbourhood plan designates areas LGS1,LGS2, LGS3,LGS4 and LGS5 described in 10.2 and shown in Maps 6 to 9, as Local Green Spaces. All of these Local Green Spaces are in close proximity to the centre of the village and are demonstrably special to the local community.**

**W2 Development is not supported on any of these areas with the exception of LGS2 where a children's outdoor play area is permitted and LGS3 where development ancillary to its use as an outdoor communal area is permitted, subject to other policies in the neighbourhood and local plans.**

### **10.4 Objective:**

To provide sufficient space for future burials and cremation plots within the Plan area.

### **10.5 Justification:**

The available space in the graveyard was registered as a concern in questionnaire responses.

It is a natural wish for people and their families who have lived in the area for many years and in some cases generations to have a final resting place in the village, ideally close to the Parish Church. The confirmation of this may be found in the questionnaire responses where over 80% agreed or strongly agreed with the importance of such a provision and the importance of its location.

The Church graveyard was closed to future burials in the 1980s and the more recent public burial ground has a limited number of plots remaining. A field adjacent to the public burial ground was purchased by Derbyshire Dales District Council over 20 years ago but no site preparation has been undertaken. Restriction of local authority budgets and a misunderstanding of the costs incurred combined to delay commencement of work. More recent analysis by the Parish Council has shown that a limited number of new plots could be provided at a reasonable cost.

#### **10.6 Policy:**

**W3 The area marked as “ Graveyard Extension “ (shown on Maps 6 and 9) is safeguarded from any development which may prejudice this use for future burials and cremation plots.**

#### **10.7 Objective :**

To protect and extend Hartington’s community assets for the benefit of current and future residents, and to support the appropriate development of facilities in order to meet the changing needs of the community.

#### **10.8 Justification :**

Government policy is to encourage greater choice of school provision, giving great weight to expand or alter schools to ensure that pupils are receiving high quality provision of education (in its widest sense). Enabling this community asset (88% importance rating) to evolve in order to meet the needs of current and future generations of school children should be given serious considerations.

All facilities and assets need to be fit for purpose and appropriate, sensitive modernisation which is identified as being beneficial and meeting the needs of the community should be supported. The only proviso to this is that the essential character of Hartington should not be harmed.

#### **10.9 Policy :**

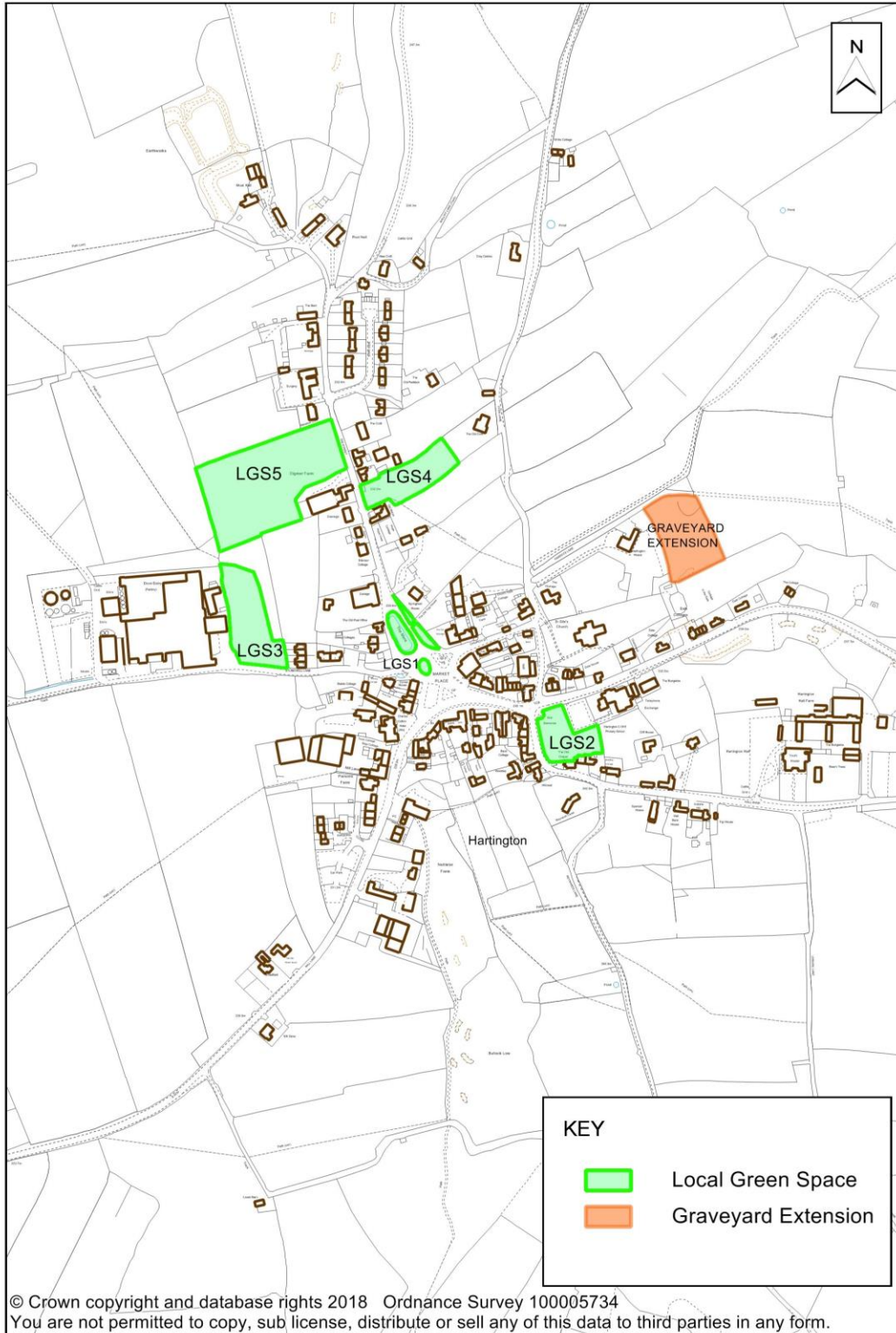
**W4 Proposals to enhance and extend existing community facilities will be supported.**

**W5 Proposals for change of use of a community facility to accommodate flexible working space for business use will be supported provided : -**

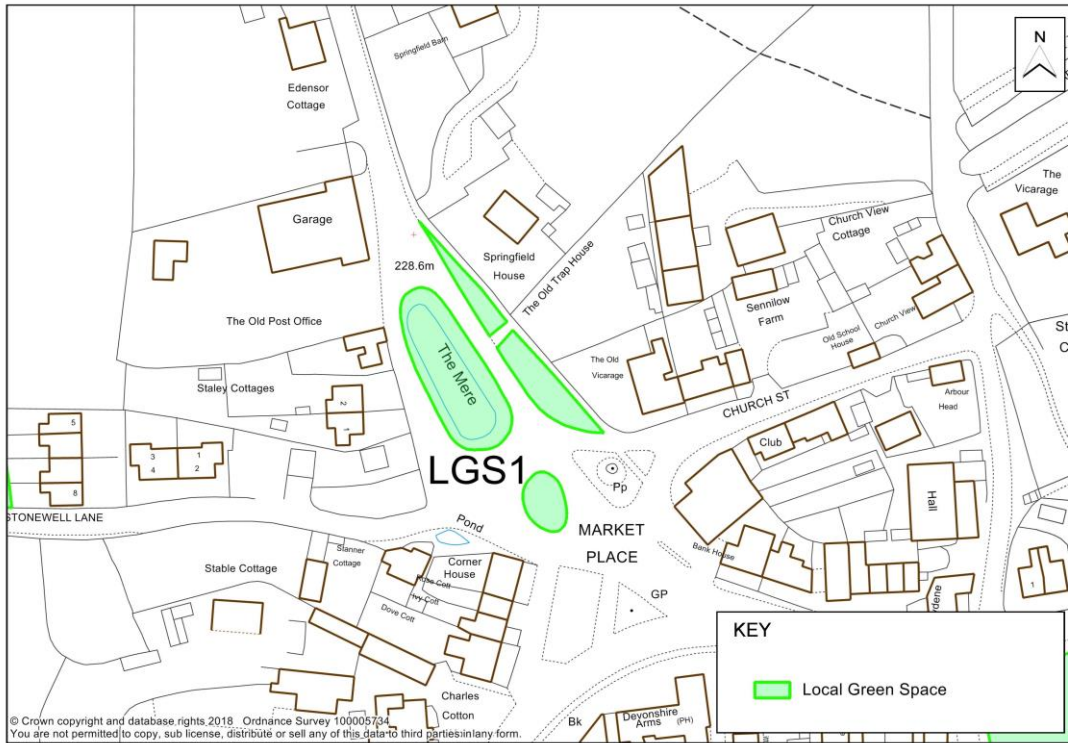
**W5.1 Community uses are not compromised**

**W5.2 Business use remains ancillary to community use**

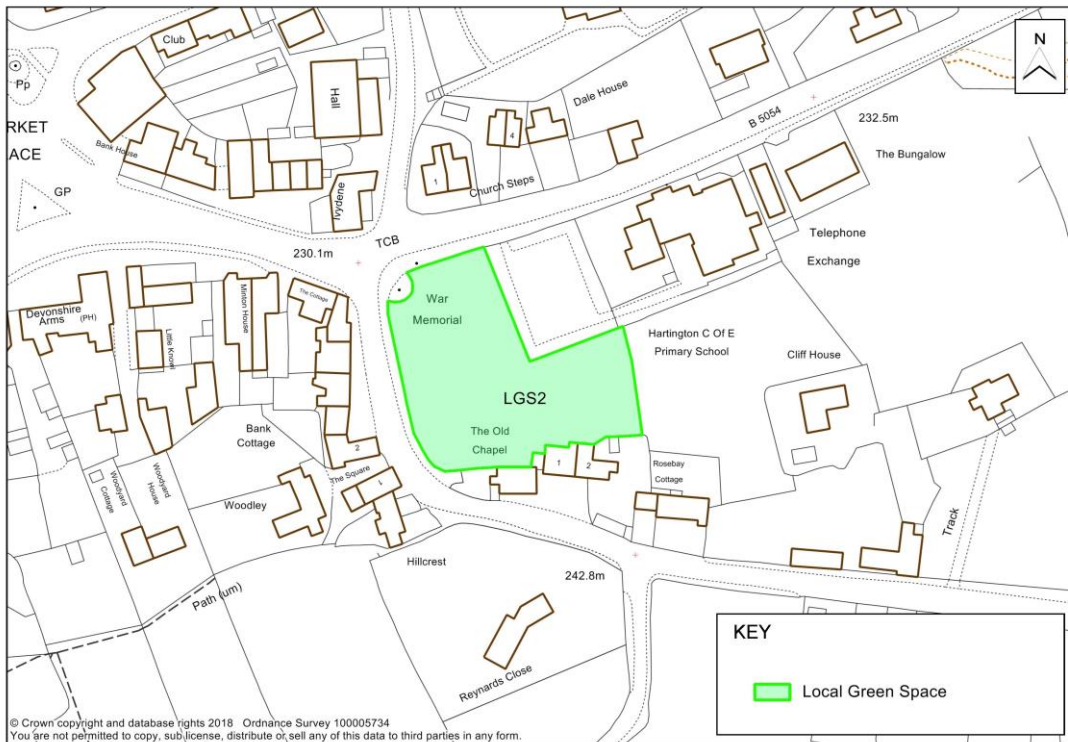
**W5.3 Any change of use granted will be temporary, initially for a period of 2 years.**



**Map 6: Local Green Spaces and Graveyard Extension**



**Area LGS1 - The Village Greens**

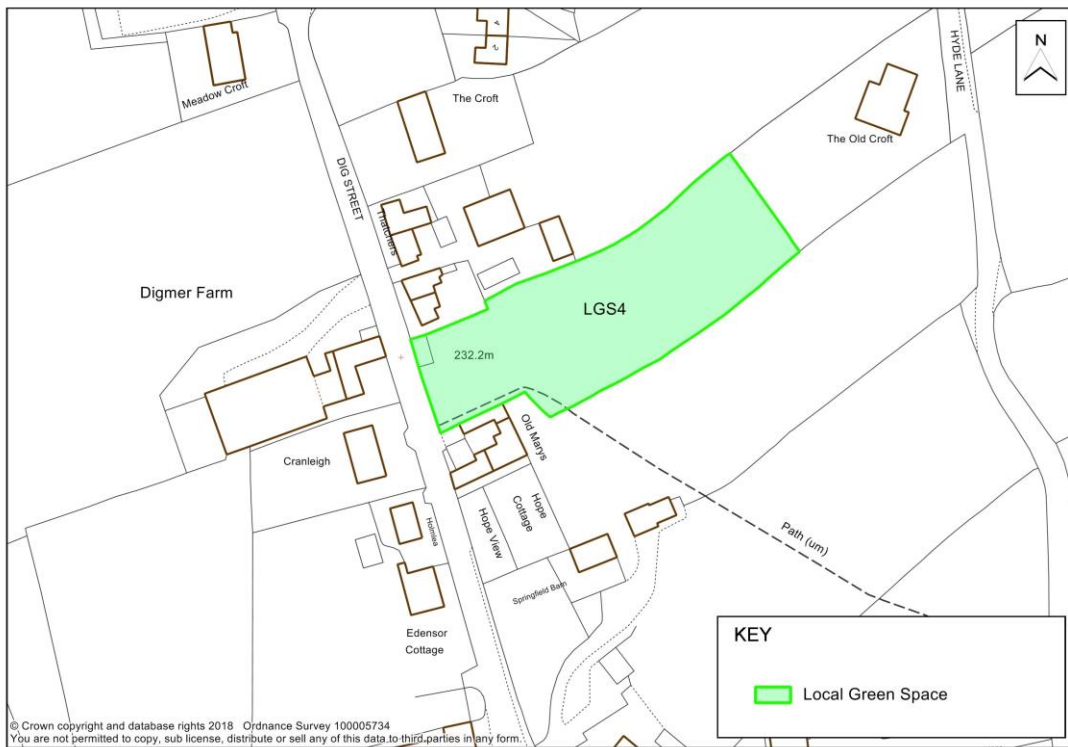


**Area: LGS2 – The Dale and Hall Bank Corner**

**Maps 7 : Detail of Local Green Spaces – LGS1 and LGS2**



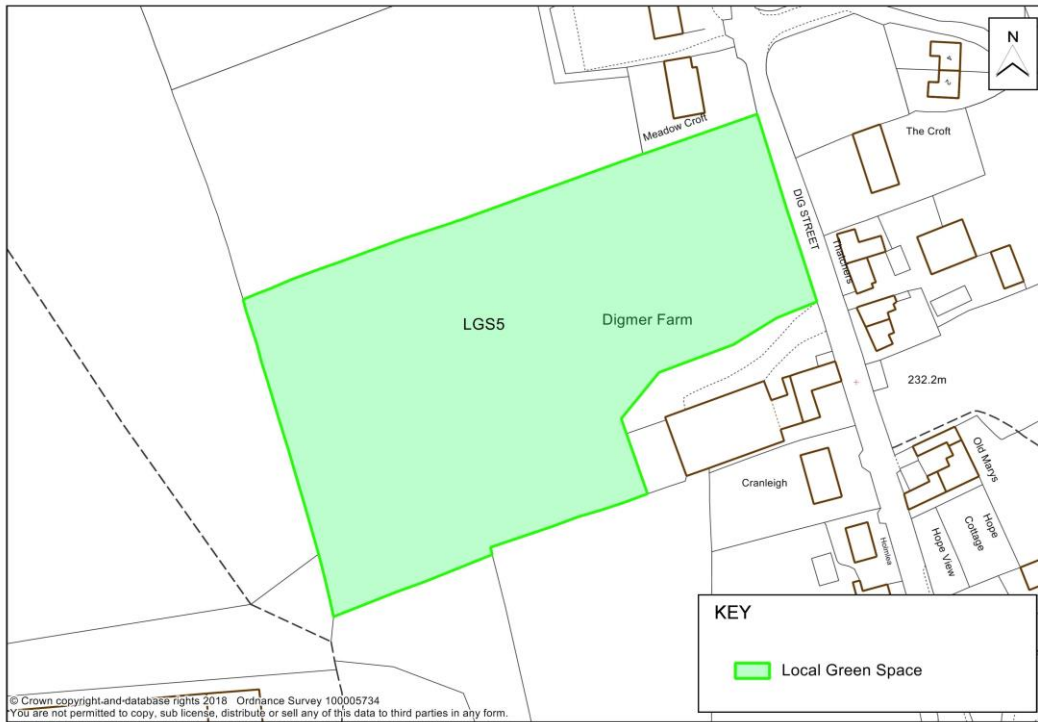
**Area: LGS3 - Stonewell Lane**



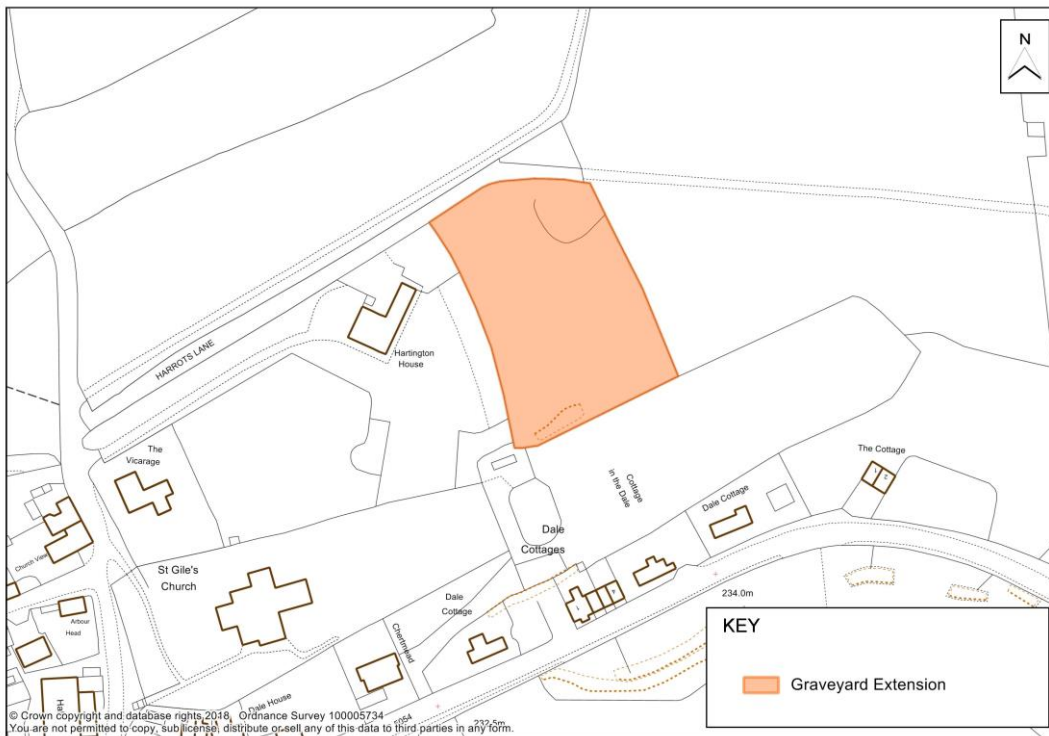
**Area: LGS4 – East of Dig Street**

## Maps 8 : Detail of Local Green Spaces LGS3 and LGS4





**Area: LGS 5 – West of Dig Street**



**Proposed Graveyard Extension**

**Maps 9 : Detail of Local Green Space LGS5 and Graveyard Extension**

# Appendix A : Conservation Area and Listed Buildings

## A1 Conservation Area

A Conservation Area is defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Listed Buildings and Conservation Areas - Planning Act 1990).

## A2 Listed Buildings

A listed building in the United Kingdom is a building which has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. A listed building may not be demolished, extended or altered without special permission from the local planning authority which typically consults the relevant central government agency, particularly for significant alterations to the more notable listed buildings. For a building to be included on the list, it must be a man-made structure that survives in something at least approaching its original state.

All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. The criteria become tighter with time, so that post-1945 buildings have to be exceptionally important to be listed. A building has normally to be over 30 years old to be eligible for listing. Owners of listed buildings are, in some circumstances, compelled to repair and maintain them and can face criminal prosecution if they fail to do so or if they perform unauthorised alterations. When alterations are permitted, or when listed buildings are repaired or maintained, the owners are often compelled to use specific (and potentially expensive) materials or techniques. This, in turn, increases the cost of insuring the building. Listing can also limit the options available for significant expansion or improvement.

## A3 Listed Buildings and Structures within the Plan area

1. **Il Bank House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
2. **Il Barn to North of Newhaven Lodge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
3. **Il Charles Cotton Hotel**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
4. **Il\* Church of St Giles**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
5. **Il Church View Farmhouse and Adjoining Outbuilding**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
6. **Il Corner House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
7. **Il Cottage and Attached Barn East of Dale Cottages**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
8. **Il Dale Cottage**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

9. **Il Dale House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
10. **Il Devonshire Arms Inn**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
11. **Il Digmer Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
12. **Il Dove Cottage and Attached Garden Railings**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
13. **Il Hartington Bridge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
14. **Il Hartington Hall**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
15. **Il Hartington War Memorial**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
16. **Il Ivy Cottage and Rose Cottage**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
17. **Il Ivydene**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
18. **Il Ludwell Mill Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
19. **Il Meri Cottage and Nos 2, 3 and 4**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
20. **Il Milepost 3 Metres South of Newhaven Lodge at Ngr SK 152625**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
21. **Il Milepost 5 Metres South of Newhaven Cottage at Ngr SK 158612**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
22. **Il Mill Lane Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
23. **Il Moat Hall Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
24. **Il Nettleor Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
25. **Il Newhaven Cottage**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
26. **Il Newhaven Lodge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
27. **Il Outbuildings at Mill Lane Farm**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
28. **Il Outbuildings to North of Bank Top Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
29. **Il Outbuildings to North of Newhaven Lodge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
30. **Il Pilsbury Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
31. **Il Pilsbury Grange**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
32. **Il Hartington Stores**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

33. II **Springfield House**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

34. II **Thatchers**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

35. II **The Old School House**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

36. II **The Old Vicarage and Attached Garden Wall**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

37. II **Watergap Farmhouse**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

38. II **Wiltshire Villa and Minton House Hotel**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

39. II **Wolfscote Grange**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

Reference: [www.britishlistedbuildings.co.uk/england/hartington-town-quarter-derbyshire-dales-derbyshire#.Wkupvt9I](http://www.britishlistedbuildings.co.uk/england/hartington-town-quarter-derbyshire-dales-derbyshire#.Wkupvt9I) IV

## References

R1 Taylor Review "Living , Working Countryside 2008"

R2 Cornwall County Council 2015 "Second and Holiday Homes Housing Evidence Base Briefing Note 11"

R3 The Lake District Council "Review of Second Home Data and Assessment of the Effects Second Homes are Having on Rural Communities "

R4 Joseph Rowntree Foundation "Homes for Rural Communities", 2006

**IMPORTANT - HARTINGTON NEIGHBOURHOOD PLAN**

Following our 2 day public exhibition we have completed our Draft Plan and copies are now available in hard copy and on-line.

We welcome your comments prior to its submission, following a 6 week consultation period, to the Peak Park Authority who will seek a review by an Independent Inspector.

If approved it will be the subject of a referendum for residents and providing more than 50% of voters supports the Plan, it will become part of Peak Park Planning Policy.

**Copies of the Plan are available as follows:**

Printed copies in the Post Office, A J & S Peach and the Village Stores. Copies are limited so we ask those taking one home to please return it once read.

On-Line under a Neighbourhood Plan section of the village website - [hartingtonvillage.com](http://hartingtonvillage.com).

**HOW TO SUBMIT COMMENTS**

1. Use this form to hand in your comments to the Post Office who will pass them to the Neighbourhood Plan Committee. Or post comments to; Neighbourhood Plan, Hartington Post Office, 4 The Beresford Tea Rooms, Hartington SK17 0AL
2. Send your comments by email to [councillors@hartingtonparishcouncil.co.uk](mailto:councillors@hartingtonparishcouncil.co.uk)

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**COMMENTS ON HARTINGTON NEIGHBOURHOOD PLAN (Please return within 6 weeks even if you have no specific comments)**

**NAME AND ADDRESS**

**Postcode**

Continue over if necessary



| Reg 14 Schedule 1 consultee             | Organisation   | Contact    |            | e-mail   | double check M3  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|   |  | First name | Last name  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (a) Mayor of London                     | N/A  |            |            |  | not listed   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (b) Local planning authority etc        | Peak District National Park Planning Authority   | Adele      | Metcalfe   | <a href="mailto:adele.metcalfe@peakdistrict.gov.uk">adele.metcalfe@peakdistrict.gov.uk</a>         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Derbyshire County Council  | Danny      | Sunderland | <a href="mailto:danny.sunderland@derbyshire.gov.uk">danny.sunderland@derbyshire.gov.uk</a>         | <a href="mailto:Development.Management@derbyshire.gov.uk">Development.Management@derbyshire.gov.uk</a>         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Derbyshire County Council  | Allison    | Thomas     | <a href="mailto:allison.thomas@derbyshire.gov.uk">allison.thomas@derbyshire.gov.uk</a>             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Derbyshire County Council  |            |            | <a href="mailto:contactcentre@derbyshire.gov.uk">contactcentre@derbyshire.gov.uk</a>               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Derbyshire Dales DC  |            |            | <a href="mailto:planning@derbyshiredales.gov.uk">planning@derbyshiredales.gov.uk</a>               | as listed  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Derbyshire Dales DC  | Mike       | Hase       | <a href="mailto:mike.hase@derbyshiredales.gov.uk">mike.hase@derbyshiredales.gov.uk</a>             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Nether Haddon PC   | Mrs M      | Pope       | 5 Wye Terrace, Bakewell Rd, Rowsley, Matlock, DE4 2DB  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Ashford PC   | Mrs AJ     | Fox        | <a href="mailto:angelafox@btinternet.com">angelafox@btinternet.com</a>                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Hassop PC  | Mr N       | Anderson   | <a href="mailto:anderson_nigel@hotmail.com">anderson_nigel@hotmail.com</a>                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Pilsley PC   | Ms J       | Smith      | <a href="mailto:pilsley.meeting@gmail.com">pilsley.meeting@gmail.com</a>                           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Edensor PC   | Mr NJW     | Wood       | <a href="mailto:njww@chatsworth.org">njww@chatsworth.org</a>                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Over Haddon PC   | M          | Lovell     | <a href="mailto:parishclerk@overhaddonparish.org.uk">parishclerk@overhaddonparish.org.uk</a>       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (c) the Coal Authority                  | N/A  |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (d) the Homes and Communities Agency    | Homes & Communities Agency (Midlands area)   |            |            | <a href="mailto:mail@homesandcommunities.co.uk">mail@homesandcommunities.co.uk</a>                 | not listed   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (e) Natural England                     | Natural England  | Rachel     | Bowden     | <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>       | as shown   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |  | Roslyn     | Deeming    | <a href="mailto:Roslyn.Deeming@naturalengland.org.uk">Roslyn.Deeming@naturalengland.org.uk</a>     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (f) Environment Agency                  | Environment Agency   | Andrew     | Pitts      | <a href="mailto:andrew.pitts@environment-agency.gov.uk">andrew.pitts@environment-agency.gov.uk</a> | <a href="mailto:planning.trentside@environment-agency.gov.uk">planning.trentside@environment-agency.gov.uk</a> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Lead Local Flood Authority (DCC)   | James      | Biddistone | <a href="mailto:james.biddistone@derbyshire.gov.uk">james.biddistone@derbyshire.gov.uk</a>         | <a href="mailto:flood.team@derbyshire.gov.uk">flood.team@derbyshire.gov.uk</a>                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (g) English Heritage                    |  |            |            | <a href="mailto:customers@english-heritage.org.uk">customers@english-heritage.org.uk</a>           | <a href="mailto:e-mids@HistoricEngland.org.uk">e-mids@HistoricEngland.org.uk</a>                               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |  | Claire     | Searson    | <a href="mailto:Claire.Searson@english-heritage.org.uk">Claire.Searson@english-heritage.org.uk</a> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (h) Network Rail                        |  | Heather    | Prichard   | <a href="mailto:Heather.Prichard@networkrail.co.uk">Heather.Prichard@networkrail.co.uk</a>         | <a href="mailto:townplanningnw@networkrail.co.uk">townplanningnw@networkrail.co.uk</a>                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (i) Highways Agency (Highways England)  | Highways Agency  |            |            | <a href="mailto:ha_info@highways.gsi.gov.uk">ha_info@highways.gsi.gov.uk</a>                       | Birmingham 0121 6788459<br>Manchester 0161 9305705<br>North 0113 2836485                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Highways Agency East Midlands  |            |            | <a href="mailto:PlanningM@highways.gsi.gov.uk">PlanningM@highways.gsi.gov.uk</a>                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |  |            |            | <a href="mailto:info@highwaysengland.co.uk">info@highwaysengland.co.uk</a>                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (j) Marine Management Organisation      | N/A  |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (k) Electronic communications operators | Mobile Operators Association (Monoconsultants website states that they represent all mobile operators) | Ginny      | Hall       | <a href="mailto:ginny.hall@monoconsultants.com">ginny.hall@monoconsultants.com</a>                 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   |  |            |            | <a href="mailto:dpm@monoconsultants.com">dpm@monoconsultants.com</a>                               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | BT   |            |            | <a href="mailto:paul.bimson@bt.com">paul.bimson@bt.com</a>   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | CLIT (Vodafone & 02  | Brian      | Truman     | <a href="mailto:brian.truman@ctil.co.uk">brian.truman@ctil.co.uk</a>                               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | MBNL (EE and Three   | Mark       | Shaw       | <a href="mailto:Mark.shaw@mbnl.co.uk">Mark.shaw@mbnl.co.uk</a>                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | EE   | John       | Carwardine | <a href="mailto:john.carwardine@ee.co.uk">john.carwardine@ee.co.uk</a>                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|   | Three  | William    | Comery     | <a href="mailto:william.comery@ericsson.com">william.comery@ericsson.com</a>                       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| (l)(i) Primary Care Trust (CCG)         |  |            |            | <a href="mailto:admin.bakewellsurgery@nhs.net">admin.bakewellsurgery@nhs.net</a>                   | Primary Care Trust 01246 231255  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |





## Hartington Town Quarter Neighbourhood Plan

### Regulation 14 consultation: summary of comments received and HTQNP response

| Section of HTQNP   | Responder            | ID | Responder Comment   | Neighbourhood Plan Working Group Response | Amend plan?     |
|--|----------------------|----|---|---|-----------------|
| <b>Abbreviations</b>   |                      |    |   |   |                 |
| PDNPA Peak District National Park Authority; DEFRA Department of the Environment, Food and Rural Affairs<br>CS (PDNPA) Core Strategy; LP (PDNPA) Local Plan; |                      |    |   |   |                 |
| General comment  | Historic England     | 1  | List of web sites for advice and suggestion we contact PDNPA  | Noted                                     | No              |
| General comment  | Natural England      | 2  | No specific comments on Plan  | Noted                                     | No              |
| General comment  | Whitehouse Farm Barn | 3  | Commends the Plan   | Noted                                     | No              |
| Flood Zone Advice Section 7  | Environment Agency   | 4  | Notes small part of Designated Area and Dove Dairy Site are in Flood Zones 2 and 3. Notes Dove Dairy Site has Planning Permission but that it and any further development has regard to latest flood risk assessment. | Noted.                                    | ? CHECK         |
| General Comment  | John Dean            | 5  | Supportive highlights importance of Affordable Housing and smaller open market properties and bungalows for 'downsizing'  | Noted.                                    | No              |
| General Comment  | Highways England     | 6  | Notes limited proposed area of growth in Neighbourhood Plan area will have no impacts on SRN  | Noted                                     | No              |
| Detailed Comments  | PDNPA                | 7  | See Separate Document   | Noted. And actioned                       | To be discusses |
| Detailed Comments on Parking Map 5a  | Stuart Hitch         | 8  | Against yellow lines around Mere and reservations about yellow lines above Youth Hostel   | Noted..                                   | To be discussed |
| General Comment  | Rachel Horne         | 9  | Supportive with 'Traffic Calming' suggestions and comments on Barn Conversions  | Noted.                                    | No              |
| General Comment  | Anonymous            | 10 | Supportive  | Noted                                     | No              |

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|---|-----------------|--------------------|--|---|----------------------|--|
| Section   | Policy/para Ref |                    |  |   |                      |  |
| <p>Abbreviations:<br/> <b>HNP</b> Hartington Neighbourhood Plan<br/> <b>CS</b> Core Strategy<br/> <b>LP</b> Local Plan saved polices<br/> <b>DMP</b> Development Management Policies (draft)<br/> <b>PDNPA/NPA</b> Peak District National Park Authority</p> <p>Suggested deletions shown as <del>strike through</del> and suggested insertions shown in <b>red</b> are contained in the main table and (for typos and grammatical errors) listed at the end.</p> |                 |                    |  |   |                      |  |
| General comment   |                 |                    |  | For ease of reference it would be useful for the policies to have a title as well as a policy number.   |                      |  |
| General comment   |                 |                    |  | For ease of reference it would be useful to have paragraph numbers  |                      |  |
| 1.3   |                 | Context            |  | Need to say that planning policies are a function of national park legislation.   |                      | <p>In setting the context you should say that:</p> <p><b>“Planning policies of the Peak District National Park Authority must meet the purposes and duty of a national park as set out in the 1995 Environment Act:</b></p> <ul style="list-style-type: none"> <li>• To conserve and enhance the natural beauty, wildlife and cultural heritage of the national park.</li> <li>• To promote opportunities for the understanding and enjoyment of the special qualities (of the parks) by the public.</li> <li>• To seek to foster the economic and social well-</li> </ul> |

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|-------------------------------|-----------------|--------------------------|--|--|----------------------|--|
| Section                       | Policy/para Ref |                          |  |  |                      |  |
|                               |                 |                          |  |  |                      | being of their local communities."   |
| 1.5                           |                 | Process and Consultation |  | This section only makes sense for the Reg 14 stage. Need to re-write now for final draft stage.  |                      | Consider re-write for Reg 16 submission version.<br><br>"The NDP team considered in detail all the responses from that community engagement to produce this Draft NDP. for consultation and submission to the planning authority. The planning authority will then undertake a final consultation and initiate Independent Examination and Referendum.<br><br>The consultation process is outlined in the Consultation Statement and the Basic Conditions Statement demonstrates that HNP meets the legal requirements." |
| 2                             |                 | Hartington Parish        |  | It would be useful to reference the Landscape Character Assessment and the amended 'farmstead and landscape statements'<br><a href="https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance">https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance</a> |                      |  |
| 3                             |                 | Vision                   |  | The last statement is not a vision. Consider re-phrasing.  |                      | The list should be numbered or bulleted.<br><br>Consider re-phrasing to:   |

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|-------------------------------|-----------------|--------------------|--|---|----------------------|---|
| Section                       | Policy/para Ref |                    |  |   |                      |   |
|                               |                 |                    |  |   |                      | <p><i>"The provision of affordable housing and employment opportunities that are complementary in scale, enhance the existing village environment and do not intrude into the important green spaces within the village or surrounding countryside."</i></p> <p>If you decide to keep the original phrasing this should be separated from the list, eg by different colour or font.</p> |
| 4                             |                 | Environment        |  | <p>General Comments:</p> <p>No mention of the natural environment in the introduction. Distinction between 'natural' and 'built' is not necessary because they are so interlinked.</p> <p>4.1.4 is about the built environment but in the 'natural' section, highlighting how these things are interlinked. Different headings would help resolve this.</p> <p>Page 13 para 3 and 4 both have reference to built environment, but in the natural environment section.</p> |                      |   |

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| Section                       | Policy/para Ref |                    |  |   |                      |  |
|                               |                 |                    |  | Farming not mentioned but is surely critical to how the landscape is managed.   |                      |  |
| 4                             |                 | Environment        |  |   |                      | <p>Suggested re-phrase:<br/> 'The nature of the Plan area is that of predominantly open countryside surrounding a small village. The majority of the centre of the village was designated a Conservation Area on 18<sup>th</sup> March 1977. A character appraisal of the Conservation Area was adopted on 11<sup>th</sup> February 1994.</p> <p>Historic England's advice note on 'Conservation Area Designation, Appraisal and Management' (HEAN1) forms the basis of the conservation area appraisals carried out within the National Park over the last decade . While no reappraisal of the Conservation Area is currently under consideration it will be the intention of the Parish Council to actively engage with such a process as and when required.</p> <p>Map 2 shows the extent of the Conservation Area and the listed buildings within the village centre of Hartington. In all there are 37 listed buildings and two mile-posts lying within the Plan area. All listings are Grade II, with the exception of St. Giles Church which is Grade II*, emphasising their national importance and special interest. (are you emphasising the importance of all the lbs? or St. Giles Church ? - it is not clear).</p> |

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| Section                       | Policy/para Ref |  |  |   |                      |   |
|                               |                 |  |  |   |                      |   |
| 4.2 and map 3                 |                 | Environment justification                |  | <p>The landscape character types are not in themselves constraints, so the paragraph and the map title need amending slightly.</p> <p>Better terminology than 'constraints' is needed for Map 3. Two maps might be better, for example, scheduled monuments are really hard to see</p> <p>Possibly include a non-designated heritage asset map. .</p> |                      | <p><del>The significant features are shown on the constraints map 3."</del></p> <p>Landscape Character Types and planning constraints are shown on Map 3.</p> |
| Map 2                         |                 | Conservation Area                        |  | <p>Full page map would be easier to read.</p> <p>Listed buildings could be more legible – deeper/ darker colour, and the key needs lining up</p>  |                      |   |
| Map 3                         |                 | Planning Constraints and Landscape Types |  | <p>Difficult to read the map with the key on a separate page.</p>   |                      | <p>Change Title to 'Landscape Character Types and Planning Constraints'</p> <p>Consider moving key to adjacent page.</p>                                      |
| Page 13                       |                 |  |  | <p>Text is split by the maps so reading becomes disjointed and difficult.</p>   |                      | <p>Move maps to the end of the section.</p>   |

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| Section                       | Policy/para Ref |   |  |   |                      |   |
| 4                             |                 |   |  | General comment. There is no mention of 'non-designated heritage assets'. The Neighbourhood Plan is one of the main mechanisms for protecting non-designated heritage assets. The Historic Environment Record (HER) might help. |                      |   |
| 4                             | <b>E1</b>       | Retention of stone walls, trees and hedgerows | CS L2, L3<br>LP LC20<br>DMP DMC11  | Conforms and supplements. Consider 'proposals <i>must</i> be accompanied. . .' Suggest adding what it is a management plan needs to do  |                      | Suggest adding ". . . and an appropriate management plan <b>for their long term viability.</b> "<br><br>Would reinstatement be better than replacement?<br><br>State traditional /limestone to making specific to White Peak character. |
| 4.5 (page 13)                 | Para 1          | Built environment justification               |  | What is a 'cultural ethos'?   |                      | Suggest re-phrase   |
| 4.5 (page 14)                 | Para 2          |   |  | "... massing and finishes . . ." Do you mean materials? Or materials and finishing? Finishing on its own can mean just the small details, eg colour of window frames.   |                      | Suggest re-phrase   |
| 4.6                           | <b>E2</b>       | Preservation of local character               | <b>CS L3</b>   | Policy conforms and supplements strategic policy except in regard to field barns: "E2.2 Take  |                      | Suggest re-write<br><del>E2 Any development permitted must</del> <b>Development proposals should contribute to village character by creating a sense of place in keeping with the white</b>   |



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| Section                       | Policy/para Ref |                    |  |  |                      |   |
|                               |                 |                    |  | <p>advantage of ... buildings including field barns ...".</p> <p>Strategic policy (CSL1, L3, LP LC8, DMP DMC 10) restricts the development of field barns unless for minor purposes, whereas HNP introduces some ambiguity.</p> <p>Other comments are offered where there is doubt about meaning:</p> <ul style="list-style-type: none"> <li>• <i>"Any development permitted ."</i></li> </ul> <p>It wouldn't be an approved development that should meet the criteria, it would be the development that is proposed that should meet the criteria.</p> <ul style="list-style-type: none"> <li>• <i>"housing or building..."</i></li> </ul> <p>What about development that isn't housing or building. Eg gates, walls, fences can require permission. Possibly better to say 'development'</p> |                      | <p><b>peak building tradition as described in the Peak District National Park Authority Design Guide.</b> <del>recognise the strength of local character, and new housing or buildings should draw on the distinctive "White Peak" built environment.</del></p> <p>In particular new building development should : -</p> <p><del>E2.1 Contribute to the village character by retaining a sense of place in keeping with the "White Peak" village environment.</del></p> <p><b>(i) be designed to respect the landscape, topography and micro climate</b> within the valley of the River Dove and the surrounding limestone plateau <b>in regard to orientation, heights, roofscape and materials</b></p> <p><b>(ii) protect and where possible enhance</b> dry stone walls, ecosystems, <del>buildings including field barns and the micro climate.</del> existing trees, hedgerows or other features such as streams, <b>which</b> should be carefully designed into the development.</p> <p>(iii) Define and enhance the street layouts and open spaces both within the village itself and also on the village margins.</p> |

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| Section                       | Policy/para Ref |                    |  |   |                      |  |
|                               |                 |                    |  | <ul style="list-style-type: none"> <li>• <i>“distinctive white peak built environment”</i><br/>Need to say what this is.</li> <li>• <i>“retaining a sense of place”</i><br/>Should new development <i>create</i> this rather than <i>retain</i> it? How would this be done? Heights? Materials?</li> <li>• <i>“take advantage of existing topography”</i><br/>How does this happen? Roofscape and height?</li> <li>• <i>“E2.5 involve the local community in discussions”</i><br/>You can’t make people get involved, but you can encourage developers to try, so this should be a separate clause at the end of the policy.</li> </ul> |                      | <p>(iv) Recognise that the mix of housing types and tenures should take account of the needs of the local community.</p> <p><del>(v) Involve the local community in discussions about any potential development.</del></p> <p>Developers are encouraged to involve the local community in discussions about any potential development in advance of an application being submitted.</p> <p>Or use the phrase <i>“Retain and enhance the street layout and open spaces both within the village itself and on the village margins.”</i> (Is it street layout or street pattern?)</p> |

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|-------------------------------|-----------------|------------------------------------|--|--|----------------------|---|
| Section                       | Policy/para Ref |                                    |  |  |                      |   |
| 5.2                           |                 | Development boundary justification |  | Need to explain purpose more fully.<br>Strategic planning policies might be a better phrase to use in this context.  |                      | Suggest re-phrase.<br><i>In accordance with the purposes of a national park as set out in the 1995 Environment Act, and with strategic planning policies of the National Park Authority, this Plan seeks to ...</i> |
| 5.2                           |                 | Development boundary justification |  | <p><i>“While generally preventing new building within areas of open countryside, it is recognised that new buildings to sustain farming activity should form an exception together with refurbishment of existing or redundant buildings.”</i></p> <p>It is not clear whether this section refers to the neighbourhood plan or strategic planning policies?</p> <p>‘Refurbishment’ is not a planning issue – do you mean ‘conversion’.</p> <p><i>“The boundary shown on Map 4 will draw in some areas of potential development but exclude important local green spaces because ...”</i></p> <p>The boundary does include Local Green Space 1.</p> |                      |   |

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| Section                       | Policy/para Ref |                                    |  |   |                      |   |
|                               |                 |                                    |  |   |                      |   |
| 5.2                           |                 | Development boundary justification |  | It would be useful to make absolutely clear what types of development are permitted within the development boundary, rather than just leaving the policy itself to say 'consistent with strategic development'.   |                      | The boundary on Map 4 will draw in some potential areas of development <b>which in accordance with PDNPA Core Strategy DS1 could include affordable housing, community facilities and small-scale retail and business premises.</b> |
| 5                             | <b>D1</b>       | Development Boundary               | CS DMS1<br>CS L3<br><br>LP LC3 and LC5<br><br>DMP DMC10 conversion of heritage assets<br><br>DMP DMC 5 assessing the impact of development<br><br>DMP DMC 4 settlement limits<br><br>DMP DME2 farm diversification | For consistency between both clauses of this policy (ie inside and outside the development boundary), it should state that development outside must also be consistent with strategic planning policy, including the PDNPA's Part 2 Local Plan 'Development Management Policies' which is likely to be adopted in advance of HNP. |                      | Amend policy so that both clauses refer to strategic policy, including the draft part 2 Local Plan.   |

