

Public Document Pack

Peak District National Park Authority

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



Our Values: Care – Enjoy – Pioneer

Our Ref: A.1142/5018

Date: 28 August 2025



NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 5 September 2025**

Time: **10.00 am**

Venue: **Aldern House, Baslow Road, Bakewell**

PHILIP MULLIGAN
CHIEF EXECUTIVE

AGENDA

- 1. Apologies for Absence**
- 2. Minutes of previous meeting held on 18 July 2025** *(Pages 7 - 22)*
- 3. Urgent Business**
- 4. Public Participation**
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
- 5. Members Declarations of Interests**
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
- 6. Full Application - NP/CEC/0125/0095-Conversion of barn to dwelling (part retrospective) at Cornfield Barn, Lyme Handley.** *(Pages 23 - 38)*
Site Plan
- 7. Full Application - NP/DDD/0625/0619 - Conversion and alteration of former agricultural building to form 1no. dwelling house and associated works at Sitterlow Farm, Parwich.** *(Pages 39 - 50)*
Site Plan
- 8. Full Application - NP/DDD/0125/0011 - Change of use of the ground and lower floors of barn to create dwelling with ancillary accommodation/holiday let, internal and external works, creation of parking, works of hard and soft landscaping and access along with associated installation of a bat loft at Taddington Hall, Taddington.** *(Pages 51 - 68)*
Site Plan
- 9. Listed Building Consent -NP/DDD/0125/0012 - Change of use of the ground and lower floors of barn to create dwelling with ancillary accommodation/holiday let, internal and external works, creation of parking, works of hard and soft landscaping and access along with associated installation of a bat loft at Taddington Hall, Taddington.** *(Pages 69 - 82)*
Site Plan
- 10. Great Longstone Neighbourhood Plan - Policy report on Reg 6 (designating an area)** *(Pages 83 - 94)*
Appendix 1

Appendix 2

Appendix 3
- 11. Hartington Neighbourhood Plan - Policy Report on Reg 18 (LPA decision on whether to accept the plan)** *(Pages 95 - 220)*
Appendix 1

Appendix 2

Appendix 3

12. Planning Appeals Monthly Report (A.1536/BT) (Pages 221 - 226)

13. Exempt Information S100(A) Local Government Act 1972

The Committee is asked to consider, in respect of the exempt item, whether the public should be excluded from the meeting to avoid the disclosure of Exempt Information.

Draft Motion:

That the public be excluded from the meeting during consideration of Agenda Item No. 18 to avoid the disclosure of Exempt Information under S100 (A) (4) Local Government Act 1972, Schedule 12A, Paragraph 6 "Information which reveals that the Authority proposes —

a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment".

PART B

14. PART B (Pages 227 - 228)

The following items are exempt, confidential items.

Please go to the Part B agenda items.

15. Exempt Minutes from 18 July 2025 (Pages 229 - 230)

Duration of Meeting

In the event of not completing its business within 3 hours of the start of the meeting, in accordance with the Authority's Standing Orders, the Committee will decide whether or not to continue the meeting. If the Authority decides not to continue the meeting it will be adjourned and the remaining business considered at the next scheduled meeting.

If the Committee has not completed its business by 1.00pm and decides to continue the meeting the Chair will exercise discretion to adjourn the meeting at a suitable point for a 30 minute lunch break after which the committee will re-convene.

ACCESS TO INFORMATION - LOCAL GOVERNMENT ACT 1972 (as amended)

Agendas and reports

Copies of the Agenda and Part A reports are available for members of the public before and during the meeting on the website <http://democracy.peakdistrict.gov.uk>

Background Papers

The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART

B, can be inspected on the Authority's website.

Public Participation and Other Representations from third parties

Please note that meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary. Anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Customer and Democratic Support Team to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say> or on request from the Customer and Democratic Support Team 01629 816352, email address: democraticandlegalsupport@peakdistrict.gov.uk.

Written Representations

Other written representations on items on the agenda, except those from formal consultees, will not be reported to the meeting if received after 12 noon on the Wednesday preceding the Friday meeting.

Recording of Meetings

In accordance with the Local Audit and Accountability Act 2014 members of the public may record and report on our open meetings using sound, video, film, photograph or any other means this includes blogging or tweeting, posts on social media sites or publishing on video sharing sites. If you intend to record or report on one of our meetings you are asked to contact the Customer and Democratic Support Team in advance of the meeting so we can make sure it will not disrupt the meeting and is carried out in accordance with any published protocols and guidance.

The Authority uses an audio sound system to make it easier to hear public speakers and discussions during the meeting and makes a live audio visual broadcast a recording of which is available after the meeting. From 3 February 2017 these recordings will be retained for three years after the date of the meeting.

General Information for Members of the Public Attending Meetings

Please note meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary, the venue for a meeting will be specified on the agenda. There may be limited spaces available for the public at meetings and priority will be given to those who are participating in the meeting. It is intended that the meetings will be either visually broadcast via YouTube or audio broadcast and the broadcast will be available live on the Authority's website.

This meeting will take place at Aldern House, Baslow Road, Bakewell, DE45 1AE.

Aldern House is situated on the A619 Bakewell to Baslow Road. Car parking is available. Local Bus services from Bakewell centre and from Chesterfield and Sheffield pick up and set down near Aldern House. Further information on Public transport from surrounding areas can be obtained from Traveline on 0871 200 2233 or on the Traveline website at www.travelineeastmidlands.co.uk Please note that there is no refreshment provision for members of the public before the meeting or during meeting breaks. However, there are cafes, pubs and shops in Bakewell town centre, approximately 15 minutes walk away.

To: Members of Planning Committee:

Chair: P Brady
Vice Chair: V Priestley

M Beer	R Bennett
M Buckler	M Chaplin
B Hanley	A Hart
L Hartshorne	I Huddleston
K Potter	K Richardson
K Smith	J Wharmby
Smith	

Other invited Members: (May speak but not vote)

Prof J Dugdale	C Greaves
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Constituent Authorities
Secretary of State for the Environment
Natural England

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



MINUTES

Meeting: **Planning Committee**

Date: Friday 18 July 2025 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, M Beer, R Bennett, M Buckler, M Chaplin, B Hanley, A Hart, I Huddlestone, K Potter, K Richardson, K Smith and J Wharmby

Apologies for absence: L Hartshorne.

66/25 MINUTES OF PREVIOUS MEETING HELD ON 13 JUNE 2025

The minutes of the last meeting of the Planning Committee held on 13 June 2025 were approved as a correct record.

67/25 URGENT BUSINESS

There was no urgent business.

68/25 PUBLIC PARTICIPATION

Four members of the public were present to make representations to the Committee.

69/25 MEMBERS DECLARATIONS OF INTERESTS

Item 6 R Bennett is a former employee of the National Trust Peak District Estate

K Smith is a Special Volunteer for the National Trust on Cultural Heritage matters

The following are National Trust members: P Brady, M Beer, M Buckler, G Priestley, R Bennett, A Hart, K Richardson, I Huddlestone and K Smith.

Item 7 G Priestley declared a personal interest as a member of Bamford Parish Council, so would leave the room when this item was discussed.

Item 9 P Brady declared an interest as he was acquainted with the applicant and will leave the room when this item was discussed.

Item 10 P Brady declared an interest as he was acquainted with the applicant and will leave the room when this item was discussed.

70/25 FULL PLANNING CONSENT - DEVELOPMENT OF THREE NEW PUBLIC FOOTPATHS AND ASSOCIATED BIODIVERSITY NET GAIN INTERVENTIONS AT KINDER PLATEAU (NP/HPK/1124/1254) WE

The Planning Officer presented the report and outlined the reasons for approval as outlined in the report.

The following spoke under the public participation at meetings scheme:

Phil Owen, Applicant

A motion to approve the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to prior entry into a planning obligation under S.106 to secure the monitoring of Biodiversity Net Gain for a 30 year period and subject to the following conditions:

- 1. 3-year implementation timeframe.**
- 2. Development to be carried out in strict accordance with the submitted details and plans.**
- 3. No development shall commence until a Habitat and Management Monitoring Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall provide details for the creation, enhancement and management of habitats on the site and adjacent to the site post development. Thereafter, the development shall be carried out and the site monitored in complete compliance with the agreed HMMP.**
- 4. The development hereby permitted shall be carried out in accordance with the approved biodiversity gain plan (approved under general condition imposed by paragraph 13(1), Schedule 7A of the Town and Country Planning Act (1990)) and the approved biodiversity gain plan shall be implemented in accordance with a timescale which shall be approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.**
- 5. Prior to their installation, a sample gritstone flag shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**
- 6. The development shall be constructed in complete accordance with Section 3.1.11 'Construction Management' outlined in the Planning, Design and Access Statement (Mott MacDonald, October 2024).**
- 7. The development shall be carried out in strict accordance with the 'Kinder Scout Footpath Restoration Archaeological Management Plan' (March 2025).**

8. The ground works and installation of the gritstone flags shall take place outside of bird nesting season (March – September inclusive) unless in accordance with an ecological watching brief which shall be first submitted to and approved in writing by the Local Planning Authority.

71/25 S.73 APPLICATION FOR THE VARIATION OF CONDITION 6 ON NP/HPK/0719/0820 AT BIKE AND BOOT HOTEL , HOPE ROAD, BAMFORD (NP/HPK/0924/0929)

G Priestley left the room while this item was discussed.

The Planning Officer presented the report and outlined the reasons for approval, subject to prior entry into a S106 deed of variation, as set out in the report.

The Planning Officer updated the committee that DCC as Local Highway Authority have confirmed that the modifications to the pedestrian crossing, including removal of the central refuge, were acceptable and would accord with adopted policy.

Members were concerned about the safety of the pedestrian crossing at this location on a fast-moving road. The original application stated that a scheme for provision of a safe crossing point and improved public transport be fully implemented before the hotel premises were taken into use. This condition had not been enforced subject to the submission of the current variation of condition application.

The technical statement details the revised crossing with the achievable visibility splays, associated advance warning signage and road markings together with the alteration to the bus stop position.

A motion to approve the application, subject to prior entry into a revised S106 deed of variation, and an agreed timetable of works, was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to prior entry into a planning obligation under S.106 or a deed of variation and subject to the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans and documents;

Plan Issue No 2 dated 3 July 2019, BSG Ecology Report dated May 2018 ref 9537_R_APPR_20117, BSG Bat Mitigation and Compensation Strategy dated October 2018 ref P18-850, The submitted Arboricultural Impact Assessment dated 2nd July 2019 Ref JC/124/190702, the recommendations of the Heritage Impact Assessment and Historic Buildings Appraisal Report by ARS Ltd ref 2019/88 – Oasis archaeol5-30460 dated May 2019, and amended plans numbered:

020033-AAD-01-GF-DR-A-0001A- C01_GA - Ground Floor Plan - Revised,
-AAD-01-01- DR-A-0002A- C01_GA - First Floor Plan - Revised,

020033-AAD-01-02-DR-A-0003A- C01_GA - Second Floor Plan - Revised,
020033-AAD-01-03-DR-A-0004A- C01_GA - Roof Plan - Revised,

020033-AAD-01-GF-DR-A-0102A- C01_Proposed Car Parking and Building
Siting,

020033-AAD-01-ZZ-DR-A-0005A- C107_GA - Elevations - Revised,

020033-AAD-01-ZZ-DR-A-0005C- C01_GA - Elevations – Revised - Comparative
Study,

020033-AAD-01-ZZ-DR-A0006A- C107_GA - Elevations - Revised,

020033-AAD-01-ZZ-DR-A-0006C- C01_GA - Elevations - Revised-Comparative
Study,

020033- AAD-01-ZZ-DR-A-0007A- C111 _GA - Elevations - Revised,

020033-AAD-01-ZZ-DR-A-0007C- C01_GA - Elevations - Revised Comparative
Study,

020033-AAD-01-ZZ-DR-A-3000A-C 01_Substation Proposed GA Floor Plans and
Elevations

020033-AAD-01-ZZ-DR-A-801-C24 – External Perimeter Details,

020033-AAD-01-ZZ-DR-A-800-C51 – External Perimeter Details, and

020033-AAD-02-ZZ-DR-A-1000-RO1 Wadobi GA Plans and Elevations.

Revised Landscape General Arrangement drawing No 531-1002 N, Amended
Planting Plan Drawing No 531-2001C and Amended Landscape Hard Works
and Street furniture Plan ref 531-2003 rev C

Subject to the following conditions and/or modifications:

- 2. The premises shall be used solely as a 60 bed Class C1 hotel with ancillary restaurant and bar open to non-residents with function capability only and for no other purposes (including any other purpose in Class C1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any order revoking and re-enacting that order).**
- 3. The hotel premises hereby approved shall not be taken into use until the existing accesses to Hope Road (A6187) have been modified in accordance with the application drawings, laid out, constructed and provided with 2.4m x 145m (to the west) and 2.4m x 122m (to the east) visibility splays in accordance with Drawing no 1707201, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level throughout the lifetime of the development.**
- 4. A safe pedestrian crossing point over the A6187 Hope Road and improved public transport facilities based on drawing no 2112890 RevA shall be fully implemented in accordance with detailed plans and specifications which shall have first have been submitted to and approved in writing by the National Park Authority within six months of the date of this permission.**
- 5. The car park shall be maintained throughout the lifetime of the hotel in full accordance with the approved Proposed Car Parking and Building Siting drawing No 020033-AAD-01-GF-DR-A-0102A REV C01 for vehicles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear.**
- 6. The Wadobi building housing the cycle parking facilities shown on the approved drawing shall be retained for use by the occupants of, and visitors to, the hotel at all times throughout the lifetime of the development.**
- 7. There shall be no gates or other barriers within 10m of the nearside highway boundary and any gates shall open inwards only.**

-
- 8. The Approved Travel Plan shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation, unless alternative timescales are agreed in writing with the Local Planning Authority. The Approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets.**
 - 9. Access into the site shall be restricted to the eastern entrance only with the internal one-way system clearly signed with egress from the site limited to the western access point.**
 - 10. The development shall be carried out strictly in full accordance with the recommendations set out in the submitted Final Ecology Report ref 9537_R_APPR_20117.**
 - 11. The construction and associated management and maintenance plan of the surface water drainage for the site shall be carried out in complete accordance with the approved details set out in the following documents before the development is first brought into use;**
1. ADEPT Eng (7-06-21 rev 08-04-22) Proposed Drainage Strategy. Ref: 20296-ACE-00- XXDR-C-1201, rev-C7
2. ADEPT Eng (15-03-21 rev 08-04-22) Proposed Surface Finishes. Ref: 20296-ACE-00-XXDRC-1210, rev-C4
3. ADEPT Eng (May 2021 rev 14-10-21) Typical Drainage Details. Ref: 20296-ACE-00-XXDRC-1230, rev-C1
4. ADEPT Eng (08-04-22) Typical Drainage Details. Ref: 20296-ACE-00-XX-DR-C-1232, revC1
5. ADEPT Eng (08-04-22) Section through Outfall Chamber and Headwall. Ref: 20296-ACE-00- ZZ-DR-C1600, rev-C1
 - 12. The hard and soft landscape works shown on the following approved drawing numbers, revised Landscape General Arrangement drawing No 531-1002 N, amended Planting Plan Drawing No 531-2001C and amended Landscape Hard Works and Street furniture Plan ref 531-2003 rev C shall be carried out prior to the occupation of any part of the development or in accordance with such alternative programme as may be agreed in writing with the National Park Authority.**

13. No external lighting of the site shall be installed other than in complete accordance with approved drawings both numbered D42307/JB/D, (one showing the plan view with details of the lighting fitting and luminosity, the other showing aerial views illustrating the light spread) together with the specific details and plan showing the visualisation of the night time lighting approved under NP/DIS/0223/0212. All lighting shall be maintained throughout the lifetime of the development controlled by 'Astro Time Clock' or similar such mechanism/device to be on at 17:00hrs and off at 00:00hrs and that after midnight the Astro time clock and building mounted PIR's to the car park entrance area, reception entrance and staff entrances (4 in total) will only come on temporarily when activated.
14. The development shall be carried out in full accordance with the approved report 'Sustainability Appraisal MEP overview – Issue TWO 1/4/21' The hotel shall not be brought into use until the 2 electric vehicle (EV) charging spaces shown on the approved plans have been provided along with cabling extended to 2 more spaces to accommodate a future upgrade of those spaces to EV Charging spaces. Written verification confirming completion in full accordance with the above report including the EV charging provision shall be submitted in writing to the National Park Authority within one month of the completion of the development.
15. Prior to the car parking being brought into use the 2m high acoustic fence detailed in the AAD Architects email dated 30th June 2023 and shown on the approved landscape drawings shall be erected along the boundary of the car parking area with the neighbouring residential garden. Thereafter the approved fence shall be maintained throughout the lifetime of the development in accordance with the agreed scheme.

Footnotes re;

S106, works within Highway, Travel Plan monitoring and drainage

72/25 FULL APPLICATION - CHANGE OF USE OF LAND FROM TOURING PLOTS AND PLAY AREA TO THE STATIONING OF HOLIDAY LODGES/STATIC CARAVANS AND RECONFIGURATION OF PLAY AREA AT ASHBOURNE HEIGHTS CARAVAN PARK, ASHBOURNE ROAD, FENNY BENTLEY (NP/DDD/0125/0076/GG)

G Priestley returned to the meeting.

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for approval as set out in the report. The Officer informed Members that the proposal was an exception to the normal presumption against lodges and static caravans. Approval is recommended by virtue of the well-established and well-screened nature of this part of the site, the fact that the units will replace a higher number of seasonal touring pitches and the proposals for landscape and biodiversity enhancement.

Members expressed some concerns about over development and poor design of the site in the past and the loss of amenity of a play area as a result of the proposal. There were further concerns about the level of occupancy of the units, safety around the bioswale and the amount of Bio Diversity Net Gain which will be conditioned but not monitored. The Planning Officer sought to explain that there would not be 'significant' biodiversity enhancement and 30 30-year monitoring would not be required. The Planning Officer also explained that there were limits of planning control on the internal layout of a caravan site with these matters largely controlled by the site licence. It was agreed that an informative would be added regarding safety measures in relation to the bioswale.

A motion to approve the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions with additional advisory note re safety measures:

- 1. Statutory 3 year commencement.**
- 2. In accordance with submitted plans and specifications.**
- 3. Occupancy to be short stay holiday accommodation only, maximum 28 days per person per calendar year, no occupancy permitted 16 January to 1 March in each calendar year.**
- 4. Submit details of the design and external appearance, including colour of the static caravans and lodges.**
- 5. Submit and implement a Landscape and Ecological Management Plan (LEMP)**
- 6. Submit and implement a woodland management plan.**
- 7. Implementation of statutory biodiversity net gain plan.**
- 8. Development in accordance with the Method Statement and Arboricultural Impact Assessment submitted by Corsican Associates CA Ref: CA21/054 05-12-2024.**
- 9. Implementation of landscape plan within first planting season following the siting or first occupation of any caravan or lodge.**
- 10. Vegetation removal and dismantling of any built structures shall be completed outside the main bird nesting season**
- 11. If any trees with bat roost potential require remedial works or felling, then a pre-works survey shall be completed**
- 12. No external lighting other than in accordance with approved details and lighting mitigation scheme.**
- 13. Detailed design and associated management and maintenance plan of the surface water drainage for the site.**
- 14. Detailed assessment to demonstrate that the proposed destination for surface water accords with the drainage hierarchy**
- 15. Scheme of Archaeological Works**
- 16. Parking plan to be approved and implemented**

17. Space provided for the parking of visitor's vehicles, laid out, surfaced and maintained. Implementation of EV charging.

18. Submit and implement a travel plan

19. Provide replacement play facility in accordance with details and time scale to be approved.

73/25 FULL APPLICATION - FOR CHANGE OF USE OF THE GROUND AND LOWER GROUND FLOORS OF BARN TO CREATE DWELLING WITH ANCILLARY ACCOMMODATION/HOLIDAY LET, INTERNAL AND EXTERNAL WORKS, CREATION OF PARKING, WORKS OF HARD AND SOFT LANDSCAPING AND ACCESS, ALONG WITH ASSOCIATED INSTALLATION OF A BAT LOFT AT TADDINGTON HALL (NP/DDD/0125/0011/GG)

P Brady left the room whilst this item was discussed.

Item 9 was presented and discussed at the same time as item 10 but the votes were taken separately.

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. The key issues were the effect on the character, appearance and special historic character of the curtilage listed building, and harm to the amenities of future occupiers of the dwelling and the holiday let.

The following spoke under the public participation at meetings scheme:

Caroline McIntyre, Agent
Christina Smith, Applicant
Taddington Parish Council – Statement read out by Democratic Services

Members considered the application was a good scheme but could be made better. The amount of glazing was of concern, in particular a new window opening on the eastern gable end, along with a glazed door. Parking arrangements and installation of bat slates were queried. Concern was raised that the proposed access and parking would have an adverse visual impact, particularly where seen from the footpath network. It was suggested that the development would be better served if parking was provided in the courtyard and not the paddock area.

A motion to defer the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED in order to explore improved design details

74/25 LISTED BUILDING CONSENT-FOR CHANGE OF USE OF THE GROUND AND LOWER GROUND FLOORS OF BARN TO CREATE DWELLING WITH ANCILLARY ACCOMMODATION/HOLIDAY LET, INTERNAL AND EXTERNAL WORKS, CREATION OF PARKING, WORKS OF HARD AND SOFT LANDSCAPING AND ACCESS, ALONG WITH ASSOCIATED INSTALLATION OF A BAT LOFT AT TADDINGTON HALL. (NP/DDD/0125/0012/GG)

Item 10 was presented and discussed at the same time as Item 9, but the votes were taken separately. Please see full minute details 74/25 above.