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|-------------------------------|---------------------|-------------------------------------|--|---|----------------------|--|
| Section                       | Policy/para Ref     |                                     |  |   |                      |  |
| 5                             | <b>D1 and Map 4</b> | Development Boundary policy and map | CS DS1, LP LC5 and DMP DMC4<br><br>CS L3, LP LC5 and DMP DMC8 and DMC5   | <p><b>Potential conflict with CS L3, LP LC5 and DMP DMC8 and DMC5</b></p> <p>Few of the areas identified in the Conservation Area Appraisal are proposed as local green space, to be protected from development. This could have significant implications for the historic character and appearance of the village as, through this omission, it appears to accept, in principle, development in any space inside the development boundary. The identification of 'Important Open Space' in the Appraisal must be a key consideration. The CAA states that "Open areas should normally be considered inappropriate for development".</p> <p>See also comment on W1.</p> <p>The earthworks adjacent to Moat Hall should be outside the development boundary.</p> |                      | Amend the boundary to exclude the earthworks adjacent to Moat Hall and areas of 'important open space' within the Conservation Area, or designate these areas as local green space to be protected from development. |

| Hartington Neighbourhood Plan |                          | Summary of content        | Corresponding Section of NPA Core Strategy, saved Local Plan, draft Development Management Plan or supplementary planning document | PDNPA Comment<br><i>Does HNP policy or content conform with (&amp; supplement), conflict with or replicate adopted policy? Does HNP policy or content undermine NPA strategic policy?</i>            | Non-planning matter? | Does content need modification?  |
|-------------------------------|--------------------------|---------------------------|--|--|----------------------|--|
| Section                       | Policy/para Ref          |                           |  |  |                      |  |
|                               |                          |                           |  | No need for 'existing or redundant'. 'Existing' will cover all buildings, including redundant ones.  |                      |  |
| 6                             | 6.2<br>Para 7<br>Page 19 | Housing Justification     |  | Need to explain why 3 storey housing unsuitable.   |                      |  |
| 6                             | <b>H1</b>                | Primary residence clause  | CS HC1   | Conforms to and supplements  |                      |  |
| 6                             | <b>H2</b>                |                           |  | Conforms to and supplements strategic policy.  |                      | Consider re-phrasing<br><del>With the exception of sites reserved for 100% affordable housing</del><br>Other than on exception sites |
| 7                             | <b>DD1-3</b>             | Development at Dove Dairy | CS L1 and HC1  | Conforms and supplements strategic planning policy.<br><br>Need to explain what is meant by 'built and occupied'. Do you mean occupied as a permanent dwelling and not a holiday let or second home? |                      | Consider re-writing as 1 policy<br>Clarify 'occupied'.   |

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|-------------------------------|-----------------|---|---|--|----------------------|--|
| Section                       | Policy/para Ref |   |   |  |                      |  |
| 8.5                           |                 | Economic development justification                                      |   | The text mixes up 'field barns some distance from farms', 'traditional buildings', 'agricultural buildings and barns' and 'redundant buildings'. The constraints of DMP Policy DMC 10 mean that isolated field barns would not be suitable as employment spaces.   |                      | Clarify what would and would not be suitable.  |
| 8                             | ED1             |   |   | Conforms to strategic policy   |                      |  |
| 8                             | ED2             | Alternative use of redundant field barns and traditional farm buildings | CS L3<br>DMP DMC10:<br>A. Conversion of a heritage asset will be permitted provided that:<br><br>(i) it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and<br><br>(ii) the building is capable of conversion, the extent of which | <b>Potential conflict with CS L3, LP LC8, DMP DMC10</b><br><br>The buildings concerned may be non-designated heritage assets and it would be essential to ensure that their significance was not harmed – some of these buildings would not be suitable for domestic use, for example. Some uses, particularly domestic uses, could result in the creation of domestic curtilages which could have a negative impact on traditional farmsteads, setting of traditional farm buildings, views and setting of the Conservation Area depending on where |                      | Policy requires re-writing to conform to strategic policy. For example:<br>(i) identify the field barns that are considered to be 'inside or on the edge of Hartington village' and explain how their re-use for the purposes described (housing, commercial use, workshop, community use) would meet the criteria set out in DMP DMC10; or<br>(ii) delete reference to redundant field barns<br>(iii) add a clause so that development is subject to the tests set out in strategic policy. |

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|-------------------------------|-----------------|---|--|---|----------------------|---|
| Section                       | Policy/para Ref |   |  |   |                      |   |
|                               |                 |   | would not compromise the significance and character of the building; and   | located. Any domestic use would be particularly inappropriate for field barns or other such buildings which are in open countryside and not part of a farmstead.<br><br>The policy mentions 'where the building is considered to be inside or on the edge of Hartington village'. Could the policy identify these buildings and be specifically about them? |                      |   |
| 9                             | T1              | Encourage walking, cycling and public transport | T1   | Conforms to strategic policy  |                      |   |
| 9.5                           |                 |   |  | Unclear what is meant by 'changes needed towards the creation of such a link'.<br><br>The neighbourhood plan could propose a route and include this as a non-planning policy.   |                      | Clarify para 2.<br>Include proposed route as a non-planning policy.   |
| 9                             | T2              |   |  | Conforms to strategic policy  |                      | Suggest strengthening to 'will' be supported.<br>Suggest creation of additional non-planning policy to create link and suggested route. |



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|-------------------------------|-----------------|--------------------|--|---|----------------------|--|
| Section                       | Policy/para Ref |                    |  |   |                      |  |
| 9.7                           |                 | objective          |  | Is 'congestive impact' the right phrase?  |                      | To reduce traffic congestion and the visual impact of vehicles in the Hartington street scene ...  |
| 9.8                           | Para 2          |                    |  | By evidence base do you mean community consultation?<br>By 'to the heading' do you mean to a questionnaire heading?   |                      | Clarify  |
| 9.8                           | Para 3          |                    |  | 'Areas for parking control ...in the village hall'. Meaning unclear. Did the residents identify the areas for parking control or were they presented with them?                           |                      | Clarify<br>'Areas for parking control were considered and identified by residents during a ...'  |
| 9.8                           | Para 3          |                    |  | The double yellow lines must be 50mm width.<br>Parking control will require the agreement of Derbyshire County Council and a Traffic Regulation Order.                                    |                      | Amend para. "... with 50mm primrose coloured ..."<br>Add sentence at end "Parking control will require the agreement of Derbyshire County Council and a Traffic Regulation Order." |
| 9                             | T3              |                    |  | Does not undermine  |                      |  |
| 9                             | T4              |                    |  | Does not undermine  |                      |  |
| 9                             | T5              |                    |  | Positive. Conforms to strategic policy  |                      |  |
| 9                             | T6              |                    |  | Positive. Does not undermine  |                      |  |
| 9                             | T7              |                    |  | Positive. Should come after, or be a part of, T5.   |                      | .  |
| 9                             | T8              |                    |  | Positive. Does not undermine  |                      |  |
| 9                             | T9              |                    |  | Does not undermine.   |                      | Expand and clarify.  |

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|-------------------------------|-----------------|--------------------|--|--|----------------------|---|
| Section                       | Policy/para Ref |                    |  |  |                      |   |
|                               |                 |                    |  | What do you mean by soft touch traffic calming, e.g. narrowing roads? This work should not harm the setting of any heritage assets or the character and appearance of the conservation area. |                      |   |
| 9                             | T10             |                    |  | Positive. Does not undermine.  |                      |   |
| 9                             | T11             |                    |  | Non-planning so do not reference as T11. PDNPA supports these measures subject to the comments on Maps 5a and 5b.  |                      | Include as a non-planning community policy  |
| Map 5a<br>Market Place        |                 |                    |  |  |                      | Double yellow lines are proposed to the north end of the Market Place, by the pond and around the pump. There are already single lines in the proposed areas. No objection to narrow primrose double yellow lines in the areas proposed if they are needed. The circular (grassed) island is a 20 <sup>th</sup> century addition and is out of keeping with the character of the area. This may be something to look at in the future (and the whole of the Market Place). No objection to the principle of double yellow lines along the north-west corner on the B5054, By Dalescroft Cottage, subject to narrow primrose double yellow lines being introduced. |

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|-------------------------------|-----------------|--|--|---|----------------------|---|
| Section                       | Policy/para Ref |  |  |   |                      |   |
| Map 5b<br>Hall Bank           |                 |  |  |   |                      | The road is narrow along the stretch of road where the double lines are proposed. At the western end of the proposed north length of double yellow lines, short timber posts have been introduced to prevent parking. I have concerns about introducing double yellow lines in this area. The site is within the Hartington Conservation Area but moreover, the proposed site is predominantly rural in character and therefore double yellow lines will be discordant with this character. Have other methods of restricting parking in this area been explored? If so – and (1) there is a need for this restriction and (2) no other options will resolve this matter, narrow primrose double lines may be utilised. |
| 10.1                          |                 | Justification for health, education and well-being |  | The plan would be more logical if the 2 objectives (then the justifications) were separated. See below for comment on policy.   |                      | Move 10.1.2 to para 7 on page 32. Move paras 5 and 6 on page 32 so that they come before the list of proposed green spaces.   |
| 10.2                          |                 | Justification for health, education and well-being |  | In seeking to justify the local green space designation you do not reference the NPPF (para 100) which clearly sets out the criteria for designation. You need to state what these criteria are and explicitly demonstrate how each of the proposed green spaces meet those criteria. For |                      | Re-write section to include an explanation of what the NPPF criteria are for greenspace designation, and for each of the proposed green spaces, demonstrate how these criteria are met.<br><br>Consider designating as local green space any conservation area 'important open spaces', especially if they fall within the development boundary   |

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|-------------------------------|-----------------|-----------------------------------|--|---|----------------------|--|
| Section                       | Policy/para Ref |                                   |  |   |                      |  |
|                               |                 |                                   |  | some examples, eg LGS5, this is implicit - it contains ridge and furrow therefore has 'historic significance'. However for LGS4 there is no justification, just a brief description 'field used for grazing'.                             |                      |  |
| 10                            | W1/W2           | Local green spaces                |  | This is one policy with 2 clauses so should be structured and referenced as such.<br><br>See comments under D1 regarding the need to protect earthworks adjacent to Moat Hall and areas of important open space in the conservation area. |                      | W1<br>(A) This neighbourhood plan ...<br><br>(B) Development is not supported ...<br><br>Include earthworks adjacent to Moat Hall and areas of important open space in the conservation area, if development boundary is not adjusted so that these areas are outside. |
| 10                            | W3              | Safeguard for graveyard           | LP LS5<br>DMP DMS6   | Conforms  |                      |  |
| 10                            | W4              | Community facilities              | DS1<br>LP LS4  | Conforms  |                      |  |
| 10                            | W5-5.3          | Mixed use of community facilities | DMP DMS2   | Strategic policy seeks to safeguard community use. HNP Policy confirms as long as the community use is not compromised by a mixed use.  |                      | Re-write as one policy.  |

**Comments on formatting, grammar and typing errors** (suggested deletions shown as ~~strike through~~, suggested insertions shown in red)

consider numbering each paragraph for ease of reference

page 3, section 1.3 consider using abbreviation for Neighbourhood Development Plan (NDP)

page 3, section 1.3 line 1, "The Localism Act came into force in 2012 ~~delete space~~ and implemented . . ."

Pg 5, Section 2: 2.2 History, 2nd paragraph - typo, omit 'the' from in front of Domesday Book

Pg 5, Section 2: 2.2 History, 3rd paragraph - should this read, 'Many of the earlier buildings were constructed from timber and thatch...' (how do you know? –could some of the earlier buildings be built of locally sourced stone – e.g. the church? What are your sources? (ii) replace 'stone slabs' with 'stone slate' (or stone tile), and its Staffordshire blue clay tiles and blue slate.

Pg 5, Section 2, 2.3 Principal Characteristics, 1st paragraph, 1st sentence – suggest replacing 'buying and selling' with 'trade'

page 5, section 2.2, para 4, line 1, delete space between ". . . originally the . . ."

page 5, section 2.2, para 4, line 7 consider using abbreviation

Pg 6, Section 2, 2.3 Principal Characteristics, 1st paragraph – should this read , 'moved elsewhere during the middle of the 20th century'.

Pg 6, Section 2, 2.3 Principal Characteristics, 2nd paragraph – suggest replacing 'on more of a craft scale,' with 'on more of a small-scale' (or cottage industry?).

Pg 6, Section 2, 2.3 Principal Characteristics, 5th paragraph – suggest omitting 'Beginning' from the start of the sentence.

Pg 6, Section 2, 2.3 Principal Characteristics, 7th paragraph – suggestion, replace 'tiny cottages' with 'small cottages' or 'modest cottages'.

Pg 6, Section 2, 2.3 Principal Characteristics, 8th paragraph – suggestion, to the east, (add comma) and omit or replace 'quickly'.

Pg 6, Section 4, Environment, 1st paragraph – do you want to mention /refer to the Likely Development Considerations (8 no.) within the Conservation Area Appraisal? (sections, 16, 20, 22, 30, 34, 39, 40 and 50). Although the CAA is old, the sentiments of the considerations remain valid and have been adopted by the Authority.

Pg 6, Section 4, Environment, 2nd paragraph – If required, the date of HEAN 1 is (2016). Fully support the last sentence of this paragraph.

Pg 6, Section 4, Environment, 3rd paragraph – suggest a bit more clarity, 'Map 2 shows the extent of the Hartington Conservation Area and the listed buildings within it. There are 37 listed buildings in the wider Plan area ... etc. Are the mile-posts listed or are they non-designated heritage assets? Appendix A notes, 39 listed buildings. Important /historic street furniture/ water features? etc

page 6, para 2. line 2 "cheese-making"

page 6, bullet list, remove space in front of post office

page 6, para 7, line 3 'into' not 'in to'

page 6, para 9, space for new para

page 9, para 2 suggest different colour for "While no reappraisal . . . as and when required."

page 9, section 4.0, paras 3 and 4. Need to be consistent with capitals or not capitals for listed building.

page 9, section 4.0, para 4, consider different text style (font/colour/shade) for paras relating to consultation responses

section 4.1 – if decide to number each paragraph, consider bullets or letters or simpler system for referencing the objectives. This applies to each section.

Page 13, paras 2 and 4, consider different text style (font/colour/shade) for paras relating to consultation responses

Pg 14, top paragraph – the Conservation Area and listed buildings are important... but do they describe the essential character of Hartington? They are an integral part of the settlement.

Pg 14, 2nd paragraph – again, this reflects the Likely Development Considerations in the CAA, and what are the specific height, massing and finishes in Hartington – therefore relate this to section 2 of the document.

Pg 16, 5. Development Boundary, 5.2, Justification – 1st sentence – suggest comma after ‘National Park’. The Park has more than one Purpose – add s to purpose. Should it read overall ‘form’ rather than overall shape? Cultural heritage embodies more than the items listed in this sentence.

Pg 16, 5. Development Boundary, 5.2, Justification – do the green spaces in the Plan correlate with the ones identified in the adopted conservation area? If not, why not? The open spaces may also be important to the setting of buildings.

page 16, section 5.2, 1<sup>st</sup> sentence long, consider splitting

page 16, section 5.2, consider new para at “While generally ...”

page 16, section 5.2, consider new para at “The boundary ...”

page 18, section 6.2, para 3, ‘areas’ not ‘communities’? “...lower than in urban **areas**”

page 18, section 6.2, para 7, quote appeal reference number

table 1, consider ‘0’ instead of blank space. Not clear what ‘-’ mean

page 22, line 2, bracket missing

page 23, section 8.2, para 5, ‘medium **sized** ...’

page 24, para 1, new para for ‘Most recently ...’?

page 26, section 9.2.1 title?

page 26, section 9.2.2 title?

page 26, last para, new para at ‘The Parish ...’?

page 28, section 9.8, para 3 **Conservation Area**

page 28, section 9.8, para 4, new para at ‘The evidence’?

page 28, section 9.8, para 4 ‘responding to the **questionnaire** heading ...’?

page 31, para 1, date the NPPF (2018). Gap for quote and ref the NPPF para number

page 31, para 2, gap for quote and ref the CS para number

page 31, section 10.2, para 1 ‘seeing’ and ‘see’. New para for ‘Characteristic features ...’?

page 32, ensure ‘listed buildings’ follows the caps or not caps convention established previously in the plan

page 32, paras 5 and 6, move so that it comes before the list of proposed green spaces

page 32, para 9, new para at ‘Two of these ...’?

page 32, para 9 ‘National planning principles ...’? Do you mean NPPF? If so quote para ref.

page 34, section 10.8, para 2, ne sentence after ‘appropriate’?

appendices

A1, planning act incorrectly referenced

A2, use caps or not caps convention for ‘listed building’ as previously established

A2, ‘~~relevant central government agency~~’ **Historic England**

Hi David, taking each of your questions in turn.

### **Q1 We assume we can stipulate no new build development in those areas as there is a presumption against development in the Conservation Area appraisal?**

As I see it you have 3 options with regard to existing 'areas of important open space'.

- (i) Do nothing. Any planning applications that are submitted for development on these areas will then be considered in accordance with the NPA's existing policies, ie the Core Strategy (in particular policy L3) and the Development Management Policies Part 2 Local Plan (in particular DMC 5 and DCM8). None of these policies explicitly states that important open spaces can't be built on – it is always a matter of judgement, based on the policy and other material considerations. We do have recent examples of permission being granted on 'important open space'.
- (ii) Write a neighbourhood policy to strengthen the protection of the important open spaces. That is, 'yes' to your question. This would effectively go further than the strategic policies but wouldn't undermine them (ie meeting the 'basic condition;' of being in general conformity.) It would be tested at examination against meeting other NPPF criteria, eg being positively prepared. You might not be able to use the phrase 'no new build development'.
- (iii) Designate as local green spaces those 'important open spaces in a conservation area' that also meet the criteria for green space designation (see the NPPF 2019 para 100.) and write a policy that seeks to protect those areas. NB the NPPF now requires policy for managing green spaces to be 'consistent with those for green belts' which prevents 'inappropriate development' but may permit exceptions such as 'affordable housing' an 'limited infilling' (para 145). This could undermine the benefit of green space designation somewhat but para 140 does acknowledge that 'if . . . the character of the village needs to be protected for other reasons, other means should be used . . .'. It is complicated and not at all clear. In my opinion the main advantage to giving 'important open spaces' an additional 'green space' designation is to show decision makers (ie development management planners and committee members) that these pieces of land are important *to the community* for their own sake (ie the green space criteria). This will stand the best chance of passing examination if through your other policies (eg your development boundary) you have shown where there *is* capacity for development.

### **Q2 Can these be important open spaces as per Appendix 5 map or do we need to seek LGS to prevent development?**

You do not, as a qualifying body for the neighbourhood plan, have the statutory power to designate 'important open spaces in a conservation area'. You only have the power to designate local green spaces, under para 99 of the NPPF 2019. See link for guidance on legislation in relation to conservation areas.

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

### **Q3 Would we be better showing the site plan approved by the Inspector and then tightly running the Development Boundary around its edge? That way it would prevent any expansion or alteration of the plan.**

I can't advise on this as I don't have sight of any of the plans referred to. I'm presuming you are wishing to ensure that your development boundary does not give scope for any expansion of the

dairy site in any future application? Does it not do this already? Can you sketch out the options and send them to me?

I'm happy to come to your meeting next week if I'm free and if you think it will help.

Kind Regards

Adele

100. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; **b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;** and c) local in character and is not an extensive tract of land.

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: a) buildings for agriculture and forestry; b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.



Metcalfe Adele <Adele.Metcalfe@peakdistrict.gov.uk>

To: david.annat@btinternet.com david.annat@btinternet.com;

04/11/2020 10:23

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Inbox

Hi David,

Here are my comments on your latest draft. I have focussed more on the policies rather than the supporting text but note the following general points:

- Only the section headings are numbered, you should number every paragraph for ease of reference.
- 1.4 plan period different from plan period on title page
- 4.1.1 *"To safeguard the environmental resources of the countryside in and adjacent to Hartington Town Quarter Parish..."*. You have no legal basis to set objectives for land outside the neighbourhood area.
- By convention each policy is given a number and a title.
- The use of spotted shading to highlight the policies makes them difficult to read. There is a new legal obligation on public bodies to make online documents accessible, including with regard to ease of reading.

**E1** *Development proposals must be designed to retain, or where appropriate reinstate, dry limestone walls, trees and hedgerows. Proposals should be accompanied by a survey which establishes the health and longevity of affected trees and/or hedgerows and an appropriate management plan that ensures long term viability. The management plan should include reference to existing species of vegetation and wildlife, strategies that will promote the medium to long term health of both vegetation and wildlife, as well as any potential opportunities to reinstate both dry stone walls and native species.*

I'm not sure that putting your requirements into a non-enforceable management plan will have the effect you are seeking. Better perhaps to re-word the policy so that applications for development are clear about what trees, hedgerows, walls etc are affected, then require that they are retained or if this is not possible, replaced. Example:

Applications for development should clearly show how dry limestone walls, trees and hedgerows are affected, including where appropriate a tree survey carried

out by a qualified arboriculturist. Development is supported where these features are retained or where this is not possible, replaced.

Is **E2(ii)** more or less the same as E1?

**E2(vi)** This should be a separate clause as it is not part of the list.

### **D1**

PDNPA Core Strategy Policy DS1 (C) makes it clear what types of development are acceptable in open countryside. Agriculture and farm diversification are included in this list. However this is different to 'buildings necessary to sustain the viability of farms', which in effect could be anything. Using similar but different words and phrases can have the effect of undermining strategic policy.

**DD1** The policy could do with being broken down into sections and re-phrased, in part to aid clarity. When making his or her decision about whether your plan meets basic conditions the examiner will be checking your policies against guidance in the National Planning Policy Framework (indeed you will have to do this yourself in your basic conditions statement). The NPPF says that "plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals" Suggestion below:

" Applications for the redevelopment of the former Dove Dairy site is supported provided that:

The footprint of the development is less than the footprint of the original built-up area so that some areas are returned to green field

The height of the new buildings is less (how much less – you should say even if approximate eg 'considerably') than the height of the original dairy buildings

The number of dwelling units is proportional to the existing built up area of the village which has 155 dwellings. Development proposing to increase the number of dwellings in the village by more than 10% of the figure already built should be justified by exceptional circumstances relating to an identified requirement for enhancement of the built environment.

It includes affordable homes

It includes smaller open market houses that could allow residents to downsize or younger families to buy first homes.

A minimum of 10% of the developable area is reserved for employment space."

**P33** "The Conservation Area Appraisal of Hartington which is included in Development Management Policies (DMP 2019) defined identified a number of "Important Open Spaces with a presumption against development"

It's not the 'appraisal' that is included in the DMP. The DMP policies map (Hartington inset) shows the conservation area boundary, the important open space in a conservation area and community recreation areas. The appraisal is a completely separate document from which the important open space information is extracted. The conservation area appraisal may say that there is a presumption against development but your sentence implies that the DMP says this and it does not. Policy DMC8 A (i) says that important open spaces as identified in the policies map should be 'taken in account'. (Which is why it's good to give them the extra layer of LGS designation for those that meet the criteria.)

Suggested re-write: "The Conservation Area Appraisal of Hartington identifies a number of important open spaces, key mature trees, avenues and open viewpoints that contribute to the character and attractiveness of this historic village. The important open spaces are shown on the PDNPA Development Management Policies Map and Policy DMC8 A (i) requires that they are 'taken in account' in determining applications for development. Some of these important open spaces are also special to the community so are additionally designated as local green spaces where the criteria are met.

You say "Having reviewed all green spaces via the Questionnaire and Village Hall Exhibition it was decided **three** additional green spaces should also be protected from development other than in exceptional circumstances. " And further down you say "In addition **two** further areas within the village have been identified as meeting the criteria for designation as a Local Green Space."

### **W policies**

W1,2 and 3 need re-working. For clarity I think it would be better to have a separate policy to designate and protect your green spaces and another one to reference and protect the IOS that do not meet the green space criteria.

Suggestion below:

W1

(A) This neighbourhood plan designates areas LGS1,LGS2,LGS3,LGS4,LGS5,LGS6,LGS7,LGS8, LGS9,LGS10, described in 10.2 and shown in Maps 6a to g, as Local Green Spaces. All of these Local Green Spaces are in close proximity to the centre of the village and are demonstrably special to the local community.

(B) No Development will be supported on any of these areas with the exception of LGS2 where a children's outdoor play area is acceptable and LGS4 where development for use as an outdoor communal area is acceptable.

W2 No development will be supported on the important open spaces identified in the Hartington Conservation Area Appraisal (IOS1, IOS2, IOS3, IOS4 and IOS5) as shown on maps 6b, c, d, f & g.

Hope it's useful, as always give me a shout if you need help with anything.

Kind Regards

Adele

**Adele Metcalfe**

Community Policy Planner

01629 816375

[Adele.Metcalfe@peakdistrict.gov.uk](mailto:Adele.Metcalfe@peakdistrict.gov.uk)

|   |   |
|---|---|
| Peak District National Park Authority<br>Aldern House Baslow Road<br>Bakewell<br>Derbyshire<br>DE45 1AE | <b>Our ref:</b><br>LT/2006/000238/OR-04/PO1-L01<br><b>Your ref:</b><br><br><b>Date:</b> 03 October 2018 |
|---|---|

Dear Sir/Madam

### **Hartington Town Quarter Draft Neighbourhood Plan**

Thank you for consulting us on the Hartington Town Quarter Draft Neighbourhood Plan.

The Environment Agency notes that there are no housing allocations within this proposed neighbourhood plan.

The Environment Agency notes that a small part of the designated area is situated in flood zones 2 & 3. If any future development is planned within this area of flood risk then it would need to have regard for Policy CC5 within Peak District National Parks Core Strategy, as well having regard for the National Planning Policy Framework (NPPF).

### **Dove Diary**

We note that this site is mentioned within the neighbourhood plan and the site is situated in flood zones 2 and 3. As mentioned the site already had planning permission but we note the neighbourhood plan makes provision for if future permission is required. Whilst this is not an allocated site, we would ask that a recommendation is added to ensure that if any future planning permissions are required, the development has regard for the latest flood risk information.

Yours sincerely

**Mr Joseph Drewry**  
**Planning Specialist**

Direct dial 02030 253277

Direct e-mail [joe.drewry@environment-agency.gov.uk](mailto:joe.drewry@environment-agency.gov.uk)



EAST MIDLANDS OFFICE

Sir/Madam Councillors Parish Council  
Hartington Parish Council  
Neighbourhood plan/Hartington Post Office  
4 The Beresford tea Rooms  
Hartington  
Derbyshire  
SK17 0AL

Direct Dial: 01604 735460

Our ref: PL00486785

8 October 2018

Dear Sir/Madam Parish Council

**Neighbourhood Plan for Hartington Town Quarter, Peak District National Park Authority, Derbyshire**

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan encompasses Hartington Conservation Area and includes a number of important designated heritage assets including GII\* Church of St Giles and Charles Cotton's fishing house, 40 GII listed buildings and 10 Scheduled Monuments. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at Peak District National Park Authority together with the staff at Derbyshire County Council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) <<http://www.heritagegateway.org.uk>>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>>

You may also find the advice in "*Planning for the Environment at the Neighbourhood*"



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)





Historic England

EAST MIDLANDS OFFICE

Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Clive Fletcher  
Principal Adviser, Historic Places  
[clive.fletcher@HistoricEngland.org.uk](mailto:clive.fletcher@HistoricEngland.org.uk)



2nd Floor, WINDSOR HOUSE, CLIFTONVILLE, NORTHAMPTON, NN1 5BE

Telephone 01604 735460  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



Date: 10 October 2018  
Our ref: 260469  
Your ref: Hartington Town Quarter Draft Neighbourhood Plan



Hartington Town Quarter Parish Council  
[councillors@hartingtonparishcouncil.co.uk](mailto:councillors@hartingtonparishcouncil.co.uk)

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

T 0300 060 3900

Dear Sir/Madam

### **Hartington Town Quarter Draft Neighbourhood Plan Reg. 14**

Thank you for your consultation on the above dated 02 October 2018

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully

Jacqui Salt  
Consultations Team



# Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

## Natural environment information sources

The [Magic](#)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas (NCAs)** divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)<sup>5</sup> website and also from the [LandIS website](#)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>8</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

---

<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

#### Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

#### Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

#### Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

---

<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) <sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

---

<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

> ----- Original Message -----

> From: Stuart Hitch

> To: councillors@hartingtonparishcouncil.co.uk

> Date: 03 December 2018 at 11:33

> Subject: Hartington Neighbourhood Plan Comments

>

> Dear Sirs,

>

> Having reviewed the Plan in some depth we support most aspects of Hartington Neighbourhood Plan.

>

> We would suggest a reconsideration of the proposals for parking restrictions in the area of the Market Place Map 5a page 30 of the Hartington Neighbourhood Plan and whilst supporting parking restrictions on the brow of Hall Bank raise some concerns over the likely consequences of these restrictions.

>

> Market Place: The areas being proposed for Double Yellow Lines in most cases already have parking restrictions in place during the busy summer period from May to September. Any further restrictions would, we feel, prove detrimental to both businesses and local residents. likewise the village views are protected by the current restrictions during the busy summer period of May to September when parking is at its greatest.

>

> Businesses rely on passing trade and anything that discourages or inconveniences visitors to Hartington from stopping and spending in the village, particularly in these economically difficult times, will be detrimental to the economic life of the village.

>

> Local residents will suffer from a displacement of traffic from the centre of the village along the much narrower adjoining residential roads radiating from the village green, increasing the danger and inconvenience to those living close to the centre of the village.

>

> Hall Bank: We are in agreement that parking at the top of Hall Bank does pose a danger and agree to the provision of parking restrictions in the area. We would note, however, that without increased off-road capacity at the Youth Hostel there will be a displacement of parked visitor vehicles down Hall Bank towards the village where it would increase the danger and inconvenience around the Entrances / Exits to the farm house and residential properties, at the junction of Hall Bank and Reynards Lane and at the corner by the former Chapel.

>

> Thank you for your consideration of these concerns.

>

> Stuart and Liz Hitch

## Hartington Neighbourhood Plan, Dec 2021 Consultation Draft

### CPRE/Friends of the Peak comments

These are brief thoughts on the consultation draft, but are not comprehensive.

Overall a well crafted and evidenced NP. We **support the plan**. Some aspects lack specificity (and perhaps ambition), although it is fully drawn from extensive survey of local opinion.

I don't know if we commented on the original 2018 pre-submission draft version, and if so what we said.

Comments by NP section:

1. **Introduction:** no comment
2. **HTQ Parish:** no comment
3. **Vision:** support the Vision, particularly a viable community with affordable housing and employment opportunities, and retention of important local green spaces.
4. **Environment:** re para 4.2.3, policy should be to require net gain on biodiversity rather than 'aim to'.  
Policy E1, support but should widen. There are other ways of protecting and increasing biodiversity beyond trees/walls/hedges.  
Para 4.5.5/8, include other renewable possibilities and methods, heat pumps, micro hydro etc  
Policy E3 is too vague and needs to be more specific, e.g. put a % requirement for renewables in all new development.
5. **Development boundary:** presume no new development within 'important open space' areas as indicated in the Conservation Area plan and in Section 10? It might be useful to reference this here, so it's clear that new development is not promoted on those open areas. The residual unconstrained areas for new housing are very limited, but are any exception sites to be identified to recognise the need locally for some new affordable housing?
6. **Housing:** it would help to be more specific of the type of affordable dwellings particularly needed (size, type etc) to encourage the right mix.  
Re Policy H2, could the threshold size of new development be even lower to trigger affordable requirements? There is likely to be a continued seepage of open market stock to holiday homes or lets, as this is not controllable for long established dwellings. That will put even more pressure on the need for local affordable provision especially as the total village stock is small, and will

continue to undermine viability of local services such as shop/school/ healthcare etc.

Re Policy H2.1, a higher % requirement should be considered given the justification argued for affordable housing and the constraints on site availability. Should exception site/s be identified.?

**7. Dove Dairy:** support the attempt to retain all the current appeal conditions.

**8. Economic Development:** no comments.

**9. Transport:** Para 9.2 walking and cycling need to be recognised as a means to access services, especially with the increase in ebikes etc.

Para 9.2.1.2: public transport provision is a material consideration in promoting sustainable development (see NPPF).

Re Policy T3 (No loss of onstreet parking) - whilst recognising the pressure to ensure some parking for economic reasons, there probably needs to be a longer term strategy to manage use of the car, for example more off street provision to liberate some of the historic core of the village from being a car park, and for a better environment and safety. Some road space could potentially be given over to a high quality public realm area, making the village centre more attractive, liveable, and pedestrian friendly. We support the limited provision of additional parking restrictions around the Mere and elsewhere.

**10. Health etc:** support the greenspace designations suggested This is quite ambitious given limited public access to some, but the benefits to the village character, green environment, biodiversity etc are well worth while. See CPRE's recent report on Local Green Space designation here: [https://www.cpre.org.uk/wp-content/uploads/2022/01/Feb-2022\\_CPRES\\_Local-Green-Spaces-full-report-1.pdf](https://www.cpre.org.uk/wp-content/uploads/2022/01/Feb-2022_CPRES_Local-Green-Spaces-full-report-1.pdf)

# Hartington Town Quarter

## Neighbourhood Development Plan

### 2022 - 2035

Section 14 Consultation Draft December 2021



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# 1. Introduction

## 1.1 Submitting Body

The Hartington Town Quarter Neighbourhood Development Plan (NDP) is submitted by Hartington Town Quarter Parish Council, the qualifying body under the 2011 Localism Act.

## 1.2 Development Plan Area

1.2.1 The geographical limit of the NDP is defined by the boundary of the Parish of Hartington Town Quarter. It is shown on Map 1.

1.2.2 Hartington Town Quarter Parish was designated as the Neighbourhood Area on 8<sup>th</sup> February 2013, following an application by the Parish Council to the Peak District National Park Authority (PDNPA).

## 1.3 Context

1.3.1 The Localism Act came into force in 2012 and implemented the concept of Neighbourhood Development Plans as a new right for communities to have a real and effective say in how the area in which they live is developed and in particular what is built and where.

1.3.2 A rich combination of factors helps to identify the essential characteristics of a cherished place which this community seeks to nurture, conserve and protect by preparing this Neighbourhood Development Plan. While reflecting the aspirations of the community, a NDP is obliged to conform to the applicable provisions of the National Planning Policy Framework (NPPF) and strategic planning policies of the Peak District National Park Authority (PDNPA); the Core Strategy (CS), and the Development Management Policies 2019 (DMP).

1.3.3 The planning policies of the Peak District National Park Authority must meet the purposes and duty of a national park as set out in the 1995 Environment Act: -

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the national park.
- To promote opportunities for the understanding and enjoyment of the special qualities (of the parks) by the public.
- To seek to foster the economic and social well-being of their local communities.

## 1.4 Plan Period

The Hartington Town Quarter NDP sets out the vision, objectives and policies for the Parish up until 2035. The Parish Council will continue to work with PDNPA during that period to monitor progress on implementing the Plan.

## **1.5 Process and Consultation**

Hartington Town Quarter Parish Council are the lead body for the NDP and have worked alongside a group of residents to form a Steering Group, to produce the plan.

In 2018 a questionnaire was distributed to the whole community to determine their views on a series of issues relating to creating a neighbourhood plan. The responses, from around 150 people, were then displayed at a two-day public exhibition held in the Village Hall. The questionnaire and the further responses from the exhibition became the foundations for the first Draft of the NDP.

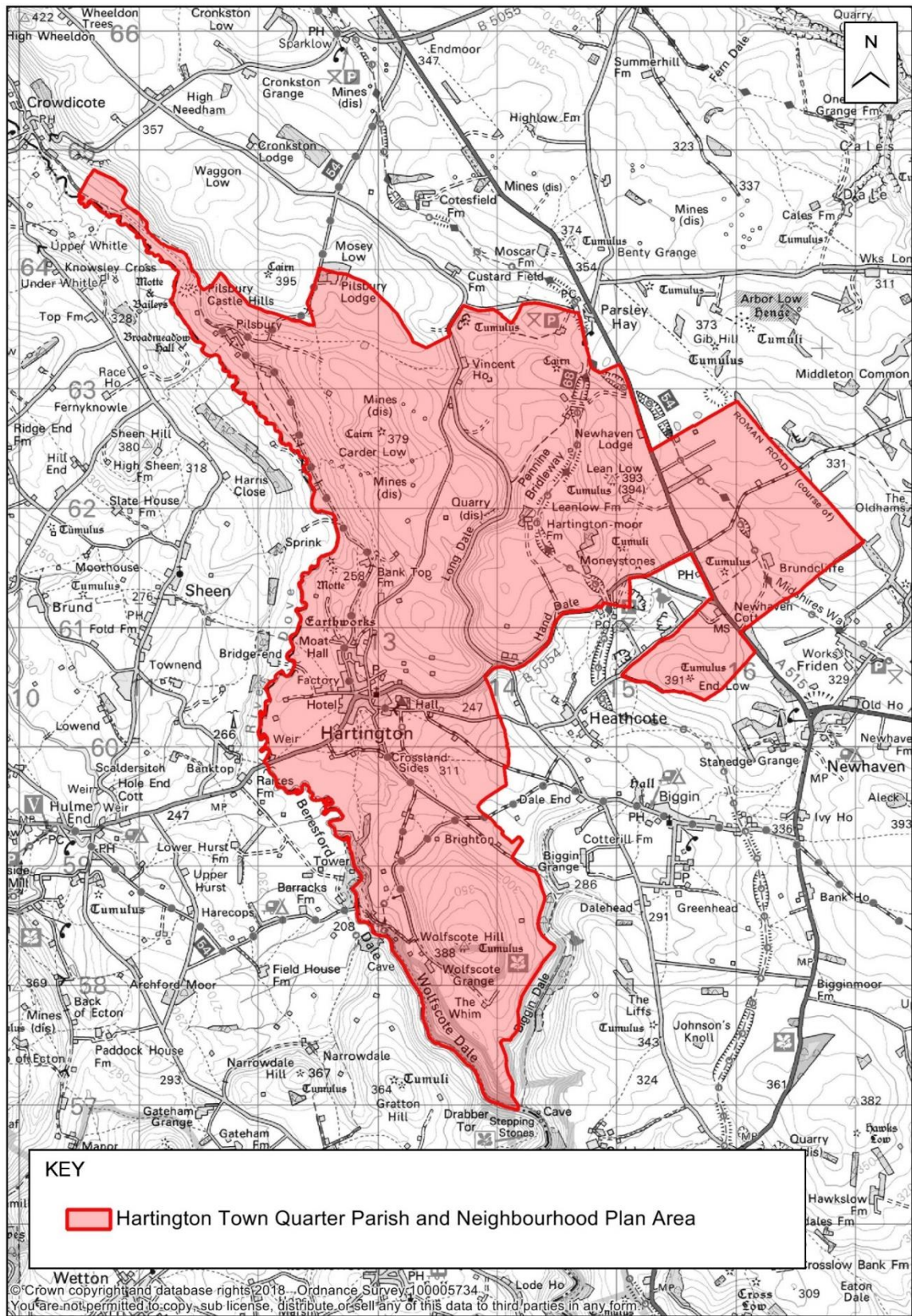
These were incorporated into a pre-submission Draft in October 2018 that was formally publicised under Section 14 of the Neighbourhood Planning Act, with copies on village websites and printed copies available through the village shops. The draft was also issued to all statutory bodies including the local planning authority the Peak District National Park Authority (PDNPA).

There were a significant number of responses and the Steering Group updated and revised the Plan in the light of comments received.

At the same time the Steering Group worked on all the associated documents that are required for submission of the plan. These include a Conditions Statement, Strategic Environment Assessment, Habitats Assessment and Consultation Statement.

Due to the time that elapsed while drafting the documentation and addressing updates to legislation, the Steering Group felt that a revised Draft Plan should be made available for further review and consultation. The NDP will therefore be made available in early December 2021 in on-line and printed versions with a minimum 6-week period allowed for all consultation responses. That means all responses must be received by the end of January 2022.

These will then be considered by the committee so that a final NDP, with all its associated documentation can be submitted to the PDNPA as early as possible next year. Once the PDNPA have accredited the plan an Inspector will review it prior to a village referendum on its acceptance.



**Map 1: The Neighbourhood Plan Area**

## 2. Hartington Town Quarter Parish

### 2.1 Location

Hartington Town Quarter Parish is located on the western edge of Derbyshire, within the administrative district council area of Derbyshire Dales, abutting the neighbouring county of Staffordshire. It is more-or-less equidistant (c.10 miles) from the larger market towns of Buxton to the north; Ashbourne to the south; Leek to the south-west; Bakewell to the north-east and Matlock to the south-east. The Parish lies wholly within the statutorily designated Peak District National Park.

### 2.2 History

2.2.1 The different ways in which people have lived over time have shaped the landscape, with prehistoric burial mounds dating back over 4000 years surviving in a landscape of village, farms and fields that started to take shape a thousand years ago.

2.2.2 The first historical reference to our now Parish of Hartington was to an Anglo-Saxon farmer Heorta in the 6th century. Hartington was then recorded in the Domesday Book of 1086. A market charter was granted in 1203 (the first market charter in the Peak District) and construction of St. Giles Church, the only remaining medieval building, started around 1250 and was largely complete by 1450. The motte and bailey at Pilsbury Castle Hills and the motte at Bank Top are significant Norman-era remains. Hartington Hall, a fine old manor house and today a youth hostel, was built in the 17<sup>th</sup> century.

2.2.3 Many early buildings may have been simple constructs using timber or limestone rubble, some with thatched roofs. From the 1600s onwards local limestone and gritstone became the predominant materials with thatch gradually replaced by stone slate. Except on a few smaller outbuildings, the stone slate itself has normally been superseded by blue slate or Staffordshire Blue clay tiles, the latter indicating the close relationship between Hartington and its neighbouring county across the Dove. Around the Market Place most buildings date from the 18<sup>th</sup> and 19<sup>th</sup> century and reflect a period of prosperity. Streets radiate out from the centre and originally, they gave access to the open fields around the village.

2.2.4 Hartington village and its Church were originally the focal point of one of England's largest parishes covering some 24,000 acres, extending 15 miles north-west to Taxal, near Whaley Bridge; embracing Burbage, on the west side of Buxton; and up on to the moors of Axe Edge. This together with the market charter explains why the village has such a fine range of buildings and an extensive range of facilities for what in population terms is a very small settlement. Today the ancient parish of Hartington is divided into four separate entities, known as quarters, and this NDP concerns itself with the total area of the Parish of Hartington Town Quarter, the 'designated area'. The Plan will reference locations outside the area such as Nature Reserves which may abut or straddle the boundary. The policies, however, apply only to the designated area.

## 2.3 Principal Characteristics

2.3.1 For centuries Hartington has been typical of a West Derbyshire location with an economic base of farming and quarrying but with the added dimension of being a centre for trade, having held the market charter since 1203. For various reasons the markets and the quarries closed or moved elsewhere during the middle of the 20<sup>th</sup> century, but the farming, though having changed in emphasis in recent times (e.g., milk to beef/sheep), still thrives as a key aspect of life throughout the Parish. Several farms, such as Sennilow, Nettleor, Mill Lane, Digmer and Hartington Hall are based within the village boundary, demonstrating that this continues to be an active, working environment.

2.3.2 “Cheese making” in Hartington, most famously Stilton, dates back to 1875 but what had developed into a substantial industrial creamery closed in 2009. Cheese making on more of a craft scale has since resumed successfully, albeit in a neighbouring parish, but a specialist cheese shop in Hartington helps to retain the village’s identity with fine English cheese.

2.3.3 The centuries-old tradition of Hartington acting as a service centre for the wider area continues to live on with a range of flourishing, highly valued amenities and organisations for a village of this size (population 350). These include:

- a primary school and church
- a vehicle service garage and filling station
- a GP surgery/health centre/dispensary
- a village hall
- an annual Country Show and Sports day
- two general village stores, plus additional shops and cafés, pub, Youth Hostel, hotel and post office
- a British Legion Club plus some 24 other clubs and societies across the age spectrum which operate under the umbrella of the Hartington Community Group.

2.3.4 In the late 19<sup>th</sup> century Hartington became, and remains, a popular place for tourism, originally attracted by fly-fishing opportunities on the famed River Dove but nowadays drawn by a combination of:

- the ambience, atmosphere and welcome
- an attractive architectural heritage focussed on a central mere and ‘green’
- a variety of facilities such as shops and cafés, ‘flagship’ youth hostel, hotel, pub, plus a range of B & B and self-catering accommodation
- being an excellent hub for activities such as walking and cycling in a much-loved landscape.

2.3.5 The village’s lengthy history and its traditional roles in commerce serving the trading, farming and quarrying communities, has provided a rich legacy of buildings of many shapes and sizes, from small cottages to imposing three-storey houses. Well into the 20<sup>th</sup> century, it is said, you could obtain everything you might need from local shops or travelling traders. It is far from being a ‘planned’ village, for the most part responding down the centuries to domestic and economic requirements at any given time. Some long-established shop premises continue in that role but other trading premises which are now defunct, such as the

woodyard and saddlers' workshops, have been converted in to private houses; former farm buildings, pubs, Chapel and Hall have been variously transformed into houses, shop, garage workshop and youth hostel.

2.3.6 In landscape terms Hartington village spills out of a secluded limestone dale on to the eastern fringe of a more open, flatter valley, through which flows the River Dove, marking the western boundary of the Parish. To the east, the ground rises to a limestone plateau of farmed grasslands divided by distinctive walled boundaries and occasional groups of trees, farm buildings and remnant stone and silica sand quarries. In turn the plateau is dramatically intersected by the steep-sided cuts of Long Dale, Hand Dale and Hartington Dale, together with two former railway lines which in the 1970s became popular recreational routes known as the Tissington and High Peak Trails.

2.3.7 Like many relatively isolated rural parishes, Hartington's traditional population base features several extended families, resident for generations, with names such as Bassett, Broomhead, Critchlow, Gibbs, Kirkham, Oliver, Riley, Sherratt and Wager still extant. This bedrock of the community has long been supplemented by more transient settlers, partly as a consequence of the flow of trade and commerce, so helping to provide a varied social mix sustaining local life. The Parish is currently home to around 350 people with some 185 dwellings of which 165 are in the centre of the village.

2.3.8 Additional background can be found in <https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance>

## **3. Vision**

The vision and ultimate objective is: -

3.1 To conserve Hartington Town Quarter's outstanding landscape, wildlife and cultural heritage.

3.2 To retain the unique and special character of the village.

3.3 To sustain a viable community which meets the needs, and aspirations of residents, businesses, and visitors.

3.4 To sustain the distinctive function of a rural hub valued by residents and surrounding communities.

3.5 To provide affordable housing and employment opportunities that are complementary in scale, enhance the existing village environment and do not intrude into the important green spaces within the village or the surrounding countryside.

## 4. Environment

4.1 The nature of the NDP area is that of predominantly open countryside surrounding a small village. The landscape of limestone dales and ridges is a distinctive product of geology, climatic patterns and erosion yet the natural environment of today also clearly shows the imprint of human activity, notably farming. Core Strategy policy L1 clearly states development in the 'Natural Zone' of limestone dales and hills and heath that comprise part of the Plan area is only acceptable in exceptional circumstances. Unless demonstrably essential under Policy DMC2 of the Local Plan development should be located outside the Natural Zone (see Figure 3 of the Local Plan).

4.2 The majority of the centre of the village was designated as a Conservation Area on 18<sup>th</sup> March 1977. A character appraisal of the Conservation Area (CAA) was adopted on 11<sup>th</sup> February 1994.

4.3 Historic England's advice note on "Conservation Area Designation, Appraisal and Management" (HEAN1), published in 2016, forms the basis of the conservation area appraisals carried out within the National Park over the last decade. While no reappraisal of the Conservation Area is currently under consideration it will be the intention of the Parish Council to actively engage with such a process as and when required. This is because of the impact such a designation has on any potential development, and because of the support given through the questionnaire by respondents in terms of the historical character of the village.

4.4 Map 2 shows the extent of the Conservation Area and the listed buildings within it. In all there are 37 listed buildings and two listed mile-posts lying within the Plan area and these are itemised in Appendix A. All listings are Grade II, with the exception of St. Giles Church which is Grade II\*.

4.5 93% of questionnaire respondents believe that the Conservation Area and listed buildings are important in describing the essential character of Hartington.

4.6 Core Strategy policies GSP1, GSP2 and GSP3 establish the importance of conserving and enhancing the valued characteristics of sites and buildings. The contribution of spaces between buildings is also recognised and given the Conservation Area status this is strengthened and valued (see NDP Policies W1-W3).

### 4.1 Objectives for the Natural Environment:

4.1.1 To safeguard the environmental resources of the countryside for the enjoyment, appreciation and recreational use of the resident community and visitors for this, and future, generations.

4.1.2 To protect those aspects of the natural environment which provide habitats, thus maintaining and contributing to the current diversity of flora and fauna.

4.1.3 To ensure that the value of the natural environment is given due weight when applications for development are considered.

4.1.4 To safeguard trees, woodland, hedgerows and regionally distinctive limestone dry stone walls and field barns which make a significant contribution to the environmental quality and character of the area.

## **4.2 Justification**

4.2.1 The landscape of Hartington Town Quarter Parish and the surrounding area reflects the inter-relationship between physical and climatic elements and human activities from pre-historic times to the present day. Farming has particularly impacted on the natural environment. Characteristically the farming is small scale and unusually five working farms persist within the very heart of the village. It is the interaction of these elements that create the character and special identity that is valued by the resident community and the many who visit the area. The importance of the landscape within and around the parish is reflected by statutory, national and countywide designations. The significant features are shown on the “Landscape Character Types and Planning Constraints, Map 3”.

4.2.2 These include the all-embracing Peak District National Park, and the Long Dale Site of Special Scientific Interest, wholly within the Neighbourhood Plan area. A small part of the Derbyshire Wildlife Trust’s Hartington Meadows Nature Reserve lies within the designated area as does part of the Derbyshire Dales National Nature Reserve in Wolfscote Dale and the adjacent Biggin Dale owned and managed by the National Trust. Using the latter as an example, significant habitats include species-rich grasslands with abundant populations of limestone plants such as Common Rock Rose and Salad Burnet. Up to 45 different species can be found per metre square and rarities include Jacob's Ladder, Spring Cinquefoil and Nottingham Catchfly. Visitors and residents alike can, in spring, marvel at the thousands of Early Purple Orchids and Cowslips. Insects are equally diverse, and south and west-facing slopes are home to specialities such as the northern Brown Argus butterfly and Cistus Forester moth.

4.2.3 Any development proposals must aim to achieve net gains to biodiversity or geodiversity and consider the cumulative effects of other developments.

4.2.4 The importance of farming practices focused on sheep rearing, beef cattle and milk production, must be recognised in respect of maintaining the habitats and characteristic walled boundaries to the patchwork of fields.

4.2.5 In consultations, an overwhelming 96% of respondents were supportive of landscape conservation. 93% of respondents describe good access to the surrounding countryside as an essential characteristic of Hartington.

4.2.6 Scattered trees, small woodlands, dry stone walls and inter-linked open spaces act as a focus for wildlife and are enduring regional characteristics of the area. 59% of respondents believe tree planting in appropriate areas, and with ongoing maintenance, should either be allowed or actively encouraged. A total of 17 individual trees are identified on drawings



A4109/4 and A4109/6 of the CAA as being important, especially as trees have relatively little impact on the central area of the village. Diseases (notably Dutch Elm and more recently Ash Dieback) continues to reduce tree cover but more recent planting in front of Springfield House has countered some of the loss in the village. Mature trees flank the Churchyard and an avenue of trees along the drive to Hartington House form an important feature to this part of the village. Replacement planting, ideally prior to essential felling, should be encouraged, particularly as there are no examples in the Plan area of ancient/wild woodland in which natural regeneration would normally be encouraged. South of the village are steep sided fields with a scattering of mature trees. Here scattered planting of replacement trees, with adequate protection from stock grazing, should be encouraged. Along Dig Street there is opportunity for some scattered planting of trees, north of "The Croft".

4.2.7 The approach along Mill Lane has several notable mature trees in the vicinity of, and opposite the car park. Planting of replacements should be undertaken when possible. The approach via Hartington Dale is along a dry limestone gorge. Trees dominate the skyline and are self-sown. The relatively wild nature of the vegetation habitat of the gorge must be respected. The final approach to the village is the steep Hall Bank. Here there are several mature trees on either side of the road, close to Hartington Hall that delineate the edge of the Conservation Area. Many trees also lie within the grounds of Hartington Hall. There has been recent loss of mature trees adjacent to Hall Bank and additional or replacement planting should be encouraged. Evidence of the commitment to preserving and enhancing biodiversity can be seen in the establishment in 2021 of 'Hartington Wildflowers', a group which nurtures specific habitats in the village, as well as sharing images and comments on native plants and fungi in the valley (see Facebook 'Hartington Wildflowers').

4.2.8 91% of respondents believe that conservation of landscape features such as field barns and dry-stone walls should be actively encouraged.

4.2.9 New development therefore must contribute to local character by retaining a sense of place appropriate to its location.

### 4.3 Policy:

**E1 Development proposals must be designed to retain, or where appropriate reinstate, dry limestone walls, trees and hedgerows. In so doing the objective is to achieve a net biodiversity gain. Proposals must be accompanied by a survey which establishes the health and longevity of affected trees and/or hedgerows and an appropriate management plan that ensures long term viability. The management plan must include reference to existing species of vegetation and wildlife, strategies that will promote the medium to long term health of both vegetation and wildlife, as well as any potential opportunities to reinstate both dry stone walls and native species.**

#### **4.4 Objectives for the Built Environment:**

4.4.1 To ensure any future development is sympathetic to the distinctive local character, both in respect of the built and natural environment.

4.4.2 That any future development takes into account the heritage assets that are recognised in Appendix B and affords them adequate protection.

#### **4.5 Justification**

4.5.1 New development must contribute to local character by retaining a sense of place appropriate to its location within the Derbyshire Dales. Given the small size of the village, which has a strong historical context and cultural ethos and is set within a tapestry of dry-stone walls bounding pastoral fields, any future development, irrespective of scale, will impact on the nature of the built environment. 93% of respondents to the Neighbourhood Plan questionnaire survey believe that the Conservation Area and Listed Buildings are important and an integral part of the settlement of Hartington. This accords with Local Plan policies DMC7 and DMC8.

4.5.2 Within the parish, an unusually high density of non-designated heritage assets exist, that span both built and natural dimensions. They include artefacts, earthworks, barrows, listed buildings, field systems, boundary walls and lead mines (see Appendix B 'Heritage Sites located in Hartington Town Quarter Parish'). The specific location of each can be seen at <http://www.heritagegateway.org.uk> The NDP is in accord with Local Plan DMC5 where planning applications for development affecting a heritage asset must demonstrate its significance and how an identified heritage feature will be conserved and potentially enhanced.

4.5.3 The response to the Neighbourhood Plan questionnaire was quite detailed and specific in types of development that should be supported (see section 6.0) and showed overwhelming support for strict conditions regarding the height, spacing and materials on any new housing development so that they harmonise with the existing village. There is recognition that variety of property within the village is an attractive characteristic, with houses varying from simple cottages, often of limestone, to three storey 18th and 19th century town houses. Gritstone was used in the construction of some of the larger properties. This building tradition (see also 2.2.3 above) has been largely sustained into the 20th and 21st centuries, though with modern variations on the basic theme of limestone and gritstone. There have been specific exceptions, such as the use of engineers blue brick on the railway (now the Tissington Trail) and more generally on farms, with extensive use of concrete and steel for sheds and silage clamps.

4.5.4 There is strong support for additional recycling facilities in the village, with 59% of respondents (89 individuals) either seeing this as somewhat important or important. Currently the only centrally located recycling facility is for clothing and shoes. While the local council offers recycling for garden waste, plastics, cans and glass, a considerable volume of recyclable waste is placed by visitors in the general waste bins that are located in the village centre.

4.5.5 There is recognition that our rural community must play a role in securing sustainable development. In 2020, as an example, the village hall engaged with the 'De-Carbonisation Project' (<https://www.derby.ac.uk/business-services/funding/de-carbonise-project/>) and significantly reduced its carbon footprint through insulation. When and where feasible the community will engage and explore with the National Park Authority to, for example, use low carbon technologies e.g., a community heating scheme, and look at the potential for biomass generation using anaerobic digestate from waste materials from individual farms.

4.5.6 There was limited support in the Plan Questionnaire for an anaerobic digester for the generation of renewable energy, with 51% of respondents (78 individuals) seeing this as somewhat important or important. However this response may have been partially influenced by a limited appreciation of the operation of an anaerobic digester and so remains an option to explore.

4.5.7 In 2020 the centre of the village, alongside the B5054 and down Stonewell Lane, experienced a flood event. The River Hand enters a culvert at the northern margin of the settlement and exits in Stonewell Lane. The culvert became blocked by debris and properties including the primary school, were flooded – a reminder that any further development close to water courses must be seriously questioned as to viability.

4.5.8 The survey results showed that there were limited degrees of support for renewable energy provision within the Parish. The level of support for small scale renewable energy initiatives was limited (only 40% of respondents offered support for small scale solar panel development) with 51% supporting minimising or prohibiting such developments. There is virtually no support (4%) for the development of large-scale solar farms. There is little support for small scale wind turbine development (28%) and virtually no support (5%) for the development of industrial scale wind turbine development. PDNPA policies on renewable energy schemes are considered more than adequate for reflecting these views.

4.5.9 Piped natural gas is currently not available within the village, the nearest pipeline being at Newhaven. 47% of respondents (71 individuals) believe the addition of piped gas as an alternative fuel option to the prevailing fossil fuel options of oil, coal and LPG to either somewhat important or important. However given the increasing tendency to abandon fossil fuel use this is unlikely to happen.

#### **4.6 Policy:**

**E2 Development proposals should contribute to village character by creating a sense of place in keeping with the White Peak building tradition as described in the Peak District National Park Authority Design Guide and as may be amended.**

**In particular development should:**

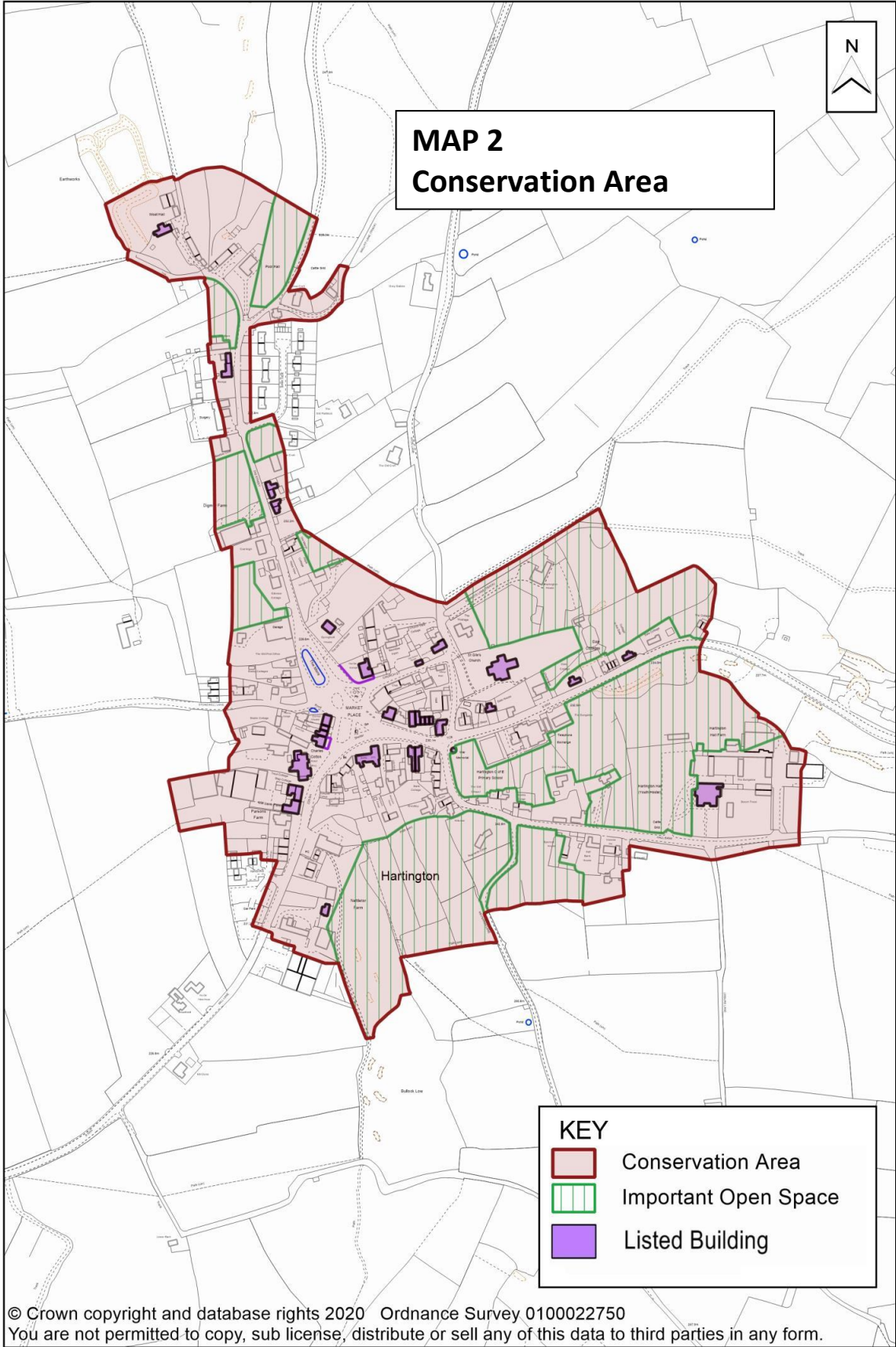
**(i) be designed to respect the landscape, topography and micro climate within the valley of the River Dove and the surrounding limestone plateau in regard to orientation, heights, spacing, roofscape and materials.**

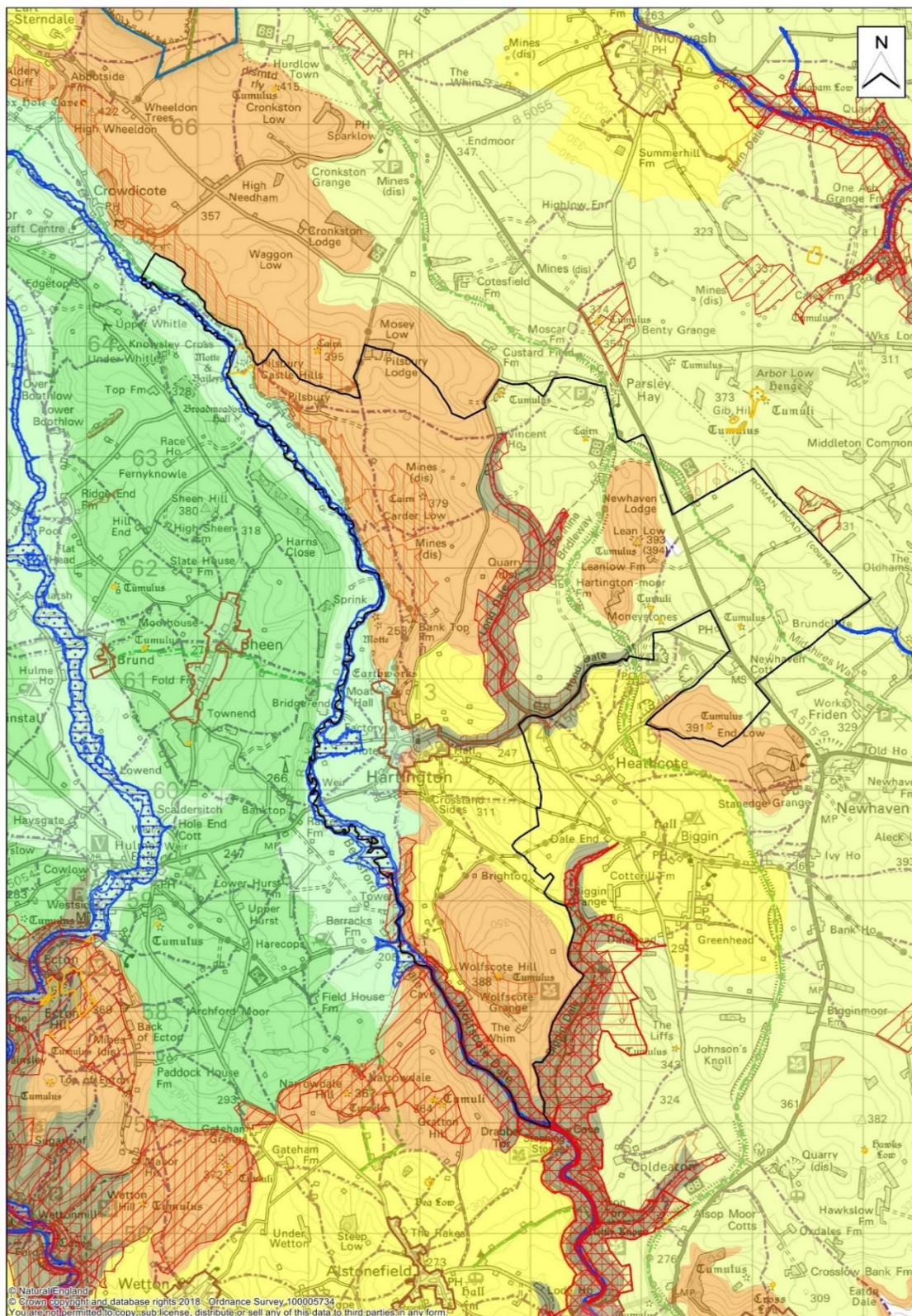
- (ii) clearly show how dry limestone walls, trees and hedgerows are affected and is supported where these features are retained and where this is not possible, replaced.**
- (iii) recognise the existence of heritage assets and their setting within the parish and avoid loss or damage to such features in line with Policy DMC5 of the Peak District National Park Authority Part 2 Local Plan (Development Management Policies).**
- (iv) retain and enhance the street pattern and open spaces both within the village itself and on the village margins**
- (v) recognise that the mix of housing types and tenures should take account of the needs of the local community**
- (vi) development should involve the local community and discussions about any potential development should take place before an application is submitted**

**E3 In seeking to mitigate the causes of climate change future developments must:**

- (i) be directed away from flood risk areas and where the water table is naturally high, while recognising the existing need for effective management of land adjacent to the water courses from Hand Dale so as to minimise the risk of further flooding**
- (ii) seek to maximise energy efficiency**
- (iii) where feasible use low carbon technologies, provided they can be accommodated without compromising the character of the landscape, heritage assets and ecosystems so as to move towards a zero carbon future for our rural area**
- (iv) aim to adapt to and mitigate in respect of demand for water**

**E4 Applications for single on-farm anaerobic digester units will be encouraged only where they use on-farm agricultural manure and slurry and crops grown for the purpose. Centralised on-farm anaerobic digestion facilities will not be encouraged given the scattered nature of farms in the NDP area.**





**Map 3: Landscape Character Types and Planning Constraints**

**KEY FOR MAP 3**

 Hartington Neighbourhood Plan Area

Landscape Character Type



-  Limestone hills & slopes
-  Limestone dales
-  Limestone plateau pastures
-  Limestone village farmlands
-  Upland pastures
-  Upper valley pastures

-  Conservation Area
-  Scheduled Monument
-  Special Area of Conservation and Protection Area
-  SSSI (Natural England)
-  National Nature Reserve
-  The Natural Zone (Policy L1/DMC2)

Public Rights of Way

-  BRIDLEWAY
-  FOOTPATH

Environment Agency

-  EA Floodzone 2 (Nov 2015)
-  EA Floodzone 3 (Nov 2015)

## 5. Development Boundary

**5.1 Objective:** A development boundary has been introduced into this plan, in order: -

5.1.1 To conserve the landscape both within and on the edge of the village.

5.1.2 To take account of the Conservation Area Appraisal.

5.1.3 To protect the village character and its traditional settlement form.

5.1.4 To presume against development in important open spaces and local green spaces.

5.1.5 To presume against new building within areas of open countryside.

5.1.7 To define the outer edge of the village in accordance with PDNPA Core Strategy Policy DS1.

### **5.2 Justification:**

5.2.1 The objectives accord with the purposes of a national park as set out in the 1995 Environment Act, and with the strategic planning policies of the PDNPA.

5.2.2 The boundary shown on Map 4 will include some areas of potential development which in accordance with PDNPA Core Strategy DS1 could include affordable housing, community facilities and small-scale retail and business development.

5.2.3 The majority of the built environment lies within the Hartington Conservation Area. The Development Boundary has therefore taken account of the Conservation Area Appraisal which provides the reasons for designating the area and identifying and explaining the value of Heritage Assets and their setting, open spaces and other valued characteristics.

5.2.4 The boundary has taken account of localised viewpoints including views in and out of the area and looked to protect open spaces as these are a vital feature of the historic settlement form.

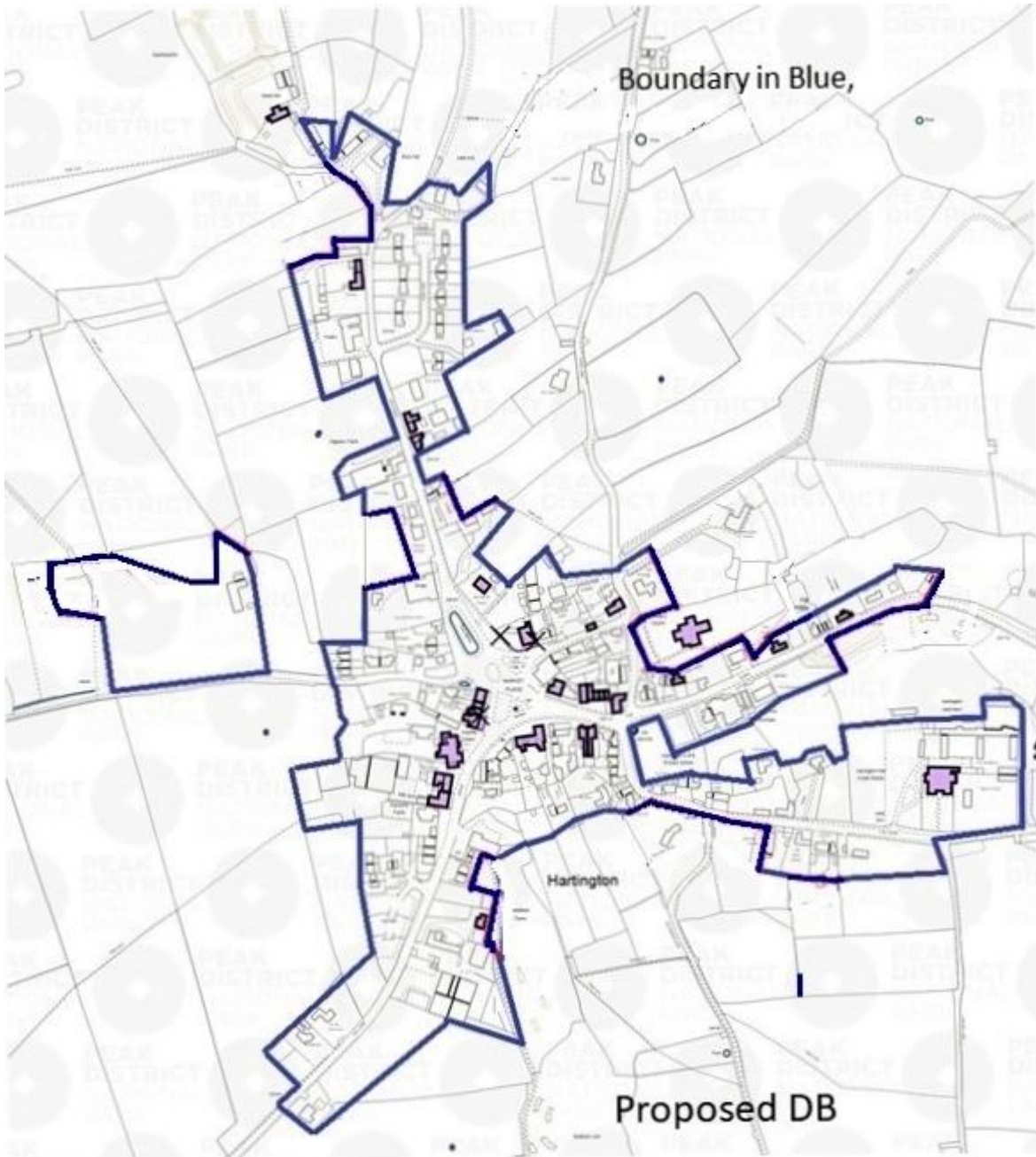
5.2.5 These spaces, corridors and natural 'assets' make a significant contribution to the landscape, local wildlife and recreational opportunities available in the parish. As such they underpin the significant rural/outdoor recreation-based economy in the village.



### 5.3 Policy:

**D1 New development that is consistent with that permitted by the strategic development policy and PDNPA's Part 2 Local Plan "Development Management Policies", will be supported within the development boundary shown on Map 4.**

**D2 Outside this boundary, with the exception of the Natural Zone, farm diversification, extensions to existing buildings, preferably by re-use of traditional buildings and alternative uses needed to secure effective conservation and enhancement will be supported.**



**Map 4: Development Boundary**

## 6. Housing

**6.1 Objectives:** To make a significant contribution to meeting local demand for affordable housing and to encourage the creation of mixed developments which are balanced in terms of housing type and tenure.

### 6.2 Justification:

6.2.1 National Parks have no housing targets to meet and so in accordance with the policy of PDNPA, land is not specifically allocated for housing within this Plan. However, it is acceptable to provide affordable housing to address local need provided sites are found that can be developed without harming the built or natural environment. These sites are known in planning terms as exception sites.

6.2.2 The 2011 census gave some information on housing occupancy, but this was updated by a more recent and detailed survey carried out by the Neighbourhood Plan Steering Group in 2017. Analysis of that survey (see table 1) shows that within the village 65.2% are owner occupied, 14% are rented for longer term lets, 12.2% are second homes and 8.5% are holiday lets. Over the whole Plan area (including outlying farms) 67.2% of properties are owner occupied, 12.4% are longer term lets, 12.4% are second homes and 7.6% are holiday lets. This means that 20.7% (village) and 20% (Plan area) are not occupied by a resident household. The results of the questionnaire stated that 70% of respondents felt that there were too many holiday homes for rent and there was a similar response for second homes.

6.2.3 Unfortunately, properties in rural areas are more costly to buy than those in urban areas and in popular areas such as in a National Park, property prices are at a premium. In addition, it is acknowledged in studies that average household income in rural areas is lower than those in urban areas. In such circumstances, the provision of affordable housing becomes essential. The evidence for this can be found in a number of studies (see references R1, R2, R3 and R4).

6.2.4 The response to the Plan questionnaire demonstrated a demand for a few more affordable houses (93%), starter homes and bungalows. Conversions of barns and existing buildings were also supported. Luxury and higher priced housing were strongly rejected as were any further second homes or property for holiday lettings.

6.2.5 The questionnaire response also showed overwhelming support for strict control of the design (see section 4.5).

6.2.6 The conclusion from the housing survey and the questionnaire is that there is a need to retain a sustainable community within the Plan area to support the village school, to provide a workforce for agriculture and other local businesses and especially to enable young people and families to be housed and to remain in the area. It is also important that houses suitable for older people, in genuine housing need, are available to allow them to remain near their families.

6.2.7 The planning appeal (APP/M9496/W/15/3053101) of 2016, granted approval for 26 houses on the Dove Dairy site (see below) but provided only 4 affordable houses with two redundant farm building conversions. The remaining 20 properties are planned as middle and upmarket housing, unaffordable for younger local people and families. The accommodation of many of these houses is arranged on 3 storeys.

### **6.3 Policy:**

**H1 All new built housing should have a primary residence occupancy clause.**

**H2 Other than on exception sites, any proposals for new housing and mixed use developments that result in a net increase of 4 houses or more will be subject to the following criteria: -**

**H2.1 Proposals justified by enhancement should seek to provide a minimum of 25% affordable housing unless an independent viability assessment undertaken by a Chartered Surveyor commissioned by PDNPA demonstrates that a scheme is only viable with less than 25% affordable housing.**

**H2.2 Affordable dwellings will be occupied by people with a local connection in housing need in accordance with Derbyshire Dales District Council's standard definitions of housing need and in accordance with the PDNPA's definition of a local connection.**

**H2.3 Affordable housing should not be readily differentiated from open market housing by its design, quality, location or distribution within a site.**

| Street   | Owner Occupier | Private Rental | Second Home  | Holiday Let | ALL DWELLINGS |
|--|----------------|----------------|--------------|-------------|---------------|
| Dig Street   | 16             | 4              | 2            | 2           | 24            |
| Bankside   | 15             | 2              | 0            | 0           | 17            |
| Church St.   | 2              | 2              | 2            |             | 6             |
| Hide Lane  | 5              | 2              | 1            | 0           | 8             |
| The Dale   | 7              | 2              | 2            | 4           | 15            |
| Hall Bank  | 12             | 4              | 5            | 3           | 24            |
| Market Place   | 13             | 3              | 5            | 5           | 26            |
| Mill Lane  | 19             | 4              | 2            | 0           | 25            |
| Stonewell Lane   | 18             | 0              | 1            | 0           | 19            |
| <b>TOTAL Dwellings within the Village</b>                | <b>107</b>     | <b>23</b>      | <b>20</b>    | <b>14</b>   | <b>164</b>    |
| <b>Proportion of total</b>                               | <b>65.2%</b>   | <b>14.0%</b>   | <b>12.2%</b> | <b>8.5%</b> | <b>100%</b>   |
| <b>Outlying Farms within the Parish</b>                  | <b>18</b>      | <b>0</b>       | <b>3</b>     | <b>0</b>    |               |
| <b>TOTAL All dwellings within the Parish (plan area)</b> | <b>125</b>     | <b>23</b>      | <b>23</b>    | <b>14</b>   | <b>185</b>    |
| <b>Proportions of total</b>                              | <b>67.6%</b>   | <b>12.4%</b>   | <b>12.4%</b> | <b>7.6%</b> | <b>100.0%</b> |

**Table 1: Housing Occupancy – Survey 2021**

## 7. Former Dove Dairy Site

The former Dove Dairy site was a large redundant brownfield site covering 4.5 acres and the only such site of any size within the Plan area. The site was subject to two applications, both refused by the Planning Authority and subject to Public Inquiries in 2013 and 2016. The schemes were for 39 and 26 houses respectively. The latter application was granted on appeal, against the wishes of the Parish Council and the community.

**7.1 Objective:** To see the site, now named Peakland Grange, re-developed in strict accordance with the landscape plan agreed by the Authority as stated by the Public Inquiry Decision. Areas specified to be returned to green field, including the two areas to the north and one to the west, and no further development to take place adjacent to the site, thus retaining the agricultural nature of Stonewell Lane.

### 7.2 Justification

7.2.1 The dairy was founded some 145 years ago by the then Duke of Devonshire on the site of one small farm. Very slow expansion occurred over many years until some 30 years ago when the then owners, Dairy Crest, commenced a programme of major expansion, despite the opposition of the then Parish Council. After a change of ownership in 2008, the dairy ceased production in 2009.

7.2.2 The Village Questionnaire identified that the vast majority (84% of respondents) wished to see any development restricted to within the factory buildings footprint only (2.8 acres) and much of the site returned to greenfield. Only 2% supported development in the adjacent green fields.

7.2.3 In his Decision the Inspector found “...*agricultural access would be maintained around the development.*” It is therefore seen as essential by the community that the areas identified in the landscape plan are returned to greenfield and no further development takes place outside of the boundary of the approved scheme, retaining the agricultural nature of the land in Stonewell Lane.

### 7.3 Policy

The survey response can best be summarised in policy terms as: -

**DD1 The Landscape Plan must return specified areas within the site to greenfield land.**  
**DD2 No development should be permitted adjacent to the site, retaining the agricultural nature of Stonewell Lane.**

## 8. Economic Development

### 8.1 Objective

To support current businesses, encourage new business ideas and to retain a wide range of services. Any new businesses should be in existing buildings within the Development Boundary, preferably traditional buildings of historic or vernacular merit or where they can achieve enhancement to the historical character of the neighbourhood.

### 8.2 Justification:

8.2.1 The Plan aims to see a prosperous local economy and Hartington is recognised as an important local hub and a popular tourist location. It is however remote from major work conurbations and there is a very limited bus service for commuting.

8.2.2 The village is fortunate to have a GP Practice with pharmacy, a large Youth Hostel, a Garage and a small Brewery, a pub, hotel, seven shops, a Post Office, two cafes and a school as local employers. All of these were seen as very important by residents. However there are no other commercial or industrial activities within the Plan area although there are some larger employers in adjacent parishes. A small number of jobs are associated with supporting and maintaining holiday homes and farming related activities.

8.2.3 16% of people said they ran a business in Hartington and 27% said they worked mainly at or from home. Only 13% commute with an average trip of 18 miles. Homeworking has increased since 2020 but there are no accurate figures.

8.2.4 Businesses need good communication, and this is particularly true for home working. There is a broadband exchange in the village and although not appropriate as a Neighbourhood Plan policy the Parish Council will seek additional mobile network providers to augment O2 and to assist business within the Plan area.

8.2.5 Encouraging existing and small to medium sized enterprises to develop in Hartington was strongly supported in the questionnaire: 129 respondents (85%). There was also support for “workshops” for local businesses (66%) and the facilitation of opportunities for community-led enterprises (59%). Within the parameters outlined in this Plan for conserving and protecting the character of Hartington a creative approach will be adopted towards the utilisation of existing buildings, including community assets such as the Village Hall, or for the consideration of “new build” premises proposals (see section 10.0 policy W5).

8.2.6 While not directly a planning matter, the control of street trading is important to limit competition with existing village businesses, to preserve the street scenes and character of the village and to avoid traffic congestion. The Parish Council will therefore continue to support the DDDC Street Trading restrictions.

8.2.7 There was 58% support for a local Day Nursery for working parents, which may offer a business opportunity for anyone prepared to organise it.

8.2.8 Tourism and recreation play an important role within the National Park and Hartington. Many of the businesses here, and consequently those local residents employed by them, depend upon visitors to the village. Results from the Questionnaire identified that 72% of respondents wanted co-ordination in the development and promotion of tourism and recreation. Maintaining sufficient car parking for businesses and tourism is an important ingredient to the success of both. Policies for this are advocated in section 9.9.

8.2.9 The public lavatories in Mill Lane have been under threat of closure and with large numbers of tourists visiting the area, protection of the facility is considered to be vital.

### **8.3 Policy:**

**ED1 Any new businesses should be in existing buildings within the Development Boundary, preferably traditional buildings of historic or vernacular merit or where they can achieve enhancement to the historical character of the village.**

**ED2 Change of use of the WC facilities in Mill Lane will not be supported.**

### **8.4 Objective**

To support working farms, economic development and community resources through the conversion and re-use of traditional buildings.

### **8.5 Justification:**

8.5.1 Field barns are a strong regional characteristic of the Peak District. Mostly built in the late 1700s and 1800s they are found scattered among fields some distance from farms. There are also redundant barns closer to or forming part of the farm itself. Whilst noting the importance of sustaining the valued characteristics of traditional buildings these spaces are often unsuitable for the purposes for which they were originally designed. This is particularly true of agricultural buildings and barns. Change of use for some of these buildings could potentially benefit the local economy and community. The relative isolation and distance from services of field barns are constraining issues, but there is potential to allow change of use which does not affect the character or significance of the building, for example for craft activities, community uses or as camping barns.

8.5.2 In the case of redundant agricultural buildings closer to the farm or village centre, providing there was no negative impact on the setting of a traditional farm or the Conservation Area, change of use for employment purposes, housing, workshop or community/craft use could benefit the community. Such change of use without affecting its character may be the only economic way of preserving the heritage asset.

8.5.3 96% of respondents either agree or strongly agree support for reuse or conversion of redundant buildings. 66% of respondents (a total of 101 people) believe workshops for local businesses to be either somewhat important or important with 59% believing community led enterprises important.



## 8.6 Policy:

**ED3 Proposals for the alternative use of redundant field barns and other traditional farm buildings will be considered, where it can be demonstrated that they are no longer required for agricultural purposes. Providing the change of use does not adversely affect the building's character or setting change of use for field barns could include camping barns, craft or community uses.**

**In the case of redundant agricultural buildings closer to the farm or on the edge of Hartington Village change of use could be considered for:**

**- Housing, particularly local needs housing, where the building is of a scale such that its value as determined by the District Valuer would render it affordable, as that term is defined in the Development Plan.**

- Commercial use**
- Workshop**
- Community use**

**ED4 Proposals for farm diversification will be supported so long as the new business is ancillary to the agricultural operation. As such potential favoured developments might include the establishment of a farm shop selling goods from the local area within a 15-mile radius, the development of self-catering accommodation, craft or homeworking places of employment or farm visits. New or expanded buildings will be acceptable:**

- Provided there is no net negative impact on valued landscape or adjacent building characteristics;**
- So long as removal of an existing building and replacement with a new building is commensurate with the scale, mass and the use respects the historical character of adjacent buildings and that the existing building has no cultural heritage importance.**

**ED5 Given the number of existing touring camping and/or caravan sites within the Dove and Manifold valleys the development of any new sites will not be supported unless the scale, location, access and setting within the landscape ensures that the impact on other land uses, habitats and views is minimal as per DMR 1 & 2 of the local Plan 2019.**

**Furthermore:**

- The addition of shopping and catering facilities on existing as well as new sites will not be supported given the impact on the viability of existing retail services in Hartington.**
- Non traditional types of accommodation such as yurts, wooden pods and shepherd's huts are considered incompatible with the imperatives of conservation and impact on the visual landscape and will not be supported.**

**ED6 Further development of home working, and the underlying need for access to high speed broadband connectivity, is positively supported with the following restrictions:**

- The business activity must not adversely impact on the character of the built environment within the village such as might result from enhanced vehicle movements, parking of vehicles or storage of equipment;**
- There is a need to avoid creating a demand for ancillary buildings or an extension that would not normally be permitted by Policies DMH7 and DMH8 in Part 2 of the Local Plan for the Peak District National Park.**

## 9. Transport

### 9.1 Objective:

To address the impact of high seasonal vehicle numbers by creating sustainable and eco-friendly alternatives such as walking, cycling and the use of public transport. PDNPA Core Strategy policies T1, T6 and T7 refer.

### 9.2 Justification:

This is not an easy objective to achieve in a relatively isolated and hilly location such as Hartington, where public transport is minimal and what remains is under threat of withdrawal. The car is likely to continue as the principal mode of local transport for the duration of this Plan. Walking and cycling are primarily regarded as recreational activities and less of a means for accessing services such as shops, school, surgery, or workplaces. Nevertheless the evidence base of the Plan questionnaire response demonstrates substantial support for the objective.

#### 9.2.1 Public Transport.

9.2.1.1 When asked about the enjoyment of living in Hartington, 40% of respondents stated that access to a regular bus service to nearby towns was 'very important' and a further 30% regarded it as 'somewhat important'. However this is contradicted by the responses concerning usage of bus services to nearby towns, with two-thirds of respondents rarely or never using them and only one-third using them sometimes or often. Only 8% claimed to use them often.

9.2.1.2 Strictly speaking, public transport is not a land use or development issue but its existence or otherwise does have an impact on the fabric of the place if it can help to reduce the numbers of cars.

9.2.1.3 While access to a regular bus service is valued, it isn't in practice used by very many residents on a regular basis. For those who do use the bus it can be asserted that for a proportion of them at least there is no alternative for access to certain services, like dentistry for example, or for social contact, without asking relatives or friends for private transport assistance.