A motion to defer the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be DEFERRED in order to explore improved design details

75/25 FULL APPLICATION - CHANGE OF USE OF SOUGH MILL TO A RESIDENTIAL DWELLING, ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS INCLUDING A REPLACEMENT GROUND FLOOR ROOM, WORKS TO THE SLUICE GATE, WORKS OF HARD AND SOFT LANDSCAPING, PARKING AND OTHER WORKS INCIDENTAL TO THE APPLICATION PROPOSALS AT SOUGH MILL, OVER HADDON (NP/DDD1224/1403/GG).

P Brady returned to the meeting

Item 11 was presented and discussed at the same time as item 12 but the votes were taken separately.

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for approval as set out in the report. The proposed works will restore the building and retain machinery and features.

The following spoke under the public participation at meetings scheme:

Caroline McIntyre - Agent

Members were supportive of restoration of the building, whilst also keeping the historic features of the Mill. There was concern about the foul water drainage system as the site is adjacent to a river. Members queried the oil fired heating system as the best option, the housing of the storage tank and transport of oil onto the site.

A motion to approve the application subject to condition 7 being amended to allow for an alternative energy source to serve the building was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

-
1. **Statutory time limit**
 2. **Approved plans**
 3. **Details of doors and door and window frames, rooflights, rainwater goods, roof slates and flue to be submitted and approved**
 4. **Sample of the timberwork to the wheelhouse elevations to include colour and treatment.**
 5. **Sample of roofing material to wheelhouse**
 6. **Sample panel of retaining walls**
 7. **Details of the energy source to supply the building, including type of fuel, piping and siting and screening of equipment shall be submitted for approval and carried out in accordance with the approved details prior to the occupation of the dwellinghouse.**
 8. **Details of screening to bin store**
 9. **Sample/details of all hard surfacing materials and retention**
 10. **Soft landscaping provision**
 11. **Soft landscaping maintenance**
 12. **Scheme/programme of archaeological works**
 13. **Compliance with mitigation and enhancement measures identified in the Ecology Survey and approved drawings**
 14. **Compliance with the Construction Environment Management Plan (CEMP) by Dunelm Ecology**
 15. **Safeguarding nesting/breeding birds**
 16. **In accordance with the additional information regarding surface water, foul drainage and waste water run-off details received on 12 March 2025**
 17. **Approve scheme to treat and remove suspended solids from surface water run-off during construction works**
 18. **Provision, monitoring and maintenance of the package treatment plant**
 19. **Construction site layout provision during conversion in accordance with plan**
 20. **Provision of parking space prior to occupation and retention of such**
 21. **Removal of caravan from the site within two months of occupying the dwelling and thereafter no caravan to be stationed on the land.**

76/25 LISTED BUILDING CONSENT - CHANGE OF USE OF SOUGH MILL TO A RESIDENTIAL DWELLING, ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS INCLUDING A REPLACEMENT GROUND FLOOR ROOM, WORKS TO THE SLUICE GATE, WORKS OF HARD AND SOFT LANDSCAPING, PARKING AND OTHER WORKS INCIDENTAL TO THE APPLICATION PROPOSALS AT SOUGH MILL, OVER HADDON (NP/DDD/1224/1404 GG)

Item 12 was presented and discussed at the same time as Item 11, but the votes were taken separately. Please see full minute details 76/25 above.

A motion to approve the application was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Statutory time limit**
- 2. Approved plans**
- 3. Details of doors and door and window frames to be submitted and approved**
- 4. Details of roof lights to be submitted**
- 5. Details of rainwater goods to be submitted and approved**
- 6. Sample of any new roof slates**
- 7. Sample of the timberwork to the wheelhouse elevations to include colour and treatment**
- 8. Sample of roofing material to wheelhouse**
- 9. Sample/details of the flue pipe**
- 10. Sample panel of retaining walls**
- 11. Details of the energy source to supply the building, including type of fuel, piping and siting and screening of equipment shall be submitted for approval and carried out in accordance with the approved details prior to the occupation of the dwelling house.**
- 12. Details of screening to bin store**
- 13. Sample/details of all hard surfacing materials and retention**
- 14. Soft landscaping provision**
- 15. Soft landscaping maintenance**

16. Scheme/programme of archaeological works

17. Mix, methodology and sample panel for any repointing, to be informed by mortar analysis and observation of historic finishes.

18. Methodology for repair and treatment of any structural timber.

19. Methodology for conservation of mill machinery.

20. Methodology for the dismantling and rebuilding of the drying kiln.

21. Details of the repair of the sluice gate, including drawings and an identification of the timber used.

The meeting adjourned at 12:35pm and reconvened at 12:40pm

J Wharmby left the meeting
K Potter left the meeting

77/25 HOUSEHOLDER APPLICATION - DETACHED GARAGE WITH ROOM ABOVE AT JOLLY FIELD FARM, COMMON LANE, CHELMORTON (NP/DDD/0525/0478 PM)

The Planning Officer presented the report and outlined the reasons for approval as set out in the report, where issues on the previously submitted proposal have been addressed in the current application

The following spoke under the public participation at meetings scheme:

Emma Noble - Applicant

A motion to approve the application subject to an additional condition relating to external lighting was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be APPROVED with additional condition re lighting subject to:

- 1. Standard time limit**
- 2. Carry out in accordance with specified approved plans and documents**
- 3. Submission of an arboricultural method statement and tree protection plan**
- 4. Garage to remain ancillary to dwelling house**
- 5. Facing materials**

6. Roofing materials

7. Windows / doors

8. Roof lights to be conservation roof lights

9. An external lighting scheme shall be submitted and approved prior to installation.

78/25 ADOPTION OF LOCAL VALIDATION LIST AND GUIDANCE

The Committee considered the local list and guidance be adopted for the reasons set out in the report.

The following spoke under the public participation at meetings scheme:

Hugh Wright - statement read out by Democratic Services

The recommendation to adopt the local list and guidance was moved, seconded, put to the vote and carried.

RESOLVED:

- 1. That the local list and guidance document be ADOPTED.**
- 2. That delegated power be granted to the Head of Planning and Development and Enforcement Manager to review and make minor changes to the local list and guidance following changes to legislation, local and national policy and, in addition, to make other minor changes in consultation with the Chair and Vice Chair of Planning Committee.**

79/25 ENFORCEMENT REPORT

The Committee considered the quarterly report on monitoring and enforcement be noted.

The Committee thanked and congratulated the team on their performance.

The recommendation to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

80/25 PLANNING APPEALS MONTHLY REPORT (A.1536/BT)

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided.

The recommendation to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

81/25 ANNUAL APPEALS REPORT

The Planning Officer presented the annual report and that the trend was slightly more appeals allowed than the previous year. Members queried that Planning Inspectors are more willing to accept appeals on retrospective planning applications.

The Committee considered the annual report on planning appeals lodged, withdrawn and decided.

The recommendation to note the report was moved, seconded, put to the vote and carried.

RESOLVED:

To note the report.

82/25 STANTON MOOR MINERALS LIAISON GROUP - REPLACEMENT CHAIR AND REVISED FREQUENCY OF MEETINGS

The Committee considered the proposal for PDNPA as Minerals Authority to chair meetings of the SMMLG, and to reduce the number of meetings to 2 a year.

The proposal to replace the Chair and revise the frequency of meetings was moved, seconded, put to the vote and carried.

RESOLVED:

That the Mineral Planning Authority to Chair meetings and number of meetings to be reduced to 2 per annum.

83/25 PART B

The Committee is asked to consider, in respect of the exempt item, whether the public should be excluded from the meeting to avoid the disclosure of Exempt Information.

Draft Motion:

That the public be excluded from the meeting during consideration of Agenda Item No. 21 to avoid the disclosure of Exempt Information under S100 (A) (4) Local Government Act 1972, Schedule 12A, Paragraph 6 "Information which reveals that the Authority proposes —

a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment".

PART B

The meeting ended at 1.20 pm

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6. FULL APPLICATION – CONVERSION OF BARN TO A DWELLING (PART RETROSPECTIVE) AT CORNFIELD BARN, CORNFIELD ROAD, LYME HANDLEY (NP/CEC/0125/0095, HF)

APPLICANT: MR & MRS J & C WARR

Summary

1. This application was deferred at the April 2025 Planning Committee meeting to allow for further bat surveys to be carried out and for discussions with the Applicant and Officers to take place to establish whether an affordable local needs dwelling could be secured on the site.
2. A supplementary bat survey was received in July and the Authority's ecologist has accepted the findings of the survey and recommends a number of planning conditions.
3. An application for a Certificate of Lawful Development for the existing use of Cornfield Barn as a full time residential dwelling was received in June and was refused by the Authority in August.
4. The applicant's agent has indicated the applicant's do not satisfy the Authority's development plan policy criteria for the first occupants of new affordable housing. Concerns also remain over the size of the proposed dwelling which exceeds the affordable housing thresholds set out in the development plan.
5. It is not considered the development would comply with the Authority's policies for the creation of new affordable housing, as the dwelling would not meet a clear and demonstrable need and would not be affordable due to its size.
6. The application therefore continues to be recommended for refusal.

Site and Surroundings

7. Cornfield Barn is a traditional barn of 19th Century construction or earlier. It has gritstone walls and slate roof and is considered to be a non-designated heritage asset.
8. The building is set over two levels with catslide aspect to the rear. Internally, the eastern part of the building has been converted to residential accommodation over two floors, whilst the western part of the building has been converted to stabling with void space above. The stabling use is understood to have ceased.
9. The building is accessed from the highway to the north. It has a small curtilage to the south with parking to the east. A steel container and wooden pod are located to the south of the barn within the curtilage. Both of those structures are unauthorised.
10. The nearest neighbouring property is Cornfield Farm to the north west of the site. A public right of way (PRoW) is to the south west of the site. 2ha of land to the south east is within the same ownership as the barn.

RECOMMENDATION:

That the application be REFUSED for the following reason:

1. **The proposed market dwelling is not acceptable in principle as it is not required to achieve the conservation and / or enhancement of a non-designated heritage asset, and it does not meet any other exception for new housing in the National Park, contrary to Core Strategy Policy HC1, Development Management Policies DMC10 and DMH6; and National Planning Policy Framework.**

Key Issues

11. Whether the proposed dwelling is required to achieve the conservation and / or enhancement of a non-designated asset.
12. Whether there is sufficient justification for a local needs affordable dwelling and whether the proposed housing would be of an acceptable size.
13. Whether the development is acceptable in relation to impact on character and appearance, neighbouring amenity and ecology.

History

14. NP/M/0109/0055: Conversion of redundant shippon and barn to mixed use of stabling/storage and holiday accommodation – Approved 19th March 2009.
15. The permission was implemented in 2011. It included a condition which restricts the occupancy of the development to no more than 28 days in any one calendar year by any one person.
16. NP/GDO/0518/0400: GDO Notification - Proposed conversion of building from agricultural to B1 studios – Prior Approval granted 7th June 2018. Permission not implemented.
17. NP/CEC/0619/0646: Removal or variation of conditions 2, 17, 19 and 20 on NP/M/0109/0055 – Approved 31st January 2020.
18. That application confirmed it was the applicant's intention to continue the conversion for holiday accommodation.
19. The Section 73 application sought changes in relation to patio area, access track, parking layout, boundary treatment and landscaping. Minor changes were also proposed to window and door openings and changes to internal stud wall positions. The restrictive occupancy condition was not removed as part of this decision.
20. 24/0148: Enforcement case opened due to the reported breach of NP/CEC/0619/0646, with the building being lived in and unauthorised siting of steel container and timber pod.
21. An Enforcement Notice was served on 25th March 2025 in respect of the installation of a steel container and construction of a timber building (pod) without planning permission.
22. 3364823: Appeal lodged 23rd May 2025 against Enforcement Notice 'Without planning permission, the installation of a steel container and the construction of a timber building'. Decision awaited.
23. NP/CEC/0625/0564: Lawful Development certificate for an existing use - Use of Cornfield Barn as full time residential use – Refused 7th August 2025.
24. The Lawful Development Certificate (LDC) application indicated the full time residential use of Cornfield Barn has become lawful, because the use commenced on 12th April 2021 and has now surpassed four years. The applicant considers the dwelling at Cornfield Barn was subject to the four-year rule in terms of immunity as it represents a change of use to a dwelling. The submission cites case law which is considered to be of relevance in relation to the immunity period for the development.
25. The Authority's legal team has reviewed and determined the LDC application. The application has been refused.

26. Under Section 171B(3) of the Town and Country Planning Act 1990 (“the Act”), ‘any other breach’ which can include the breach of a planning condition is subject to a ten-year immunity period.
27. Under Section 171B(2) of the Act, the change of use of any building to a single dwellinghouse is subject to the four-year immunity period if the development was substantially complete prior to April 2024.
28. The development was substantially completed prior to April 2024. However, no change in use is considered to have occurred because the holiday-let and full time dwelling generally have the same planning use class (C3). The only reason the building could not be occupied as a full time dwelling in this case is because there was a condition restricting the occupation of the building to holiday-let only under NP/M/0109/0055 & NP/CEC/0619/0646.
29. The full time occupation of the barn is therefore a breach of an occupancy condition rather than a change of use of the building to a dwellinghouse, and the ten-year immunity period is considered to apply in this case.

Consultations

30. Cheshire East Council Highways: Pedestrian and vehicular access remain unchanged and sufficient space to accommodate car parking demand. No objection.
31. Cheshire East Council Public Rights of Way Team: The development is unlikely to affect Public Footpath No.36. Informatives recommended.
32. Peak District National Park Authority Ecology: The existing permission requires bat mitigation to be carried out in accordance with the Bat and Barn Owl Report and Assessment (dated December 2008), which included that ‘the stables will be open to the roof void’. It is understood this will no longer be the case given the proposed installation of a ceiling. The previous development mitigated for brown long eared bats. This species requires a larger area to ‘warm up’ in prior to emerging; therefore the area available to bats will be reduced. Ecological addendum required to understand current potential impacts on bats; and depending on findings, additional mitigation plans may be required.
33. Further response provided on receipt of a Protected Species Survey (March 2025). The Survey advises multiple emergence surveys are to be undertaken between May – August due to ‘moderate’ potential of the building to support bats. The survey results are required to enable a full assessment of impact on bats prior to determination.
34. Further comments received on the Supplementary Bat Survey Report (June 2025) states: *No bats were recorded exiting the building during either nocturnal survey. Bats were however recorded shortly after sunset suggesting a roost site is located close-by, while moderate levels of foraging activity by common pipistrelle, soprano pipistrelle and Myotis spp. bats was recorded over the two visits.*
35. *No evidence of nesting birds was recorded. However, gaps in stonework were considered suitable for nesting birds such as blue tits.*
36. *The Peak District National Park Authority hold historic records for brown long eared bats at the property (2008). In light of this, in combination with proximity of a suspected roost and recorded bat activity close to the application site; along with the part retrospective nature of the application, we advise that features for bats and birds are incorporated into the development (see mitigation/conditions box below). The features will also contribute to biodiversity net gain in line with National Planning Policy Framework (NPPF).*

37. *All surveys have been undertaken in line with the relevant guidelines. An appropriate impact assessment has been undertaken, along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats. The mitigation measures for bats and nesting birds are welcomed. It is noted that 'the applicant is happy to create an opening in the timber structure at the western gable end of the barn to allow access for brown long-eared bats, so that the structure could potentially be used as a night roost or feeding perch'. This is very much welcomed.*

38. A number of planning conditions are recommended including provision of bat and bird features and a condition to manage works during nesting bird season.

Representations

39. A total of 16 letters have been received in support of the application. The letters of support raise the following material considerations:

- The applicants have sensitively converted and conserved the barn which was previously in disrepair. The work has been done to a high standard in keeping with the character of the area and positive to see the building in use again;
- The proposals will continue to be sympathetic to the area and enhance the visual amenity of the heritage of the area;
- Support for preservation, upkeep and continued use of historic barn rather than allowing it to fall into disrepair;
- Support for conversion of the stable space to provide necessary living space;
- Applicant is an asset to conserving the countryside and care to land, paths and planting of trees and wildflowers has positive impact on the area and on wildlife;
- The application will allow a local family with strong ties to the area to continue living here;
- No reason why a permanent residence should now be allowed rather than holiday-let;
- Permanent residential use provides a potentially better neighbour than uncertainty of holiday-let tenants;
- There is limited housing for the younger generation available in Kettleshulme;
- Original owner (applicant's parent) moved away due to need for support. Had previously applied for planning permission and only holiday let accepted.

Main Policies

Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L2, L3, HC1, CC1

Relevant Local Plan policies: DMC3, DMC5, DMC10, DMC11, DMC12, DMH1, DMH2

National Planning Policy Framework (NPPF)

40. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for National Parks in England: to conserve and enhance the natural beauty, wildlife and cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public. When they carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities in National Parks.

41. The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

42. In the National Park, the development plan comprises the Authority's Core Strategy (2011) and the Development Management Policies (DMP) (2019). The development plan provides a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the development plan and the NPPF.

Relevant Development Plan Policies

Core Strategy

43. GSP1, GSP2: These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
44. GSP3: Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
45. DS1: In all settlements and in the countryside forms of acceptable development include conversion or change of use for housing, preferably by re-use of traditional buildings.
46. L2: Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
47. L3: Seeks to ensure all development conserves and where appropriate enhances the significance of any heritage assets. In this case the building is a non-designated asset.
48. CC1: Development must make the most efficient and sustainable use of land, buildings and natural resources.
49. HC1: Provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where:
- A. It addresses eligible local needs:
 - I. for homes that remain affordable with occupation restricted to local people in perpetuity.
 - C. In accordance with core policies GSP1 and GSP2:
 - i. it is required to achieve conservation and / or enhancement of valued vernacular; or
 - ii. it is required to achieve conservation or enhancement in settlements listed in DS1.

Development Management Policies

50. DMC3: A high standard of design is required which where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context.
51. DMC5: Planning applications affecting a heritage asset must demonstrate: (i) its significance including how any features of value will be conserved and where possible enhanced; and (ii) why the development and related works are desirable or necessary.

52. DMC10: A. Conversion of a heritage asset will be permitted provided it can accommodate the new use without changes that adversely affect its character and the changes conserve or enhance the significance of the asset and its setting.
B. Proposals under HC1.C(I) will only be permitted where the building is a designated heritage asset or non-designated asset, and where it can be demonstrated that conversion to a market dwelling is required to achieve the conservation and, where appropriate, enhancement of the significance of the asset and contribution of its setting.
53. DMC11: Proposals should achieve net gains to biodiversity. In considering if a proposal conserves and enhances sites, features or species of wildlife importance all reasonable measures must be taken to avoid net loss by demonstrating the following matters in the below order have been considered: (i) enhancement proportionate to the development; (ii) avoidance of adverse effects; (iii) the 'do nothing' option and alternative sites causing less harm; (iv) appropriate mitigation; and (v) as a last resort, compensation measures.
54. DMC12: A. For European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated the legislative provisions to protect such sites or species can be fully met.
B. For sites, features or species of national importance, exceptional circumstances are those where development is essential:
i. for the management of those sites, features or species; or
ii. for the conservation and enhancement of the National Park's valued characteristics; or
iii. where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.
55. DMH1: Affordable housing will be permitted outside of Core Strategy DS1 listed settlements by conversion of existing buildings provided that (i) there is a proven need for the dwelling(s) and (ii) any new build housing is within the policy size thresholds:

No. bed spaces	Max. Gross Internal Floor Area (sqm)
One person	39
Two persons	58
Three persons	70
Four persons	84
Five persons	97

Self-Build and Custom Build housing will be permitted on rural exception sites in accordance with Part A regarding proof of need and size thresholds.

56. DMH2: In all cases, new affordable housing must first be occupied by persons satisfying at least one of the following criteria:

- (i) a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- (ii) a person (and his or her dependants) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- (iii) a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

57. DMH6: Redevelopment of previously developed land for housing will be permitted provided the development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site.

Assessment

Principle of development

58. Cornfield Barn is a non-designated heritage asset. Planning permission was granted for its conversion to a holiday-let and stables in 2009. That permission was implemented in 2011, although the majority of works to convert the building were undertaken between 2019 – 2021.

59. Condition 18 of the permission restricted the occupation of the barn to short-term holiday let:

“This permission relates solely to the use of the premises hereby approved for short-let holiday residential use. The property shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The existing house and the approved holiday accommodation shall be maintained as a single planning unit. The owner shall maintain a register of occupants for each calendar year which shall be made available for inspection by the National Park Authority on request.”

60. It is noted the agent has raised concern over the enforceability of the above condition, as the condition requires Cornfield Barn to remain in the same planning unit as the ‘existing house’ however no other house was included in the application boundary (including blue line ownership boundary) under that application.

61. The agent states the condition places an obligation on the owner of another residential property (Cornfield Farm) who was not the applicant and who was unrelated in planning terms, with the condition therefore considered to be unenforceable, unreasonable and unnecessary. They state the condition does not meet the 6 tests of planning conditions set out by paragraph 57 of the NPPF. They also reference Planning Practice Guidance which outlines that conditions requiring works on land that is not controlled by the applicant will often fail the tests of reasonableness and enforceability.

62. Whilst it is acknowledged the reference to the existing house to be maintained in the planning unit appears to have been an error in the condition wording, the remainder of the condition which required occupation of the barn for holiday-let only does meet the 6 tests and the condition therefore remains valid and enforceable. It is not considered that the entire condition is unenforceable, a view that is shared by the Authority’s legal team.

63. In 2020, a Section 73 application was approved to vary the 2009 permission to reflect a number of changes from the original approval.