9.2.1.4 For tourists and other visitors the bus improves accessibility to Hartington, implying reduced use of cars, with less pollution and other environmental gains. Unfortunately at present there is no strategic attempt to link bus times, for example, to train arrivals and departures at Buxton Station or even other bus services in Buxton or Ashbourne.

#### 9.2.2 Footpaths, bridleways, cycleways.

9.2.2.1 In the evidence base, respondents were invited to describe the essential character of Hartington and amongst the replies an overwhelming majority valued 'good access to the

surrounding countryside’. In response to ‘What do you enjoy about living in Hartington?’ there was an equally strong endorsement of the same heading. The evidence suggests, therefore, that the rights-of-way network is a cherished aspect of living in Hartington, probably for both heritage and recreational reasons.

9.2.2.2 The Parish has a relatively cohesive and generally well-maintained network which is extensively used by visitors and by residents. Hartington has a lengthy history as a walker’s ‘hub’. Public footpaths and bridleways are regarded by an overwhelming majority as a ‘very important’ facility, and more than 50% ‘often’ use them. 88% considered that footpath/stile maintenance should be ‘encouraged’.

9.2.2.3 Recognising the importance both residents and visitors alike place on access to the Dove Valley, there is a priority to maintain and, where feasible, enhance access from the village to the surrounding environment.

### **9.3 Policy:**

**T1 Proposals for development should where possible: -**

**T1.1 encourage walking or cycling as a means of transport by creating new pedestrian/cycle links to local amenities, and to existing footpaths and bridleways; and,**

**T1.2 be close to public or community transport facilities.**

### **9.4 Objective:**

To seek the provision of an off-road link between the village of Hartington and the Tissington Trail (PDNPA policy DMT 5, 2019 Local Plan, refers).

### **9.5 Justification:**

9.5.1 This was a specific suggestion included in the questionnaire, forming part of two questions. From the original village consultation for a proposed neighbourhood plan, 28% of respondents considered such a link to be not important or somewhat unimportant. However 44% regarded a link as somewhat important and the remaining 28% felt that it is very important. It is well known, although the evidence is anecdotal, that users of the Tissington Trail, which also forms part of the Pennine Bridleway and Sustrans route 68 from Derby to Berwick-upon-Tweed, would value a dedicated link between the Trail and the village as an alternative to the existing roads but the figures above suggest that there may be a demand in the reverse direction.

9.5.2 When asked if residents believe any changes are needed towards the creation of such a link, 40% thought that no change or minor change was needed, 28% that some change was needed and 32% considered that significant change was needed. It is therefore reasonable to conclude that the proposal should be an implicit non-planning policy.

## 9.6 Policy:

**T2 Proposals leading to the development of an off road link between the centre of Hartington village and the Tissington Trail will be supported.**

## 9.7 Objective:

To reduce traffic congestion and the visual impact of vehicles in the Hartington street scene while minimising any loss of existing off-street parking and to secure improvements in air quality. (PDNPA policies DMT6 & 7, 2019 Local Plan, refer).

## 9.8 Justification:

9.8.1 Long-lived residents of the Parish will know that this has been an important issue throughout the second half of the 20<sup>th</sup> century and into the present. On Whit Sunday in 1951 Hartington was recorded in a resident's diary as being 'very busy - never less than four coaches parked in square and constant hum of cars and motor cycles'. Various attempts have been made down the years to try and ameliorate the impact of tourist traffic, particularly following several occasions in the 1980s when the village became grid-locked; reasonably successful measures have included the provision of a car park on Mill Lane and seasonal no-parking restrictions on some sections of village streets. However it is not simply tourist traffic which contributes to this issue because there are many residences in Hartington which pre-date the age of the motor car and have no off-street parking provision.

9.8.2 Traffic management, particularly related to parking, remains a vibrant issue. There was emphatic agreement to the heading 'Improved rationalisation of parking in the village' which almost 70% of respondents want to 'encourage' or 'allow'.

9.8.3 Residents were invited to consider areas for parking control on a draft plan during the presentation in February 2018 in the Village Hall. These were on Hall Bank outside Hartington Hall, on the East side of Mill Lane near the junction with the Market Place and on the East side and ends of the roads around the Mere. Parking in these locations is dangerous, can cause congestion and obscures important village views (see section 10.0). These issues are proposed to be addressed with 50mm primrose coloured (to respect the Conservation Area) double yellow lines in each location. Parking control will require the agreement of Derbyshire County Council and a Traffic Regulation Order.

9.8.4 The likelihood is that some versions of 'improved rationalisation' might not square with tourism and business development objectives. It is a fact that tourism is a significant contributor to the economic life of Hartington and an inescapable factor of living in a National Park. It is essential for the continued sustenance of these economic strands that visitors continue to feel welcome, and any traffic management/car parking policies should respect that. There is emphatic agreement that the existing public car park on Mill Lane should be retained as such (see section 8.0 on economic development). There is clear support in favour of some resident-only parking in Hartington but only a marginal preference for time-limited parking in the centre of the village.

9.8.5 The evidence for introducing additional measures to manage the speed of vehicles through Hartington does not appear to be strong although a majority, 56%, does indicate a desire for at least some change. The responses to the provision of footpaths in the Hartington village questionnaire appears to indicate ambivalence towards any possible changes but the protection and enhancement of the existing provision is important for walking safety.

#### **9.9 Policy:**

**T3 Proposals for development that would lead to a significant loss of existing on street parking in the centre of the village or a loss of any part of the Mill Lane car park will not be supported.**

**T4 Development proposals that would lead to a loss of off-street parking in any location will not be permitted unless it can be replaced with a similar or improved provision which does not compromise the valued characteristics of Hartington.**

**T5 Development proposals for housing will be required to provide a minimum of off-street parking spaces in accordance with PDNPA parking standards. Within the Conservation Area, exceptions to policy may be made where high standard new development or conversions cannot meet these parking standards**

**T6 Commercial development proposals including agricultural diversification projects, that are likely to generate a significant demand for travel, must consider, in a travel plan submitted with the planning application, the use of shared or public transport, walking or cycling.**

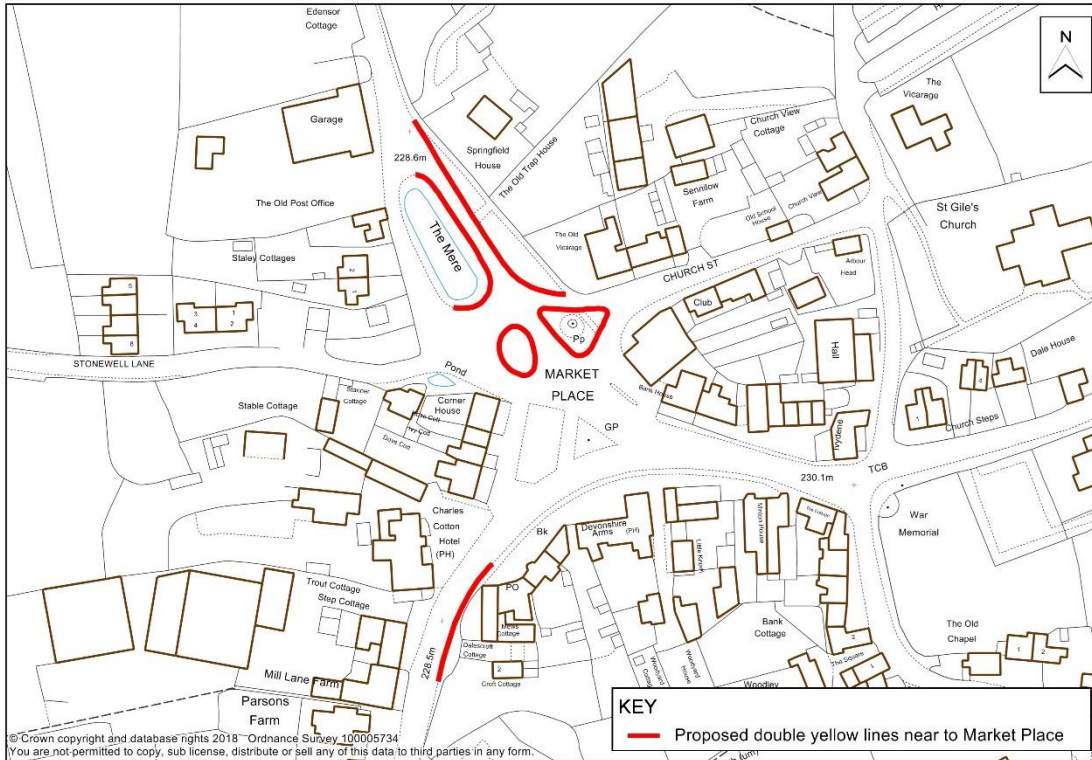
**T7 Development proposals which can provide off-street parking for existing residents will be supported where such proposals satisfy other development criteria.**

**T8 Development proposals that also provide traffic calming measures as a secondary benefit will be supported where such proposals do not harm the setting of heritage assets or the character or appearance of the Conservation Area.**

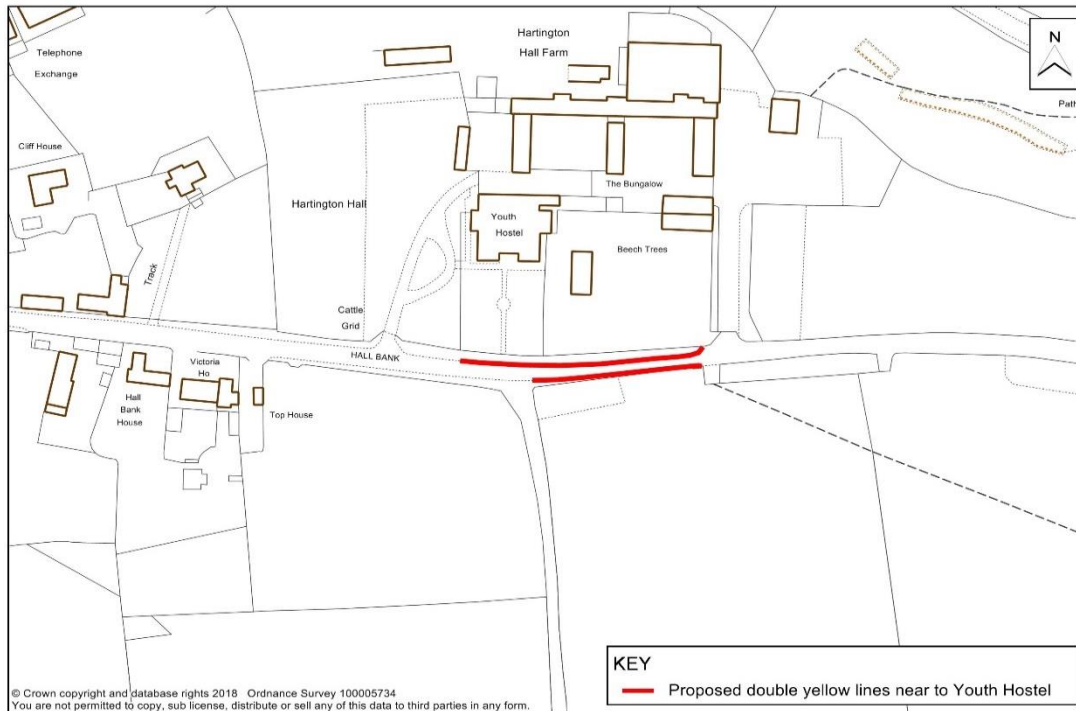
**T9 The provision of electric vehicle charging outlets will be considered favourably, subject to any over-riding planning constraints.**

The following is to be adopted as a non- planning community policy:-

**The introduction of additional parking control in the form of primrose coloured double yellow lines 50mm in size around the Mere and Village greens on Mill Lane and Hall Bank as shown on Maps 5a and 5b.**



**Map 5a: Market Place**



**Map 5b: Hall Bank**  
**Map 5: Parking Restrictions**

## 10. Health, Education, and Well-Being

10.1 The National Planning Policy Framework (2019) and (Revisions 2021) is tri-dimensional in promoting sustainable development; economic, social and environmental considerations are mutually dependent and therefore must be taken into account. The social role ensures that the planning system must support: *“strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”*. ( NPPF 2019, para 8b )

10.2 Within its Core Strategy, the Vision of the Peak District National Park localises this requirement as one of its goals by 2026: *“A living, modern and innovative Peak District, that contributes positively to vibrant communities for both residents and people in neighbouring urban areas and demonstrates a high quality of life whilst conserving and enhancing the special qualities of the National Park.”* (Peak District National Park Core Strategy “Vision and Context” para 3.7(3))

10.3 Matters of housing, employment and transport all contribute to the well-being of any community but are dealt with in other sections of this Plan.

### 10.1 Objective:

To protect Hartington’s valued and distinctive green spaces which contribute to the character of the village.

### 10.2 Justification:

10.2.1 The results of the Village Questionnaire, Village Hall Exhibition and subsequent consultation exercises, demonstrate that the local community places a high value on protecting the quality of the local natural environment and landscape, and in particular the green spaces found both within and adjacent to the village.

10.2.2 93% of respondents believe that a ‘historic White Peak village’ is important in describing the essential character of Hartington. 95% see the open spaces within the village as important, and 94% see the Mere as important. The Conservation Area Appraisal of Hartington identifies a number of important open spaces, key mature trees, avenues and open viewpoints that contribute to the character and attractiveness of this historic village. The important open spaces are shown on the PDNPA Development Management Policies Map and Policy DMC8 A (i) requires that they are ‘taken into account’ in determining applications for development. Some of these important open spaces are also special to the community so are additionally designated as local green spaces where the criteria are met.

10.2.3 Characteristic features of the village landscape include green fingers, corridors or wedges of land punctuating space between buildings and providing a distinctive rural agricultural feel. These “Fingers of Green” fulfil all the criteria of NPPF (revised 2021) and are

specifically identified and described in LGS2, 3, 4, 5, 6, 8, 9 and 10 below. They are a key form characteristic of Hartington; they draw the landscape beyond into the heart of the village as well as providing opportunities for wildlife to enter and pass through the village. They encapsulate the character of this rural community – as you walk away from the Market Square the landscape is drawn down into the village, allowing tranquillity to resume after the ‘busyness’ of its centre. The “Fingers of Green” also punctuate the distinctive ‘spoke and wheel’ structure of this historic Peak District village of a tight central built area with its looser, linear lanes radiating from it, thus emphasizing its agricultural heritage. A related consideration is the quality of views of the surrounding countryside available from numerous locations within and across the village.

10.2.4 The CAA identified nine ‘Important Open Spaces’ clearly shown on the Development Management Plan Map in Appendix 5 of the Local Plan Development Management Policies Feb. 2019. We believe there should be a presumption against development in all these spaces for the reasons detailed in the assessment.

10.2.5 Having reviewed all green spaces via the Questionnaire and Village Hall Exhibition it was decided three additional green spaces should also be protected from development other than in exceptional circumstances. Two spaces are within the CA (LGS 1 and LGS5) and one is just outside on the north side of Stonewell Lane (LGS 4) separating the former cheese factory housing development, now called Peakland Grange, from the existing village.

10.2.6 All Green Spaces were then further appraised to see which, if any, should be designated as Local Green Space based on the criteria highlighted within the National Planning Policy Framework (revised 2021) part of para. 100 and all of 101: *“100. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them....Para. 101. The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.”*

10.2.7 Whilst noting that **all** the identified important open spaces within the CAA should be retained and have protection by their designation within a National Park Conservation Area (see 10.2.4), it is felt that any of these specifically meeting the criteria for Local Green Space should be so designated to add additional weight to their protection against development.

10.2.8 Proposed Local Green Spaces are as follows:



**10.2.9 Area LGS1** The Mere with its seating, the Village Pump, the open nature of the Market Place and the Village Greens (Maps 6 and 6a) are historic, iconic and at the heart of the village. 92% of questionnaire respondents valued these aspects as very important to the village. They represent a key public green space within the village where people can gather for outdoor community activities and to meet socially. It is one of three new green spaces to be designated. However, this space is often obscured by parked cars and coaches particularly during the summer months and on public holidays. Parking control as proposed in section 9.0 would help to ensure that the areas around the Mere and Village Greens are better protected.

**10.2.10 Area LGS2** Designated an important green space in the CAA this comprises the ground behind the War Memorial, the School and along the Dale rising towards Hall Bank and the rear of Hartington Hall now a Youth Hostel. This represents open green space at the heart of the village, providing views from a former Chapel to the Church, perhaps the most photographed view in Hartington (Maps 6 and 6b). This fairly level land behind the School rises dramatically to steep banks and limestone cliffs, impractical for building purposes. This is undoubtedly one of the most important open spaces in the village, demonstrably special to the community.

**10.2.11 Area LGS3** The northern edge of the Dale was also identified as an important open space in the CAA with the rising land behind the houses providing a striking green entrance or exit to the Village with the sharply rising green fields balancing LGS2 on the southern slopes. (Map 6c). The daleside rises steeply towards the Church so development has been restricted to the small areas of flatter land in the bottom of the Dale. The CAA notes “The ‘wild’ nature of the gorge should be respected” and thus, this dramatic backdrop on entering or exiting the village qualifies for LGS status.

**10.2.12 Area LGS4** This historic remnant of ridge and furrow field on the north side of Stonewell Lane was not covered by the CAA important open space designation, being slightly outside the CA boundary. It is part of Hartington’s former open field system, has other historic connotations, and is cited by villagers as an important green space. For over 100 years it has provided a natural green break between the village and what was the cheese factory. With the development of housing on the site of the old cheese factory, this field has changed in significance from one of barrier to one of incorporation. It has now become one of the “Fingers of Green”, uniting the site with the village as a whole. It draws the newer housing into the village, mirroring the structure of the rest of Hartington. LGS4 also contains one of Hartington’s most iconic and well used public footpaths, by villagers and visitors alike. It runs along the field’s western boundary and is one of the principal footpaths accessing a variety of walking routes which start and end in Hartington. Finally, the field received significant support in the Village Questionnaire (and during the two Public Inquiries in determining the housing development on the Cheese Factory site) as an important green space in the village. (Map 6d).

**10.2.13 Area LGS5** This field is on the east side of Dig Street is wedged between traditional housing and still used for grazing (Maps 6 and 8). Within the CAA, at point 30: *“The spasmodic nature of development along Dig is Street has already been eroded by modern buildings and this should not proceed any further.* The area falls within Sub-Division D of the CAA. With five working farms still within the Village, this is a further example of farmland penetrating directly

into the village. This form of buildings, fields and open spaces “emphasises that Dig Street is part of Hartington’s agricultural inheritance” CAA point 25. LGS5 also provides an historic footpath from Dig Street directly to the Church, possibly originally part of a Coffin Trail. (Map 6e).

10.2.14 **Area LGS6** The ridge and furrow field on the west side of Dig Street. This is agricultural land which formerly separated housing from a group of listed buildings at Watergap Farm, Moat Hall, and Pool Hall. It therefore has historic significance to Hartington. (Map 6e). This field is specifically identified within the CAA at Sub-Division D, Digmer Farm as an “Important Open Space, with a presumption against development” within the CAA, one which emphasizes the views across the Dove Valley, at point 24: *“Modern development to the south of Watergap Farm has diminished this sense of separation and emphasised the importance of the remaining open space. There are good views out of the Conservation Area at this point, looking west across Dove Valley.”* This view has been partially obscured by the planting of trees by the former owners of the cheese factory.

10.2.15 **Area LGS7** The small field is specifically identified within the CAA at point 24: *“To the east of the road there has been a similar encroachment into the open space by the building of houses along Bankside. The remaining open space to the north of The Croft (28) is, therefore, particularly important.”* It is all that remains of farmland following the post war development of the east side of Dig Street and is one of the identified “Important Open Spaces, with a presumption against development” within the CAA. (Map 6e).

10.2.16 **Area LGS8** Leaving the village centre and climbing Hall Bank, this steep open field to the south, rises to the skyline of Reynards Lane, providing a green entrance to the open farmland beyond. The lane is extremely popular with walkers and passed by the large number of visitors to Hartington Hall Youth Hostel. It provides a perfect if isolated example of the steep open banks prior to Victorian development on the south of Hall Bank. (Map 6f). It was clearly identified within the CAA as an “Important Open Space with a presumption against development” which at Point 49 states: *“Open areas should normally be considered inappropriate for development.”*

10.2.17 **Area LGS9** Rising fields and hills to the southern edge of the village form the “backdrop” to Hartington and are visible from all central areas and the whole of Dig Street. They rise beyond and frame the attractive buildings on the south side of The Market Place which is the key townscape feature in the centre of Hartington. A well-used footpath runs the entire length of this area alongside the stone walls that demark the houses from the green hills. Other footpaths climb across this hugely attractive area of landscape. (Map 6f). The character of LGS9 is specifically mentioned in the Hartington CAA as Sub-Division C points 21 and 22: *“This extension to the Conservation Area lies to the south of the town centre and has remnants of former strip fields.....These fields are steep and outside the ‘village envelope’ for development control purposes. The boundary between residential and agricultural land ..... should be respected. There are a few scattered mature trees and a few well protected replacements should be encouraged. Extensive planting, however, would not be in character on this agricultural land.”* Finally, within the CAA at point 32, specific mention is made of the importance of the trees along Mill Lane and the impact on the “rural aspect” these have on the character of the village. *“Trees are more*

*important along Mill Lane, with the sense of enclosure approaching the village centre being augmented by mature trees on both sides of the road near Parson's Barn (32). The trees present a more rural aspect and are another element which differentiates Mill Lane from the Central Core."*

**10.2.18 Area LGS10** This narrow strip of agricultural land between Pool Hall and the road leading out of Hartington to Pilsbury is identified within the CAA as an "Important Open Space, with a presumption against development". It is located as part of Sub-Division D. *Modern development to the south of Watergap Farm has diminished this sense of separation and emphasised the importance of the remaining open space."* CAA Point 24 *"The gateposts of Pool Hall, the house and agricultural buildings and trees in the walled paddock beyond make a pronounced 'stop' to the Conservation Area in this northerly direction.* The southern extent of this field is also included within this Conservation Area and as a part of the agricultural heritage of Hartington, forming part of the essential character of the village and identified as a green space to be protected, it meets the criteria in the NPPF, paras 100 and 101. (Map 6g).

**10.2.19** The remaining 5 spaces all retain their Important Open Space designation from the CAA, which means there is a presumption against development except in exceptional circumstances.

**10.2.20 IOS 1** This area provides important open space on Hall Bank and includes the setting of the 17<sup>th</sup> century Hartington Hall and contains important views from the area to the village and Church to the northeast. The CAA stated: 49. *"The grouping of buildings along Hall Bank, with a relatively low overall density gradually increasing towards the village centre, is a key characteristic. Open areas should normally be considered inappropriate for development."* Hartington Hall, built in 1611 and now a popular Youth Hostel, its extensive outbuildings, part of which are also the farm buildings of Hall Farm, stand at the northern edge of this space. Trees in the Youth Hostel grounds, below its open gardens, particularly in the car park area, help to link the Hall to the buildings below. This part of Hartington is much enhanced in its overall appearance and character by the presence of these stands of mature trees visible from many points within the village. Just below this there are superb views north across the Dale towards the Church, and land to its north-east across the paddock separating the Hall Farm dwelling house from the road. This view should be protected from inappropriate development. Overall, this area, with its contrasting landscape attributes, is therefore an important open space because of its proximity to the heart of the village, the views and the historic and local significance of Hartington Hall. (Map 6b).

**10.2.21 IOS 2** Currently forming the western section of a garden this open space forms the western boundary of the Conservation Area. It is identified within the CAA as an "Important Open Space, with a presumption against development". (Map 6d). It is part of Sub-Division D and is identified within the text under point 8: *"The three main exits from the Market Place are all well defined by an abrupt narrowing of the open space. At the northern Dig Street end, garden walls to Springfield House (1) and Edensor Cottage (2) tighten up the space."* As with LGS's 5, 6 and 7, point 30 states: *"The spasmodic nature of development along Dig Street has already been eroded by modern buildings and this should not proceed any further."*

10.2.22 **IOS 3** This area, part of a garden, provides a green space and views of the two listed buildings at the northern edge of the village, Moat and Pool Hall. (Map 6g). These two buildings form the northern edge of the CA and Moat Hall is historically important, probably the original manor house for the area. Specifically identified within the CAA as an *“Important Open Space, with a presumption against development”*, it falls within Sub-Division D on the map and is mentioned within the text at point 24: *“Modern development has diminished this sense of separation and emphasised the importance of the remaining open space”*.

10.2.23 **IOS 4** Identified as important open space in the CA appraisal it comprises a garden that provides an important and seamless link with the lower slopes of LGS’s 8 and 9. (Map 6f).

10.2.24 **IOS 5** This area, identified as subdivision B important open space by the CAA, covers the gardens of the old Rectory and the green field to the west which has been purchased by DDDC for a potential extension to the Village burial ground. It is bordered by Harrots Lane to the north, a farm track leading to open countryside. The grounds of the former Vicarage, now known as Hartington House, contain some excellent established trees particularly along the drive running parallel to Harrots Lane. The house and grounds are excluded from the Development Boundary as this large area of important green space, as a backdrop to the Church, is prominent from a number of viewpoints on Hall Bank, the footpaths in LGS9 and higher ground within the CA to the south of the village. The field beyond, at the end of Harrots lane is within the CA and forms a part of this section of important open space. Whilst it is earmarked for a potential extension to the burial ground, such development would be discrete and concentrated on a small area for perhaps 50 burial plots close to the existing cemetery which is separated from this field by a natural stone wall. As such most of the field would remain grassland and an important open space. (Map 6c). The area is described within the CAA at point 20 which states *“The basically open character of this area should be retained, together with its relationship to Church-centred activities. The trees are very important and, being mainly elms, are under threat. Replacement planting, preferably before felling becomes essential, should be encouraged”*.

### **10.3 Objective**

To identify areas that hold recreational potential for the community.

### **10.4 Justification**

10.4.1 The village has a range of community, sports and recreational facilities which actively support the health and well-being of its residents. Included within these facilities is a Doctors Surgery with a Dispensary, which is an immensely important asset to the village and the surrounding area.

10.4.2 Despite the range of activities currently available, most of these are indoors. Communal outdoor space in Hartington is limited. The Mere (Duck Pond) and Village Greens in the centre of the village are small areas and surrounded by roads, not suitable as sports or play areas or for large scale congregations of people.

10.4.3 There is no children’s play area, outdoor communal space, sports facilities or allotments and all of these received some support in questionnaire responses. Recognising that there are some sports facilities in adjacent parishes and support for allotments was limited, the main priorities are identified as provision of a children’s play area and outdoor communal space.

10.4.4 One of these important green spaces, **LGS2** (Map 6b), could accommodate a community area without detracting from its character and importance as open space or the views from it. NPPF (revised 2021 para. 98) states that *“Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”*.

10.4.5 The responses to the questionnaire clearly demonstrate that the existing indoor facilities are very important to those who live here. With the exception of the Holiday Accommodation (47%) and the Youth Hostel (68%), all the facilities identified were given an importance rating of 84% or higher. However, these facilities must also be able to meet the changing needs of the community through sustainable development. This may be via building extensions or making changes to premises or through creative and collaborative sharing of resources and facilities.

## **10.5 Policy:**

**W1(A)**The NDP designates areas LGS1, LGS2, LGS3, LGS4, LGS5, LGS6, LGS7, LGS8, LGS9 and LGS10, described in 10.2 and shown in Maps 6a to g, as Local Green Spaces. All of these Local Green Spaces are in close proximity to the centre of the village and are demonstrably special to the local community.

**W1(B)** No Development will be supported on any of these areas with the exception of LGS2 where a communal recreational area or children’s outdoor play area is acceptable in the area close to the school and the war memorial.

**W2** No development will be supported on the important open spaces identified in the Hartington Conservation Area Appraisal (IOS1, IOS2, IOS3, IOS4 and IOS5) as shown on maps 6b, c, d, f & g.

**W3** Sustainable development of current buildings via extensions or by making changes to premises through the creative and collaborative sharing of resources and facilities, may be considered in order to meet the changing needs of the community.

### **10.6 Objective:**

To provide sufficient space for future burials and cremation plots within the Plan area.

### **10.7 Justification:**

10.7.1 The available space in the graveyard was registered as a concern in questionnaire responses.

10.7.2 It is a natural wish for people and their families who have lived in the area for many years and in some cases generations to have a final resting place in the village, ideally close to the Parish Church. The confirmation of this may be found in the questionnaire responses where over 80% agreed or strongly agreed with the importance of such a provision and the importance of its location.

10.7.3 The Church graveyard was closed to future burials in the 1980s and the more recent public burial ground has a limited number of plots remaining. A field adjacent to the public burial ground was purchased by Derbyshire Dales District Council over 20 years ago but no site preparation has been undertaken. Restriction of local authority budgets and a misunderstanding of the costs incurred combined to delay commencement of work. More recent analysis by the Parish Council has shown that a limited number of new plots could be provided in a small section of the field behind Hartington House which comprises part of **IOS5**.

10.7.4 This would have the added benefit that any development to provide plots would be restricted to a small area close to the existing public burial ground, retaining the majority of the field as important open space.

### **10.6 Policy:**

**W4 The area marked as “Graveyard Extension “ (shown on Maps 6 and 6c) is safeguarded from any development which may prejudice its use for future burials and cremation plots.**

### **10.7 Objective:**

To protect and extend Hartington’s community assets for the benefit of current and future residents, and to support the appropriate development of facilities in order to meet the changing needs of the community.

### **10.8 Justification:**

10.8.1 Government policy is to encourage greater choice of school provision, giving great weight to expand or alter schools to ensure that pupils are receiving high quality provision of education (in its widest sense). Enabling this community asset (88% importance rating) to evolve in order to meet the needs of current and future generations of school children should be given serious consideration.

10.8.2 All facilities and assets need to be fit for purpose and appropriate.

10.8.3 Sensitive modernisation which is identified as being beneficial and meeting the needs of the community should be supported. The only proviso to this is that the essential character of Hartington should not be harmed.

**10.9 Policy:**

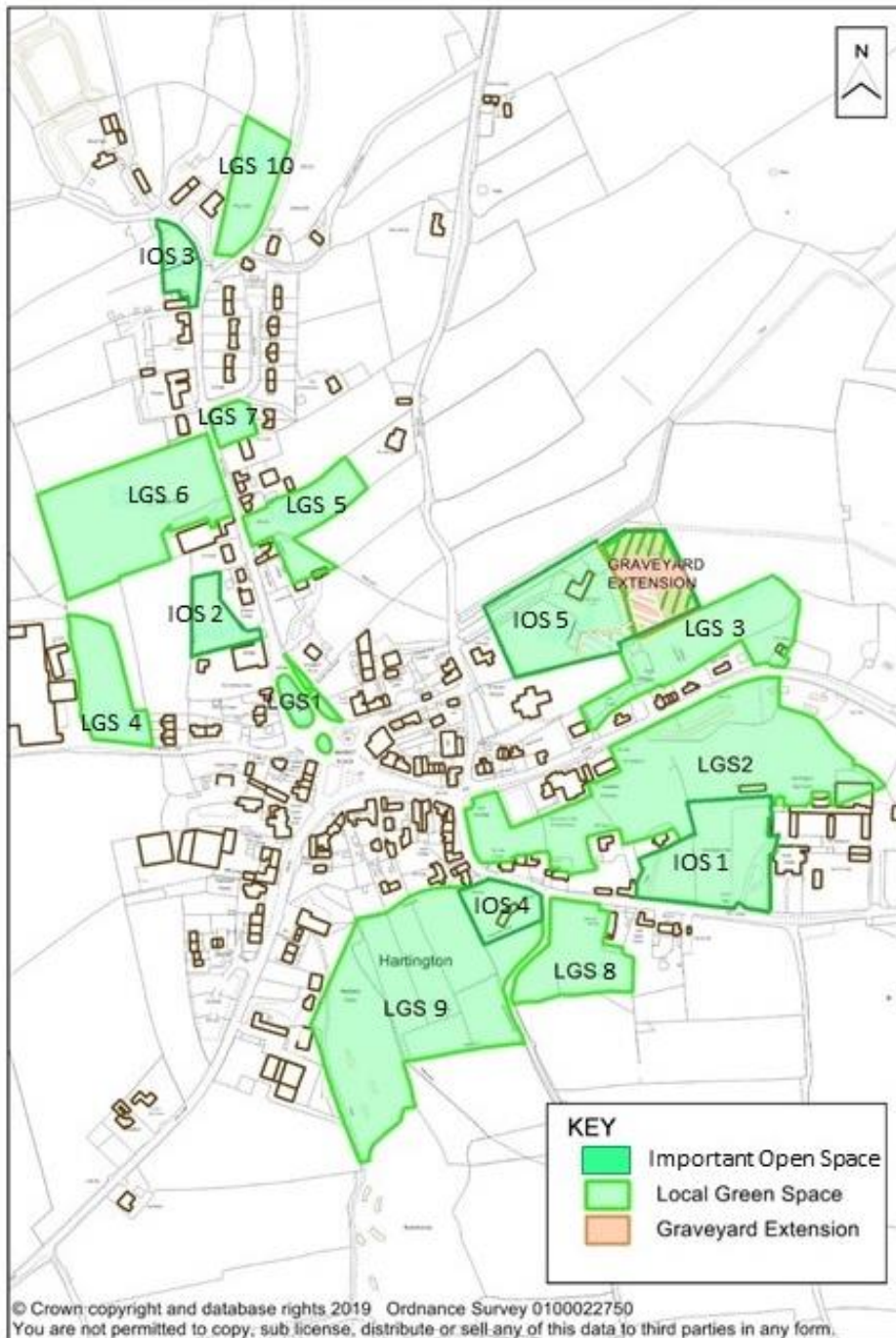
**W5 Proposals to enhance and extend existing community facilities will be supported.**

**W6 Proposals for change of use of a community facility to accommodate flexible working space for business use will be supported provided: -**

**Community uses are not compromised**

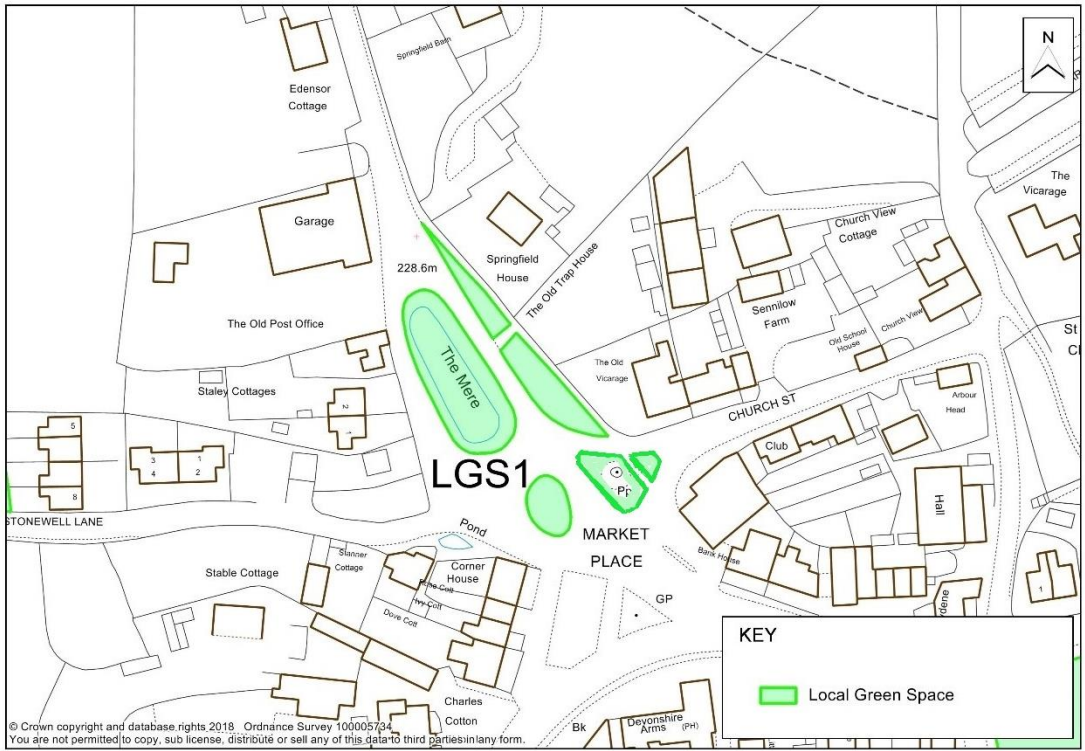
**Business use remains ancillary to community use**

**Any change of use granted will be temporary, initially for a period of 2 years.**

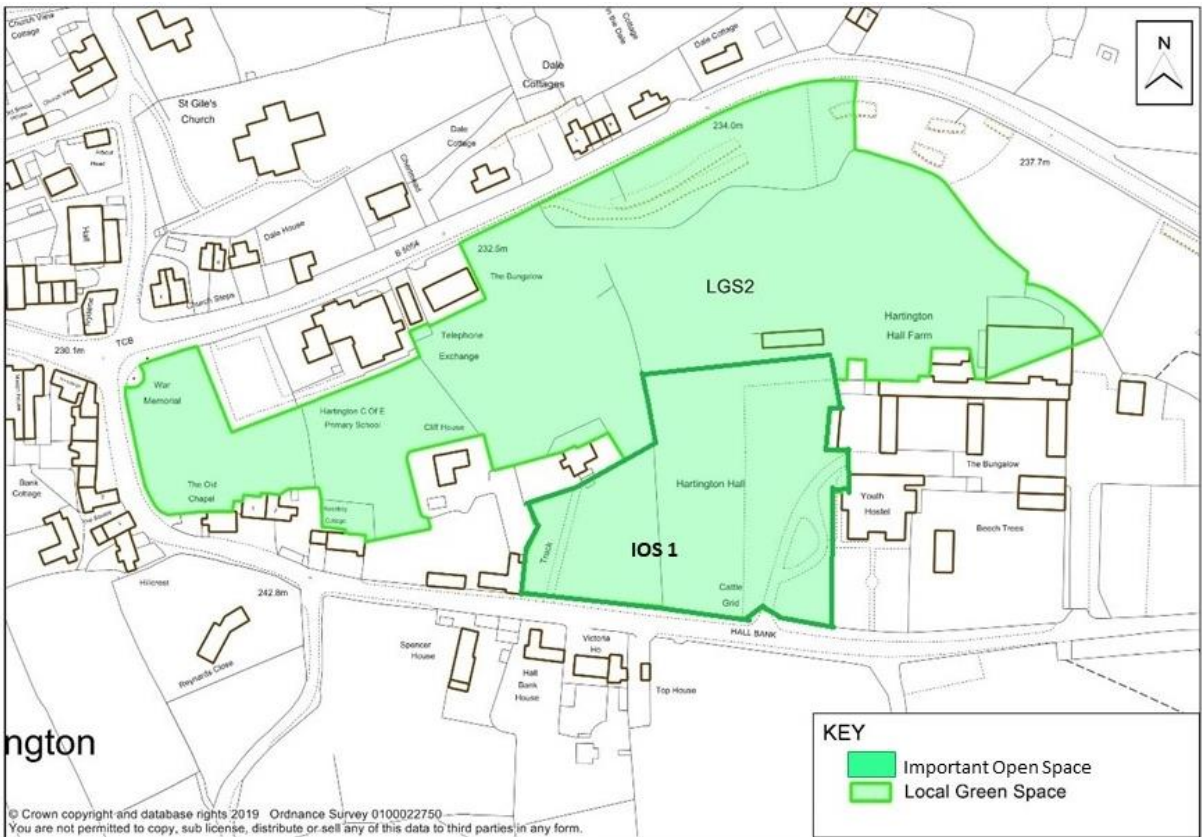


**Map 6: All Green Spaces and Graveyard Extension**

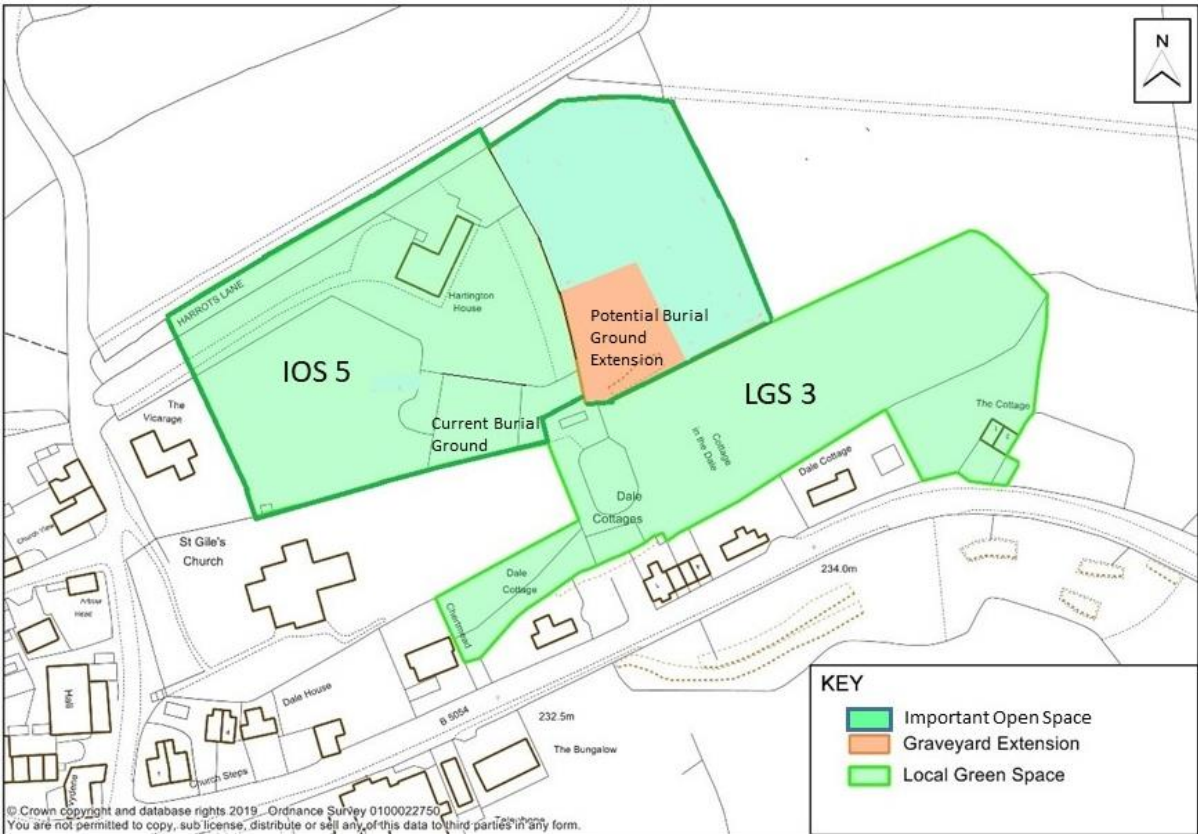




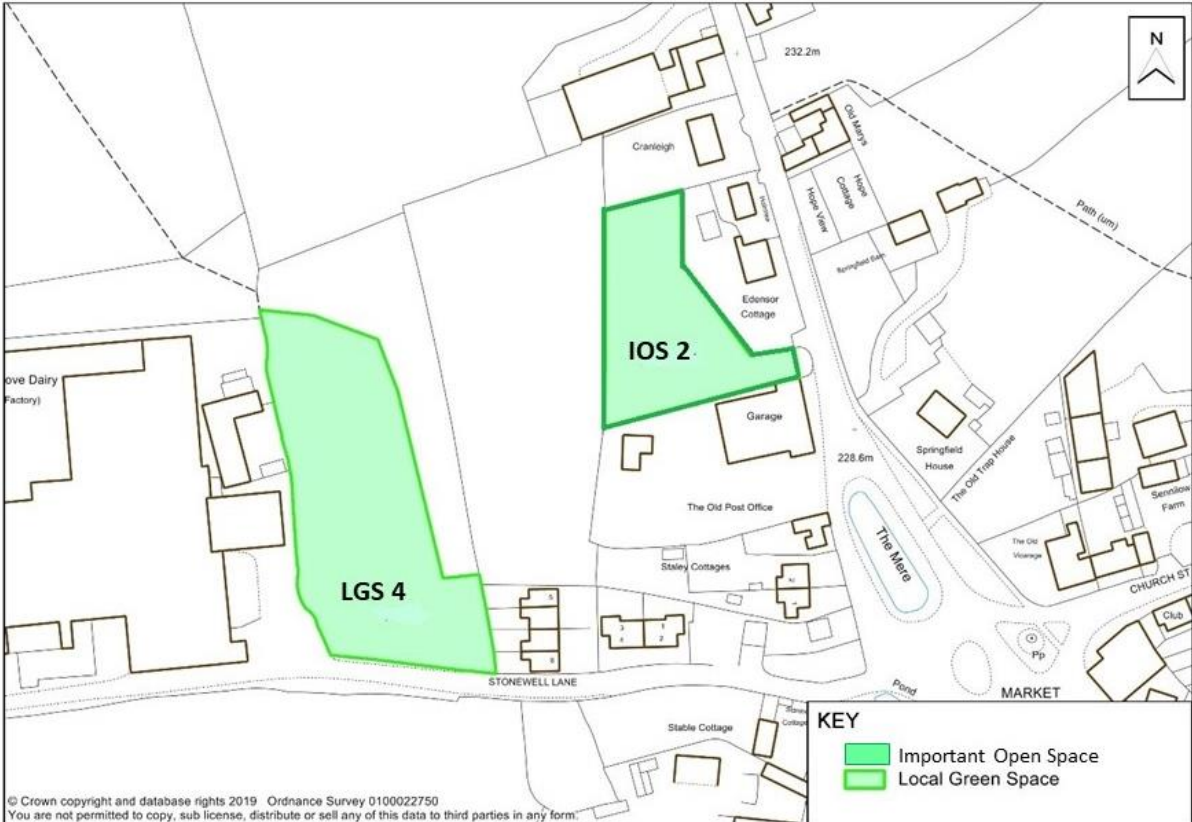
**Map 6a Area LGS1 - The Village Greens**