64. The application indicated the applicant was intending to carry out the works to provide the holiday accommodation approved in 2009. The application did not seek to vary condition 18, which therefore continues to apply under the 2020 approval.
65. It is understood works to convert the barn were completed in March 2021. In April 2021, the building was permanently occupied by the applicants and their family, representing a breach of condition 18. An enforcement case (24/0148) was consequently created.
66. Although the application states the barn was never used as a holiday-let, case law has established that actual use is not a legally necessary pre-requisite to a material change of use occurring, and that a change of use can take place before occupation commences provided the building has been fitted out and completed to a point where it is capable of accommodating its intended use.
67. Photographs of the barn taken at the time of the 2020 application indicated much of the external work had been undertaken including fitting of doors and windows, in line with the original permission. There also appear to have been roof repairs and re-pointing undertaken. The 'existing' layout shown with this application is also reflective of the layout that was approved under the original application, with the only change being to the ground floor layout of the building which as built has an additional bedroom. Whilst this reflects a minor internal change to the approved plans, it is not considered to represent a different development to that which was approved and clearly implemented.
68. Given the existing planning permission was implemented and those physical works carried out to a point where the building was capable of occupation, officers consider that the 2020 permission has been implemented and the use of the barn reflects that permission, for stabling and a holiday-let.
69. The planning use class order does not distinguish between most holiday-lets and a residential dwelling, both of which generally fall within Use Class C3. Whilst a C3 use was granted by the existing permission, in this case the building cannot operate as a permanent residential dwelling because condition 18 of the permission restricts the occupation of the barn by any one person for a period exceeding 28 days in any calendar year. Planning permission is therefore required for the proposed market dwelling.
70. This application therefore seeks planning permission for the conversion of the barn to a market dwelling. The application also seeks conversion of the ground floor stables to create a study and additional bedroom with en-suite with loft space over. The applicant states stabling is no longer required with the horses now on rented land nearby.
71. Policy GSP1 states all policies must be read in combination and development shall be consistent with the National Park's legal purposes. GSP2 requires proposals intended to enhance the National Park to over a significant overall benefit to the natural beauty, wildlife and cultural heritage of the area with a design respecting character of the area.
72. Policy DS1 states development which is acceptable in the countryside includes conversion or change of use to housing, preferably by re-using traditional buildings.
73. Policy HC1 states housing will only be permitted in exceptional cases where:
 - A. It addresses eligible local needs for homes that remain affordable with occupation restricted to local people in perpetuity;
 - B. It provides for key workers in agriculture, forestry or other rural enterprises in accordance with HC2;
 - C. In accordance with core policies GSP1 and GSP2:
 - I. It is required to achieve conservation and / or enhancement of valued vernacular or listed buildings; or

- II. It is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.

74. DMH6 also provides support for new housing where this comprises redevelopment of previously developed land for housing provided the development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site.
75. It is recognised that multiple letters have been received which offer support for the provision of a dwelling to accommodate a local family with strong ties to the area and who support the local community, with a response indicating a shortage of local homes.

Affordable Dwelling

76. Whilst the application submitted is for an open market dwelling, Officers have nonetheless considered whether the dwelling could potentially be provided as an affordable dwelling for local needs under HC1.A. The application was deferred by Planning Committee in April 2025 in order to explore this further.
77. In this respect, HC1.A and DMH1 require such housing to meet an eligible and proven need. DMH1 also requires housing to be sized accordingly and sets out relevant floorspace thresholds.
78. DMH2 also requires the first occupant of new affordable housing to comply with one of the criteria within the policy, listed at page 6 of this report.
79. The agent has stated that whilst the applicant has a strong family connection to the area, they do not comply with the criteria under DMH2, although should Members be minded to support the application the agent has previously indicated there is a willingness for a personal consent for the family and legal agreement to secure the building as an affordable local needs dwelling in the future.
80. The applicant's relationship with Cornfield Barn and the local area is set out below:
- The applicant grew up on the adjacent Cornfield Farm from 1975 onwards;
 - The applicant's parents owned Cornfield Farm from the mid 1950's, and they were heavily involved with the local community of Kettleshulme;
 - The applicant's mother taught in the local school and their paternal grandparents lived in the Kettleshulme Parish;
 - Following the death of their father in 1991, Cornfield Barn and some land was gifted to the applicant;
 - The applicant sought planning permission twice in 1993 and 1996 to convert the barn to residential use to enable them to stay living close to their mother and help run the farm following their father's passing. The applications were unsuccessful.
 - The applicant subsequently rented a small house in Macclesfield from 1996 onwards as they could not afford any other residential property in Kettleshulme and travelled to Cornfield Farm on a daily basis to help their mother;
 - In 2003 the applicant's mother sold Cornfield Farm as she was no longer able to manage the work involved. The applicant had a young family at the time and was unable to provide the same level of assistance on the farm;
 - The applicant retained Cornfield Barn and continued to manage the associated land which was grazed by a small number of livestock and horses. They have remained active in the local community during this time.
81. Cornfield Barn and adjoining land has remained in the applicant's ownership and construction work to the barn began in 2019. The applicants moved into the barn in 2021

due to personal reasons and difficulty in finding another house due to restrictions viewing houses during the Covid pandemic.

82. Whilst it is recognised the building has been in the applicant's ownership for a significant period of time, based on the information provided the applicant does not appear to have lived in the Kettleshulme Parish from 1996 onwards, nor is there evidence they have lived in an adjoining Parish in the National Park in that time. It does not appear the applicant has a need to care for a relative who is resident in the Parish. Therefore, the applicant does not comply with the local occupancy conditions of DMH2. This is recognised by the agent.
83. In addition, there is no evidence of housing need in the area to satisfy HC1.A or DMH1.A(i).
84. Turning to the size thresholds under DMH1.A(ii), the existing residential accommodation has an approximate internal floorspace of 110 sqm and the converted stable space has an internal floorspace of around 50sqm. This gives a combined area of around 160 sqm which is significantly above the maximum floorspace thresholds for affordable housing set by policy DMH1, which states the maximum house size for an affordable house with five bed spaces is 97sqm. Paragraph 6.58 outlines the size limit helps to protect the affordability of accommodation in perpetuity.
85. Even if the stable space were omitted from the development, the applicant's agent has indicated this space would still need to be included as part of any valuation or assessment of the realistic value of the property. This would consequently impact the affordability of the property.
86. Officers have also enquired as to whether the applicant would be willing to consider creating two affordable units within the building to comply with the size thresholds, albeit that would likely need to be considered under a separate application and there would still be matters of local occupancy conditions to comply with under DMH2. The agent has confirmed the applicant does not wish to pursue this option.
87. In light of the above, the applicant is unable to demonstrate a proven need for an affordable dwelling in the Parish or that they would satisfy the local occupancy requirements. In addition, the building is too large to be considered as an affordable dwelling and its size would render it unaffordable. There is therefore no justification for the conversion for affordable housing.
88. There would also be no policy justification for a personal consent for the applicant which in reality would permit the use as a market dwelling for an indefinite period of time. There would be no good planning reason to allow this for the applicants and no other person.

Market Dwelling

89. It must therefore be considered whether a market dwelling is required to achieve the conservation / enhancement of the building under HC1.C(I) and DMC10.B(iii), or if a market dwelling could be justified under DMH6.
90. The supporting Planning Statement outlines that the proposed development complies with HC1.C(I) of the Core Strategy as the former stable use is no longer active and the vacant section of the building would fall into disrepair and deteriorate over time.
91. Multiple letters of support have also been received which state the works carried out to the barn have been done to a high standard, and that future conversion of the stables would similarly be sympathetic and see the remainder of the barn conserved. The active use would also ensure the barn continues to be maintained.

92. Whilst the stable use may no longer be active, officers observed during a visit to site that the section of the barn used for stabling appeared to be in good condition, with external sections of the building having been re-pointed, new window and door openings fitted (in accordance with the 2009 / 2020 permission) and the roof in good condition.
93. Officers also requested photos showing the existing condition of the internal stable space. Those photos show the building to be in good condition internally, with solid floor, blockwork to the gables and relatively recent roof frame and internal walls. The protected species survey photos also appear to show the space is now partly used for some domestic storage following the stable use ceasing (albeit this is unauthorised, in connection with the unauthorised use of the barn as a dwelling).
94. The space has been converted relatively recently to stables and is in good condition. Whilst it is recognised the proposed bedroom and study could be accommodated sensitively, a market dwelling with permanent occupation is not necessary to achieve conservation of the asset, as its conservation has already been achieved.
95. Even if it were, the approximate area of the stables is 50sqm, with the remainder of the barn measuring around 110sqm. The conversion of a smaller section (approximately one third) of the building which is in good condition is not considered sufficient to require the creation of a market dwelling across the entire building as is proposed.
96. The plans show the remainder of the barn has been fitted out with living room, kitchen, bedrooms and bathroom and it was observed during a visit to site that the building appears to be occupied and works to the exterior of the building had been completed. The conservation of the barn has therefore already been achieved and use as a market dwelling is not required for the building's conservation.
97. The proposed market dwelling is therefore not required to achieve the conservation or enhancement of the barn and the use would be contrary to HC1.C(I) and DMC10.B(iii).
98. The application states it would comply with paragraph 84 of the NPPF, which supports the re-use of redundant or disused buildings and enhancement to their settings. This is similar to DMH6 which supports redevelopment of previously developed land for housing where this conserves and enhances the valued character of the area.
99. The application has already been assessed against the criteria which apply in relation to conversion and conservation of buildings and is contrary to those policies. The building is, as a matter of fact, not redundant and could lawfully be put to use as holiday accommodation and stables. Whilst the stable use has ceased, such a use could be re-instated for use by holidaymakers and the conservation of the building has already been achieved through introducing the stable.
100. In any case, the building represents a single building which is clearly in occupation with only a small part now vacant. It is not clear what enhancement to the building setting would be provided by the addition of the bedroom and study and occupation as full time dwelling.
101. The application also proposes to remove the steel container and pod in the barn curtilage. Those structures are subject to a separate Enforcement Notice which is subject of an Appeal that awaits determination. The Authority remain of the view that the timber pod is not immune from enforcement action and its presence (and removal) is therefore not afforded weight in this assessment.
102. Updated evidence received as part of the Enforcement Appeal demonstrates the steel container is now immune from enforcement action due to the length of time it has been on site. This information differed from information that was previously provided by the applicant as part of a Planning Contravention Notice served on the site. Whilst the

container itself is now immune, permanent residential use of the site is considered to remain unauthorised and is not yet immune, as established in the recent LDC decision.

103. In considering if the conversion of Cornfield Barn to a permanent dwelling is required to achieve conservation or enhancement it is necessary to consider if removing the steel container would conserve the barn or achieve the required enhancement under HC1 and DMH6, and in line with paragraph 84. In this context, policy GSP2 requires enhancement to be significant.
104. It is considered the removal of the steel container would achieve some enhancement to the setting of the barn, as the shipping container is unsympathetic in form, appearance and siting. However, it is not considered that the use of Cornfield Barn as a permanent dwelling is required to achieve that enhancement. The removal of a shipping container would be a relatively straightforward exercise and it does not appear reasonable that this would necessitate an internal fit out and conversion of the stable and occupation of the entire barn as a permanent dwelling. The removal of a single shipping container is not considered to be proportionate to the creation of a full time dwelling, or to achieve the required enhancement proportionate to justify a market dwelling in an otherwise unsustainable location.
105. The above assessment has concluded the barn is in good condition and its conservation has already been achieved through its recent conversion, as part of a lawful implementation of planning permission which was granted to convert the building to a holiday-let and stables. The removal of the shipping container would enhance the setting of the barn, however a full time dwelling with permanent occupation is not considered to be required in order to achieve that enhancement. Nor is the level of enhancement that would arise considered to be proportionate to justify a full time dwelling.
106. The proposal for a market dwelling is therefore not considered to comply with Policies HC1, DMC10 or DMH6 and there is no exceptional requirement for a market dwelling. The development is also not considered to satisfy NPPF paragraph 84. The development is therefore not acceptable in principle and would result in a market dwelling with permanent occupation in an unsustainable location.
107. The Authority's housing policy is long established and the position in relation to the application of policy HC1 to buildings already converted and conserved has consistently been supported at Appeal by the Planning Inspectorate.
108. Examples of appeal decisions include those at 1 Meal Hill Farm (3303535), Old School House (2224971), Barn Hall Bank, Hartington (2187755) and Folds Lane Farm (2172855).

Impact on Character and Appearance

109. No physical works are required to accommodate the market dwelling in the eastern part of the barn, with those works already carried out in implementing the 2020 permission for holiday-let.
110. Minor external changes are proposed to the west part of the barn comprising re-purposing of the north elevation opening to a window and a door on the south elevation to allow more daylight to the building. Those changes are minor and subject to a condition requiring details of the new door and window, the works would be sympathetic to the appearance of the barn. It is noted third parties also support that works to date have been sensitively carried out.
111. Internally, the development proposes internal partition walls to create the additional rooms and insertion of a ceiling to create loft space over the study. Whilst the Conversions SPD advises against installing ceilings and states spaces should be left

open to the roof (5.66) the ceiling only appears to relate to a small area over the study and on balance the works are considered to be acceptable in respect of impact on the building's heritage, character and appearance, and in terms of design.

- 112. The removal of the timber pod is not afforded any weight as part of this assessment. The removal of the existing shipping container would be positive in terms of impact on the character and appearance of the site.
- 113. The proposals are not considered to conflict with Policies GSP3, L3, DMC3 and DMC5.

Ecology

- 114. The Authority's ecologist advised the development had the potential to impact on protected species, particularly bats. The existing permission for the conversion of the barn required mitigation measures to be carried out in accordance with Section 6 of the Bat and Barn Owl Report and Assessment undertaken by NLG Ecology Ltd (dated December 2008) which states the stables would remain open to the roof void as mitigation for bats. The application proposes installation of a ceiling and has the potential to impact bats if present.
- 115. A Protected Species Survey undertaken after the application was submitted in March 2025 has been provided and advises that whilst no signs of bats were observed, the building has moderate potential for bats and that the possibility of non-breeding roosts or low numbers of bats cannot be discounted. Further survey work is recommended comprising multiple dusk emergence surveys undertaken in the optimal survey season May – August.
- 116. Additional surveys have now been received. No bats were observed exiting the building during those surveys, although bats were observed shortly after sunset suggesting a roost site is nearby. Moderate levels of bat foraging activity by three species was recorded over both visits. No evidence of nesting birds was recorded but gaps in stonework were considered suitable for nesting birds.
- 117. The Authority also holds historic records for brown long eared bats at the property (2008). For this reason and in combination with proximity of a suspected roost and bat activity close to the site, the Authority's ecologist advises features for bats and birds are incorporated into the development. The applicant has also indicated they are happy to create an opening in the timber structure at the western gable end of the barn for access for brown long-eared bats to allow the structure to be used as a night roost or feeding perch. This is welcomed.
- 118. Features suggested for inclusion by the Authority's ecologist include including 2x integral features for bats (such as the night roost or feeding perch feature), two swift nest boxes and a condition requiring works to avoid nesting bird season or be subject to checks prior to any works. These measures can be conditioned.
- 119. In light of the updated surveys being received and subject to conditions to secure effective mitigation, the application complies with Policies L2, DMC11 and DMC12.
- 120. Whilst it is recognised a number of responses to the application outline that the applicant has positively cared for the site and local ecology, the demonstrable enhancements resulting from the suggested conditions associated with the development are not considered to be significant in the context of Policy GSP2.

Other Matters

- 121. Due to the nature of the use proposed and distance and intervening landscaping between the application site and neighbouring properties, the nearest of which is Cornfield Farm

to the west, it is not considered the development would harm residential amenity. The proposal therefore complies with Policies DMC3 and GSP3 in this respect.

122. Whilst responses received suggest a permanent residential use would provide a more preferable neighbouring use to a holiday-let with the uncertainty over tenants, the permitted use is nonetheless considered to be compatible with the area, contributes to the statutory purpose of the National Park and is acceptable in amenity terms.
123. The Highways Authority have confirmed the development will not alter the site access and that there is sufficient parking space available to accommodate the use. The development is acceptable in respect of highways.

Conclusion

124. Cornfield Barn has recently been converted. That conversion has achieved the conservation of the building which is in good condition. Whilst the removal of the existing shipping container would enhance the setting of the barn, it is not considered that a market dwelling with permanent occupation within the barn is required in order to achieve that enhancement. Nor is the enhancement considered to be proportionate to justify this.
125. It is therefore not considered that conversion of the building to a market dwelling is required in order to achieve the conservation and / or enhancement of the non-designated barn. The proposed development is therefore contrary to Policies HC1.C(I), DMC10.B(iii) and DMH6.
126. Following further discussion with the applicant's agent it is also concluded that there is not a proven need for an affordable dwelling in the proposed location, and that the applicant would not satisfy relevant local occupancy conditions for first occupation of new affordable housing. In addition, the size of the dwelling would be too large to be considered affordable. The provision of an affordable dwelling would not comply with Policies HC1.A, DMH1 or DMH2.
127. The application is therefore recommended for refusal.

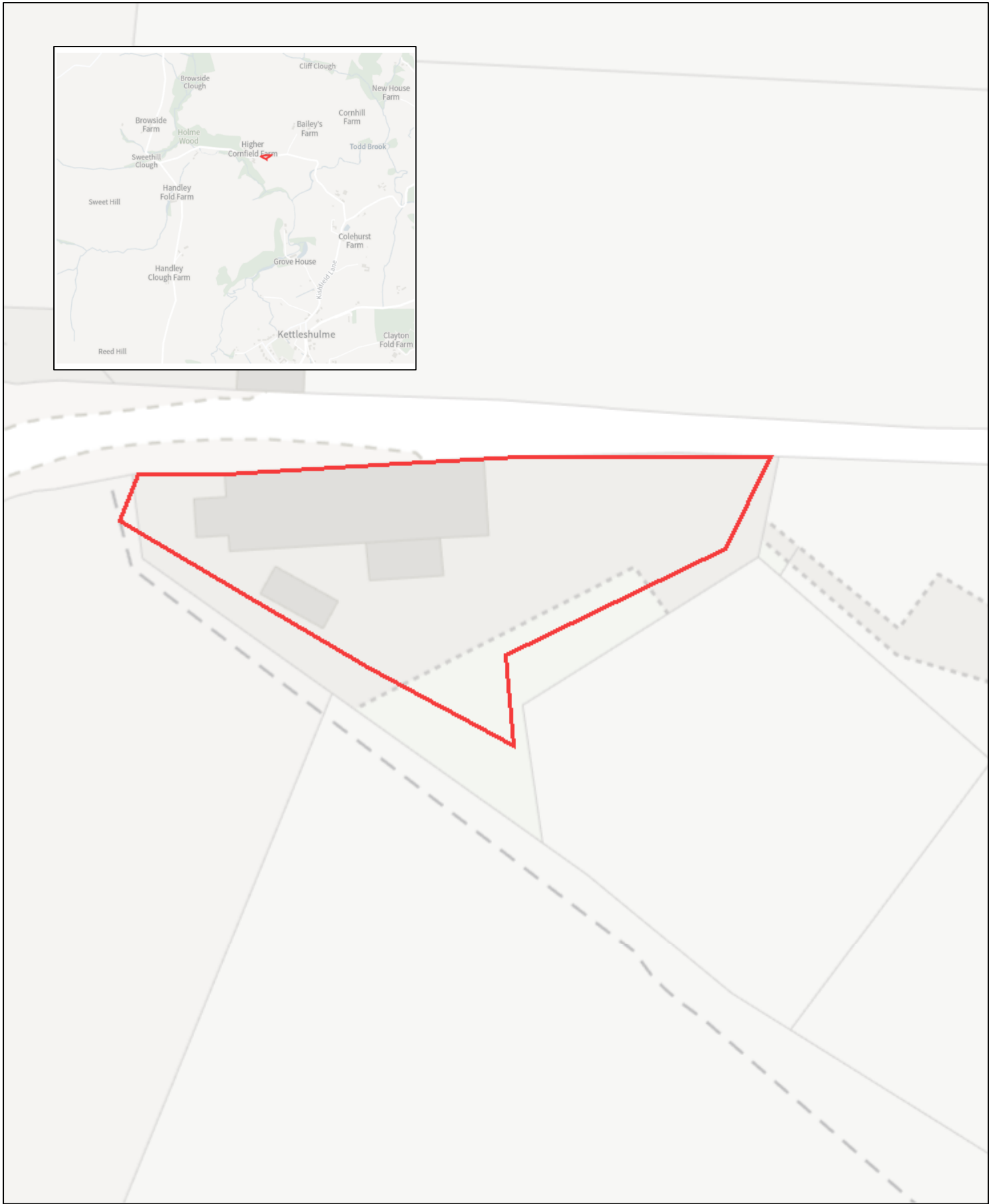
Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author: Hannah Freer, Senior Planner



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Cornfield Barn, Cornfield Road, Lyme Handley

Item no. 6
 Application no. NP/CEC/0125/0095
 Committee date: 05/09/2025

Page 37
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7. FULL APPLICATION – CONVERSION AND ALTERATION OF FORMER AGRICULTURAL BUILDING TO FORM 1 NO. DWELLINGHOUSE AND ASSOCIATED WORKS AT SITTERLOW FARM, PARWICH (NP/DDD/0625/0619 - PM)

APPLICANT: S AMOS

Summary

1. Planning permission is sought for the conversion and alteration of a former agricultural building to form 1 No. dwelling house and associated works.
2. The building is located approximately 1 km south of the village of Parwich in open countryside.
3. A stone barn at the site dating from the early 19th century was substantially intact until approximately 2005. By 2009 the roof and most of the east wall had collapsed. Due to the extent of the rebuilding which has taken place, and its variance from the barn which stood prior to circa 2005, the current barn is considered to be a new building and as such has limited heritage significance.
4. The application is therefore recommended for refusal as the building does not have sufficient heritage significance to justify the creation of open market housing in this location. Additional recommended reasons for refusal relate to design, landscape impact and flood risk.