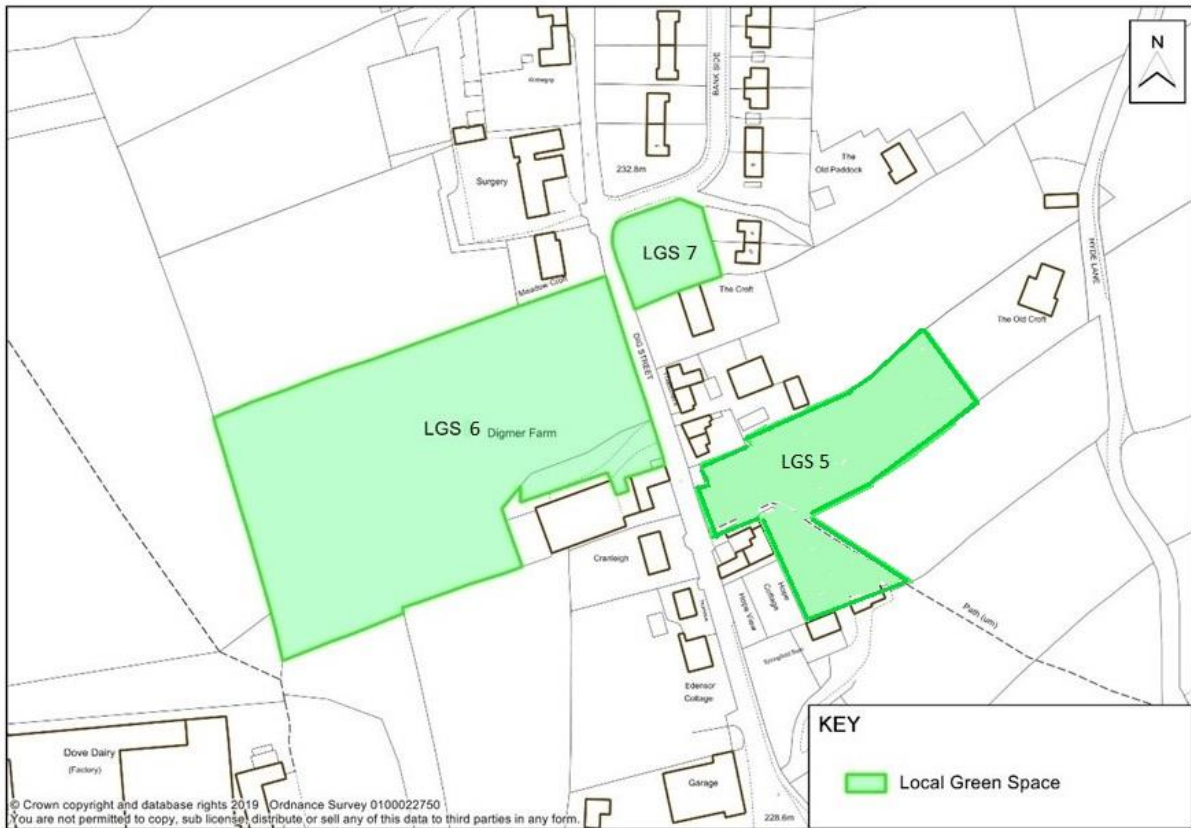
**Map 6b Areas: LGS2 & IOS1 – The southern Dale and Hall Bank**



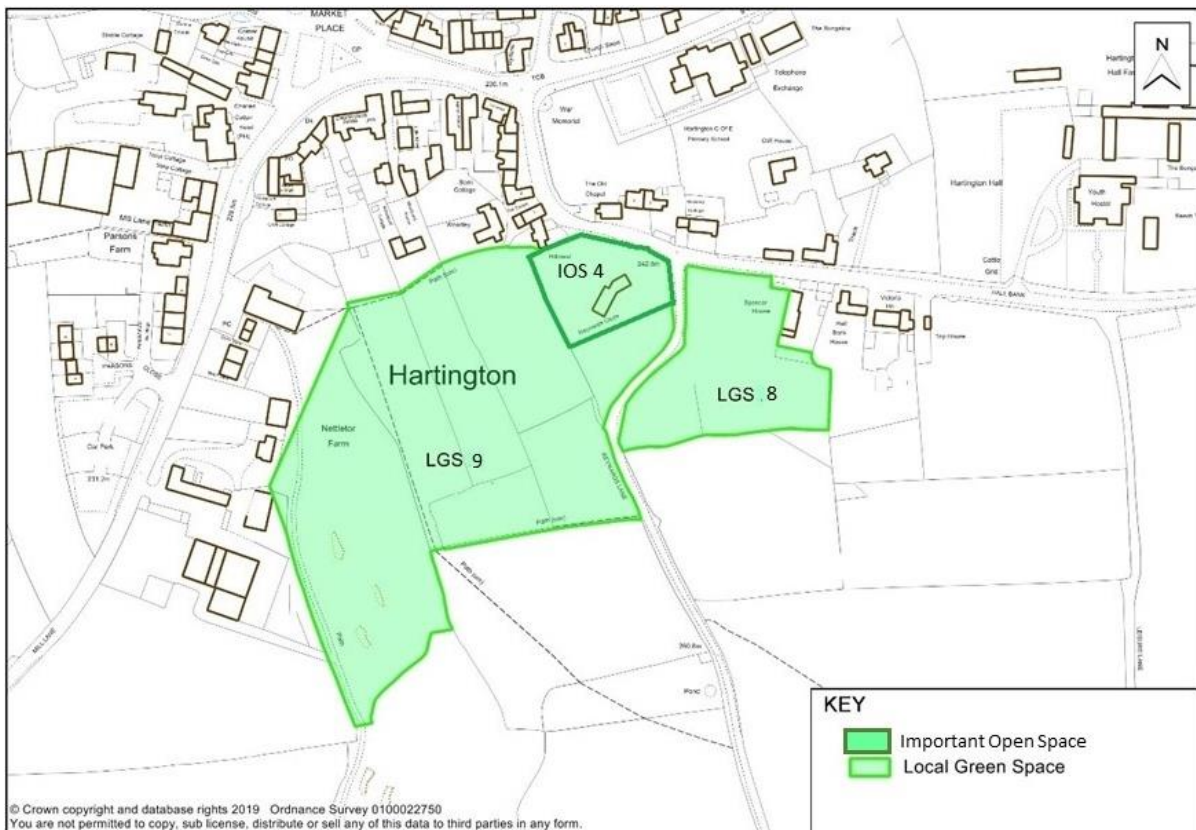
**Map 6c Area: LGS3 & IOS5 - The northern Dale and Church**



**Map 6d Area: LGS4 & IOS2 - Stonewell Lane & Dig Street**



**Map 6e Areas: LGS 5, 6 & 7 – Dig Street**



**Map 6f Areas LGS8 & 9 and IOS 4 - Southern Village Hills**



**Map 6g Areas LGS 10 & IOS 3 – north Dig Street**

# Appendix A: Conservation Area and Listed Buildings

## A1 Conservation Area

A Conservation Area is defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Listed Buildings and Conservation Areas - Planning Act 1990).

## A2 Listed Buildings

A listed building in the United Kingdom is a building which has been placed on the statutory list of buildings of special architectural or historic interest. A listed building may not be demolished, extended or altered without special permission from the local planning authority which typically consults "Historic England", particularly for significant alterations to the more notable listed buildings. For a building to be included on the list, it must be a man-made structure that survives in something at least approaching its original state.

All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. The criteria become tighter with time, so that post-1945 buildings have to be exceptionally important to be listed. A building has normally to be over 30 years old to be eligible for listing. Owners of listed buildings are, in some circumstances, compelled to repair and maintain them and can face criminal prosecution if they fail to do so or if they perform unauthorised alterations. When alterations are permitted, or when listed buildings are repaired or maintained, the owners are often compelled to use specific (and potentially expensive) materials or techniques. This, in turn, increases the cost of insuring the building. Listing can also limit the options available for significant expansion or improvement.

## A3 Listed Buildings and Structures within the Plan area

1. **II Bank House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
2. **II Barn to North of Newhaven Lodge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
3. **II Charles Cotton Hotel**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
4. **II\* Church of St Giles**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
5. **II Church View Farmhouse and Adjoining Outbuilding**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
6. **II Corner House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
7. **II Cottage and Attached Barn East of Dale Cottages**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
8. **II Dale Cottage**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

9. **II Dale House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
10. **II Devonshire Arms Inn**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
11. **II Digger Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
12. **II Dove Cottage and Attached Garden Railings**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
13. **II Hartington Bridge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
14. **II Hartington Hall**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
15. **II Hartington War Memorial**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
16. **II Ivy Cottage and Rose Cottage**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
17. **II Ivydene**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
18. **II Ludwell Mill Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
19. **II Meri Cottage and Nos 2, 3 and 4**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
20. **II Milepost 3 Metres South of Newhaven Lodge at NGR SK 152625**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
21. **II Milepost 5 Metres South of Newhaven Cottage at NGR SK 158612**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
22. **II Mill Lane Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
23. **II Moat Hall Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
24. **II Nettleor Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
25. **II Newhaven Cottage**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
26. **II Newhaven Lodge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
27. **II Outbuildings at Mill Lane Farm**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
28. **II Outbuildings to North of Bank Top Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
29. **II Outbuildings to North of Newhaven Lodge**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
30. **II Pilsbury Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
31. **II Pilsbury Grange**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

32. II **Hartington Stores**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
33. II **Springfield House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
34. II **Thatchers**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
35. II **The Old School House**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
36. II **The Old Vicarage and Attached Garden Wall**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
37. II **Watergap Farmhouse**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
38. II **Wiltshire Villa and Minton House Hotel**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17
39. II **Wolfscote Grange**  
Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

Reference: [www.britishlistedbuildings.co.uk/england/hartington-town-quarter-derbyshire-dales-derbyshire#.Wkupvt9I](http://www.britishlistedbuildings.co.uk/england/hartington-town-quarter-derbyshire-dales-derbyshire#.Wkupvt9I) IV

## Appendix B: Heritage sites located in Hartington Town Quarter Parish

Source: <http://www.heritagegateway.org.uk>

The grid reference of each heritage asset can be viewed by accessing the individual link.

| Name  | Location  |
|---|---|
| <u>Roman Road ('The Street') (conjectural route of), Buxton to Derby, High Peak and Derbyshire Dales</u>  | BRASSINGTON; CHELMORTON; HARTINGTON MIDDLE QUARTER; HARTINGTON NETHER QUARTER; HARTINGTON TOWN QUARTER; MIDDLETON AND SMERRILL; MONYASH; BUXTON; HARTINGTON UPPER QUARTER; BALLIDON   |
| <u>The Cromford &amp; High Peak Railway, High Peak and Derbyshire Dales</u>   | BRASSINGTON; CARSINGTON; CROMFORD; HARTINGTON MIDDLE QUARTER; HARTINGTON NETHER QUARTER; HARTINGTON TOWN QUARTER; HOPTON; MIDDLETON; PARWICH; WIRKSWORTH; BUXTON; HARTINGTON UPPER QUARTER; WHALEY BRIDGE; BALLIDON   |
| <u>Lean Low Bowl Barrow, Hartington Town Quarter</u><br><u>Derby to Hurdlow (via Ashbourne) Turnpike Road, Derbyshire Dales, Amber Valley and Derby</u> | HARTINGTON TOWN QUARTER<br>BRAILSFORD; EATON AND ALSOP; HARTINGTON MIDDLE QUARTER; HARTINGTON NETHER QUARTER; HARTINGTON TOWN QUARTER; MAPLETON; MONYASH; NEWTON GRANGE; OFFCOTE AND UNDERWOOD; OSMASTON; SHIRLEY; THORPE; TISSINGTON; YELDERSLEY; KIRK LANGLEY; MACKWORTH; ASHBOURNE |
| <u>Parsley Hay bowl barrow, south-west of New Vincent Farm, Hartington Middle Quarter</u>   | HARTINGTON TOWN QUARTER   |
| <u>End Low bowl barrow, 890m north-west of Stanedge Grange, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER   |



|  |   |
|--|---|
| <u>Motte and Bailey, Pilsbury Castle Hills, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <b>Name</b>  | <b>Location</b>   |
| <u>Wolfscote Hill Bowl Barrow, 300m north-east of Wolfscote Grange, Hartington Town Quarter</u>                        | HARTINGTON TOWN QUARTER   |
| <u>Possible Vincent Knoll Bowl Barrow, Darley Farm, Hartington Middle Quarter</u>                                      | HARTINGTON TOWN QUARTER   |
| <u>Round Barrow (1 of 2), Moneystones, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER   |
| <u>Industrial structures, Parsley Hay: Cromford &amp; High Peak Railway</u>  | HARTINGTON MIDDLE QUARTER; HARTINGTON TOWN QUARTER                            |
| <u>Round barrow (2 of 2), Moneystones, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER   |
| <u>Artefact scatters, Hartington Moor Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <u>Newhaven Railway Tunnel, Cromford &amp; High Peak Railway, Hartington Town Quarter</u>                              | HARTINGTON MIDDLE QUARTER; HARTINGTON TOWN QUARTER                            |
| <u>St Giles' Church, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER   |
| <u>Pilsbury Grange, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <u>Field System and house platforms, Banktop, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <u>Frank l'Th' Rocks Cave, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER   |
| <u>Stone bridge, Parsley Hay: Cromford &amp; High Peak Railway</u>   | HARTINGTON MIDDLE QUARTER; HARTINGTON TOWN QUARTER                            |
| <u>Bank Top round barrow, Bank Top Farm, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER   |
| <u>Boundary wall from Newhaven Crossing to Drystone wall, Green Lane: Cromford &amp; High Peak Railway, Hartington</u> | HARTINGTON MIDDLE QUARTER; HARTINGTON NETHER QUARTER; HARTINGTON TOWN QUARTER |
| <u>Bank Top Motte, Bank Top Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <u>Boundary wall, near Parsley Hay to Hurdlow Goods: Cromford &amp; High Peak Railway</u>                              | HARTINGTON MIDDLE QUARTER; HARTINGTON TOWN QUARTER                            |
| <u>Bank Top Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <u>Possible moated site, Moat Hall, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <u>Flint axe and arrowheads, Lean Low, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER   |
| <u>Limekiln and quarry, Banktop, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER   |

Parsley Hay embankment: Cromford & High Peak Railway HARTINGTON MIDDLE QUARTER; HARTINGTON TOWN QUARTER

| <b>Name</b>   | <b>Location</b>                                    |
|---|--|
| <u>Lead mine, Hand Dale, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Round Barrow (lost), Pilsbury, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Boundary wall, Friden, Hartington Nether Quarter</u>   | HARTINGTON NETHER QUARTER; HARTINGTON TOWN QUARTER |
| <u>Hartington Hall, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Barrow, Long Low, Hartington</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Carder Pye Kiln, south of Pilsbury Lodge, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Boundary wall, 385m south-east of New Vincent Farm, Cromford &amp; High Peak Railway, Hartington Town Quarter</u>          | HARTINGTON TOWN QUARTER                            |
| <u>Axes, Newhaven Lodge, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Flint and Stone Implements, Station quarry, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Lime kiln and quarry, to north of Hand Dale Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Cutting between Green Lane &amp; Parsley Hay: Cromford &amp; High Peak Railway</u>   | HARTINGTON MIDDLE QUARTER; HARTINGTON TOWN QUARTER |
| <u>? Shrunken Village, Pilsbury, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>?Limekiln, 544m south-east of Carder Low, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>?Round Barrow, Moat House Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Level-crossing (site of), south of Brundcliff Farm: Cromford &amp; High Peak Railway, Hartington Town Quarter</u>          | HARTINGTON TOWN QUARTER                            |
| <u>Stone and flint artefacts, Green Lane, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Romano-British settlement, Carder Low, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Milepost near Parsley Hay: Cromford &amp; High Peak Railway, Hartington Town Quarter</u>                                   | HARTINGTON TOWN QUARTER                            |
| <u>Level-crossing (site of), 377m south-east of Newhaven Lodge: Cromford &amp; High Peak Railway, Hartington Town Quarter</u> | HARTINGTON TOWN QUARTER                            |
| <u>Green Lane level-crossing (site of): Cromford &amp; High Peak Railway, Hartington Town Quarter</u>                         | HARTINGTON TOWN QUARTER                            |

|   |  |
|---|--|
| <u>?Barrow, Turning Low, Hartington</u>   | HARTINGTON TOWN QUARTER                            |
| <u>?Barrow, Caskin Low, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>?Barrow, Barrow Sedge, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Wolfescote Grange, Wolfescote Dale, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <b>Name</b>   | <b>Location</b>                                    |
| <u>?Barrow, Harefoot Low, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Hartington Mill, Mill Lane, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>?Barrow, Penny Low, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Bullock Low, Hartington</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Wesleyan Methodist Chapel, Hall Bank, Hartington</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Round Barrow, Pilsbury Farm, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Level-crossing (site of) near Parsley Hay: Cromford &amp; High Peak Railway</u>                                    | HARTINGTON MIDDLE QUARTER; HARTINGTON TOWN QUARTER |
| <u>Ponds/?lead mining, Bank Top Farm, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Moat Hall, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>?Round Barrow, Brown Low, Hartington</u>   | HARTINGTON TOWN QUARTER                            |
| <u>?Barrow, Cow Low, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Romano-British settlement, Pennilow, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>?Barrow, Hoar Low, Hartington</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Ridge and furrow, Mill Lane, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>?Barrows, Seen Low and Senni Low, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Milepost, 260m south-south-east of Brundcliffe Farm: Cromford &amp; High Peak Railway, Hartington Town Quarter</u> | HARTINGTON TOWN QUARTER                            |
| <u>Earthwork, Pilsbury, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Field boundary, Wolfscote Grange, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>?Lime Kiln, 600m south west of Vincent House, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Glass Bead, Hartington Moor, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |
| <u>Brundcliff, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Leanlow Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Mill Lane Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Hartington-moor Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER                            |
| <u>Hartington cheese factory, Hartington, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER                            |

|  |                         |
|--|-------------------------|
| <u>Pilsbury Lodge, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Vincent House, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Digmar Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Stone axes, Bruncliff Farm, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Deserted Medieval Village (?site of), Ludwell, Hartington Town Quarter</u>                        | HARTINGTON TOWN QUARTER |
| <u>The Whim, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <b>Name</b>  | <b>Location</b>         |
| <u>Parson's Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Newhaven Lodge, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>High Peak Silica Works (site of), High Peak Cottage Farm, Hartington Town Quarter</u>             | HARTINGTON TOWN QUARTER |
| <u>Lime Kiln and quarry, 600m South East of Pilsbury, Hartington Town Quarter</u>                    | HARTINGTON TOWN QUARTER |
| <u>Microlith and flake, Station Quarry, Hartington Town Quarter</u>                                  | HARTINGTON TOWN QUARTER |
| <u>Pilsbury Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>White Cottage, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Hartington Hall Farm, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Outfarm adjacent to Hardings Lane, Hartington Town Quarter</u>                                    | HARTINGTON TOWN QUARTER |
| <u>Nettleor Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Site of Outarm adjacent to Hartington vicarage, Hartington Town Quarter</u>                       | HARTINGTON TOWN QUARTER |
| <u>Newhaven Cottage, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Site of Outfarm adjacent to Outfarm on Highfield Lane Highfield Lane, Hartington Town Quarter</u> | HARTINGTON TOWN QUARTER |
| <u>Lynchets and possible settlement site, Wolfscote, Hartington Town Quarter</u>                     | HARTINGTON TOWN QUARTER |
| <u>Outfarm southwest of Parlsey Hay Station, Hartington Town Quarter</u>                             | HARTINGTON TOWN QUARTER |
| <u>Outfarm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Outfarm northeast of Hartington, Hartington Town Quarter</u>                                      | HARTINGTON TOWN QUARTER |
| <u>Outfarm adjacent to Staden Barn, Hartington Town Quarter</u>                                      | HARTINGTON TOWN QUARTER |
| <u>Outfarm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Outfarm north of Midcliff Farm, Hartington Town Quarter</u>                                       | HARTINGTON TOWN QUARTER |
| <u>Outfarm southeast of Pilsbury, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Springfield Barn, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Outfarm adjacent to Green Lane, Hartington Town Quarter</u>                                       | HARTINGTON TOWN QUARTER |
| <u>Outfarm at Crossland Sides, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |

|   |                         |
|---|-------------------------|
| <u>Outfarm at Crossland Sides, Hartington Town Quarter</u>                                | HARTINGTON TOWN QUARTER |
| <u>Site of Outfarm southwest of High Peak Cottage Farm, Hartington Town Quarter</u>       | HARTINGTON TOWN QUARTER |
| <u>Site of Outfarm south southeast of Crosslands Sides, Hartington Town Quarter</u>       | HARTINGTON TOWN QUARTER |
| <u>Pilsbury Farm, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Outfarm on High Cross, Hartington Town Quarter</u>                                     | HARTINGTON TOWN QUARTER |
| <u>Brighton, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Outfarm on Hide Lane, Hartington Town Quarter</u>                                      | HARTINGTON TOWN QUARTER |
| <b>Name</b>   | <b>Location</b>         |
| <u>High Peak Cottage Farm, Hartington Town Quarter</u>                                    | HARTINGTON TOWN QUARTER |
| <u>Springfield House, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Site of Sheepfold north northeast of Hartington-moor Farm, Hartington Town Quarter</u> | HARTINGTON TOWN QUARTER |
| <u>Site of Outfarm northeast of Hartington, Hartington Town Quarter</u>                   | HARTINGTON TOWN QUARTER |
| <u>Pilsbury Grange, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Outfarm west southwest of Newhaven Lodge, Hartington Town Quarter</u>                  | HARTINGTON TOWN QUARTER |
| <u>Staden Barn, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Outfarm southeast of Vincent House, Hartington Town Quarter</u>                        | HARTINGTON TOWN QUARTER |
| <u>Site of Sheepfold east southeast of Crosslands Sides, Hartington Town Quarter</u>      | HARTINGTON TOWN QUARTER |
| <u>Outfarm, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Outfarm, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Outfarm southeast of Pilsbury, Hartington Town Quarter</u>                             | HARTINGTON TOWN QUARTER |
| <u>Wolfscote Grange, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Site of Sheepfold south southwest of Staden Barn, Hartington Town Quarter</u>          | HARTINGTON TOWN QUARTER |
| <u>Outfarm south of Nettleor Farm, Hartington Town Quarter</u>                            | HARTINGTON TOWN QUARTER |
| <u>Outfarm northeast of Hartington, Hartington Town Quarter</u>                           | HARTINGTON TOWN QUARTER |
| <u>Site of Sheepfold adjacent to Hardings Lane, Hartington Town Quarter</u>               | HARTINGTON TOWN QUARTER |
| <u>Site of Sheepfold southeast of Staden Barn, Hartington Town Quarter</u>                | HARTINGTON TOWN QUARTER |
| <u>Site of Sheepfold northeast of Brundcliff, Hartington Town Quarter</u>                 | HARTINGTON TOWN QUARTER |
| <u>Site of Sheepfold adjacent to Brundcliff, Hartington Town Quarter</u>                  | HARTINGTON TOWN QUARTER |

|   |                         |
|---|-------------------------|
| <u>Outfarm on Highfield Lane, Hartington Town Quarter</u>                           | HARTINGTON TOWN QUARTER |
| <u>Outfarm in Hartington, Hartington Town Quarter</u>                               | HARTINGTON TOWN QUARTER |
| <u>Site of Shepfold adjacent to High Cross, Hartington Town Quarter</u>             | HARTINGTON TOWN QUARTER |
| <u>Site of Sheepfold south of Staden Barn, Hartington Town Quarter</u>              | HARTINGTON TOWN QUARTER |
| <u>Sheepfold east of Pilsbury Castle Hills, Hartington Town Quarter</u>             | HARTINGTON TOWN QUARTER |
| <u>Lead rake and shafts, Hide Lane, Hartington Town Quarter</u>                     | HARTINGTON TOWN QUARTER |
| <u>?Milepost, 520m north-north-west of Brundcliff Farm, Hartington Town Quarter</u> | HARTINGTON TOWN QUARTER |

| <b>Name</b>   | <b>Location</b>         |
|---|-------------------------|
| <u>Pinfold (site of), Hartington Dale, Hartington</u>                           | HARTINGTON TOWN QUARTER |
| <u>Old Limekiln, Hartington Town Quarter</u>                                    | HARTINGTON TOWN QUARTER |
| <u>Sheepfold east of Pilsbury, Hartington Town Quarter</u>                      | HARTINGTON TOWN QUARTER |
| <u>Outfarm adjacent to Hide Lane, Hartington Town Quarter</u>                   | HARTINGTON TOWN QUARTER |
| <u>Hand Dale Lime Kiln and Quarry, Hartington Town Quarter</u>                  | HARTINGTON TOWN QUARTER |
| <u>Site of Old Limekiln, Hartington Town Quarter</u>                            | HARTINGTON TOWN QUARTER |
| <u>Site of Old Limekiln, Hartington Town Quarter</u>                            | HARTINGTON TOWN QUARTER |
| <u>Site of Old Limekiln, Hartington Town Quarter</u>                            | HARTINGTON TOWN QUARTER |
| <u>Site of Old Limekiln, Hartington Town Quarter</u>                            | HARTINGTON TOWN QUARTER |
| <u>Site of Old Limekiln, Hartington Town Quarter</u>                            | HARTINGTON TOWN QUARTER |
| <u>Site of Old Limekiln, Hartington Town Quarter</u>                            | HARTINGTON TOWN QUARTER |
| <u>Site of Old Limekiln, Hartington Town Quarter</u>                            | HARTINGTON TOWN QUARTER |
| <u>Site of Sheepfold, Hartington Town Quarter</u>                               | HARTINGTON TOWN QUARTER |
| <u>Sheepfold, Hartington Town Quarter</u>                                       | HARTINGTON TOWN QUARTER |
| <u>Sheepfold, Hartington Town Quarter</u>                                       | HARTINGTON TOWN QUARTER |
| <u>Sheepfold, Hartington Town Quarter</u>                                       | HARTINGTON TOWN QUARTER |
| <u>Hand Dale Lime Kiln, north of Station Quarry, Hartington Town Quarter</u>    | HARTINGTON TOWN QUARTER |
| <u>Lime Kiln and quarry, 600m South of Parsley Hay, Hartington Town Quarter</u> | HARTINGTON TOWN QUARTER |
| <u>Dagger, Newhaven Lodge, Hartington Town Quarter</u>                          | HARTINGTON TOWN QUARTER |
| <u>Lower Barn, Hartington Town Quarter</u>                                      | HARTINGTON TOWN QUARTER |
| <u>Outfarm, east of Hyde Lane, Madge Dale, Hartington Town Quarter</u>          | HARTINGTON TOWN QUARTER |
| <u>Limekiln and quarries, Bank Top Farm, Hartington Town Quarter</u>            | HARTINGTON TOWN QUARTER |
| <u>Roman Road, Hartington Town Quarter</u>                                      | HARTINGTON TOWN QUARTER |

|  |                         |
|--|-------------------------|
| <u>Milepost, between Green Lane &amp; Parsley Hay: Cromford &amp; High Peak Railway, Hartington Town Quarter</u> | HARTINGTON TOWN QUARTER |
| <u>Flint implements, Newhaven Cottage, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Outfarm, east of Hyde Lane, Madge Dale, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Lynchets/Cairn (site of), Bank Top Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Barrow, 393m south-east of Carder Low barrow, Hartington Town Quarter</u>                                     | HARTINGTON TOWN QUARTER |
| <u>?Burial cist, Bank Top Farm, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Hartington Dale Lime Kiln, 220m south-west of Midcliff Farm, Hartington Town Quarter</u>                      | HARTINGTON TOWN QUARTER |
|  |                         |
| <b>Name</b>  | <b>Location</b>         |
| <u>Limekiln, 70m south-east of Wolfscote Hill barrow, Hartington Town Quarter</u>                                | HARTINGTON TOWN QUARTER |
| <u>?Barrow, 600m north-west of Hartington Moor Farm, Hartington Town Quarter</u>                                 | HARTINGTON TOWN QUARTER |
| <u>Bank and ditch, High Cross, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Lead mine shafts, Ludwell Farm, Hartington Upper Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Milepost, 26m south-east of Newhaven Cottage, Hartington Town Quarter</u>                                     | HARTINGTON TOWN QUARTER |
| <u>Arrowheads and point, 240m north-east of Lean Low barrow, Hartington Town Quarter</u>                         | HARTINGTON TOWN QUARTER |
| <u>Lynchets, Pennilow, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <b>Name</b>  | <b>Location</b>         |
| <u>Quarry/mound (site of), Hide Lane, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER |
| <u>Flint scatters, Green Lane, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>?Barrow, 488m north-west of Hartington Moor Farm, Hartington Town Quarter</u>                                 | HARTINGTON TOWN QUARTER |
| <u>Lynchets, Newhaven, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>War Memorial, Hall Bank, Hartington</u>   | HARTINGTON TOWN QUARTER |
| <u>Medieval bank and ditch, Hyde Lane, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Mace-head, 140m south-east of High Peak Cottage Farm, Hartington Town Quarter</u>                             | HARTINGTON TOWN QUARTER |
| <u>Scraper, 315m north of Pilsbury Farm, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |
| <u>Scraper, 87m north of Lud Well, Hartington Town Quarter</u>   | HARTINGTON TOWN QUARTER |

|  |                           |
|--|---------------------------|
| <u>Milepost, Newhaven Lodge, Hartington Town Quarter</u>                                 | HARTINGTON TOWN QUARTER   |
| <u>Carder Low Mines, Hyde Lane, Hartington</u>   | HARTINGTON TOWN QUARTER   |
| <u>Ludwell Corn Mill, Hartington Town Quarter</u>  |                           |
| <u>Romano-British pottery sherds, Banktop, Hartington Town Quarter</u>                   | HARTINGTON TOWN QUARTER   |
| <u>Market Hall, Hartington, Hartington Town Quarter</u>                                  | HARTINGTON TOWN QUARTER   |
| <u>Lynchets/ridge and furrow, Ludwell Farm, Hartington Town Quarter</u>                  | HARTINGTON TOWN QUARTER   |
| <u>Microlith, Green Lane, Hartington Town Quarter</u>                                    | HARTINGTON TOWN QUARTER   |
| <u>Boundary ditch, River Dove, Hartington Town Quarter</u>                               | HARTINGTON TOWN QUARTER   |
| <u>Concrete Gateposts and Railway Crossing, Hartington Town Quarter</u>                  | HARTINGTON TOWN QUARTER   |
| <u>Stone Axe, 260m north-north-east of Pilsbury Grange Farm, Hartington Town Quarter</u> | HARTINGTON TOWN QUARTER   |
| <u>Dew pond, Ludwell Farm, Hartington Town Quarter</u>                                   | HARTINGTON TOWN QUARTER   |
| <b>Name</b>  | <b>Location</b>           |
| <u>Field banks, River Dove, Hartington Town Quarter</u>                                  |                           |
| <u>Quarry/limekiln (possible site of), Hide Lane, Hartington Town Quarter</u>            | HARTINGTON TOWN QUARTER   |
| <u>Stone shed/yard (disused), River Dove, Hartington Town Quarter</u>                    | HARTINGTON TOWN QUARTER   |
| <u>Pool Hall, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <u>Stone shed (ruins of), Hide Lane, Hartington Town Quarter</u>                         | HARTINGTON TOWN QUARTER   |
| <u>Railway Viaduct, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <b>Name</b>  | <b>Location</b>           |
| <u>Graffiti, Station Quarry, Hartington Town Quarter</u>                                 | HARTINGTON TOWN QUARTER   |
| <u>Lead mine shaft, River Dove, Hartington Town Quarter</u>                              |                           |
| <u>Concrete Post, Hartington Moor</u>  | HARTINGTON TOWN QUARTER   |
| <u>Bank Top Farm barns, Hartington Town Quarter</u>                                      | HARTINGTON TOWN QUARTER   |
| <u>Railway Siding (site of), Hartington Town Quarter</u>                                 | HARTINGTON TOWN QUARTER   |
| <u>Railway Under-Bridge, Hartington Moor</u>   | HARTINGTON TOWN QUARTER   |
| <u>Railway Lengthman's Hut, Hartington Town Quarter</u>                                  | HARTINGTON TOWN QUARTER   |
| <u>Style and Access Steps, Hartington Town Quarter</u>                                   | HARTINGTON TOWN QUARTER   |
| <u>Railway Cutting, Hartington Town Quarter</u>  | HARTINGTON TOWN QUARTER   |
| <u>Ridge and furrow, Bank Top Farm, Hartington Town Quarter</u>                          | HARTINGTON TOWN QUARTER   |
| <u>Railway Embankment, Hartington Town Quarter</u>                                       | HARTINGTON TOWN QUARTER   |
| <u>Railway Junction, Hartington Town Quarter</u>   | HARTINGTON MIDDLE QUARTER |



|   |                         |
|---|-------------------------|
| <u>Railway Cutting, Hartington Moor</u>                       | HARTINGTON TOWN QUARTER |
| <u>Railway Embankment, Hartington Moor</u>                    | HARTINGTON TOWN QUARTER |
| <u>Railway Trackbed, Hartington Town Quarter</u>              | HARTINGTON TOWN QUARTER |
| <u>?Round Barrow, Moat Hall Farm, Hartington Town Quarter</u> | HARTINGTON TOWN QUARTER |

## Appendix C: Abbreviations

NDP – Neighbourhood Development Plan  
 PDNPA – Peak District National Park Authority  
 CAA – Conservation Area Assessment  
 CS – Core Strategy  
 DMP – Development Management Policies  
 LP – saved Local Plan Policies

## References

PDNPA Core Strategy adopted in 2011

PDNPA Development Management Policies. Part 2 of the Local Plan

R1 Taylor Review “Living , Working Countryside 2008”

R2 Cornwall County Council 2015 “Second and Holiday Homes Housing Evidence Base Briefing Note 11”

R3 The Lake District Council “Review of Second Home Data and Assessment of the Effects Second Homes are Having on Rural Communities “

R4 Joseph Rowntree Foundation “Homes for Rural Communities”, 2006

R5 Conservation Area Appraisal – Peak District National Park Authority 1994





## HARTINGTON NEIGHBOURHOOD PLAN CONSULTATION STAGE

Hartington Town Quarter revised Draft Neighbourhood Plan is now available for consultation under Neighbourhood Planning Regulation 14

### Copies of the Plan are available as follows:

On-Line under the Neighbourhood Plan section of the village website [www.hartingtonvillage.com](http://www.hartingtonvillage.com) and under the Neighbourhood Plan section of the Parish Council website [www.hartingtonparishcouncil.co.uk](http://www.hartingtonparishcouncil.co.uk)  
Copies will be distributed to all houses in the parish and mailed to appropriate landowners

A few printed copies will also be available in Hartington Post Office or Village Hall Library

### HOW TO SUBMIT COMMENTS

1. Hand in your written comments or completed questionnaires to Hartington Post Office or post to; Neighbourhood Plan, Hartington Post Office, 4 The Beresford Tea Rooms, Hartington SK17 0AL
2. Send your comments by email to the addresses provided on the websites

Your comments will help towards the final plan which will then be submitted to the Peak District National Park Authority for independent examination

**Please note all comments must be received by  
Monday 31 January 2022**

## PEAK ADVERTISER PROOF

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**Section:** Notices

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**Copy deadline:** 25.11.21

**Print deadline:** 30.11.21

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## LETTER TO GREEN FIELD OWNERS

Dear

As a landowner in the community, please find enclosed a copy of our latest Draft Neighbourhood Plan. This is being made available for public comment under Rule 14 Regulations.

You will find a section of land in your ownership designated as an

**LGS & IOS previously designated IOS in Conservation Appraisal (LGS1, 2, 3, 6, 7, 8, 9 &10 – IOS 1, 2, 3, 4 &5)**

This land is already designated an ‘Important Open Space’ in the Peak District National Park’s Conservation Area Appraisal (as shown on Map 4) and the neighbourhood plan designation simply endorses and adds weight to this. It places no new or additional restrictions or obligations on you as a landowner or in your use of the land and does not confer **any** rights to the public including access, unless there is already a public right of way.

**LGS NOT previously designated IOS in Conservation Appraisal ( spaces) LGS 4 & 5 bit 8)**

Dear

As a landowner in the community, please find enclosed a copy of our latest Draft Neighbourhood Plan. This is being made available for public comment under Rule 14 Regulations.

You will find a section of land in your ownership designated as a Local Green Space in the revised Plan. This has been selected following an appraisal of all green spaces within our Settlement via our Village Questionnaire and Village Hall Exhibition. It was felt to be an important green space that should be preserved for the reasons detailed in the Draft Plan.

It was assessed using the criteria highlighted within the National Planning Policy Framework (revised 2019) part of para 99 and all of 100: *“99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them....Para 100. The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.”*

The proposed designation places no new or additional restrictions or obligations on you as a landowner or in your use of the land and does not confer **any** rights to the public including access, unless there is already a public right of way.