Site and Surroundings

5. Sitterlow Farm is located approximately 1km south from the village of Parwich, in open countryside.
6. The application relates to an agricultural barn that is removed from the main building group. The barn is located approximately 20 metres from the vehicular access track leading to the farm building group. The barn is located approximately 350 metres to the north east of the farm building group and approximately 120 metres to the south west of the public highway running from the B5056 to Parwich village.
7. A stone barn at the site dating from the early 19th century was substantially intact until approximately 2005. By 2009 the roof and most of the east wall had collapsed. The submitted heritage assessment states that “*The roof was replaced c.2015, the east wall partly rebuilt, and the other walls repaired.*” However, based on site photos, google street view imagery and aerial photography it is concluded that the rebuilding took place at some point between August 2019 and April 2021.
8. The rebuilding comprised a new east wall and substantial rebuilding to both gable ends. A profile metal sheet roof was installed. The rebuilt stone walls do not match the surviving original stone walls in terms of stone size and coursing. Additionally, an elliptical arch has been introduced into the southern end gable. The existing / proposed elevation plans do not show this significance difference finish between the original and rebuilt walls. Additionally, the heritage statement acknowledges that the eastern wall was rebuilt with an open central section at variance with the situation prior to collapse. Any former internal walls are no longer present.
9. The extent of rebuilding undertaken between August 2019 and April 2021 was development requiring planning permission. No planning permission was sought for the

works at the time although the rebuilding is now likely immune from enforcement action, it being more than 4 years since those operations took place.

10. The application site is not within a conservation area and there are no listed buildings in close proximity to the application site. The historic building group at Sitterlow Farm is recorded on the Derbyshire Historic Environment Record (HER) as a 'partially extant 19th century farmstead'. However, the barn subject to this application is located approximately 350 metres away from the main farm building group containing the historic farm buildings. The recording on the Derbyshire HER is therefore not considered to extend to include the application building.
11. Due to the extent of the rebuilding which has taken place, combined with the loss of the original roof, and the variance from the original in terms of apertures and stonework size and coursing it is considered that the stone barn currently standing is tantamount to a new build barn. As such the present structure is not considered to be of vernacular merit and is not considered to be a non-designated heritage asset with heritage significance.
12. The Authority's Landscape Strategy (2021) identifies the landscape immediately adjacent to the application site as falling within the defined Riverside meadows Landscape character type (LCT) within the wider Derbyshire peak fringe Landscape character zone. The Riverside meadows LCT can be characterised as a relatively flat landscape with a regular pattern of small to medium sized fields divided by hedges with dense waterside and scattered hedgerow trees. Surrounding higher land falling within the defined Village farmlands on shale ridges LCT is visible from the application site, particularly dominant when looking west.
13. A public footpath runs on a north to south axis through the nearby landscape passing approximately 200 metres to the west of the application site. Another public footpath runs from the public highway in a north westerly direction towards Parwich village and passes the application site approximately 130 metres to the north east.
14. The barn itself and surrounding curtilage is located within flood zone 1 (land with lowest probability of flooding). However, part of the access track between the barn and the public highway fall within flood zone 2 and flood zone 3 (land with highest probability of flooding)

Proposal

15. Planning permission is sought for the conversion and alteration of a former agricultural building to form a market dwelling.
16. The proposed alterations to the building comprise the insertion of windows and doors into existing openings, the re-opening of previously blocked up openings in the western elevation and the insertion of 3 No. rooflights into both the eastern and western facing roof slopes to serve the first floor accommodation.
17. A new Staffordshire blue tiled roof is proposed as a replacement for the existing metal sheet roof.
18. It is proposed to provide outdoor amenity space to the east of the building within the historic field stock yard with the existing stone boundary wall around the perimeter of this being repaired and rebuilt.
19. Existing hardstanding to the south of the barn is to be retained to provide 2 No. car parking spaces to serve the proposed dwelling.

20. Amended plans have been received which has seen a reduction in the extent of the proposed external amenity space (so that it is fully within the perimeter of the historic field stock yard) and the proposed removal of the area of hardstanding to the south east of the building.

RECOMMENDATION:

That the application be **REFUSED** for the following reasons:

1. **The proposed conversion to a market dwelling is not considered to be acceptable in principle and is contrary to Core Strategy policy HC1 and Development Management policy DMC10. The building has recently been substantially re-built and is significantly different to the barn which stood prior to 2005. The existing building therefore is not considered to be a heritage asset. Furthermore, due to the condition of the building there is not a requirement for conversion to a market dwelling to secure its conservation or enhancement.**
2. **The proposed character and appearance of the building as converted would not conserve or enhance the agricultural character of the building and as such would be contrary to Development Management policies DMC3 and DMC10 and the Authority's SPDs relating to Design and the Conversion of Traditional Buildings.**
3. **The proposal would harm to the established landscape character of the area and as such would be contrary to Core Strategy policy L1 and Development Management policies DMC3 and DMC10.**
4. **A Flood Risk Assessment (FRA) has not been submitted with the application. As such it has not been possible to determine the risk of flooding to the development and the impact this may have on flood risk elsewhere. An FRA is also required to set out measures to reduce and manage the risk of flooding. Therefore, the submitted proposal is contrary to Core Strategy policy CC5, Development Management policy DMC3 and paragraph 181 of the NPPF.**

Key Issues

- Principle of conversion to a market dwelling.
- The impact upon the character and appearance of the building
- The impact upon landscape character
- Flood Risk
- The impact upon residential amenities
- The impact upon highway safety
- Ecology considerations
- Climate Change Mitigation

History

21. There is no relevant planning history.

Consultations

22. Derbyshire County Council (Highways) - No objection.
23. Parwich Parish Council – *The Council supports this application noting in particular, 1. The quality of the application documents. 2. The sympathetic treatment of the building's historic fabric. 3. The benefit of finding an economic use for historic buildings that might otherwise fall into decay.*

- 24. Natural England – No response received.
- 25. PDNPA Ecology – No objection subject to conditions relating to pre works checks for bird nests during the bird breeding season and for a scheme of ecological enhancement.
- 26. Derbyshire Dales District Council (Planning) – No response received.

Representations

- 27. No representations have been received.

Main Policies

- 28. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, HC1, CC1
- 29. Relevant Development Management policies: DMC3, DMC5, DMC10, DMC11, DMC12, DMT3

National Planning Policy Framework (NPPF)

- 30. In the National Park the development plan comprises the Authority's Core Strategy 2011 and Development Management Policies (adopted May 2019) in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the NPPF.
- 31. Paragraph 189 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.
- 32. With regard to flood risk, paragraph 181 of the NPPF advises that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site specific flood-risk assessment.

Core Strategy

- 33. GSP1, GSP2 - Securing National Park Purposes and sustainable development & Enhancing the National Park. These policies jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage assets.
- 34. GSP3 sets out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.

- 35. DS1 - Development Strategy. Sets out the forms of development that are acceptable in principle in all settlements and in the countryside outside of the Natural Zone.
- 36. L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
- 37. L2 – Development must conserve and enhance sites, features or species of biodiversity importance and their setting and development likely to have an adverse impact on any of the above, that have statutory designation or are of international or national importance for their biodiversity, will not be permitted other than in exceptional circumstances.
- 38. L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
- 39. HC1 – New Housing – Sets out the situations where, exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted.
- 40. CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions.
- 41. CC5 – Development which would unacceptably increase flood risk will generally not be permitted.

Development Management Policies

- 42. DMC3 - requires development to be of a high standard that respects, protects, and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
- 43. DMC5 - Assesses the impact of development on designated and non-designated heritage assets and their settings.
- 44. DMC10 –addresses conversion of heritage assets, permitting this where the new use would conserve its character and significance, and where the new use and associated infrastructure conserve the asset, its setting, and valued landscape character. It also notes that new uses or curtilages should not be visually intrusive in the landscape or have an adverse impact on tranquillity, dark skies, or other valued characteristics.
- 45. DMC11 Safeguarding, recording and enhancing nature conservation interests. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. Details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance must be provided in line with the Biodiversity Action Plan. For all sites, features and species development proposals must consider amongst other things, the setting of the development in relation to other features of importance, historical and cultural.
- 46. DMC12 – Sites, features or species of wildlife, geological or geomorphological importance. Development will only be permitted where significant harm can be avoided and the conservation status of the population of the species or habitat concerned is

maintained.

47. DMT3 - a safe vehicular access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.

Supplementary Planning Documents

48. Peak District National Park Authority Design Guide (2007): The Design Guide states that, when considering a conversion, the building in question should be of sufficient historic or architectural merit to warrant its conversion. Factors such as location, size and character of the building and its means of access will all be assessed. The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained.
49. Peak District National Park Conversion of Traditional Buildings SPD (2022): The SPD provides detailed guidance on the principles to be considered when proposing the conversion of traditional buildings. This is set out as 6 key principles: 1. Understanding the building and its setting 2. Working with the existing form and character 3. Following a conservation approach 4. Creating responsive new design 5. Using appropriate materials and detailing. 6. Conserving and enhancing the setting.

Assessment

Principle of conversion to a market dwelling

50. Core Strategy policy HC1 part C in accordance with core strategy policies GSP1 and GSP2 allows for the creation of open market housing if it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings.
51. Para 12.18 of the Core Strategy provides context on policy HC1 part C:
“Occasionally, new housing (whether newly built or from re-use of an existing building) may be the best way to achieve conservation and enhancement (for example of a valued building) or the treatment of a despoiled site. Sometimes this requires the impetus provided by open market values, but wherever possible and financially viable such developments should add to the stock of affordable housing, either on the site itself or elsewhere in the National Park. It is accepted that for small schemes capable of providing only one dwelling (whether new-build or changing the use of a building such as a barn) this is unlikely to be viable.”
52. In addition, where it is established that a scheme is for and can only accommodate one dwelling unit, there is no requirement within policy for that unit to be affordable or for applicants to discount other uses in order to justify an open market house. The submitted application proposes one open market residential unit.
53. The key judgment in determining whether the proposal is acceptable in principle is whether the building is a valued vernacular building of sufficient architectural merit or historic interest to allow for an open market residential unit on an exceptional basis as permitted by policy HC1 part C.
54. The barn was subject to extensive rebuilding circa 2020. The rebuilt stone walls do not match the surviving original stone walls in terms of stone size and coursing. Additionally, an elliptical arch has been introduced into the southern end gable, and the rebuilt eastern wall contains an open central section which was not present in the barn prior to collapse. Due to the extent of the rebuilding which has taken place, and the variance from the original in terms of apertures and stonework size and coursing it is considered that the stone barn currently standing is tantamount to a new build barn.

55. The re-building work has significantly harmed the significance of the former structure. The present structure is considered to have very limited historical significance and vernacular merit and is not considered to constitute a non-designated heritage asset.
56. A heritage statement addendum has been submitted to address the issue of the heritage significance of the building. This has been fully considered by officers but does not alter the judgement set out at paragraph 54 above. The key point is that the extent of the recent works undertaken goes far beyond what can be considered to be a repair.
57. Putting the status of the building to one side. The recent re-building works have left the building structurally sound. There is no clear impetus as to why the value created by a market dwelling is required to secure the conservation or enhancement of the building.
58. Therefore, the proposed conversion to a market dwelling is not considered to be acceptable in principle and is contrary to Core Strategy policy HC1 and Development Management policy DMC10. The building does not have sufficient heritage significance to justify the creation of open market housing.