If you have any comments on the Plan, this period of public consultation is open until XXXX

| Hartington Neighbourhood Plan   |                 | Summary of content       | Corresponding Section of NPA Core Strategy, Development Management Plan or supplementary planning document | PDNPA Comment<br><i>Does HNP policy or content conform with (&amp; supplement), conflict with or replicate adopted policy? Does HNP policy or content undermine NPA strategic policy?</i> | Non-planning matter? | Does content need modification?   |
|---|-----------------|--------------------------|--|---|----------------------|---|
| Section   | Policy/para Ref |                          |  |   |                      |   |
| <p>Abbreviations:<br/> <b>HNP</b> Hartington Neighbourhood Plan<br/> <b>CS</b> Core Strategy<br/> <b>DMP</b> Development Management Policies<br/> <b>PDNPA/NPA</b> Peak District National Park Authority</p> <p>Suggested deletions shown as <del>strike through</del> and suggested insertions shown in <b>red</b> are contained in the main table and (for typos and grammatical errors) listed at the end.</p> |                 |                          |  |   |                      |   |
| General comment   |                 |                          |  | For ease of reference it would be useful for the policies to have a title as well as a policy number.   |                      |   |
| General comment   |                 |                          |  | For ease of reference it would be useful to have policy list index showing page numbers   |                      |   |
| 1.3.3   |                 | Context                  | PDNP Core Strategy 2011 para 7.1   | Might be useful to refer to Sandford Principle?   |                      | Consider adding some relevant text eg:<br>“Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle <sup>1</sup> will be applied and the conservation of the National Park will be given priority.<br><sup>1</sup> HMSO (1974) The Sandford Report”   |
| 1.5   |                 | Process and Consultation |  |   |                      | <del>“Due to the time that elapsed while drafting the documentation and addressing updates to legislation, the Steering Group felt that a revised Draft Plan should be made available for further review and consultation. The NDP will therefore be made available in early December 2021 in on-line and printed versions with a</del> |

Analysis of Hartington Neighbourhood Plan (Reg 14 pre-consultation version DEC21) for conformity with PDNPA Local Plan: Core Strategy and Development Management Policies

| Hartington Neighbourhood Plan |                 | Summary of content | Corresponding Section of NPA Core Strategy, Development Management Plan or supplementary planning document | PDNPA Comment<br><i>Does HNP policy or content conform with (&amp; supplement), conflict with or replicate adopted policy? Does HNP policy or content undermine NPA strategic policy?</i> | Non-planning matter? | Does content need modification?  |
|-------------------------------|-----------------|--------------------|--|---|----------------------|--|
| Section                       | Policy/para Ref |                    |  |   |                      |  |
|                               |                 |                    |  |   |                      | <p>minimum 6-week period allowed for all consultation responses. That means all responses must be received by the end of January 2022. These will then be considered by the committee so that a final NDP, with all its associated documentation can be submitted to the PDNPA as early as possible next year. Once the PDNPA have accredited the plan an Inspector will review it prior to a village referendum on its acceptance."</p> <p><i>"The consultation process is outlined in the Consultation Statement and the Basic Conditions Statement demonstrates that HNP meets the legal requirements."</i></p> |
| 2                             |                 | Hartington Parish  |  | Is the link to the historic farmsteads in the right place? It isn't clear how it links in?  |                      | <p>Suggest adding a sentence to link in eg....</p> <p><i>"Many of the farms in the village reflect traditional qualities of historic farmstead patterns, as outlined in <a href="https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance">https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance</a>"</i></p>   |
| Map 3                         |                 | Environment        |  | I can provide a clearer landscape character type map if you would like? Possibly split into 2 maps, one with character types and one with constraints?                                    |                      |  |
| 4.5.2                         |                 | Environment        |  | This para talks about non-des heritage assets, but then goes on   |                      | A list or map of non-des heritage assets and referring to it in the policy would really strengthen protection of non-des heritage assets.  |

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|-------------------------------|-----------------|---|--|---|----------------------|---------------------------------|
| Section                       | Policy/para Ref |   |  |   |                      |                                 |
|                               |                 |   |  | to refer to the heritage gateway list, which I think are designated?  |                      |                                 |
| 4                             | E1              | reinstate, dry limestone walls, trees and hedgerows | CS L1, L2, L3<br>DMC11<br>Landscape Strat  | The policy does not satisfy NPPF para 16d.<br><br>All development proposals? Is this proportionate, eg to a householder application? How do they calculate the net gain? Who is responsible for the survey and the management plan, what qualifications must they have? |                      |                                 |
| 4.5.1                         |                 | Built environment justification                     |  | What is a 'cultural ethos'?   |                      | Suggest re-phrase               |
| 4                             | E2              | Village character                                   | CS L1, L2, L3<br>DMC3, DMC4, DMC5, DMC8  | In general conformity   |                      | Does E2(ii) repeat E1?          |
| 4                             | E3              | Climate Change                                      | CS CC1, CC5  | In general conformity   |                      |                                 |
| 4                             | E4              | Anaerobic digesters                                 | CS CC1, CC4  | In general conformity   |                      |                                 |
| 5                             | D1              | Development within Dvlpmt Boundary                  | CS DS1<br>DMC3 DMC4  | In general conformity   |                      |                                 |
| 5                             | D2              | Development outside of                              | CS DS1<br>CS L3  | Potential conflict  |                      |                                 |



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|-------------------------------|-----------------|--------------------------|--|---|----------------------|--|
| Section                       | Policy/para Ref |                          |  |   |                      |  |
|                               |                 | Development Boundary     | DMP DMC10 conversion of heritage assets<br>DMP DMC 5 assessing the impact of development<br>DMP DMC 4 settlement limits<br>DMP DME2 farm diversification | For consistency with policy D1 (ie inside and outside the development boundary), it should state that development outside must also be consistent with strategic planning policy)<br>The policy only refers to certain development out of the list in DS1C and therefore does not align with strategic policy |                      |  |
|                               | <b>Map 4</b>    | Development Boundary map |  | Would you like us to produce a new map?<br>You will need a clearer map showing boundaries for submission as inspector often picks up on this  |                      |  |
| Housing                       | <b>6.2.1</b>    |                          |  | Sites have to satisfy other tests too, not just if they don't impact on built and natural environment   |                      | Suggest re-write:<br>"However, it is acceptable to provide affordable housing to address local need provided sites are found that can be developed <b>in line with strategic planning policies of the National Park</b> without harming the built or natural environment." |
| 6                             | <b>H1</b>       | Primary residence clause | CS HC1   | In general conformity   |                      |  |
| 6                             | <b>H2</b>       | New housing other than   | CS HC1<br>DMH1-3, DMH6   | Check conformity.   |                      |  |

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|-------------------------------|-----------------|------------------------------------|--|--|----------------------|--|
| Section                       | Policy/para Ref |                                    |  |  |                      |  |
|                               |                 | exception sites.                   |  | Would 'previously developed land be better than 'other than on exception sites'?<br>H2.3 - The design will be different due to max space standards   |                      |  |
| 7                             | DD1             | Development at Dove Dairy          |  | In general conformity  |                      | Should it reference what/where the Landscape Plan is in policy? Or add as an addendum?   |
| 7                             | DD2             | Development adjacent to Dove Dairy |  | Not needed due to boundary achieving this?   |                      |  |
| 8.5.1                         |                 | Economic development justification | CS E2 C<br>DMP doc DMC10, DMC5   | Potential conflict<br>With regards to the last sentence - CS policy E2C states "Business use in an isolated existing or new building in the open countryside will not be permitted."<br>PDNP policy takes in account the wider impact of conversion under DMC10, not just the character and significance of the building itself. |                      | "The relative isolation and distance from services of field barns are constraining issues, but there is potential to allow change of use which does not affect the character or significance of the building, for example for craft activities, community uses or as camping barns." |
| 8.5.2                         |                 | Economic development justification | CS policy E1<br>DMC10, DMC5, DME3  | Potential conflict<br>It needs to make clear that the "redundant agricultural buildings" should be worthy of non-des heritage status i.e. of traditional   |                      |  |

Analysis of Hartington Neighbourhood Plan (Reg 14 pre-consultation version DEC21) for conformity with PDNPA Local Plan: Core Strategy and Development Management Policies

| Hartington Neighbourhood Plan |                 | Summary of content                                       | Corresponding Section of NPA Core Strategy, Development Management Plan or supplementary planning document | PDNPA Comment<br><i>Does HNP policy or content conform with (&amp; supplement), conflict with or replicate adopted policy? Does HNP policy or content undermine NPA strategic policy?</i>  | Non-planning matter? | Does content need modification?   |
|-------------------------------|-----------------|--|--|--|----------------------|---|
| Section                       | Policy/para Ref |  |  |  |                      |   |
|                               |                 |  |  | building of historic or vernacular value<br>Needs to make reference to any proposal conforming to strategic policy, as the para only references impact to the farm or CA (as per DMC10, DMC5)<br>Any employment use on an existing farm should be ancillary (as per DME2A) |                      |   |
| 8                             | ED1             |  | CS policy E1<br>DMC10, DMC5  | Potential conflict<br>As written this policy could confuse or undermine strategic policy and so does not satisfy NPPF 16d.<br>PDNP policy E1A gives scope for new build which this policy doesn't refer to.<br>The policy could be strengthened by assessing each barn.    |                      | <u>With the exception of those uses falling under policy ED3</u> , Any new businesses should be in existing buildings within the Development Boundary |
| 8                             | ED2             |  |  | In general conformity.   |                      |   |
| 8                             | <b>ED3</b>      | Alternative use of redundant field barns and traditional | CS L3 and E2, RT1/2 and HC4<br>DMP DMC10, DMC5,  | <b>Potential conflict</b><br><br>The policy should make it clear that the building should be worthy of non-des heritage status (i.e. traditional building of historic or   |                      | The policy needs to go beyond 'does not adversely affect' to 'enhance'  |

Analysis of Hartington Neighbourhood Plan (Reg 14 pre-consultation version DEC21) for conformity with PDNPA Local Plan: Core Strategy and Development Management Policies

| Hartington Neighbourhood Plan |                 | Summary of content                              | Corresponding Section of NPA Core Strategy, Development Management Plan or supplementary planning document | PDNPA Comment<br><i>Does HNP policy or content conform with (&amp; supplement), conflict with or replicate adopted policy? Does HNP policy or content undermine NPA strategic policy?</i>  | Non-planning matter? | Does content need modification?   |
|-------------------------------|-----------------|---|--|--|----------------------|---|
| Section                       | Policy/para Ref |   |  |  |                      |   |
|                               |                 | farm buildings                                  |  | vernacular value). Modern agri buildings often have a condition for their removal if no longer needed.<br>CS policy E2A “Business use in an isolated existing or new building in the open countryside will not be permitted.” So the uses need to align with recreation and tourism (RT1/RT2) or community uses (HC4)<br><br>The policy mentions ‘where the building is considered to be inside or on the edge of Hartington village’. Could the policy identify these buildings and be specific about them? |                      | Remove reference to ‘craft’   |
| 9                             | T1              | Encourage walking, cycling and public transport | T1   | In general conformity  |                      |   |
| 9                             | T2              | Off road link                                   |  | In general conformity  |                      | Suggest creation of additional non-planning policy to create link and suggested route.                                |
| 9.8.2                         |                 |   |  | Refer to evidence  |                      | “Traffic management, particularly related to parking, remains a vibrant issue. <a href="#">The Hartington village</a> |

Analysis of Hartington Neighbourhood Plan (Reg 14 pre-consultation version DEC21) for conformity with PDNPA Local Plan: Core Strategy and Development Management Policies

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|-------------------------------|-----------------|--------------------|--|---|----------------------|--|
| Section                       | Policy/para Ref |                    |  |   |                      |  |
|                               |                 |                    |  |   |                      | <u>questionnaire results showed that</u> There was emphatic agreement to the heading ‘Improved rationalisation of parking in the village’ which almost 70% of respondents want to ‘encourage’ or ‘allow’.” |
| 9                             | T3              | On-street parking  |  | In general conformity   |                      |  |
| 9                             | T4              | Off-street parking |  | Potentially undermines DM policy<br>eg development/extension to an existing dwelling might result in a loss of parking space but this isn’t an issue if enough parking remains            |                      | If the intent of this is to retain parking in carparks then this could be re-worded  |
| 9                             | T5              | Parking standards  | Align to PDNP Parking Standards  | In general conformity   |                      |  |
| 9                             | T6              | Travel plans       |  | In general conformity   |                      |  |
| 9                             | T7              | Off-road parking   |  | In general conformity<br>Should come after, or be a part of, T4.  |                      |  |
| 9                             | T8              | Traffic calming    |  | In general conformity   |                      |  |
| 9                             | T9              | Charging points    |  | In general conformity   |                      |  |
| Map 5a Market Place           |                 |                    |  | These comments and the ones in the next row were originally made by the Cultural Heritage officer   |                      | Double yellow lines are proposed to the north end of the Market Place, by the pond and around the pump. There are already single lines in the proposed areas.  |

Analysis of Hartington Neighbourhood Plan (Reg 14 pre-consultation version DEC21) for conformity with PDNPA Local Plan: Core Strategy and Development Management Policies

| Hartington Neighbourhood Plan |                 | Summary of content | Corresponding Section of NPA Core Strategy, Development Management Plan or supplementary planning document | PDNPA Comment<br><i>Does HNP policy or content conform with (&amp; supplement), conflict with or replicate adopted policy? Does HNP policy or content undermine NPA strategic policy?</i> | Non-planning matter? | Does content need modification?   |
|-------------------------------|-----------------|--------------------|--|---|----------------------|---|
| Section                       | Policy/para Ref |                    |  |   |                      |   |
|                               |                 |                    |  | during the last Reg 14, and have been left in for consideration   |                      | No objection to narrow primrose double yellow lines in the areas proposed if they are needed. The circular (grassed) island is a 20 <sup>th</sup> century addition and is out of keeping with the character of the area. This may be something to look at in the future (and the whole of the Market Place). No objection to the principle of double yellow lines along the north-west corner on the B5054, By Dalescroft Cottage, subject to narrow primrose double yellow lines being introduced.   |
| Map 5b<br>Hall Bank           |                 |                    |  |   |                      | The road is narrow along the stretch of road where the double lines are proposed. At the western end of the proposed north length of double yellow lines, short timber posts have been introduced to prevent parking. I have concerns about introducing double yellow lines in this area. The site is within the Hartington Conservation Area but moreover, the proposed site is predominantly rural in character and therefore double yellow lines will be discordant with this character. Have other methods of restricting parking in this area been explored? If so – and (1) there is a need for this restriction and (2) no other options will resolve this matter, narrow primrose double lines may be utilised. |
| 10.2.20                       |                 |                    |  | <i>“Hartington Hall, built in 1611 and now a popular Youth Hostel, its extensive</i>  |                      |   |

Analysis of Hartington Neighbourhood Plan (Reg 14 pre-consultation version DEC21) for conformity with PDNPA Local Plan: Core Strategy and Development Management Policies

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|-------------------------------|------------------|----------------------|--|--|----------------------|--|
| Section                       | Policy/para Ref  |                      |  |  |                      |  |
|                               |                  |                      |  | <i>outbuildings, part of which are also the farm buildings of Hall Farm, stand at the northern edge of this space.</i> ” It doesn’t look like there are any buildings within the designated area. Does it mean they are adjacent to the north and west of this area? |                      |  |
| 10                            | General question |                      |  | I think you mentioned that you had consulted landowners of the LGS – could this be added to text?  |                      |  |
| 10                            | W1               | Local green spaces   |  | In general conformity W1(A) – for completeness add in ‘and are not classed as extensive tracts of land’  |                      | <i>“All of these Local Green Spaces are in close proximity to the centre of the village, are demonstrably special to the local community <b>and are not extensive tracts of land</b>”.</i> |
| 10                            | W2               | Important open space | CS L3<br>DMC5  | In general conformity  |                      |  |
| 10                            | W3               |                      |  | In general conformity W3 – Is this meant to be here (is it covered by W5 and W6)? If it is staying, re-word the policy to make clear you are referring to community assets?  |                      |  |

Analysis of Hartington Neighbourhood Plan (Reg 14 pre-consultation version DEC21) for conformity with PDNPA Local Plan: Core Strategy and Development Management Policies

| Hartington Neighbourhood Plan |                 | Summary of content                      | Corresponding Section of NPA Core Strategy, Development Management Plan or supplementary planning document | PDNPA Comment<br><i>Does HNP policy or content conform with (&amp; supplement), conflict with or replicate adopted policy? Does HNP policy or content undermine NPA strategic policy?</i> | Non-planning matter? | Does content need modification? |
|-------------------------------|-----------------|---|--|---|----------------------|---------------------------------|
| Section                       | Policy/para Ref |   |  |   |                      |                                 |
| 10                            | W4              | Safeguard for graveyard                 |  | In general conformity   |                      |                                 |
| 10.9                          | W5              | Community facilities enhance and extend | DS1<br>DMC3 DMS2   | In general conformity   |                      |                                 |
| 10.9                          | W6              | Change of use of community facilities   | DS1<br>DMC3, DMS2  | In general conformity   |                      |                                 |

**Comments on formatting, grammar and typing errors** (suggested deletions shown as ~~strike through~~, suggested insertions shown in red)

Contents page – there are two no. 2’s

Maps 6e & f Detail of LGS5, 6, 7, 8 & 9 **and IOS3**

45

Chapter 1 – not all paras are numbered (from 1.4)?

2.23 – River Dove

4.1.1 and 4.1.2 – space between

6.2.2 Analysis of that survey (see table 1) shows that homes or dwellings within are not occupied by a usual? resident household.

6.2.3 properties in rural areas are generally more costly

6.2.7 do the numbers add up to 26. Did the 2 conversions create 4 affordable units?



Analysis of Hartington Neighbourhood Plan (Reg 14 pre-consultation version DEC21) for conformity with PDNPA Local Plan: Core Strategy and Development Management Policies

10.1 The National Planning Policy Framework (2019) and (Revisions-2021)

Amend to insert what NPPF (2021) para 8b now states: *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*

10.2 Within its Core Strategy (2011), the Vision of the Peak District National Park localises this requirement as one of its goals by 2026: *"A living, modern and innovative Peak District, that contributes positively to vibrant communities for both residents and people in neighbouring urban areas and demonstrates a high quality of life whilst conserving and enhancing the special qualities of the National Park."* (Peak District National Park Core Strategy, [2011 "Vision and Outcomes" p.42](#)).

After para 10.3 the numbers need looking at , as it starts again with 10.1

10.2.3 – ... criteria of NPPF (2021) [as outlined in para 102](#)

10.2.4 The CAA identified nine 'Important Open Spaces' clearly shown on the Development Management Plan [Policies](#) Map in Appendix 5 of the Local Plan Development Management Policies ~~Feb-2019~~. We believe there should be a presumption against development in all these spaces for the reasons detailed in the assessment.

10.2.6 The para references need amending to para 101 and para 102

10.2.13 *"The spasmodic nature of development along Dig ~~is~~ Street has already been eroded by modern buildings and this should not proceed any further."*

10.2.14 **Area LGS6 The** ridge... remove bold from 'The'

10.2.17 Comma after 'Finally' is in red.

10.2.18 *"Modern development to the south of Watergap Farm has diminished this sense of separation and emphasised the importance of the remaining open space."*

CAA Point 24 *"The gateposts of Pool Hall, the house and agricultural buildings and trees in the walled paddock beyond make a pronounced 'stop' to the Conservation Area in this northerly direction."* The southern extent of this field is also included within this Conservation Area and as a part of the agricultural heritage of Hartington, forming part of the essential character of the village and identified as a green space to be protected, it meets the criteria in the NPPF, paras ~~100 and~~ 101 [and 102](#). (Map 6g).

References saved local plan policies at the end.



Sir/Madam Councillors Parish Council

Direct Dial: 0121 625 6870

Hartington Parish Council

Neighbourhood plan/Hartington Post Office

Our ref: PL00761226

4 The Beresford tea Rooms

Hartington

Derbyshire

SK17 0AL

9 February 2022

Dear Sir/Madam

Neighbourhood Plan for Hartington

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888  
HistoricEngland.org.uk





Historic England

Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

C. Fletcher

Clive Fletcher  
Principal Adviser, Historic Places  
[clive.fletcher@HistoricEngland.org.uk](mailto:clive.fletcher@HistoricEngland.org.uk)



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.*

## HARTINGTON NEIGHBOURHOOD PLAN

### CONSULTATION STAGE

Please find your copy of the Hartington Town Quarter revised Draft Neighbourhood Development Plan (NDP) for consultation under Neighbourhood Planning Regulation 14. A copy is available for all dwellings within our parish, landowners and statutory bodies.

This copy has been updated from the draft issued in October 2018 and incorporates responses from our community and statutory bodies, including the Peak District National Park Authority (PDNPA), as well as addressing updates to legislation. Any responses to this latest version must be received by the end of January 2022.

These responses will then be considered by the steering committee so that a final NDP, taking account of relevant responses, can be submitted, together with all associated statutory documentation, to the PDNPA. Once the PDNPA have accredited the plan, an Inspector will review it, and once approved, it will be subject to a village referendum.

In addition to this printed copy the NDP is available on-line under the Neighbourhood Plan section of the village website [www.hartingtonvillage.com](http://www.hartingtonvillage.com) and under the Neighbourhood Plan section of the Parish Council website [www.hartingtonparishcouncil.co.uk](http://www.hartingtonparishcouncil.co.uk)

A few printed copies will also be available in Hartington Post Office and Village Hall Library

### HOW TO SUBMIT COMMENTS

1. Use this form to submit any comments and to complete a simple questionnaire on green spaces.
2. Hand in your written comments and/or completed questionnaires to Hartington Post Office or post to; Neighbourhood Plan, Hartington Post Office, 4 The Beresford Tea Rooms, Hartington SK17 0AL
3. Alternatively email your comments to the following address:  
[nhp@hartingtonvillage.com](mailto:nhp@hartingtonvillage.com)

**Please note all comments must be received by Monday 31 January 2022**

**COMMENTS**

All green spaces are essential to keep Hartington a Village and not allow it to grow into an overgrown housing estate.

## GREEN SPACES QUESTIONNAIRE

Please see Section 10 Health Education and Wellbeing beginning on page 33 of NDP. Details of each Green Space illustrated on Maps 6 (a to g) pages 42 to 46

| Green Space | YES                                 | NO                       | COMMENTS   |
|-------------|-------------------------------------|--------------------------|--|
| ALL SPACES  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | All green spaces are essential to keep Hartington a Village and not allow it to grow into an overgrown housing |
| NONE        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
|             |                                     |                          | <b>Only complete below if you have not ticked one box above</b>  |
| LGS1        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| LGS2        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| LGS3        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| LGS4        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| LGS5        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| LGS6        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| LGS7        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| LGS8        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| LGS9        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| LGS10       | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| IOS1        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| IOS2        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| IOS3        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| IOS4        | <input type="checkbox"/>            | <input type="checkbox"/> |  |
| IOS5        | <input type="checkbox"/>            | <input type="checkbox"/> |  |

### NAME AND ADDRESS

Anne Lewis,

Postcode

The Steering Group Committee,  
Hartington Neighbourhood Plan,  
Hartington

8<sup>th</sup> January 2022

Dear Ladies and Gentlemen,

**Hartington Town Quarter – Draft Neighbourhood Development Plan 2022 – 2035.**

**Representations in Respect of the Consultation Draft Dated December 2021 (Regulation 14 of The Neighbourhood Planning (General) Regulations 2012)**

This representation is made in respect of the Hartington Town Quarter – Draft Neighbourhood Development Plan 2022 – 2035 dated December 2021 (Draft Plan). It sets out a number of generalised observations on the Draft Plan, together with some specific observations relating to Fox Hollow

It comprises of the following:

- This letter.
- Appendix A.
- Plan 1.
- Google Earth aerial photograph titled Fox Hollow, Hartington.

Note that on both Plan 1 and the aerial photograph the legal title of Fox Hollow is delineated in red, within which the part of the title hereafter termed “Fox Hollow and its curtilage” is hatched blue.

Further representations, as felt necessary, will be made under Regulation 16 and to the Independent Examination.

My primary areas of concern with the Draft Plan are as follows:

1. A draft Neighbourhood Development Plan is required to meet specified Basic Conditions which are set out in paragraph 8(s) of Schedule 4B to the Town and Country Planning Act (1990) as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004. I do not assess the Draft Plan as meeting the Basic Conditions. It fails to have proper regard to National Planning Policy as set within in the National Planning Policy Framework 2021 (NPPF). The tone for the making of neighbourhood plans is set out within

paragraph 16, including the requirement to achieve sustainable development (see also paragraph 7).

2. Planning practice guidance sets out that proportionate, relevant and robust evidence should support choices made and the approach taken. Such evidence should inform plan making and be made available to the public in a transparent and supportive way. The NPPF is clear on this point, requiring that “the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned” (paragraph 31).

I do not believe that the evidence base employed in the making of the Draft Plan is adequate. By way of example, it relies upon a Conservation Area Analysis (CAA) dating from February 1994 which is of questionable relevance now and notably to a neighbourhood plan period extending to 2035. The CAA is not “up-to-date”.

Changes have taken place over the twenty-eight years since the CAA was prepared, a good example being the granting of planning permission at appeal for the construction of twenty-six houses on the former Dove Dairy site. Whilst it is accepted that this development sits outside the extant Conservation Area boundary, it is inevitable that it will have introduced impacts on the Conservation Area in its wider setting. These may be localised visual, visual in the wider landscape setting, and/or otherwise. The effects of any such impacts should be assessed and their implications accommodated in the plan making process.

A Neighbourhood Plan should be aspirational but capable of making a positive contribution to the decision-making process within its area. It should conform with and secure the delivery of the strategic policies set out in the Local Plan, in this instance comprising of the Peak District National Park Local Development Framework - Core Strategy Development Plan Document (adopted October 2011) (DPD) and the Peak District National Park – Development Management Policies – Part 2 of the Local Plan for the Peak District National Park (adopted May 2019) (DMP).

The policies set out within the DPD and DMP apply to the proposed Hartington Neighbourhood Plan Area. One such example of this is Policy DS1 “Development Strategy” of the DPD which, inter alia, identifies Hartington as a “named settlement”, described as having “additional scope to maintain and improve the sustainability and vitality of communities across the National Park....”.

Absent it being based upon a robust and up-to-date evidence base, it is hard to see how the Draft Plan will be able to react in a positive and effective way to the provisions of this Policy.

Given Hartington’s attributes, its heritage, conservation and landscape value, and the pressures that will inevitably arise during the plan period, including under national and DPD Policy, and arising out of non-policy issues such as progressive second and holiday home ownership, the Draft Plan must be informed and supported by a compliant evidence base. I believe this should include, as a minimum, a robust forward-looking assessment of anticipated housing need, with a focus on the needs of local people (notably for affordable



and rural housing) an updated Conservation Area Analysis and a Landscape Character Assessment.

A neighbourhood plan must be realistic in acknowledging the inevitability of unavoidable change, forward looking and supported by robust, relevant and current evidence. If it is not, it will be ineffective in development management terms, thereby creating an elevated risk of inappropriate and unwelcome forms of infill and/or edge of settlement development. In some instances, this could be of an ad-hoc, piecemeal and inevitably controversial nature, more likely than not determined by the Planning Inspectorate at appeal, rather than by local decision makers.

The inspector's determination of the appeal in respect of the former Dove Dairy site in Stonewell Lane, Hartington (APP/M9496/W/15/3053101) dated 13<sup>th</sup> October 2016 is relevant in this regard. See paragraphs 84 and 85 wherein there is reference to the role that an adopted neighbourhood plan could have played had it been available and inclusive of identified alternative sites to meet housing need.

3. The NPPF requires that "neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area". (paragraph 29 FN 18). I do not believe that the Draft Plan meets this test for the reasons covered below.

I now turn more widely to the Draft Plan and the elements set out within it that I regard as being of relevance, including in the context of Fox Hollow.

Map 2 "Conservation Areas" (page 15) follows the May 2019 DMP Hartington Inset Map. It delineates the Conservation Area boundary and includes the areas marked on the Inset Map as being Open Spaces in Conservation Areas. It however adopts a redacted style legend and re-allocates the Open Spaces in Conservation Areas as Important Open Spaces. This is an allocation which is at odds with the DMP, as are the Draft Plan policies that are proposed to sit alongside it.

It is noteworthy that the term important open space is not subject to a statutory definition. The National Planning Policy Framework does however provide a definition for "open space" (Glossary page 70) being "all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity". The Town and Country Planning Act 1990 (T&CPA 1990 F27) defines open space as "any land laid out as a public garden, or used for the purpose of public recreation, or land which is a disused burial ground".

I shall later revisit these definitions in the context of Fox Hollow and proposed Draft Plan allocation IOS4.

It would be helpful I suggest if the Draft Plan adopted a terminology for land use allocations that is subject to NPPF or statutory definition. Non-defined terminology falls as subjective and is hence open to ambiguity.

The Draft Plan provides no evidence-based explanation or reasoned justification for an important open space allocation as applied in Map 2. The text of the 1994 CAA is silent towards Important Open Spaces and the term does not appear other than on plan legends. Similarly, neither the text

nor plans that relate to the Conservation Area Extension dated 11<sup>th</sup> February 1994 make any express reference to Important Open Space, including it being a material consideration.

The approach taken at Map 6 “All Green Spaces and Graveyard Extension” creates inconsistencies with the Important Open Space allocation proposed at Map 2. The degree of inconsistency is significant, with large parts of the proposed Important Open Spaces on Map 2 being proposed also as Local Green Spaces. Taking for example proposed LGS2, is it Local Green Space as illustrated on Map 6, or Important Open Space as per Map 2, or both? This inconsistency arises from a proposed dual allocation of parts of the affected land as both important Open Space and Local Green Space. It however creates a potential ambiguity in the interpretation and application of draft Policies W1(A), W1(B), W2 and W3.

I am unable to identify any justification, merit or purpose in the Draft Plan deviating from the operative Open Spaces in Conservation Areas allocation within the Local Plan and the suite of established policies that stand alongside that allocation. The purpose of a neighbourhood plan is to support and assist the delivery of strategic policy, not to seek to deviate from or re-write it. I believe that the Draft Plans approach in this regard causes it to fail the test of general conformity and to not meet the Basic Conditions.

I would say at this point that, absent a relevant up-to-date evidence base and an appropriate assessment, it is questionable whether each of the proposed allocations of Local Green Space meet the test set out within the NPPF (paragraph 102). That will be a matter for the LPA to assess and advise upon.

I now consider Section 5 of the Draft Plan, “Development Boundary” and its accompanying draft Policies D1 and D2, wherein reference is made to Core Strategy Policy DS1 Development Strategy and achieving accordance therewith. The full text of Policy DS1 appears on pages 53 and 54 of the Core Strategy but for ease of reference its key elements are set out below in italics. It should be noted that Hartington is identified in the wording of the Policy as a “named settlement” and that it is assessed within the Appendix 3 Amended Settlement Matrix.

*To promote a sustainable distribution and level of growth and support the effective conservation and enhancement of the National Park, the following principles will be applied to determine proposals for new development. These principles must be considered in relation to the specific core polices in this plan and the subsequent Development Management Policies DPD.*

*The majority of new development (including about 80 to 90% of new homes) will be directed into Bakewell and named settlements, with the remainder occurring in other settlements and the rest of the countryside.*

*In Bakewell and the following named settlements there is additional scope to maintain and improve the sustainability and vitality of communities across the National Park. In or on the edge of these settlements new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises. **Other than in Bakewell, no development boundaries will be drawn. (my emphasis)***

*Where there is pressure for development and the National Park Authority is uncertain about the capacity for this in a named settlement, an assessment of site alternatives will be required to*

*demonstrate the extent of development which may be permitted. This process should involve the Parish Council or Parish Meeting and demonstrate that the proposed development complements:*

- the settlement's overall pattern of development;*
- the character and setting of nearby buildings and structures; and*
- the character of the landscape in which the settlement sits.*

Note that the Policy wording in respect of “named settlements” such as Hartington is permissive only in respect of housing that is “affordable”. Policies H1 and H2 of the Draft Plan are conflicting in this regard in that they are implicitly permissive and accommodating of open market housing. On my interpretation of Policy DS1 they do not need to be. This creates a lack of conformity between the Draft Plan and the Local Plan.

In consideration of the provisions of Policy DS1 I am unable to reconcile the proposed inclusion of a Development Boundary within the Draft Plan, or the approach taken in the Draft Plans stated 5.1 Objectives and its 5.2 Justification. Of note is that contrary to what is said at Objective 5.1.7, Core Strategy Policy DS1 does not require the outer edge of the village to be defined. The wording of Policy DS1 is clear that “other than in Bakewell, no development boundaries will be drawn”. The Draft Plans inclusion of a development boundary is not consistent with strategic policy and hence the test of conformity is not met. This further causes the Draft Plan to fail to meet the Basic Conditions.

Assuming even that a development boundary (as distinct from a settlement boundary or built-up area boundary) was consistent with strategic policy DS1 (which I believe it is not) the approach taken in the Draft Plan is lacking. The boundary as drawn on Map 4 sits snugly around the built-up area of the village (albeit oddly excluding Fox Hollow and its curtilage as if it did not exist – see below) and there are no sites within it identified to deliver Objective 6.1 within the Draft Plan which aspires to “make a significant contribution to meeting local demand or affordable housing and to encourage the creation of mixed developments which are balanced in terms of housing type and tenure”.

I understand that the Steering Group Committee were advised by the Peak District National Planning Authority (PDNPA) that a development boundary should be drawn, notwithstanding that such a boundary is, on its face, contrary to its own Policy. This strikes me as odd and I wonder whether a misunderstanding has arisen? Perhaps the boundary invited by the PDNPA is intended only to serve to identify the village settlement boundary or built-up area boundary, rather than to inform development per se and the policies associated with it. Doubtless the Steering Group Committee will wish to secure clarification on this point.

Material to the provisions of Policy DS1 is that the June 2009 Peak Sub Region Strategic Housing Land Availability Assessment (SHLAA) conducted by Ekogen on behalf of the Peak District National Park Authority (and others) for the period 2008/09 to 2022/23 assessed two sites (reference NP389 and NP390) in Hartington as being potential future sites to meet housing need.

The Draft Plan makes no reference to the 2009 SHLAA and its potential future implications. Further, it does not acknowledge nor consider the implications of the review of the Derbyshire Dales Local Plan, due to be completed by December 2022, nor the District Councils current undertaking of a Strategic Housing and Economic Land Availability Assessment (SHELAA).

These omissions have the potential to introduce uncertainty surrounding how any future housing requirement or DPD pressures will be locally influenced and accommodated, including in a manner that secures an informed and locally acceptable balance between meeting affordable and rural housing need alongside the multiple heritage, landscape and other attributes of the village.

In the context of Fox Hollow, the approach taken in the Draft Plan to the development boundary is most odd. In the previously published draft Neighbourhood Plan for the period 2015 – 2030 (I believe dated 18<sup>th</sup> June 2020) the development boundary at Map 4 was drawn to include the house and its curtilage. Setting aside the policy relevance of having a development boundary, that was a sensible approach, given that the property forms part of and is within the village settlement and that it constitutes brownfield or Previously Developed Land (PDL) (defined in the NPPF (Annex 2: Glossary) as “Land which is or was occupied by a permanent structure, including the curtilage of the developed land...”).

In contrast the Draft Plan dated December 2021 draws a development boundary that excludes Fox Hollow and its curtilage. It is non-sensical, contradictory and illustrative of a flawed (or absent) assessment methodology that an existing building arising from development undertaken in the late 1950’s and which along with its curtilage constitutes PDL should be excluded from a boundary which, according to the stated Objective at 5.1.7 is intended to “define the outer edge of the village”.

It is worthy of mention also that there is a conflict and hence ambiguity as between Draft Plan policies D2 and W2. Specifically, Policy D2 is permissive of “extensions to existing buildings” outside the proposed development boundary, whereas Policy W2 states that no development will be permitted on the identified Important Open Space. So, taking Fox Hollow as an example, the Draft Plan creates a situation where the property is outside the Development Boundary, so is subject to the permissive approach of Policy D2, but is subject to Important Open Space designation IOS4 and Policy W2, whereby no development is permitted. Such ambiguity is inconsistent with the requirements of a Neighbourhood Plan.

The Draft Plans aspiration to introduce a Development Boundary is flawed. It fails to conform with strategic Policy, including the Core Strategy’s designation of Hartington as a “DS1 Settlement”. It is unsupported by a relevant and up-to-date evidence base; it adopts a seeming arbitrary methodology for determining its line and its associated Policies are ambiguous and conflicting.

In contrast the extant policies within the Local Plan (DPD L3) and (DMP DMC5, DMC8 and DMC9) provide a clear, unambiguous, and operable mechanism for development control purposes. They furthermore align with, recognise and are accommodative of the NPPF and strategic policy position, including key Policies such as Core Strategy DS1.

It is appropriate and I believe helpful at this point, to offer some observations on the The Hartington Conservation Area Village Analysis (CAA) (adopted 11<sup>th</sup> February 1994) which is typical of its time and then intended purpose. It adopts a relatively simple macro methodology and applies an approach whereby the village settlement is assessed under seven separate “sub-divisions”, referenced A to G. The assessment area and its individual area sub-divisions are identified on CAA drawing number A4109/2.

Fox Hollow and its curtilage is located within sub-division C, being a wide area identified within the CAA as “Mill Lane and Southern Fields”. Drawing number A4109/6 deals specifically with this

sub-division, the entirety of which is identified on the drawing legend as being “important open spaces with a presumption against development”.

The description of sub-division C set out in paragraphs 21 and 22 of the CAA refers to the area as comprising “steep fields” and “agricultural land” that are outside the “village envelope”. None of these descriptive terms apply to Fox Hollow and its curtilage. It is de facto land in residential use and is land which meets the NPPF definition of land that has been previously developed (NPPF Glossary page 70). I am in no doubt this would be recognized in an updated CAA, such as I believe ought to be commissioned to inform and support the making of the Draft Plan.

The wording of paragraph 22 of the CAA firmly establishes the principle that residential and agricultural land use are two distinctly different land uses and that a boundary between them “should be respected”. In the unlikely event that the LPA accepts the proposition of a development boundary, then this principle must be applied in a consistent manner, including in the Draft Plans approach to Fox Hollow and its curtilage. A boundary (taking the CAA approach) ought to be drawn along the line of the stone wall that runs along the southern boundary of the curtilage of the property and which separates it (i.e. the house and its formal gardens) from the less formal steeply grassed bank that rises to Reynards Lane.

Further, it could reasonably be argued that since none of the land falling within the title of Fox Hollow is “agricultural”, the application of the approach taken in the CAA ought to exclude the entirety of the title of Fox Hollow from any boundary.

I turn now to consider Policy W2 (page 39) starting with a consideration of paragraph 10.2.4 of the Draft Plan. The final adopted version of the Local Plan Development Management Policies (DMP) was adopted on the 24th 2019. I have been unable to identify the Draft Plan referenced DMP document dated February 2019 and it is possible that this reference is erroneous. Appendix 5 of the adopted DMP provides a list of Conservation Areas, not a “map”. The Local Plan Development Management Policies maps in respect of Hartington are the “Maps for Tile 14”. The “Other Designations and Constraints” map at Tile 14 includes the same designations as the “Hartington Inset Map”. Contrary to what is said it does not include nor make any reference to the important open spaces referred to in the CAA.

The narrative offered in justification for the designation of IOS4 set out at 10.2.23 on page 38 is subjective and unsupported by evidence.

The proposed designation IOS4 did not exist as of February 1994, hence it does not and could not have been “identified” in the CAA. This wording is incorrect and misleading. Further, the wording seeks to imply that the land comprising proposed designation IOS4 was in isolation identified as important open space. That is not correct.

More specifically, whilst the land area occupied by Fox Hollow and its curtilage falls within the areas delineated on CAA drawings numbered A4109/2, A4109/3, A4109/4 and A4109/6, it does not expressly feature, nor is it referred to in any drawing or descriptive text within the CAA. It is not expressly identified nor singled out as being of itself an Important Open Space, as is being portrayed at 10.2.23.

The narrative at 10.2.23 fails to acknowledge that the land identified as IOS4 constitutes Previously Developed Land. It seeks for some strange reason to limit its description to that of a “garden” and omits to refer to the fact that standing within that garden is a detached two storey dwelling house

having a GEA of approximately 2,000 square feet, an attached double garage, a driveway with parking areas, patios, two greenhouses, a garden shed, a rotary washing line, garden furniture and all other of the associated and visible paraphernalia associated with the use and occupation of a dwelling house.

The suggestion of a dwellinghouse stood within formal gardens and having cars parked on a driveway meeting the definition of open space within the NPPF and the T&CPA 1990 is flawed. Fox Hollow and its curtilage does not constitute “open space of public value” nor does it “act as visual amenity”.

The narrative goes on to say that the garden provides “an important and seamless link with the lower slopes of LGS’s 8 and 9. Where is the evidence base for this assertion and what does it mean? There is nothing to this effect that can be drawn from the CAA, expressly, implicitly, or otherwise. A dwelling house stood amidst formal lawns and cultivated borders cannot be assessed as being important in this setting. Demonstrably the author of the CAA was of similar mind. If he or she felt that Fox Hollow was of such importance as to warrant a singular designation as per IOS4 then some reference would have been made to the property within the CAA. It was not.

10.2.23 refers to the garden providing a “link” with the lower slopes of LGS8 and 9 but it does not say with what. Is the link with Fox Hollow, to Hall Bank or perhaps to the wider village? If the alleged ability of Fox Hollow to afford a link of some type is of any relevance or importance in justifying the IOS4 allocation, then an explanation of what it is that is being linked with LGS8 and 9 is required. Absent such explanation the narrative is nothing more than words for words sake.

In similar vein, what is meant at 10.2.23 by “seamless”? The Cambridge dictionary defines seamless as “having no noticeable change from one part to the next”. The lower slopes of LGS8 and 9 comprise of rough pasture that is occasionally subject to grazing by livestock and, in the case of LGS8, donkeys. For Fox Hollow and its curtilage to perform as a link that is “seamless” with LGS8 and 9 it too would have to be rough pasture. But it is not. It comprises a detached dwellinghouse stood within its curtilage, as described above. The differences in appearance as between Fox Hollow and LGS 8 and 9 cannot be described as “having no noticeable change” hence the use of the word seamless is inappropriate, misleading and without justification.

Further, neither “link” or “seamless” are applicable to the relationship between Fox Hollow/the proposed IOS4 designation and LGS 8 by virtue of the two areas being physically severed by Reynards Lane, an adopted public highway.

The present position is that proposals for development will be assessed against all relevant policies that constitute the Local Plan for the Peak District National Park, including the Core Strategy DPD adopted October 2011 (DPD) and the Development Management Policies adopted May 2019 (DMP). The policies which are specific within Hartington are illustrated in the “Inset Map Hartington” which is an appendix to the 2019 DMP.

Fox Hollow, which is identified on the inset map by its former name of Reynards Close, falls within an area of the village that is designated as being a Conservation Area and Open Spaces in Conservation Areas. The Policies that apply to the Property by virtue of these two designations are Policy L3 of the DPD and Policies DMC5, DMC8 and DMC9 of the DMP. For convenience and ease of reference the text of each of these Policies is set out as an appendix at the end of these representations.

Policy L3 of the Core Strategy covers the control of development affecting cultural heritage assets of archaeological, architectural, artistic, or historic significance. Save the “likely to cause harm” qualification in paragraph B, the Policy is permissive of development. It establishes a basis whereby development will be permitted provided it meets the Policy’s stated objectives and criteria.

Policies DMC8 and DMC9 of the Local Plan cover development within Conservation Areas and Registered Parks and Gardens respectively. They are each permissive of development where it can be demonstrated to meet the Policies stated objectives and criteria, including an assessment of impact under the provisions of Policy DMC5.

Taken together, the provisions of Core Strategy Policy L3 and Local Plan Policies DMC8, DMC9 and DMC5 are such that a planning application to undertake development of Fox Hollow would be made within a permissive Policy environment. If therefore my wife and I wished to extend the Property, or instal Velux type windows, or adapt the garage to be used as an office, the reasonable expectation would be of planning permission being granted, provided always that the planning application was Policy compliant, fully supported and that its subject matter met each of the extant operative Policy objectives and requirements.

The situation as envisaged within the Draft Plan is quite different. Fox Hollow and its curtilage is proposed to be allocated as Important Open Space, reference IOS4. The proposed Policy applicable to this allocation is Policy W2 which states that “no development will be supported on important open spaces”. The effect of this proposed Policy wording is that in any of the development scenarios set out above, be it an extension or the installation of Velux type windows, the presumption would be of refusal of any planning application.

This is unacceptable. It is at odds with and is a departure from the over-arching strategic policies of the Core Strategy and Local Plan, as discussed above.

In bringing this representation to a close I would offer the following:

1. The purpose of a neighbourhood plan is to put in place planning policy for a neighbourhood area to guide future development. It is about the use and development of land and should set out a vision, aims and robustly supported planning policies. Proposals should be included for improving the area and/or providing new facilities. Key sites might be identified for specific types of development, including in acknowledgment of prevailing Local Plan Policy. DMP Policy DS1 is noteworthy in the context of Hartington, including its permissive approach towards the provision of affordable housing. The Draft Plan does not identify any sites for such use, nor does it fulfil the wider intended purpose of a neighbourhood plan.
2. The extant operable Policies contained within the Local Plan (DPD and DMP) are well constructed, unambiguous and capable of being applied in a manner that is appropriate to the development control function. I can find no merit in the Draft Plan deviating from those policies, nor seeking to afford them a different interpretation.
3. The extant DPD and DMP policies establish a robust framework for the determination of development proposals within the Conservation Area and Open Spaces in Conservation Areas DMP allocations. They do so in a manner that is cognizant of the cultural and heritage attributes of Hartington, whilst acknowledging that development can be acceptable in

certain situations. A departure from those policies serves no purpose and is not the function of a Neighbourhood Plan.

4. Fox Hollow is well suited to the needs of my wife and me. We currently have no plans to alter it in a manner that would fall within the definition of development (T&CPA 1990 s.55). If, however we ever wished to do so, the extant Policy position is pragmatic in its approach. In contrast the approach taken in the Draft Plan is regressive and unrealistic. I therefore hold a strong objection to the Draft Plans allocation IOS4 and its associated Policy W2.
5. Setting aside the question as to whether they are required (given the extant DMP Open Spaces in Conservation Areas allocation) or achieve conformity with the Local Plan, I do not hold a particularly strong objection to proposed Local Green Space allocations LGS 8 and 9, nor the inclusion of part of the title of Fox Hollow within the latter. Respect must however be given to the boundary between Fox Hollow and its curtilage with the grassed steep bank running up to Reynards Lane, consistent with the approach taken in the CAA at paragraph 22.
6. The Neighbourhood Plan Steering Group might beneficially explore alternative and potentially more focused mechanisms for ensuring that the Parish and its local community has a voice in the local planning decision process. Subject to a discussion with the LPA, one such option might be to agree a suite of supplementary planning guidance to sit alongside the extant Local Plan. The fact that it is currently subject to review and that a SHELAA is being undertaken might present a timely opportunity to actively engage with the LPA to pursue this route.

Supplementary planning guidance can be an effective tool and can be used to expand upon the operable extant Local Plan policies to give local context and to reflect local sentiment, aspiration and the inevitability of concern towards the threat of change.

Finally, I offer one further observation which concerns the former Dove Dairy site, now known as Peakland Grange.

Whilst I was not resident in Hartington at the time, I understand that the proposal to develop the former dairy site for housing was not met with enthusiasm, which is understandable. It is a fact however that the development exists and is advancing. On completion it will deliver twenty-six new houses, representing an approximate 18% increase in the villages total housing stock. This is a significant increase in relative terms.

Twenty-six new houses have the potential to bring about a significant increase in the village population. Over time this will have a positive impact upon local facilities, including shops and public houses and may support the village school with increased pupil attendance. The size and nature of the houses on the scheme are such that they are less likely to be occupied as second or holiday let homes, meaning they will likely house a permanently resident populace that is able to enrich and help sustain the social fabric of the community.

These are all to my mind positive attributes that ought to be embraced, such that the development is viewed and treated as part of the village, not as if it is a remote unconnected island, as per the treatment afforded it in the Draft Plan, most vividly at Map 4.



The Draft Plan makes little reference to Peakland Grange in its descriptive text. It is almost as if the scheme does not exist. I believe this to be a regrettable omission and would therefore urge that all future manifestations of the Draft Plan should seek to adopt a fully inclusive stance towards the existence of the scheme, commensurate with the warm welcome that its residents will have doubtless already received from the village community.

Yours faithfully

Christopher Boulter FRICS

## APPENDIX A

### DPD and DMP Policies

#### ***L3: Cultural heritage assets of archaeological, architectural, artistic or historic significance***

*A. Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;*

*B. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;*

*C. Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy.*

#### ***DMC8 Conservation Areas***

*A. Applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced. The application should be determined in accordance with policy DMC5 and the following matters should be taken into account:*

*(i) form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment including important open spaces as identified on the Policies Map;*

*(ii) street patterns, historical or traditional street furniture, traditional surfaces, uses, natural or manmade features, trees and landscapes;*

*(iii) scale, height, form and massing of the development and existing buildings to which it relates;*

*(iv) locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis;*

*(v) the nature and quality of materials.*

*B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect of their proposals on the character, appearance and significance of the component parts of the Conservation Area and its setting. Where an outline application is submitted the Authority reserves the right to request additional information before determining the application.*

*C. Proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:*

*(i) the condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its significance and to the value derived from its continued use, is such that repair is not practical; or*

*(ii) the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building where its removal would better reveal buildings, walls or structures that make a positive contribution to the character or appearance or historic interest of the Conservation Area.*

*D. Where development is acceptable, a record of the current site, building or structure and its context will be required, prior to or during development or demolition.*

*E. Plans for re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.*

*F. Felling, lopping or topping of trees in a Conservation Area will not be permitted without prior agreement. This may require their replacement, and provision for their future maintenance.*

### ***DMC9 Registered Parks and Gardens***

*A. Planning applications involving a Registered Park and Garden and/or its setting will be determined in accordance with policy DMC5.*

*B. When considering the impact of a development proposal on Registered Parks and Gardens, including individual garden buildings or landscape features within them, or on their settings, their significance will be assessed by reference to the National Register compiled by Historic England and to other historic, botanical or ecological information.*

### ***DMC5 Assessing the impact of development on designated and non-designated heritage assets and their settings***

*A. Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate:*

- (i) *its significance including how any identified features of value will be conserved and where possible enhanced; and*
- (ii) *why the proposed development and related works are desirable or necessary.*

*B. The supporting evidence must be proportionate to the significance of the asset. It may be included as part of a Heritage Statement or Design and Access Statement where relevant.*

*C. Proposals likely to affect heritage assets with archaeological and potential archaeological interest should be supported by appropriate information that identifies the impacts or a programme of archaeological works to a methodology approved by the Authority.*

*D. Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments will be considered in accordance with policies for designated heritage assets.*

*E. If applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, the application will be refused.*

*F. Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:*

- (i) *For designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:*
  - a) *substantial harm or loss of significance is necessary to achieve substantial public benefits that outweigh harm or loss; or*
  - b) *in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.*
- (ii) *For non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.*

Proposals/areas of concern from residents of Dig Bank Side, Hartington:

We support the proposal of restricted parking in the centre of the village. However we are concerned about the knock on effect to resident parking to Bank Side, Hartington. We already have an issue with tourists parking on our road and taking up already limited parking spaces. We have many elderly residents and also those with very young children and sometimes residents are unable to park near to their properties or even on the road during summer months, due to walkers etc using the road as a place to park. This is also an issue because people using the doctors will park at the bottom of Bank Side road, rather than use the Doctors car park. Could this be addressed?

Also the parking restrictions should be continued further along Dig St, towards the Doctors surgery due to the road becoming narrow and the difficulty of emergency vehicles and farm vehicles getting past. Also a danger to pedestrians because there is no pavement towards the end of that section. I think it is more important to address the parking issue in this part of the village and taking it away from the centre will create more problems.

We fully support any further developments having a minimum of 25% affordable housing or start up housing and for it to be actually affordable.

We are in full support of a children's play area and feel this is something that really let's Hartington community down for the many young families. Time and again I hear residents express their disappointment at the lack of communal area for children and parents to use as a safe base for children to play and meet/ socialise. Particularly as the population of children and young families is growing. It would be a fantastic improvement to the community.

Please take these points in to consideration

Many thanks

Nicola Crimlis & Martin Crimlis

David Graham

To: nhp@hartingtonvillage.com nhp@hartingtonvillage.com;

22/01/2022 18:01

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Inbox

To the Hartington NDP Steering Group,

Thank you for the copy of the draft NDP which has been read with interest and we would like to express our appreciation for what must have been a large amount of work to reach this stage of the process. With this in mind our hope is that all your time and efforts will be recognised and appreciated by the PDNPA and beyond when the final plan is submitted for their accreditation and review by an authorised Inspector.

Having only been Hartington residents for just over a year, it is difficult to comment on many of the sections, but we hope that our feedback may be of some constructive use when considering any changes to the current draft prior to a final submission.

We noted that (1.3.2) "While reflecting the aspirations of the community, a NDP is obliged to conform to the applicable provisions of the National Planning Policy Framework (NPPF) and strategic planning policies of the Peak District National Park Authority (PDNPA); the Core Strategy (CS), and the Development Management Policies 2019 (DMP)." Perhaps due to our lack of relevant planning expertise or experience we have found it difficult to confirm agreement between the draft NDP produced and the required policies and strategies.

Two areas in particular led us to the above conclusion.

1. Section 6 - Housing and
2. Section 10 – Health, Education and Well-Being

#### 1. Section 6 – Housing

Within the PDNPA Local Development Framework – Core Strategy Development Plan, it states “ Homes and Communities Policies (DS1) will be able to support....the provision of affordable homes for local need and consolidate services in....Hartington....”

Since moving into the village we have been made aware of a real need for affordable housing. In such a rural area, heavily reliant on local agriculture and associated businesses, it is extremely difficult for young people to remain in the area unless they can find residential property of some sort at affordable cost. Consequently, this adds to the delicate position of the local school and other services which can find it hard to continue without local growth and at least maintenance of the existing employed population. However, we have been unable to see where or how the NDP addresses this need, but believe the plan needs to do so.

Referring to Section 5 of the NDP – Development Boundary, is this intended to only allow any future development within this area ? If so, we would expect the PDNPA

and others to see this as being in conflict with any acknowledged need for development, affordable housing in particular.

## 2. Section 10 – Health, Education and Well-Being

During our short time as residents here we cannot avoid noticing a lack of free open space for the enjoyment of leisure activities, particularly for children and young people. Where can children have a game of football etc. with their friends or family ?

Following on from securing affordable housing of some form, young families, if they are to be attracted and encouraged to remain in the village, are likely to seek leisure activities. The village has an excellent range of activities for all ages, but these are predominantly indoor based only. With the rising cost of transport and the activities on offer in even relatively local towns, it makes the use of facilities outside the village area increasingly difficult for many.

The draft NDP currently shows in some detail the various Local green Spaces and highlights various attributes well, but section 10.2.7 contains "... should be so designated to add additional weight to their protection against development." We would certainly agree that there will be areas within the overall boundary which deserve protection against development, but we cannot help feeling that in its current form the NDP could be seen as negative in some respects and aiming at ring-fencing the whole area to say, 'No development here'.

Thank you for giving us the opportunity to comment on the draft plan and we trust that the above will be of some use to those trying to complete the substantial task for the benefit of us all.

*Regards,  
David & Julie Graham*

David & Julie Graham  
Hartington

## HARTINGTON NEIGHBOURHOOD PLAN

### CONSULTATION STAGE

Please find your copy of the Hartington Town Quarter revised Draft Neighbourhood Development Plan (NDP) for consultation under Neighbourhood Planning Regulation 14. A copy is available for all dwellings within our parish, landowners and statutory bodies.

This copy has been updated from the draft issued in October 2018 and incorporates responses from our community and statutory bodies, including the Peak District National Park Authority (PDNPA), as well as addressing updates to legislation. Any responses to this latest version must be received by the end of January 2022.

These responses will then be considered by the steering committee so that a final NDP, taking account of relevant responses, can be submitted, together with all associated statutory documentation, to the PDNPA. Once the PDNPA have accredited the plan, an Inspector will review it, and once approved, it will be subject to a village referendum.

In addition to this printed copy the NDP is available on-line under the Neighbourhood Plan section of the village website [www.hartingtonvillage.com](http://www.hartingtonvillage.com) and under the Neighbourhood Plan section of the Parish Council website [www.hartingtonparishcouncil.co.uk](http://www.hartingtonparishcouncil.co.uk)

A few printed copies will also be available in Hartington Post Office and Village Hall Library

### HOW TO SUBMIT COMMENTS

1. Use this form to submit any comments and to complete a simple questionnaire on green spaces.
2. Hand in your written comments and/or completed questionnaires to Hartington Post Office or post to; Neighbourhood Plan, Hartington Post Office, 4 The Beresford Tea Rooms, Hartington SK17 0AL
3. Alternatively email your comments to the following address:  
[nhp@hartingtonvillage.com](mailto:nhp@hartingtonvillage.com)

**Please note all comments must be received by Monday 31 January 2022**



**COMMENTS**

## GREEN SPACES QUESTIONNAIRE

Please see Section 10 Health Education and Wellbeing beginning on page 33 of NDP. Details of each Green Space illustrated on Maps 6 (a to g) pages 42 to 46

| Green Space | YES | NO | COMMENTS  |
|-------------|-----|----|---|
| ALL SPACES  |     |    |   |
| NONE        |     |    |   |
|             |     |    | <b>Only complete below if you have not ticked one box above</b> |
| LGS1        |     |    |   |
| LGS2        |     |    |   |
| LGS3        |     |    |   |
| LGS4        |     |    |   |
| LGS5        |     |    |   |
| LGS6        |     |    |   |
| LGS7        |     |    |   |
| LGS8        |     |    |   |
| LGS9        |     |    |   |
| LGS10       |     |    |   |
| IOS1        |     |    |   |
| IOS2        |     |    |   |
| IOS3        |     |    |   |
| IOS4        |     |    |   |
| IOS5        |     |    |   |

**NAME AND ADDRESS**

**Postcode**

## Comments

## 3 .Vision

4. Environment 4.1.4 would prefer if there was a reference to the archaeological features eg lime kiln/dew ponds and ridge and furrow for example.

4.2.1 Good to see the reference as to how farming has particularly impact on the natural environment. Going forward farming is likely to have an even greater effect.

4.2.3 the development proposals and BDNG how will this be measured? While this has been inserted due to new development, we as a village do not want to reject sensitive development in the future life of this plan.

4.2.4 good to see recognition of maintaining habitats and walled boundaries of fields. Going forward with the one in a generation change in farming happening, these in the future may be more difficult to maintain.

4.2.6 while the description of trees, small woodlands etc is welcomed , the N Plan respondents 59% believe more trees should be planted and maintained, it might be an aspiration of the village however planting and maintenance are not without cost

4.2.6 I think that the planting is at the back of Springfield House not the front.

Also the natural regeneration ie is to the East of the village not the south ( ie the Dale) .

Again, adequate protection from stock grazing, ie stock proof fencing is quite expensive.

Again 4.2.7 Planting of replacements again the cost of and have you asked permission of the landowner involved there just seems to be an assumption that trees will be planted. This particular dale side has many self sown trees but little in the way of maintenance.

4.2.8 good to see the conservation of landscape features etc, could suitable re use be inserted as well?

4.5.4 There is no recycling for clothes and shoes any longer.

4.5.5 You mention using anaerobic digester ( acknowledging the limited response to this). Even with the change face of farming anaerobic digesters will still be for the smaller scale farms in this area( relative to other areas) will be prohibitive expensive. In this section we could suggest small scale on farm wind turbines, which would benefit the farms to remain viable and contribute to the net zero proposals for the industry by 2040, in addition small scale solar panels should still be encouraged even with the change in tariffs. In addition the village would benefit form electric hook ups, for both visitors to the village and a possible income stream.

Also consideration should be given to the use for suitable fields down towards the river for flood prevention use and water storage as this is the only type of funding which will be available to farmers after 2027( with landowners permission)

4.5.8 I would suggest since the survey perhaps residents views had changed in relation to the support of small scale renewable provision particularly with the recent price hikes. The issue of small scale renewable energy, should be encouraged more and I disagree with the PDNPA policies on this matter. I feel that they do not recognise it to be an area which the village could benefit from and it is dismissed immediately due to the lack of interest from planning.

4.5.9 when referencing the situation re piped gas and the comment " increasing tendency to abandon fossil fuel etc" ..... even more reason to put more emphasis on small scale renewables.

4.6 Policy (i) effective management of the land to the watercourses from Hand dale so as to minimise the risk of future flooding. There is an assumption then the land owner will do this at who's cost ? If this land is taken out of production, there is a cost to whoever now or in the future manages the land. At the moment the policies for such land management are not only just in the infancy of development with a lot of uncertainty of the management and if any such future payment rates will be acceptable . What must be remembered this is private land NOT public land so there is an assumption that here needs correcting. You cannot manage land without the landowners permission and this is not SSSI designated land.

4.6 Policy E4 Needs some reality put into this for eg the estimated price for single digester several years ago for a 250 cow herd was £1.2m . With the projected fall in farm incomes over the next few years ( on top of significant investment with compliance with slurry storage) these sums of money for the average farmer will be unrealistic and Farming Rules for water in force now means this part of the policy is badly written and will not be realistically implicated.

### 5.3 Policy

D2 farm diversification... could the word suitable expansion be added here as well?

Farming is facing huge changes ( in an unsupported market) some of which may require expansion and I think should be included in order to help the viability of farming .

Map 4 Needs to be clearer as on Map .Why does the development boundary not follow the Conservation Area?

### Housing 6.2.2

Data now out of date, appreciate you have to start at some point.

The comment on luxury and higher priced housing wants to be strengthened as since" lock down" the changes in the housing in the village has been most noticeable . The super house/ mansion with bi fold glass doors is here. Huge extensions are been granted and going up to three floors all since the permission was granted for the houses on the Totally out of keeping and another application to turn what is a suitable garage into another dwelling . Conversion of a barns and existing buildings were also supported .Would this also apply to outside the village?

### 6.3 Policy

Would all new built housing under this policy allowed to extended? This has caused problems in the past with little or no turnover of residents .

## Economic Development

8.1 Any new businesses should be in existing buildings etc. Could we not put the word wherever possible before existing to allow for any **future unforeseen development which could not be supported in existing buildings?** It perhaps has been covered in 8.2.5

**8.2.8 Cycle parking areas in the village as well as carparks?**

Policy 8.3 should be reworded to take account of the above comments.

**8.4 Objective .... Plus appropriate new building where suitable should be added.**

8.5 Justification

Field barns

**Where appropriate change of use for local needs/agricultural occupancy housing.** The s housing prices are ever rising and many local young people are been priced out by the housing pressures of holiday rentals/2<sup>nd</sup> homes and house been extended. This village in the next decade will be significantly changed housing wise for the worse and we will face an ageing and part time population occupation.

There is good intention with community led enterprises however the return of the investment involved is poor. It is people living and working in these villages of all age groups which keeps the community spirit.

8.6 Policy ED4

**Why are Shepherds Huts are not supported as an alternative income stream as many are mobile.**

Transport

9.2.2.2 Footpath maintenance should be encouraged which is fair, however there is cost implication of this .

9.8.4 More use should be made of **time limited parking in the centre** (parking near bus shelter) as walkers park there and go out walking all day. This space would be better used for the customers of the businesses in the centre.

9.9 Policy

Many of the second homes/air B& B and holiday cottages have little or no parking provision and are getting larger. Most of these properties have at least two/three/ sometimes four vehicles at these properties and they park on the roadside/pavement parking causing congestion and inconvenience and a danger to traffic and pedestrians.

9.9 **policy the parking control in the form of primrose lines I strongly disagree with some of this** .The proposals for up Hall bank on the brow of the hill I agree with because that is clearly dangerous. The YHA should be encouraged to have less vehicular traffic and should not be allowed to expand further

as it clearly does not have the parking facility. It should be able to demonstrate how they are to manage this better.

The proposed lines along Mill Lane I agree with again because of the danger to traffic etc.

However, I am concerned with further lines around the pump, meres and green space.

I think on one side of the mere parking should not be allowed in order to keep the width of the road. The street scene around this area will be better if there are no parking, HOWEVER my concern is where are these cars going to be parked. The surrounding streets on a busy day which, as the tourist season is 12 months of the year now, we have no off season as such are already full. Thought must be given by the people involved in writing this plan of the affects of reducing parking to improve the aesthetics of the village when there is no increase in parking elsewhere.

Plus who enforces the parking on these lines anyway, we are lucky if twice a year we have a traffic warden visiting the village. In addition visitors will park anywhere and block more entrances and double park and cause more parking tension in the village just in order to not park around a duck pond, which itself could do with an overhaul anyway.

On Maps 5a and 5B in the key should it say proposed **primrose not double yellow lines**.

10.9 policy

W6 I read this as the PDNPA long term plan to use the school for a visitor centre in this change of use. This I believe is their long term aim for the village and therefore wants to reworded.

Overall

I can see a lot of work has gone into this plan and it is to be commended for the effort involved.

As a record of the village, it is a very useful and interesting document.

However, there are some areas where I feel the implications have not been thought through/or not correctly advised.

Jane Bassett

30/1/22

**Chris Henning**  
Executive Director  
Place  
County Hall  
Matlock  
Derbyshire DE4 3AG

Mr David Annat  
Chairman  
Hartington Town Quarter Parish Council  
Watergap Farm  
Dig Street  
Hartington  
Buxton  
SK17 0AQ

Telephone 01629 539810  
Ask for David M Dale  
Email davidm.dale@derbyshire.gov.uk  
Our ref PM/DMD/Hartington town Quarter  
Neighbourhood Plan  
Your ref  
Date 28 January 2022

Dear Mr Annat

## **Localism Act 2011 – Strategic Planning Comments**

### **Hartington Town Quarter Revised Draft (Regulation 14) Neighbourhood Plan 2022-2035**

Thank you for consulting Derbyshire County Council (DCC) on the Hartington Town Quarter Revised Draft (Regulation 14) Neighbourhood Plan 2022-2035. The comments below are DCC's Member and Officers' technical comments with regard to the environment, development boundary, housing and transport aspects of the Plan.

#### **Local Member Comments**

Councillor Simon Spencer, the Local County Council Member for Dovedale Electoral Division, has been consulted. To date, no comments have been received, but if I receive any I will forward them to you.

#### **Officer Comments**

##### **General**

#### **4. Environment**

4.5.4 DCC welcomes the support of the local community for additional recycling facilities in the village.

#### **4.6 Policy E3**

DCC welcomes the provision to mitigate future climate change in Policy E3, although it would suggest that the wording should be made stronger to ensure that any development, whether new, a renovation, or an extension, is zero carbon or near zero carbon through high quality design, with particular regard to insulation, and to embracing all renewable energy generation techniques including ground and air source heat pumps.

DCC would also suggest that the policy should ensure that all future developments are resilient to future climate change, particularly from over-heating in summer.

#### **5. Development Boundary**

Section 5 of the Plan sets out a justification for the definition of a Development Boundary for the main settlement of Hartington. A key consideration for the approach to new development is that the Parish falls wholly within the Peak District National Park and that any development should, therefore, be in accordance with the purposes of a national park as set out in the 1995 Environment Act and should

respect the National Park Principles as set out in the Peak District National Park Core Strategy, particularly in Policy DS1.

In this context, therefore, DCC fully supports the proposed definition of a Development Boundary indicated on Map 4 for the main settlement of Hartington village, which appears to have been well-conceived and considered and largely coincides with the extent of the Hartington Conservation Area that covers the vast majority of the built form of the village. It is also considered appropriate and is supported by DCC that the former Dove Dairy site, to the west of the village, has been defined as falling with the Development Boundary as the site was granted planning permission on appeal in 2016 for 26 new dwellings. Although reference is made to the Dove Dairy site in Sections 6 and 7 of the Plan, no reference is made to the site in Section 5 relating to the definition of the Development Boundary. At first sight, therefore, the area of land to the west of the village on Map 4 appears to be an anomaly. DCC would suggest, therefore, that reference to the Dove Dairy site is made in Section 5, which could then indicate why the site has been included as falling with the Development Boundary of the village.

Definition of the Development Boundary should ensure clarity and certainty that any new development that is located within the defined boundary should be of a scale and nature that reflects National Park Purposes and Principles as reflected in Core Strategy Policy DS1. It would also provide more certainty as to any new development that would be classed as falling within the open countryside, for which more restrictive countryside policies would apply as set out in Policy D2.

## **6. Housing**

The approach to new housing provision in Section 6 and Policies H1 and H2 is fully supported and considered to be consistent with National Park Principles as appropriately indicated at paragraph 6.2.1, that correctly states that National Parks do not have housing targets to meet and so in accordance with the policy of the Peak District National Park Authority (PDNPA), land is not specifically allocated for housing within the Plan. However, as noted in 6.2.1, the housing policies of the PDNPA do seek to provide for affordable housing in the National Park to address local need.

There appears to be clear evidence set out in Section 6.2, that second homes and holiday lets is a particular issue in the village and wider parish that has been identified by local residents. This means that 20.7% (village) and 20% (Plan area) are not occupied by a resident household. Such evidence supports the approach in Policy H1, which seeks to ensure that new housing development should have a primary residence occupancy clause. DCC therefore welcomes this policy in order to prevent the prevalence of holiday lets and second homes which reduces affordability for local people and impacts on the community feel and viability of a village.

The approach to the provision of affordable housing also appears to be well-justified and well balanced in Policy H2, which seeks to ensure that 25% of any new housing development on non-exception sites should include 25% affordable housing subject to a viability assessment; should be subject to a local connection; and should be of a similar design and quality as market housing.

## **9. Transport**

### **9.2.1 Public Transport**

DCC funds two bus services which operate through Hartington, namely the 442 scheduled hourly service from Ashbourne to Buxton and the door to door pre-bookable Derbyshire Connect Demand Responsive Transport service which connects through to Wirksworth and Cromford. These services connect with other bus routes at Buxton and Ashbourne to allow onward journeys to places such as Stockport and Derby, and with rail services at Buxton and Cromford.



DCC would suggest that the document should include a policy to encourage greater use of bus services by residents and visitors, which also commits to funding improvements to the bus stop facilities in the centre of the village. In particular, developer contributions should be sought to:

- Improve bus stop facilities, taking into consideration the special aspects of Hartington and its environs. Wherever possible, this should include the provision of raised boarding kerbs, shelters, timetable cases, lighting, highway bus stop markings and real time information wherever feasible and not already in place.
- Support public transport services or demand responsive transport (as appropriate) to mitigate the effect of any additional trips on the highway generated by the proposal.

**9.2.1.2** DCC would dispute the statement that *‘Strictly speaking, public transport is not a land use or development issue’* on the basis that the means by which any development is served has land use implications. Transport is a derived demand from (changes in) land use.

### **9.3 Policy T1**

DCC would support Policy T1, but would suggest that it could be strengthened as follows:

#### **Development principles**

All developments should be built with sustainable and active travel as the default, with appropriate pedestrian and cycle links provided to link to existing infrastructure. Developments should be as permeable as possible to facilitate direct and easy access to local destinations by active and sustainable travel without recourse to motorised modes.

### **9.6 Policy T2**

DCC would support Policy T2, but would suggest additional wording as follows:

‘Proposals, and developer contributions, leading to the development of an off-road link between the centre of Hartington village and the Tissington Trail will be supported.

**9.8.3** Paragraph 9.8.3 states that ‘Parking control will require the agreement of Derbyshire County Council and a Traffic Regulation Order’. The ‘non-planning community policy’ below T9 supports the introduction of additional parking control in the form of primrose coloured double yellow lines 50mm in size around the Mere and Village greens on Mill Lane and Hall Bank.

However, DCC would point out that requests for parking restrictions are judged on their merits and would only be taken forward if there were sufficient justification to do so. This is due to the resource-intense nature of the statutory procedures involved in making the necessary Traffic Regulation Order (TRO) and the cost of this to the authority. Furthermore, the outcome of the TRO-making procedure cannot be pre-empted (which is the whole purpose of the statutory procedure involved).

In the meantime, DCC is mindful of a request to consult the Parish Council on the proposals suggested in the Neighbourhood Plan, and it is hoped to make a start on this later in 2022. DCC will therefore contact the Parish Council directly at the appropriate time.

### **9.9 Policy T6**

It should be noted that any travel plan must also be accompanied by the submission of a Travel Plan Bond to Derbyshire County Council. This bond is refundable dependent upon the rate of success of the Travel Plan.

**Policy T9**

DCC would suggest that the policy should be strengthened to ensure as a condition of all new developments:

- Provision of electric vehicle charge points, at one per dwelling and two no. double sockets (minimum) at each commercial premises (cross referenced to Policy ED1).
- Sufficient infrastructure should be provided at all commercial developments to enable the installation of charge points by others in the future.

In addition, DCC would suggest an additional policy for all new residential and commercial developments (cross referenced to the Housing and Economic Development policies):

- Provision of cycle storage as an integrated part of the development. See:

<https://www.cambridge.gov.uk/media/6771/cycle-parking-guide-for-new-residential-developments.pdf>

**10. Health, Education, and Well-Being****Education**

DCC has no comments to make in relation to this section of the Plan.  
Please contact me if you wish to discuss the comments further.

Yours sincerely



David M Dale

Policy and Monitoring and LA lead: CLIP: Planning Sub-group

From: **Keith Quine**

Date: Sun, 23 Jan 2022, 13:34

Subject: FW: Comments on draft Neighbourhood Development Plan 2022-2035

To: <[nhp@hartingtonvillage.com](mailto:nhp@hartingtonvillage.com)>

To the Hartington NDP Steering Group.

With one of us having contributed to the current and previous drafts of the NDP we wish to make the following comments relating to the Neighbourhood Development Plan:

1. Policy D1/D2 : the use of a Development Boundary is at odds with the PDNPA Core Strategy Policy DS1 (2011) and The Local Plan (2019) which state that only Bakewell will have a development boundary. We doubt that the NDP will meet the Basic Conditions requirement in this dimension.
2. Housing (Policies H1 - H2.3) : Core Strategy Policy DS1 identifies Hartington as a settlement capable of further development in respect of housing and economic activity, with an emphasis on affordable housing. While the NDP policies recognise and support the need for future affordable housing provision it does not identify any potential sites within or adjacent to the settlement. Since the current draft has been circulated we have become aware that a review of the 2009 SHLAA is being undertaken. We do not believe PDNPA even flagged up to the Steering Group that the 2009 SHLAA which identified potential future sites existed but it would seem critical that the NDP engages with the District Council's current undertaking of a Strategic Housing and Economic Land Availability Assessment (SHELAA). We believe that the Plan would benefit from identifying specific sites for the development of affordable housing. Examples might include two sites off Dig Street - the current garage site which we understand to have been recognised in the 2009 SHLAA and potentially the conversion of stone farm buildings of Digmer Farm next door to our residence, Cranleigh.
3. The Former Dove Dairy Site (Policies DD1/DD2): while concurring that agricultural access should be maintained around the development of Peakland Grange we understand that the 2009 SHLAA again identified the fields either side of Stonewell Lane as having potential for residential development. The two fields bounding the northern edge of Stonewell Lane will certainly come under future pressure for development, either relating to

residential development or for economic activity, and of these two possibilities we would prefer the former. It appears to us to be doubtful that a statement from the Inspector during the Planning Appeal decision that granted permission for Peakland Grange (Para 7.2.3 in NDP) will hold sway as time progresses. However we would support the possibility of a future open space for community use in the field adjacent to Dairy Close. It has a frequently used footpath off Stonewell Lane in the field and is easily accessible to all ages within the community, offering space for the elderly to meet up outside while with careful use of sustainable materials and good design there is the potential for a recreation area for young children. If a critical service in the form of a village primary school is to survive then the community needs to do more through the NDP to foster young families residing in the village. While the copse in this area is suffering from lack of management it does provide an important habitat for wildlife, provides a degree of shelter for nearby houses and is a partial screen between Peakland Grange and properties along Dig Street. The hacking down in 2021 of the copse nearest to Stonewell Lane was regrettable and begs the question as to whether the NDP (or other protective mechanism) could secure appropriate future management of the remaining woodland.

4. Economic Development (Policies ED1-ED6): If the NDP in a future draft could identify specific locations for residential development could it also include specific locations where new businesses would be favourably considered?
5. Transport : with the future of vehicles seemingly bound to be in the form of plug in hybrid or electric vehicles should the NDP not seek to ensure , in a community where many properties do not have either garages or space to park a vehicle within their grounds, that there is recognition that charging points need to be provided both centrally (car park, market place, garage) but also at individual properties? In other words strengthen Policy T9.
6. Green Spaces: LGS1 – LGS3 we support.

LGS4 - will inevitably come under development pressure. As noted above should it be identified in the NDP as for future community use in the form described?

LGS 5 – LGS10 we support

IOS 1 -IOS5 – we support

However there is an inconsistency between the Map 2 legend and terminology used in p34-41.

1. General points : the evidence base for the justification of a variety of policy statements is thin. We would ask whether PDNPA and DDDC have data on a variety of issues explored in the NDP that would usefully build a stronger evidence base? Is it too late to bring in professional services to undertake certain surveys as well as formulate the final submissions should the NDP go forward? Finally, we are only too aware of the very significant input of a very small team to produce this draft NDP. Could certain development issues that are, and will be, pertinent to the community be more easily and helpfully addressed through another strategy, for example engagement with PDNPA on Supplementary Guidance relating to certain Local Plan policies?

Kind regards,

Alison and Keith Quine

## HARTINGTON NEIGHBOURHOOD PLAN

### CONSULTATION STAGE

Please find your copy of the Hartington Town Quarter revised Draft Neighbourhood Development Plan (NDP) for consultation under Neighbourhood Planning Regulation 14. A copy is available for all dwellings within our parish, landowners and statutory bodies.

This copy has been updated from the draft issued in October 2018 and incorporates responses from our community and statutory bodies, including the Peak District National Park Authority (PDNPA), as well as addressing updates to legislation. Any responses to this latest version must be received by the end of January 2022.

These responses will then be considered by the steering committee so that a final NDP, taking account of relevant responses, can be submitted, together with all associated statutory documentation, to the PDNPA. Once the PDNPA have accredited the plan, an Inspector will review it, and once approved, it will be subject to a village referendum.

In addition to this printed copy the NDP is available on-line under the Neighbourhood Plan section of the village website [www.hartingtonvillage.com](http://www.hartingtonvillage.com) and under the Neighbourhood Plan section of the Parish Council website [www.hartingtonparishcouncil.co.uk](http://www.hartingtonparishcouncil.co.uk)

A few printed copies will also be available in Hartington Post Office and Village Hall Library

### HOW TO SUBMIT COMMENTS

1. Use this form to submit any comments and to complete a simple questionnaire on green spaces.
2. Hand in your written comments and/or completed questionnaires to Hartington Post Office or post to; Neighbourhood Plan, Hartington Post Office, 4 The Beresford Tea Rooms, Hartington SK17 0AL
3. Alternatively email your comments to the following address:  
[nhp@hartingtonvillage.com](mailto:nhp@hartingtonvillage.com)

**Please note all comments must be received by Monday 31 January 2022**

**COMMENTS**

## GREEN SPACES QUESTIONNAIRE

Please see Section 10 Health Education and Wellbeing beginning on page 33 of NDP. Details of each Green Space illustrated on Maps 6 (a to g) pages 42 to 46

| Green Space | YES | NO | COMMENTS   |
|-------------|-----|----|--|
| ALL SPACES  |     |    |  |
| NONE        |     |    |  |
|             |     |    | Only complete below if you have not ticked one box above |
| LGS1        |     |    |  |
| LGS2        |     |    |  |
| LGS3        |     |    |  |
| LGS4        |     |    |  |
| LGS5        |     |    |  |
| LGS6        |     |    |  |
| LGS7        |     |    |  |
| LGS8        |     |    |  |
| LGS9        |     |    |  |
| LGS10       |     |    |  |
| IOS1        |     |    |  |
| IOS2        |     |    |  |
| IOS3        |     |    |  |
| IOS4        |     |    |  |
| IOS5        |     |    |  |

NAME AND ADDRESS

Postcode



Thank you for the opportunity to comment. Overall, I support the document. Points I wish to make:

#### Provision of Affordable Housing -

- page 21 6.2.3 - house prices are at their highest in honeypot villages like Hartington, even higher than the already high average across the Peak District NPA
- page 21 6.2.6 – agree wholeheartedly with the need for affordable housing in Hartington to ensure future sustainability
- page 22 6.3 Policy - H1 – this needs to be explained, and how feasible is it?
- Page 22 6.3 Policy – H2.1 – this reads as being a loophole that enables unscrupulous developers to avoid providing 25% affordable housing

#### Provision of a children's playground:

- Page 39 10.4.3 – wholeheartedly support provision of a children’s play area – this is sadly lacking in Hartington and given that we wish to encourage families to live here, it seems daft not to provide this facility. I’m not sure what an outdoor communal space would look like nor what it would achieve – perhaps it could be part of the playground.
- Page 39 10.4.4 – LGS2 next to the school seems a sensible and central site for a children’s playground and ideally the school playground would also be accessible to local children in out of school hours.

#### Parking restrictions and double yellow (primrose) lines around village centre and Hall Bank:

- Page 30 9.8.3 (and maps on page 32) – I am concerned that double yellow lines will push the problem of parking elsewhere. I cannot comment knowledgeably on the proposed restrictions for the village centre as I don’t live there. **With regard to Hall Bank, I support the idea of yellow lines to improve visibility on the bend outside the youth hostel BUT the line on the north side of the road needs to stop by the western edge of the pedestrian entrance to the youth hostel (ie approx 5 metres shorter) as otherwise I fear cars will park on the corner of Leisure Lane opposite the gate. It is safer to keep all cars parked on the north side of the road.**
- Page 30 9.8.4 – agree wholeheartedly – it is essential for the economic life of the village that visitors continue to feel welcome; I was appalled at the rude and unpleasant notices that were allowed to remain in place during the first lockdown. I struggle to see how resident only parking or time limited parking could be helpful to local residents (having experienced this in a previous area) – it can cause lots of issues for local people and needs monitoring which adds costs which have to be borne by the local residents. In addition, visitors would need to be able to access parking all day if walking.
- Page 31 9.8.5 – is it possible to consider moving the 30mph speed limit signs at the top of Hall Bank further east to where the current pedestrian and 11% gradient signs are? (links to my comments above re yellow lines on Hall Bank) It may make traffic slow down earlier before the slight bend outside the youth hostel, hence improving safety on the corner. I appreciate this may be outside the control of the PC

#### Other:

- page 12 4.5.4 - incorrect as currently no recycling facility exists
- page 13 4.5.7 - it also needs to be noted that the DDC (or whoever is responsible) needs to ensure culverts are kept clear
- page 13 4.5.9 - this is currently a heated (no pun intended) issue - oil and wood are often the only source of fuel in rural areas, as reported on BBC Countryfile in January 2022; other options are currently hugely prohibitive in cost
- page 25 8.2.4 – support the need for improved mobile network wholeheartedly
- page 25 8.2.6 – I am concerned at the idea of limiting competition for existing businesses, is this fair? I would support protecting local businesses if this were needed but there seems to be plenty of demand for Hartington retailers from the local area and from visitors. It could be beneficial to the village to revive the market charter eg for a monthly market to support local farms, crafts etc. (This links to page 27 ED5)
- page 29 9.2.2.3 – wholeheartedly support the maintenance and improvement of stiles and footpaths for local community and visitors

#### Green Spaces Questionnaire

I agree to all except Area LGS1 (page 35) where I would query the necessity for double yellow lines (as per my comments above)

*Mrs Liz Hitch,*

**HARTINGTON TOWN QUARTER  
NEIGHBOURHOOD DEVELOPMENT PLAN  
REGULATION 14 CONSULTATION DRAFT DECEMBER 2021**

**1. INTRODUCTION**

- 1.1. Amos Homes (Hartington) Ltd (hereafter referred to as 'Amos Homes') have land interests in the Hartington Town Quarter Parish and we were pleased to be given the opportunity to comment on the Regulation 14 stage of the draft Neighbourhood Development Plan (NDP). A NDP is clearly an important tool in ensuring communities can influence land use planning in the local area and we fully support its preparation.
- 1.2. In order for a draft Neighbourhood Plan to proceed to referendum, it is however necessary to meet the basic conditions, as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (see extract at Appendix A). Unfortunately, we do have serious concerns that the latest draft would fail to meet these requirements without significant amendments.
- 1.3. The following therefore sets out Amos Homes response to the latest Regulation 14 consultation draft.

**2. SECTION 4 – ENVIRONMENT**

**Objectives for the Natural Environment**

- 2.1. Paragraphs 4.1.1 to 4.1.4 of the draft NDP set out the objectives for the natural environment. It is clear from this that safeguarding landscape character, particularly features such as dry-stone walls and hedgerows and protecting habitats are key objectives. In order to deliver these aims, policy E1 requires development proposals to retain or reinstate dry stone walls, trees and hedgerows, with the aim of achieving a net gain for biodiversity. We note the policy is silent on landscape character issues and how the impacts of new development should be assessed, with the focus of the policy solely on protecting habitats as a means of achieving a net gain for biodiversity.
- 2.2. Whilst we support the objective of achieving a net gain for biodiversity, merely retaining stone walls, trees and hedgerows is unlikely to achieve this. To be effective, and consistent with national policy and guidance, the policy needs to not only minimise the impact on ecology, but should support development that conserves or enhances biodiversity, but encourage new planting and habitat features so that a measurable net gain for biodiversity can be achieved. We would recommend that Policy E1 is amended so that it promotes new habitat creation where possible.
- 2.3. We note policy E1 requires a management plan to ensure the long-term viability of trees and hedgerows, however it is incredibly difficult to guarantee the health of trees and hedgerows over any length of time given the potential for disease and damage. Furthermore, the policy fails to explain who will be responsible for monitoring the medium to long term health of vegetation and wildlife. This requirement should be deleted. Instead we recommend that the policy is amended so that it clearly supports development which preserves existing trees, hedgerows and dry-stone walls as potential habitats where possible, but also encourages development to achieve a measurable net gain for biodiversity, through the creation of new habitats. This would ensure Policy E1 is consistent with the NPPF.

- 2.4. As a general observation policy E1, and indeed all of the policies in the Plan, should have a title so that it is clear what the policy covers.

### **Objectives for the Built Environment**

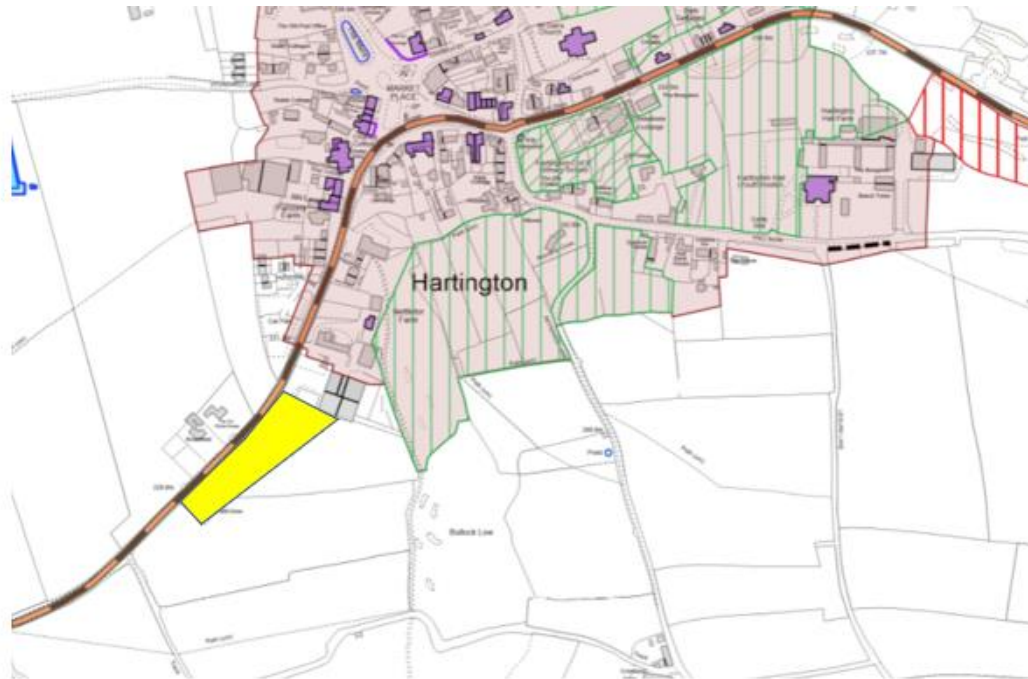
- 2.5. Paragraphs 4.4.1 and 4.4.2 confirm that the main objectives for the built environment is to ensure future development is sympathetic to the distinctive local character (including both built and natural environment) and takes into account the heritage assets identified in Appendix B of the draft plan.
- 2.6. Draft Policy E2 seeks to deliver and address these objectives. Firstly, the policy states that development proposals should contribute to village character by creating sense of place *“in keeping with the White Peak building tradition as described in the Peak District National Park Authority Design Guide as may be amended”*. Whilst national and development plan policy support high quality design and development that responds to local character, the reference specifically to the White Peak building traditions *“as described”* in the PDNPA Design Guide is confusing, as there is no specific reference to such White Peak building traditions within the Design Guide for the reader to refer back to. Consequently, reference to *“White Peak building tradition as described in the Peak District National Park Authority Design Guide”* should be deleted, and instead we recommend the policy is amended to ensure development respects local character and that design ***“reflects or complements the style and traditions of the locality”***. This is in line with Policy DMC3 of the Park Authority’s Development Management Policies (DMP) document.
- 2.7. In addition to the above we note that draft Policy E2 goes on to set out six criteria (numbered (i) to (vi)) which development will be expected to take into account. Criteria (i) requires development to be designed to respect landscape, topography and micro climate within the Dove Valley in regard to *“orientation, heights, spacing, roofscape and materials”*. Neither the policy or supporting text explain what aspects of micro climate needs to be considered, so we would recommend that reference to ‘micro-climate’ is deleted. There is simply no justification for its inclusion, particularly as Policy E3 seeks to address climate change issues so provision is made within this policy to deal with climatic issues.
- 2.8. Criteria (i) also requires consideration of ‘roofscape’; however, this makes little sense in isolation and without explanation what aspect of ‘roofscape’ the policy seeks to control. It is assumed that the policy seeks to prevent development that would appear out of character with the prevailing roofscape due to say building height or choice of materials. If this is correct, we recommend that the policy is amended so that it covers the following components that are key to good design and the creation of places: - ***“Development should respect the local character in terms of building layout, form, scale, appearance, materials and landscaping”***.
- 2.9. Criteria (ii) deals with the retention of dry-stone walls, trees and hedgerows. This issue is covered by policy E1 and we therefore recommend criteria (ii) is deleted rather cause duplication.
- 2.10. Criteria (v) states that development should *“recognise that the mix of housing types and tenures should take account of the needs of the local community”*. There is however no evidence of existing housing needs and this is a significant failure of the plan given that one of its main ‘objectives’ is to *“make a significant contribution to meeting local demand for affordable housing and to encourage the creation of mixed developments which are balanced in terms of housing types and tenure”*.
- 2.11. We are aware that Derbyshire Dales District Council undertook a Housing Need Survey of Hartington village in 2014. This demonstrated a need for 8 affordable homes of different sizes and tenure. However, this evidence is now out of date, but it is highly likely that there remain housing needs issues to address. If the Neighbourhood Plan is going to include an objective of addressing housing needs, and truly contribute towards the achievement of sustainable development (basic condition (d)) then an up-to-date survey is essential to understand what the current needs are. Then, based on the findings of this survey, the plan should set out a robust strategy for addressing these needs including identifying sites where appropriate.

- 2.12. Draft Policy E3 deals with climate. It is important for plans to take a proactive approach towards mitigating and adapting to the effects of climate change, therefore we support this policy.
- 2.13. Draft Policy E4 supports on-farm anaerobic digger units. The policy seems at odds with the objectives for the built environment, which seeks to ensure new development is sympathetic to local character and take into account heritage assets. We therefore consider it would be more appropriate to move this policy to a section of the plan dealing with farming / agricultural issues.
- 2.14. Map 2, on page 15, shows the extent of the Conservation Area, Listed Buildings along with proposed areas of 'Important Open Space'. These 'Important Open Space' appear to correspond with the 'Open Space in Conservation Areas' identified on the Hartington Inset Map of the DMP. There is currently no evidence supporting the NDP to explain why they are deemed important or warrant the special protection from development afforded by draft policy W2. We recommend replacing reference to 'Important Open Spaces' with 'Open Space in Conservation Areas' so that it is consistent with the DMP.

### **3. SECTION 5. - DEVELOPMENT BOUNDARY**

- 3.1. Paragraphs 5.1.1 to 5.1.7 set out the objectives for a development boundary that is now proposed by the draft NDP. We strongly disagree with objectives set out at paragraphs 5.1.2 and 5.1.4 in particular. Firstly, a development boundary does not need to take account of the Conservation Area Appraisal. The Conservation Area itself is already established and special planning controls are in place to manage development within such locations. A development boundary on the other hand is a policy tool for controlling development to within a defined area (in this case the settlement of Hartington) so as to prevent urban sprawl. The designation of a settlement of boundary need not take into account heritage considerations.
- 3.2. As for the presumption against development in important open spaces and local green spaces, as discussed previously, the 'Important Open Spaces' identified need to be renamed 'Open Space in Conservation Areas', so that it is consistent with the DMP. These locations are already covered by existing legislation and planning policies to control development here and there is no justification for prevent all development in these locations.
- 3.3. With regards to the protection of 'local green spaces' (LGSs) we strongly object to the identification of the number and locations of LGSs, particularly LGS4 which simply does not satisfy the requirements for such a designation – a matter that we discuss further below.
- 3.4. For the reasons set out above we firmly believe that paragraphs 5.1. to 5.1.7 as they fail the basic conditions (conditions (a), (c) and (e)).
- 3.5. In terms of the draft Development Boundary shown at Map 4 (page 20), whilst it is pleasing to see the former Dove Dairy (Peakland Grange) site included within the settlement boundary in recognition that the development, and those that live and work there, form part of the community, we strongly believe that the boundary should include the adjoining field. It is well screened and surrounded by urban form on almost all sides and is capable of accommodating development without harm to landscape character. It is an obvious infill plot and could play an important role in meeting future needs so warrants inclusion in the settlement boundary if one is to be defined.
- 3.6. We note that the boundary has included an area of land between Milldene and Nettleor Farm (identified in yellow on the Inset Map below). Including this land (within the settlement boundary) would increase its potential for development. However, this parcel of land sits outside of the built form of the village, therefore development here would result in ribbon development that would be entirely out of character with the existing settlement pattern. Any development here would have the potential to cause significant visual harm to an important and highly sensitive landscape of Beresford Dale. Furthermore, there appears to be no

evidence to support the inclusion of this land. We therefore object to the inclusion of this land and the settlement boundary as shown at Map.



#### 4. SECTION 6 - HOUSING

- 4.1. Paragraph 6.1 states that the objective for housing is to “*make a significant contribution to meeting local demand for affordable housing and to encourage the creation of mixed developments which are balanced in terms of housing type and tenure*”. Whilst we fully support this objective it is difficult to see how effective the NDP will be unless there is evidence to demonstrate what the housing needs of the village are and then develop a strategy for meeting these needs. As discussed previously, Derbyshire Dales DC carried out a housing survey in 2014 and this showed there to be a need for 8 affordable homes. The draft NDP plan refers to a survey carried out by the Neighbourhood Plan Steering Group in 2017. Sadly, the full results of this survey have not been made available as part of this consultation and only a summary provided at paragraph 6.2.2 and Table 1. These results merely provide a snapshot of the housing situation of respondents at the time of the survey (not the whole plan period as suggested) and there is a lack detail on types and tenures of affordable housing required. Furthermore, as the survey was undertaken nearly 5 years ago it is likely that the evidence would be deemed out of date and would not provide a sound basis to develop policies for a NP. We therefore believe it is vital that a further updated housing survey - ideally in collaboration with Derbyshire Dales DC - is carried out to provide up to date evidence on local housing needs. The housing strategy and policies of the NDP can then seek to address this need.
- 4.2. Paragraph 6.2.7 refers to the planning appeal at the former Dove Dairy. This paragraph should be deleted altogether. It serves no purpose as permission for this development was granted outside of the plan period (2022-2035).
- 4.3. Table 1 is titled “Housing Occupancy – Survey 2021, however it is understood (from the text at paragraph 6.2.2) that the results shown in this table are taken from the 2017 survey. The title should be amended to reflect the correct date of the survey.

## 5. SECTION 7 – FORMER DOVE DAIRY SITE

- 5.1. This Section discusses the background and planning history of the former Dove Dairy (Peakland Grange) site. It also includes two draft policies relating specifically to the site and its surrounds. In our view this whole section (Section 7) should be deleted from the plan. The site already has planning permission and has largely been developed out. The background to the site serves no benefit to the vision or other objectives of the NDP.
- 5.2. Turning specifically to the draft policies. Policy DD1, and the requirement to return specified areas to greenfield, are matters covered planning conditions attached to the consent to develop the site. The Local Planning Authority has powers to enforce these conditions should it be necessary to do so. There is no need to introduce policy to duplicate controls that already exist to control development. Notwithstanding this, there is simply no justification for a Neighbourhood Plan to insist that a brownfield site is returned to greenfield. If anything, national and local policy place great emphasises on prioritising new development on brownfield sites to avoid having to develop on greenfield land. Draft policy DD1 would be in complete conflict with national and strategic policy in this respect. For these reasons DD1 fails basic condition (a) and (e) and should be deleted.
- 5.3. In terms of draft policy DD2, as discussed previously the draft NDP proposes a development boundary to control the location of development and protect the open countryside. There is no justification for this additional level of policy protection, furthermore it would conflict with national and spatial planning policy. It would also potentially hinder the objectives of sustainable development. Draft policy DD2 would therefore fail conditions (a), (d) and (e) and should be deleted for these reasons.

## 6. SECTION 8 – ECONOMIC DEVELOPMENT

- 6.1. This section covers economic development with the objective of supporting existing business, encouraging “*new business ideas*” (emphasis added) and retaining services. Firstly, it is not clear why encouraging new “ideas” for business means and how it would contribute to the achievement of sustainable development. Rather than just encourage ideas, the objective should be to promote and deliver sustainable economic growth to ensure the vitality of the Neighbourhood Plan Area. We recommend the objective is amended on this basis.
- 6.2. We also note that this section (Section 8) covers a range of themes such as economic, tourism and agricultural. For clarity we would recommend heading this Section as Farming and Economy, and then using separate headings to deal with recreation and tourism, and shops, services and community facilities.
- 6.3. With regards to draft policy ED1, we note this policy requires new business development to be within the settlement boundary, however there are finite opportunities within the village and this could hinder opportunities for existing businesses to expand or new businesses to establish, particularly in the tourist sector given the popularity of the village. The policy should therefore allow flexibility for commercial development in or on the edge of settlement, consistent with Core Strategy policies HC5 and RT1.
- 6.4. We note that draft policy E2 seeks to prevent the change of use of the public toilets on Mill Lane. This has nothing to do with economic development. Given the toilets are owned by Derbyshire Dales DC and provide a public amenity, it is highly unlikely that the DDDC would dispose of these facilities, certainly without first consulting the Parish Council. We recommend deleting this policy as it does not correspond with the objectives of this part of the draft NDP.
- 6.5. Draft Policies ED3 to ED6 are grouped together, and are confusing to follow. Each policy should be separated out and include separate justification. In some cases, it may be more appropriate to move policies

to an alternative or new section of the plan better suited to the topic. Overall, we recommend significant revisions to this part of the plan as it is not clear how these policies contribute to the plans objectives.

## 7. SECTION 9 - TRANSPORT

- 7.1. The objective of this section of the plan is to promote sustainable modes of transport to reduce the vehicle numbers during peak season. This is clearly a difficult objective to achieve given the decline in public transport and greater car dependency. Draft policy T1 would help to promote sustainable transport options and we support this policy as it will contribute towards the plans objective.
- 7.2. We also support policy T7, as we believe there is a need for additional off-street parking, as this will inevitably take pressure off on-street parking, especially during peak seasons.
- 7.3. Draft policy T9 is sensible given that there is a growing need for charging points as petrol and diesel cars are phased out.

## 8. SECTION 10 – HEALTH, EDUCATION AND WELL-BEING

- 8.1. Paragraph 10.1 states that the objective of Section 10 is to “protect Hartington’s valued and distinctive green spaces which contribute to the character of the village”. The section goes on to identify 10 areas (referenced LGS1 to LGS10) around the village proposed as Local Green Spaces. Draft policy W1 (A) state that LGS1 to LGS 10 are to be designated as Local Green Spaces because they are “*in close proximity to the centre of the village and are demonstrably special to the local community*”. Draft W1 (B) confirms that “*no development will be supported in any of these areas with the exception of LGS2 where a communal recreational area of children’s outdoor play area is acceptable in the area close to the school and war memorial*”. The objective here is clearly to prevent any development across a considerable area of land in and around the village. This is simply unacceptable and could prevent sustainable development.
- 8.2. Firstly, it is important to have regard to the policy basis for Local Green Space (LGS) designations, set at a national level by the NPPF (2021 revision). Paragraph 101 of the Framework states that :

*“Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”* (Emphasis added)
- 8.3. Paragraph 102 of the Framework goes on to set the tests for designating Local Green Space. It states that Local Green Space designation should only be used where the green space is:

*“a) in reasonably close proximity to the community it serves;*

*b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

*c) local in character and is not an extensive tract of land.”* (Emphasis added)
- 8.4. Finally, at paragraph 103 of the Framework, it confirms that “*Policies for managing development within a Local Green Space should be consistent with those for Green Belts*” (emphasis added). This means that the policies that apply to Green Belt, should be applied in a similar manner to LGS designation. It is important to stress that some forms of development are accepted in the Green Belt, and the same must apply to LGSs.

- 8.5. In addition to national policy, it is also necessary to take into account the NPPG which sets guidance on how the NPPF policies should be applied. In particular the NPPG provides guidance on LGS designations where the land in question is already protected by other designations, such as National Park or Conservation Areas. At paragraph 011 Reference ID: 37-011-20140306 it states:

*"If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space." (Emphasis added)*

- 8.6. Clearly in the case of Hartington, the entire village falls within the National Park designation so already benefits from the very highest (national) level of landscape protection. Much of the village is also designated as Conservation Area, again offering significant restrictions to development. Given these circumstances there is simply no benefit of adding a further designation attempt to prevent development.
- 8.7. We firmly believe that there is no justification for designating LGSs within the village. Significant land use planning protection already exists to protect the most valuable and sensitive parts of the surrounding countryside along with historic core of the village. Furthermore, insufficient evidence has been provided to explain why the sites identified are considered "demonstrably special" to warrant LGS status, and no account has been taken for the future growth needs of the village beyond the plan period i.e., where will growth take place if the majority of land around is subject to a LGS designation. Certainly, in the case of LG4, there is no justification for its inclusion. Whilst there is a public right of way crossing the western edge of the land, the site of negligible heritage significance, and is of no particular value in terms visual amenity or wildlife. LG4 would not meet the tests set by paragraph 102 of the Framework.
- 8.8. In light of the above we strongly object to policies W1 (A) and W1 (B) on the grounds that the designation of these species, especially LGS4, would be entirely contrary to the NPPF and advice in the NPPG (basic condition (a)). All LGS designations should be deleted from the draft NP.
- 8.9. With regards to draft policy W2, as discussed earlier in these representations, the Important Open Spaces should be referred to as Open Space in Conservation Areas to be consistent with the DMP. And it is also important to stress that simply because these spaces fall within the Conservation Area development should be prevented altogether. Planning policy at national and local levels allow development in Conservations Areas in certain situations and it would be inappropriate to impose greater restrictions. On this basis draft policy W2 would fail basic conditions (a), (c) and (e) and should be deleted.



# APPENDIX A

## Town and Country Planning Act 1990

### Schedule 4B

8. (2) A draft order meets the basic conditions if—

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d) the making of the order contributes to the achievement of sustainable development,

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f) the making of the order does not breach, and is otherwise compatible with, **[F2retained EU obligations]**, and

(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

## Hartington Neighbourhood Plan, Dec 2021 Consultation Draft

### CPRE/Friends of the Peak comments

These are brief thoughts on the consultation draft, but are not comprehensive.

Overall a well crafted and evidenced NP. We **support the plan**. Some aspects lack specificity (and perhaps ambition), although it is fully drawn from extensive survey of local opinion.

I don't know if we commented on the original 2018 pre-submission draft version, and if so what we said.

Comments by NP section:

1. **Introduction:** no comment
2. **HTQ Parish:** no comment
3. **Vision:** support the Vision, particularly a viable community with affordable housing and employment opportunities, and retention of important local green spaces.
4. **Environment:** re para 4.2.3, policy should be to require net gain on biodiversity rather than 'aim to'.  
Policy E1, support but should widen. There are other ways of protecting and increasing biodiversity beyond trees/walls/hedges.  
Para 4.5.5/8, include other renewable possibilities and methods, heat pumps, micro hydro etc  
Policy E3 is too vague and needs to be more specific, e.g. put a % requirement for renewables in all new development.
5. **Development boundary:** presume no new development within 'important open space' areas as indicated in the Conservation Area plan and in Section 10? It might be useful to reference this here, so it's clear that new development is not promoted on those open areas. The residual unconstrained areas for new housing are very limited, but are any exception sites to be identified to recognise the need locally for some new affordable housing?
6. **Housing:** it would help to be more specific of the type of affordable dwellings particularly needed (size, type etc) to encourage the right mix.  
Re Policy H2, could the threshold size of new development be even lower to trigger affordable requirements? There is likely to be a continued seepage of open market stock to holiday homes or lets, as this is not controllable for long established dwellings. That will put even more pressure on the need for local affordable provision especially as the total village stock is small, and will

continue to undermine viability of local services such as shop/school/ healthcare etc.

Re Policy H2.1, a higher % requirement should be considered given the justification argued for affordable housing and the constraints on site availability. Should exception site/s be identified.?

**7. Dove Dairy:** support the attempt to retain all the current appeal conditions.

**8. Economic Development:** no comments.

**9. Transport:** Para 9.2 walking and cycling need to be recognised as a means to access services, especially with the increase in ebikes etc.

Para 9.2.1.2: public transport provision is a material consideration in promoting sustainable development (see NPPF).

Re Policy T3 (No loss of onstreet parking) - whilst recognising the pressure to ensure some parking for economic reasons, there probably needs to be a longer term strategy to manage use of the car, for example more off street provision to liberate some of the historic core of the village from being a car park, and for a better environment and safety. Some road space could potentially be given over to a high quality public realm area, making the village centre more attractive, liveable, and pedestrian friendly. We support the limited provision of additional parking restrictions around the Mere and elsewhere.

**10. Health etc:** support the greenspace designations suggested This is quite ambitious given limited public access to some, but the benefits to the village character, green environment, biodiversity etc are well worth while. See CPRE's recent report on Local Green Space designation here: [https://www.cpre.org.uk/wp-content/uploads/2022/01/Feb-2022\\_CPRES\\_Local-Green-Spaces-full-report-1.pdf](https://www.cpre.org.uk/wp-content/uploads/2022/01/Feb-2022_CPRES_Local-Green-Spaces-full-report-1.pdf)

Phillip Neal

To: nhp@hartingtonvillage.com nhp@hartingtonvillage.com;

16/01/2022 14:35

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Inbox

Dear Steering Committee Members,

First of all, I would like to express my thanks and appreciation to all members of the Steering Committee who have been involved in preparing the draft Neighbourhood Development Plan (NDP) for Hartington. I am sure it has taken a great deal of work and therefore time from all members, and that is very much appreciated.

As context to my comments below, I have read the draft plan in detail, as well as several relevant strategic planning documents that need to be considered, including:

- The Peak District National Park Development Management Policies (PDNP DMP)- Part 2 of the Local Plan for the Peak District National Park which was adopted in May 2019.
- The Peak District National Park Local Development Framework (PDNP LDF) - adopted in 2011
- Neighbourhood Plans Roadmap - a step by step guide 2018 edition (NPR)

In summary, it is my opinion that the draft NDP does not meet the requirements of the PDNP DMP in its current form specifically in regard to future development which I have focused on as I believe it to be the most important aspect of the NDP. I have listed my rationale below:

1. The purpose of a NDP is to support relevant local and national strategies i.e. the PDNP LDF and DMP - especially with respect to any future development. In its current form, the draft NDP is not sufficiently aligned to these strategies, which leads to the risk that should this remain unchanged, any future development plans for the village could be made without the appropriate level of involvement or support of the village.
2. Specifically, in the PDNP DMP, core strategy policy DS1 identifies Hartington as a "named settlement" suitable for potential "affordable housing, community facilities and small-scale retail and business premises development" and the draft NDP does not support this clearly enough in my opinion.
3. I note that Core policy DS1 also states that no development boundaries are in place, which seems to be at odds with section 5 of the draft NDP which currently forms a significant part of the draft NDP.
4. The draft NDP section 6 (housing) policies H1 and H2 is inconsistent with those contained within DS1 and should be aligned to those principles contained in DS1.
5. In support of DS1, I do agree that there is a need for more affordable housing within the community - whilst the village currently benefits from many facilities that

arguably a village of this size wouldn't typically have, including school, surgery, church I am concerned about ongoing sustainability of these without the provision for local families to buy and make their home in the village.

6. Support in the NDP for permissive development of affordable housing would therefore align with the PDNP DMP and LDF and would show the community support for such development and therefore allow the village to have a more informed input into where such development could be.
7. It is my opinion therefore that section 6 of the NDP needs to identify potential areas in the village that could be deemed suitable for future development of affordable housing, for example the fields between the main village and the new development in Stonewell Lane - this would have the additional benefit of further incorporating residents of the new development in Stonewell Lane into the wider village community.
8. I also support the requirement for new community spaces within the village, especially for children's play area, which is in alignment with DS1.
9. In reading the requirements for the development of a NDP, the need for relevant and current fact-based evidence to support policies seems to be a fundamental requirement - as an overall comment, the draft lacks the required evidence I believe to support the proposed policies.

I hope this input is of use, and I would be happy to expand on any of my points above if required.

Regards

Phillip Neal

## COMMENTS

- 6.2.1, 6.2.6  
 3.5, There is very little affordable housing in the village. The former Dove Dairy site was a huge missed opportunity to attract and retain young families to the area. Most employment is low paid which does not match house prices. A plan to attract families to the area is needed as the village feels like a retirement / holiday village. We need to support the school before it is lost. We need a plan for development of affordable housing.
- 4.2.6, 4.2.7,  
 There are a number of schemes which we could be involved in regarding the planting of trees. One scheme is Derbyshire Orchard network who are encouraging the planting of new orchards throughout Derbyshire. This could also address the need for an outdoor community space. Rather than a traditional 'playground' an area could be developed for the whole community to relax, play and enjoy. We do not feel that this has to be restricted to L9S2 but could be in various places, working with the local landscape and important historical features, eg. L9S4, L9S5, L9S6, L9S7
- 4.5.4 We support, strongly, recycling facilities
- 4.5.8 Renewable energy provision is becoming increasingly important and we support this development.
- 6.2.2 There is a risk that any affordable homes could be sold as holiday lets. This is evidenced by the viewers of properties on Bank Side.
- 7.2.2 Some areas will need to be sacrificed if we want the village to be sustainable and attract families to the area.
- 8.2.7 Lack of childcare provision is a barrier to young families who might be looking for a Peak District property.
- 9.8.3 In summer Big Street becomes impassable for larger vehicles due to poor, inconsiderate street parking, in narrow places
- 9.8.5 Measures to control speed outside the school is desperately needed as it feels dangerous.
- 10.4 A working party, including parents of local children could be developed to put together a plan for a communal space for all residents.
- 6.3 H2.2 We should be encouraging new families to the area also.

## GREEN SPACES QUESTIONNAIRE

Please see Section 10 Health Education and Wellbeing beginning on page 33 of NDP. Details of each Green Space illustrated on Maps 6 (a to g) pages 42 to 46

| Green Space  | YES               | NO | COMMENTS   |
|--|-------------------|----|--|
| ALL SPACES   |                   |    |  |
| NONE   |                   |    |  |
| Only complete below if you have not ticked one box above |                   |    |  |
| LGS1   | ✓                 |    |  |
| LGS2   |                   | ✓  |  |
| LGS3   | ✓                 |    |  |
| LGS4   |                   | ✓  | Could be sensitively developed as an outdoor community space or other development            |
| LGS5   |                   |    | Part of this could be developed as an outdoor community space, in a way to preserve features |
| LGS6   | ✓<br>but see note |    | AS LGS5  |
| LGS7   | ✓<br>but see note |    | AS LGS5  |
| LGS8   | ✓                 |    |  |
| LGS9   | ✓                 |    |  |
| LGS10  | ✓ but see note    |    | AS LGS5  |
| IOS1   | ✓ but see note    |    | AS LGS5  |
| IOS2   |                   | ✓  |  |
| IOS3   | ✓ but see note    |    | AS LGS5  |
| IOS4   | ✓                 |    |  |
| IOS5   |                   | ✓  | AS LGS5 or some housing / other use  |

One or two of the above areas could be developed as a community space with the correct planning and considerations.

## Neighbourhood Development Plan – Feedback

To whom it may regard,

After reading the proposed Neighbourhood Development Plan (NDP), as residents and stakeholders we find ourselves unable to support it due to several areas of concern regarding the designation of Local Green Spaces (LGS) and the process through which the NDP has been formulated.

Broadly speaking we find the plan's intent to preserve the village commendable, however, we wonder if its limited scope will render it ineffective. The reliance of the LGSs proposed by NDP on a Conservation Area Appraisal (CAA) that was initially formalised nearly half a century ago in 1977 and then modestly 'updated' in 1994 appears to have significantly bounded the project. We believe that the developments on the outer margins of the CA (e.g., houses on the old factory site and the imposing agricultural building at the top of Hall Bank) have unequivocally compromised the aesthetic character of the village and evidence the inadequacy of the current CA for defining the geographic limits of proposed preservation areas. Given the NDP states (page 9) that the Parish Council (PC) "will actively engage with such a process [reappraisal] as and when required", the CA could have been modified to support more ambitious changes and we feel – if the Steering Committee (SC) still wishes to align the NDP with the CA – that the nature of the community would be better preserved by reassessing and hopefully expanding the Conservation Area (CA) first, rather than accepting for an indefinite period of time a decades-old appraisal as a basis for current/future endeavours. The decision to be content with the current CA and use it as the basis the NDP also starkly contrasts with initiatives taken by other villages within the Peak Park that have more recently updated their CAs. Although it could be argued that 1) the LGSs proposed by the NDP do not need to respect the limits of the CA, and 2) CAs do not provide adequate protection against development, these points merely raise the perplexing question of why the SC has chosen to limit proposed changes to this area when alternatives were available.

Specifically pertaining to fields in which we have an interest, we find the inclusion of one (on the edge of the village, at the border with Hartington Dale) in LGS2 to be incongruous with description of the area as one that "could accommodate a community area" (page 39 of the NDP). We realise that this refers to a section of LGS2 situated between the school and war memorial, but as we have no intention of using this particular field for anything other than agricultural purposes (anything else would verge on topographically impossible), we find the delineation of this particular LGS to have been heavy-handed. Consequently, we request that this field is removed from LGS2 – it will be noted that in the 1994 CAA it was included with our fields on the opposite bank, so feel that a change is not unfeasible. Furthermore, LGS3 is largely constituted by one of our fields as well as an attached complex of stables/barn – the buildings not being visible from anywhere in the village other than the churchyard. Due to a recent change of use in which the land has been returned to pasturage, we had contemplated modifying the stables – which we had thought, due to their relative lack of visibility, would not alter the image of the village. We feel it very unlikely that such would be possible after LGS designation, despite the fact that it would help to conserve and develop the economic activities (i.e., farming) that have defined the demographic and environmental character of the village for centuries. Thus, we request that the area surrounding the stables and barn (at the least) are removed from the LGS. We would also like to raise the point that



'fossilising' land through LGS designation to maintain vistas has the potential to undermine efforts to encourage traditional economic activities. In essence, when considered alongside our objections in the previous paragraph, it is our opinion that the proposed LGS would only inhibit small scale alterations by locals to enhance existing plots/buildings, without protecting the village from large scale development by outside developers – as seen at the factory site.

As previously alluded to, we also have reservations regarding the extent to which the community and its interests have been represented, engaged and informed throughout the NDPs drafting. It is notable that membership of the SC is now limited to four individuals, includes a member also sitting on the PC, and (to our knowledge) the PC did not take advantage of the opportunity to solicit expert advice through government grants. It seems implausible that such a small body of non-specialists could effectively develop an important piece of local planning for the broader community's benefit without assistance and with only reference to a questionnaire completed by less than half the parish's population in 2018. Furthermore, it was initially impossible to locate the draft NDP online when following the links provided on the village and PC's websites and though this was addressed after we brought it to the attention of a member of the SC, the deadline for feedback has not been adjusted to allow everyone the minimum 6-week review period (at least at time of writing – 22/01/22). It can only be surmised that this will have restricted the ability of some residents to receive, review and feedback on the NDP. Additionally, as the relatively narrow remit of the NDP appears to be at odds with that of the PC which is tasked with representing the interests of its electorate more holistically, we have found the cross-pollination of membership between the PC and SC worrying. As it seems reasonable to assume that LGS designation will devalue land and limit the expansion of agricultural and domestic properties, we would expect the PC to view the NDP with an element of scepticism and review it both rigorously and critically; we feel the likelihood of this happening is severely diminished when the head of the PC is also on the SC. In sum, although the decisions and actions that lie behind the draft NDP may be in accordance with relevant legislation, we feel that some of them have been questionable, possibly to the point of not being made in accordance with the spirit of equal and fair representation, and as a consequence the NDP in its current format – to our minds – reflects the opinions and interests of a small subset of the community.

Having said this, we would be happy to reconsider our thoughts on the NDP and will enthusiastically support any updated plans that are not limited by outdated appraisals, can protect the village from large scale developments, consider the character of the village more completely and are written by an expanded SC which is independent of the PC.

Yours sincerely,

Ben and James Wigley.

**NDP2 Complete Green Spaces Attachment**

Completed Forms 42

Ticked All Green Spaces 42

100% of Respondents

## HARTINGTON NEIGHBOURHOOD PLAN

### CONSULTATION STAGE

Please find your copy of the Hartington Town Quarter revised Draft Neighbourhood Development Plan (NDP) for consultation under Neighbourhood Planning Regulation 14. A copy is available for all dwellings within our parish, landowners and statutory bodies.

This copy has been updated from the draft issued in October 2018 and incorporates responses from our community and statutory bodies, including the Peak District National Park Authority (PDNPA), as well as addressing updates to legislation. Any responses to this latest version must be received by the end of January 2022.

These responses will then be considered by the steering committee so that a final NDP, taking account of relevant responses, can be submitted, together with all associated statutory documentation, to the PDNPA. Once the PDNPA have accredited the plan, an Inspector will review it, and once approved, it will be subject to a village referendum.

In addition to this printed copy the NDP is available on-line under the Neighbourhood Plan section of the village website [www.hartingtonvillage.com](http://www.hartingtonvillage.com) and under the Neighbourhood Plan section of the Parish Council website [www.hartingtonparishcouncil.co.uk](http://www.hartingtonparishcouncil.co.uk)

A few printed copies will also be available in Hartington Post Office and Village Hall Library

### HOW TO SUBMIT COMMENTS

1. Use this form to submit any comments and to complete a simple questionnaire on green spaces.
2. Hand in your written comments and/or completed questionnaires to Hartington Post Office or post to; Neighbourhood Plan, Hartington Post Office, 4 The Beresford Tea Rooms, Hartington SK17 0AL
3. Alternatively email your comments to the following address:  
[nhp@hartingtonvillage.com](mailto:nhp@hartingtonvillage.com)

**Please note all comments must be received by Monday 31 January 2022**

**COMMENTS**

## GREEN SPACES QUESTIONNAIRE

Please see Section 10 Health Education and Wellbeing beginning on page 33 of NDP. Details of each Green Space illustrated on Maps 6 (a to g) pages 42 to 46

| Green Space | YES | NO | COMMENTS  |
|-------------|-----|----|---|
| ALL SPACES  |     |    |   |
| NONE        |     |    |   |
|             |     |    | <b>Only complete below if you have not ticked one box above</b> |
| LGS1        |     |    |   |
| LGS2        |     |    |   |
| LGS3        |     |    |   |
| LGS4        |     |    |   |
| LGS5        |     |    |   |
| LGS6        |     |    |   |
| LGS7        |     |    |   |
| LGS8        |     |    |   |
| LGS9        |     |    |   |
| LGS10       |     |    |   |
| IOS1        |     |    |   |
| IOS2        |     |    |   |
| IOS3        |     |    |   |
| IOS4        |     |    |   |
| IOS5        |     |    |   |

**NAME AND ADDRESS**

**Postcode**

Hartington Town Quarter Parish Council: Neighbourhood Development Plan

Meeting of 22<sup>nd</sup> April 2024.

**Present:** Adele Metcalfe (PDNPA), Jane Newman (consultant to Hartington Parish Council), Liz Broomhead MBE (Parish Councillor), Richard Gregory & Keith Quine (members of the NDP working group).

**Outcomes:**

- AM stated that the officer currently responsible for the NDPs in the National Park will shortly leave PDNPA employment. While the post will eventually be filled AM will currently be the point of contact.
- Development Boundary terminology and an apparent clash with the PDNPA Strategy document (2010), which precludes the adoption of a Development Boundary, and the Local Plan Part 2 which states settlement boundaries can be adopted in ratified Neighbourhood Development Plans: AM, with JN's additional support, stated that the use of a Development Boundary as in the NDP was acceptable.
- Need for a third Reg 14 consultation: with responses to consultations in both 2018 and 2021 appropriately integrated into the current draft it was not considered necessary for a 2024 Reg 14 consultation. PDNPA will conduct a consultation with certain national bodies as well as with the community as part of their Reg 16 process.
- Reg 16 : PDNPA are responsible for this process and would raise any points that are unclear with the PC and their consultant. Responses are processed and provided to the independent examiner.
- Appointment of independent examiner: the likely process will be that JN sets out an informal tender to a minimum of three accredited examiners. Final selection will be through discussion between Parish Council, JN and PDNPA.
- Referendum: should the examiner approve the NDP then DDDC become responsible for carrying out the final referendum where a majority must support the NDP if it is to be adopted.
- PDNPA Local Plan: deadline for submission under current regulations is June 2025. Consultation on issues and options (Reg 18) probably in Autumn 2024.

In any future development decisions the hierarchy of conforming to policies will be national, Local Plan and then NDP.

It is not felt that the new Local Plan process would clash with the likely timeline of the NDP which is broadly:

- a) By mid May JN to have finalised the NDP and all associated documents
- b) Mid May Parish Council , in the form of a delegated sub-committee, formally adopt the NDP for submission to Reg 16 process. Process concludes in early June with ratification by the full PC.
- c) NDP proceeds to independent examination if PDNPA consultation and assessment is favourable
- d) Decision by independent examiner by late September /October.
- e) Referendum conducted if independent examiner approval is granted.

**Next Steps:**

- a) KQ to circulate this draft to attendees to check for accuracy and amendments (*By 22/04*)
- b) JN to provide KQ with proposed schedule of work to be carried out with timeline and costs (*By end of April*)
- c) KQ to seek invitation for RG, JB and himself to attend PC meeting on 01/05/2024. (*by 22/04*). To report back plus present the schedule of work, timeline and costs of JN as consultant for adoption by the PC.
- d) KQ , supported by LB, to propose a single item agenda meeting for the Parish Council ( or delegated sub-committee) by mid May for JN to present a verbal summary of the NDP. Outcome sought will be formal adoption of the NDP by the Parish Council. (*By 22/04*)
- e) JN to ensure all relevant NDP documents to be complete by *mid May*.
- f) If adopted then JN, on behalf of the Parish Council, present the documentation needed to PDNPA in order for a Reg 16 process to begin. (*End of May*).

Keith Quine

**Minutes of the Neighbourhood Plan Meeting**

**50**

Monday, 13<sup>th</sup> May 2024 at 7.00 pm in Hartington Village Hall

**Present:** A Grindey, Chairman, E Broomhead MBE, S Bruce, R Sherratt, S Hampson (Hartington Parish Council members and the clerk), plus 3 members of the Neighbourhood Plan Committee, K Quine, J Bray, P Neale and Planning Consultant, J Newman.

**Apologies**

Apologies had been received in advance of the meeting from D Annat. S Wager was not in attendance. Members of the parish council completed the attendance register.

**Presentation by appointed Planning Consultant, Mrs J Newman**

Mrs Newman gave a presentation outlining the basics of the Neighbourhood Plan (the plan) and how it sits alongside the Peak District National Park Authority's (PDNPA's) Local Plan and National Planning Policy. The plan will carry the same weight in decision making processes and has to comply and have the same principles, without repetition, of the other policies. It will be specific to the parish of Hartington Town Quarter.

**Resolved:** Mrs Newman to forward a copy of the presentation to the clerk, for onward submission to all members of the parish council and Neighbourhood Plan Committee.

Mrs Newman discussed:

- Basic conditions
- What the plan will look like
- Vision for the plan
- Development boundary 1
- Development boundary 2 (outside of development boundary 1)
- Local green spaces and definition
- Important open spaces, including an extension to the cemetery.

**What next?**

The plan needs to be finalised together with all supporting documents to submit to PDNPA. PDNPA will then have to publish the plan for 6 weeks. It will be possible to select an independent examiner with the costs being met by PDNPA. Without issue from the inspector, it will proceed to a local referendum involving each member of the electoral roll for the parish. Reminders will be issued to the parishioners at this stage. To succeed, 50% of those voting will need to be in favour. Adoption of the plan will result in it being used for all future planning applications. The lifetime of the plan will be until 2036.

**Resolved:** the plan and supporting documentation to be ready to submit, after approval at the next parish council meeting on 5<sup>th</sup> June 2024.

**Requirements after 13<sup>th</sup> May 2024**

Strategic Environment Assessment, Habitat Statement and other supporting documentation to be finalised by Neighbourhood Plan Committee and Mrs J Newman (no major changes proposed).

During the 6 weeks' consultation time, people can make representations. Targeted agencies/parties will be contacted. PDNPA will collate responses including any from the existing developer.



## **Green Spaces**

Green space number 6 has previously been granted for flood alleviation for the existing development for significant public benefit (as stated by the previous inspector associated with the Peakland Grange development). This area can be a semi-wet green space and will be included in the consultation statement. Some green spaces have been removed as these have to be important green spaces to the community. These were reviewed in 1994 and 2005. Although some were considered in excess of 20 years ago, their relevance remains. Conservation area updated approvals are required. Important open spaces should now be included as an appendix (heritage appendix) as a stronger separation between this and green space should occur.

## **Timescale**

To submit to PDNPA early to mid June 2024 to enable 6 weeks' consultation to commence.

Outcome of consultation may not be known until Autumn. Without complication, there is the possibility of adoption around Easter 2025.

Other influencing factors may be other agencies reviewing their policies; PDNPA Local Policy amendments; general election and changes to government.

## **Parish Council responsibilities**

To submit the document library in support of the plan.

To approve, at the June parish council meeting, the main documents and to support the submission of the final plan consisting of approximately 70 pages plus appendices to PDNPA.

The clerk to receive all communication and to forward to relevant personnel.

## **Challenges**

The inspector's report

Changes to National Policy

Changes to government

50% of electoral roll voters to support the plan

The meeting was declared closed at 8.20 pm

S Hampson  
Clerk  
Hartington Town Quarter Parish Council

14<sup>th</sup> May 2024

## Hartington Town Quarter Parish Council

A meeting of Hartington Town Quarter Parish Council was held on Wednesday, 5<sup>th</sup> June at 7.30pm in the Bakehouse.

**Present:** D Annat (Acting Chairman for this meeting), S Bruce, R Sherratt, E Broomhead MBE and the clerk, S Hampson. There were no members of the public in attendance.

### Part 1 Non-confidential information

#### 24.6.1 Apologies and attendance register

Apologies had been received in advance of the meeting from the Chairman, Mr A Grindey and Vice Chairman, Mr Wager. The other members present completed the attendance register.

#### 24.6.2 Minutes of the previous meeting

The minutes of the previous meeting had been forwarded to members in advance of the meeting and posted on the parish council's website and noticeboard.

**Resolved:** to accept the minutes as a true record of proceedings. The minutes were duly signed by Mr Annat.

#### 24.6.3 Public speaking

There were no members of the public in attendance.

Following the production of a risk assessment, a number of volunteers had very kindly removed green algae from the village pond. The members of the parish council were very grateful for their hard work and are pleased by the outcome. The irises were previously thinned in the pond but these have now multiplied further down the pond. It is anticipated that these will need a further reduction in the near future. Grass has also encroached into the pond over some of the stone sets. The members acknowledge that the maintenance of the pond is an ongoing task and would be grateful for periodic assistance with this from the village groups, rather than outside assistance, but subject to risk assessments being undertaken.

The toad patrol exercise was fruitful and the parish council were pleased to receive the report; the parish council now feel that there is a lot of support in the village concerning nature projects.

**Resolved:** to approach village members with some expertise/experience to consider further support for future projects concerning the pond.

#### 24.6.4 Update from the District Councillor

The District Councillor was not present. The clerk had emailed the District Councillor regarding the future security of field 0657 which was purchased by Derbyshire Dales District Council (DDDC) for the purpose of an extension to the existing cemetery managed by the parish council clerk and await a response.

#### 24.6.5 Former cheese factory site

Subsequent to recording thanks to a member of the community who had met with Peak District National Park Authority (PDNPA) a long letter from PDNPA had been received acknowledging their slow response following numerous requests from the parish council. The letter acknowledged that the parish council's concerns may have appeared not to be taken seriously. The members note that there is now no action at all taking place at the development site. This may mean that the homes may not be finished at all?

The parish council has previously expressed concerns that the PDNPA has no leverage at all now the other open market houses have been built. The parish council also fears that if the developer is forced to reduce the value of these remaining properties to the District Valuer's valuation, then these properties may be taken off the market and not finished. It was noted that a member of the community had referred to taking some form of legal action; however, the parish council cannot become involved in expensive litigation. The

responsibility rests with the PDNPA's legal team to ensure these properties are completed and subsequently offered to local people.

**Resolved:** to send this extract of the minutes to PDNPA to urge that no further work is permitted on Plot 1 until the affordable dwellings are completed and to request that a response is required in this regard.

#### **24.6.6 Neighbourhood Plan and outcome of the meeting of 13<sup>th</sup> May 2024**

Following a successful meeting on 13<sup>th</sup> May, the members of the Neighbourhood Plan Committee had worked extremely hard to produce the final draft for approval by the parish council. Documentation had been forwarded to members in advance of the meeting for consideration and approval. The parish council is extremely grateful for the considerable efforts made by the Neighbourhood Plan Committee to bring all the documents to fruition.

**Resolved:** Hartington Town Quarter Parish Council members unanimously approve the submission of the final Neighbourhood Plan and all supporting documentation to the website and to the PDNPA for review and to commence the Section 16 process. PDNPA will be responsible for publicising to the public.

**Resolved:** Mr Annat to submit everything to the website, including a massive folder of minutes.

**Resolved:** To retain the professional services of an external consultant to deal with responses to the Section 16 and further supply advice and support during the period when an appointed consultant will review the documentation, hopefully leading to an approval and parishioner referendum.

**Resolved:** to contact the consultant for her advice on choosing an inspector.

#### **24.6.7 Underground camera survey**

Mr Grindey had advised the clerk, in advance of the meeting, that contact had not yet been made with the company concerned due to water levels. Contact will be made shortly.

#### **24.6.8 Review of policies**

The clerk had updated the policy review dates for all existing policies and forwarded to members for consideration. The clerk advised that a new Accessibility Policy will need to be written in relation to the new parish council website. The clerk had also liaised with the person managing the website regarding this point.

**Resolved:** the policies were reviewed, accepted and the clerk to submit to the website to replace existing ones.

#### **24.6.9 Internal audit of accounts for the year ended 31<sup>st</sup> March 2024**

The internal audit of the accounts prepared by the clerk and responsible finance officer had taken place and the internal audit report forwarded to members in advance of the meeting. There will be a slight increase in the internal audit charge for next year 2024-2025 of approximately £3. There will now be a requirement for a new generic email address for the clerk to the parish council. The clerk had liaised with the web site manager regarding this to ensure any new email address will link to a new contact us page on the website. Mr Annat thanked the clerk and responsible finance officer once again for exemplary execution of the accounts and audit material for submission.

#### **24.6.10 Approval of the Annual Governance Statement for external audit**

Due to the parish council's expenditure exceeding £25,000 to 31<sup>st</sup> March 2024, it had been necessary for the clerk to prepare a full audit for submission rather than a certificate of exemption, as in previous years.

**Resolved:** to approve and sign the Annual Governance Statement.

#### **24.6.11 Approval of the Accounting Statement for external audit**

**Resolved:** to approve and sign the Accounting Statement for external audit.

#### **24.6.12 Approval of external audit documentation for submission**

**Resolved:** to approve all external audit documentation and the clerk and Responsible Finance Officer to submit all necessary documentation to the external auditors.

#### **24.6.13 War Memorial Stone**

Mr Annat had made contact with the stone suppliers. Mrs Broomhead MBE had prepared information regarding the War Memorial and the new stone plinth.

#### **24.6.14 Items of account, salaries HMRC, general administration, banking, mowing contractor**

|         |                                  |                      |         |
|---------|----------------------------------|----------------------|---------|
| Cq 1762 | East Midlands Audit Services Ltd | Internal audit       | £54.30  |
| Cq 1763 | S Hampson                        | Internet provision   | £17.00  |
| Cq 1764 | S Hampson                        | June clerk's salary  | £429.57 |
| Cq 1765 | HMRC                             | Quarter 1 income tax | £322.00 |
| Cq 1766 | Hartington Village Hall          | Meeting hire         | £27.50  |
| Cq 1767 | S Hampson                        | Reimb. of expenses   | £7.30   |

An error had been made by the mowing contractor regarding the value of the tender submitted for the 2-year mowing contract which had unfortunately, not taken into consideration additional mowing to the rear of the village hall paid for by the parish council. Additional weedkilling had also been written in to this year's tender by the clerk and this too had not been incorporated, by the contractor, in his tender. Additional mowing along Stonewell Lane had been requested after the tender had been submitted to the contractor. Additional costs had been prepared by the contractor to reflect the omissions, submitted to the clerk, and forwarded to members in advance of the meeting.

**Resolved:** Whilst this error was entirely that of the contractor, members appreciate the quality of the mowing and additional services provided; therefore, members to accept the revised figures and advise the contractor accordingly.

Members discussed management of the new website and the extensive involvement with the Neighbourhood Plan documentation. The clerk will feed parish council material to the website manager.

**Resolved:** The clerk to liaise with the website manager to enquire if £250 per year would be sufficient for his management time.

#### **24.6.15 Planning applications, planning sub-committee and appeals**

There were no new planning applications to consider.

#### **24.6.16 Highway issues, yellow lines, pot holes, street lighting**

There had still been no action taken to the highway defects previously reported by the clerk. Parking on Hall Bank continues to be somewhat problematic. There should be no parking on Hall Bank from the Old Chapel upwards as these properties have their own parking facilities. The 90<sup>th</sup> anniversary of the YHA on 15<sup>th</sup> June may lead to some additional problems but Mr Sherratt has kindly offered some parking facilities, weather permitting.

**Resolved:** the clerk to continuously chase each month the installation of the yellow lines proposed on Hall Bank as part of a traffic regulation order applied for approximately 2 years ago.

#### **24.6.17 Correspondence and communication**

Correspondence had been forwarded to members in advance of the meeting and included: PCSO monthly newsletter, PDNPA newsletter, PDNPA RSPC news, DCC news, DCC Adult Community Education news, Rural village services group, flood warden workshop, Derbyshire CVS newsletter, Hartington Connectivity

meeting Sarah Dines MP, public rights of way MMA. PDNPA multi agency training, public spaces protection orders, PDNPA Annual Parishes Day, pre-election period instructions

**24.6.18 Items for the next agenda**

War Memorial plaque, Neighbourhood Plan, former cheese factory site, underground camera survey, telephone box, generic email address. Additional items to be compiled by the clerk.

**24.6.19 Date of next meeting:** Wednesday, 3<sup>rd</sup> July 2024.

**Confidential Items**

There were no confidential items to discuss.

The meeting was declared closed at 8.55 pm.

Mrs S Hampson, Clerk  
Hartington Town Quarter Parish Council  
14<sup>th</sup> June 2024

©Hartington Town Quarter Parish Council minutes remain draft until approved by the parish council at the next meeting