Impact upon character and appearance of building

59. The proposed scheme would replace the metal roof with a Staffordshire blue tiled roof providing an enhancement in that regard and restoring the roof to the situation pre collapse in the late 2000s.
60. Whilst it is considered that the building has very limited heritage significance, it does retain an agricultural character within an open agricultural landscape. The proposed scheme would undermine this character by the use of the non-original openings to provide large areas of glazing (large opening in eastern elevation and elliptical arch in southern gable.) This would undermine the high solid to void ratio of the original barn and would be domestic in character undermining the agricultural character of the building. Additionally, six rooflights are proposed (3 on each roof slope).
61. Overall, the proposed character and appearance of the building as converted would not conserve or enhance the agricultural character of the building or its setting and as such would be contrary to Development Management policies DMC3 and DMC10 and the authority's SPDs relating to Design and the Conversion of Traditional Buildings.

Landscape impact

62. The existing building sits on its own within a relatively flat and open part of the landscape. The barn is clearly visible from the nearby public highway and from nearby public footpaths. Amended plans have seen the extent of proposed residential curtilage reduced with the proposed garden area to be contained within stone boundary walls forming part of the rebuilt field stock yard to the east of the building. Some existing hardstanding to the south east of the building is also to be removed.
63. The converted barn would have a large residential curtilage extending up to 13 metres from the side of the barn. The conversion to a dwelling would include the introduction of domestic elements into the landscape such as bin stores, cars, garden furniture, washing lines, lighting / security measures. These alterations to the site would result in significant domestication of the land which would be conspicuous in what is a generally open and uninhabited landscape. The possible removal of permitted development rights would not adequately restrict the domestication of the site as many changes can occur outside of planning control.

64. The proposal would cause significant harm to the established landscape character of the area and as such would be contrary to Core Strategy policy L1 and Development Management policies DMC3 and DMC10.

Flood risk

65. The barn itself and surrounding curtilage is located within flood zone 1 (land with lowest probability of flooding). However, part of the access track between the barn and the public highway fall within flood zone 2 and flood zone 3 (land with highest probability of flooding). As such an FRA (Flood Risk Assessment) is required.
66. An FRA has not been submitted with the application. As such it has not been possible to determine the risk of flooding to the development and the impact this may have on flood risk elsewhere. An FRA is also required to set out measures to reduce and manage the risk of flooding. Therefore, the submitted proposal is contrary to Core Strategy policy CC5, Development Management policy DMC3 and paragraph 181 of the NPPF.
67. As the recommendation is to refuse planning permission (for other reasons in addition to flood risk), it was considered unreasonable to require submission of an FRA at this stage. However, if Members resolve to grant planning permission for the development this should be subject to submission of an adequate FRA and consultation with the Environment Agency before planning permission can be issued.

The Impact upon Residential Amenities

68. Due to its isolated location away from neighbouring occupiers, the proposal would not result in harm to the residential amenity of neighbouring occupiers and would ensure an appropriate level of amenity for future occupiers.

The Impact upon Highway Safety

69. The proposed conversion would utilise the existing vehicular access to the farm building group from the public highway. The extra use of the existing farm access as a result of a dwelling is not considered to materially increase vehicle movements to / from the public highway. The proposal is therefore considered to be in accordance with policy DMT3. Derbyshire County Council as highway authority has no objection to the proposal.

Ecological Considerations

70. A Bat and Bird Survey report has been submitted in support of the application. During three activity surveys, one common pipistrelle was observed foraging around the barn and heading north along the hedgerow however, no bats emerged or re-entered the barn during any of the four activity surveys. It was concluded that the barn does not contain bat roosts but the long grass surrounding the barn provides a minimal section of a common pipistrelle bat foraging flight path. There was no evidence of current or historical nesting birds at the site.
71. The authority's ecologist has no objection to the proposal subject to conditions requiring submission of an Ecological Enhancement Plan and pre works check for breeding birds in the bird breeding season.
72. The proposal is exempt from statutory Biodiversity Net Gain, with the majority of the site currently being hardstanding.

Climate Change Mitigation

73. The proposal is of a scale where it is considered that provision of renewable energy generation would be expected to serve the dwelling, e.g. air or ground source heat pump, or ground mounted solar. The submitted planning statement sets out a number of energy saving and climate change mitigation measures but does not extend to provision of renewable energy generation. Were the development acceptable in other respects then provision of renewable energy generation equipment could be secured by condition.

Conclusion

74. The proposed conversion to a market dwelling is not considered to be acceptable in principle and is contrary to Core Strategy policy HC1 and Development Management policy DMC10. The building does not have sufficient heritage significance to justify the creation of open market housing. Due to the extent of the rebuilding which has taken place, and its variance from the barn which stood prior to circa 2005, the current barn is considered to be a new building.
75. The proposed character and appearance of the building as converted would not conserve or enhance the agricultural character of the building and as such would be contrary to Development Management policies DMC3 and DMC10 and the authority's SPDs relating to Design and the Conversion of Traditional Buildings.
76. The proposal would cause significant harm to the established landscape character of the area and as such would be contrary to Core Strategy policy L1 and Development Management policies DMC3 and DMC10.
77. A Flood Risk Assessment (FRA) has not been submitted with the application. As such it has not been possible to determine the risk of flooding to the development and the impact this may have on flood risk elsewhere. An FRA is also required to set out measures to reduce and manage the risk of flooding. Therefore, the submitted proposal is contrary to Core Strategy policy CC5, Development Management policy DMC3 and paragraph 181 of the NPPF.
78. The proposal would result in some enhancement to the building and its setting by replacement of the metal roof, removal of hardstanding and restoration of the historic field stock yard. Additionally, the development would provide some ecological enhancement. However, these public benefits are outweighed by the significant harms resulting from the proposal.
79. It is therefore recommended that planning permission be refused.

Human Rights

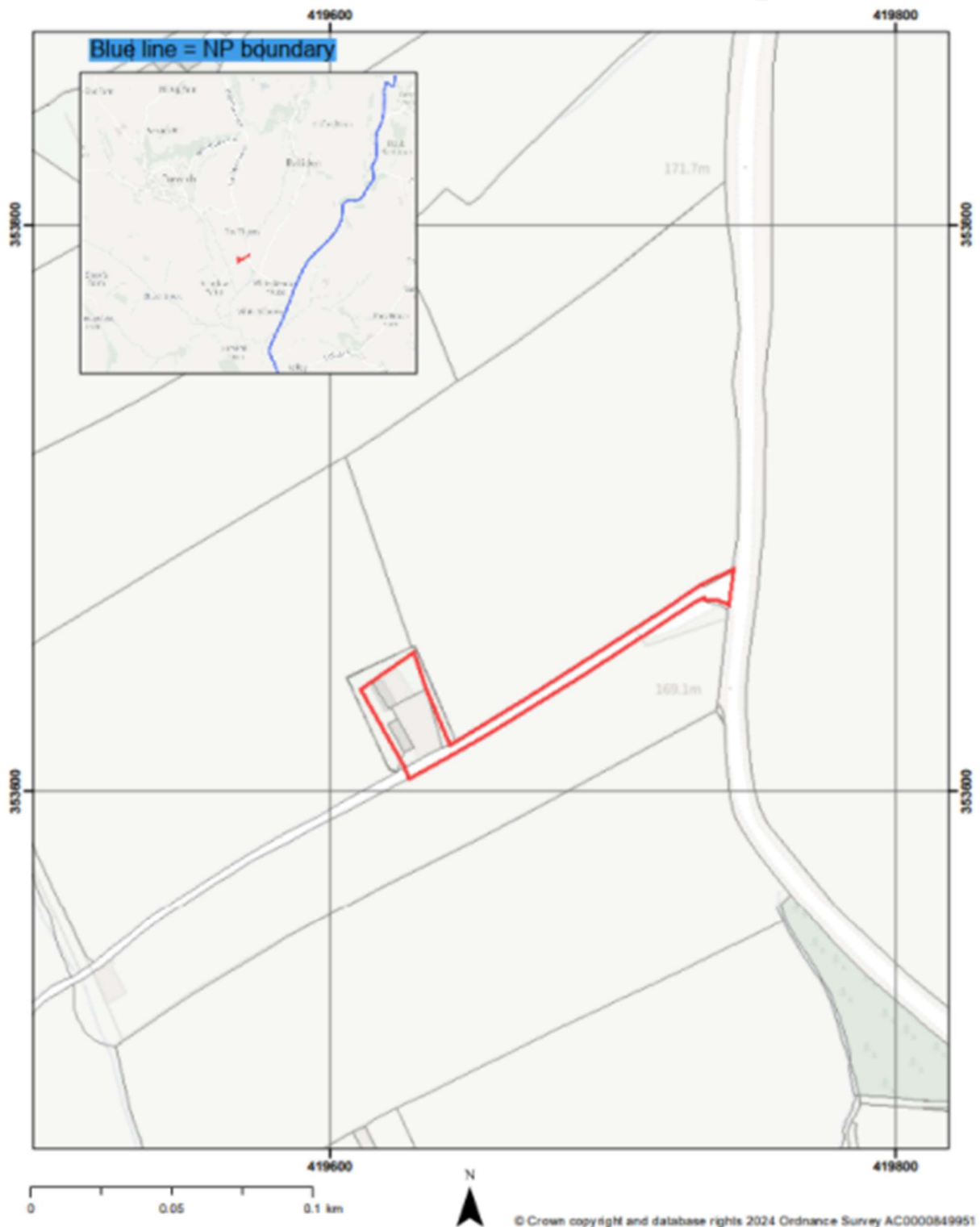
Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author: Peter Mansbridge - Planner - South Area.

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Sitterlow Farm, Parwich

Item no. 7

Application no. NP/DDO/0625/0619

Committee date: 06/09/2025

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FULL APPLICATION - FOR CHANGE OF USE OF THE GROUND AND LOWER GROUND FLOORS OF BARN TO CREATE DWELLING WITH ANCILLARY ACCOMMODATION/HOLIDAY LET, INTERNAL AND EXTERNAL WORKS, CREATION OF PARKING, WORKS OF HARD AND SOFT LANDSCAPING AND ACCESS, ALONG WITH ASSOCIATED INSTALLATION OF A BAT LOFT AT TADDINGTON HALL (NP/DDD/0125/0011/GG)

APPLICANT: MS SMITH AND MR SMITH

Summary

1. The application is for the change of use of the ground and lower ground floors of barn to create a dwelling with ancillary accommodation/holiday let. This includes internal and external works, the creation of a new vehicle access and parking and works of hard and soft landscaping. The installation of a bat loft is proposed in the roof of the Hall.
2. The application returns to Planning Committee further to the decision to defer at the Meeting on 18th July 2025. The following amendments have been made to the application.
3. The window that was proposed at first floor level on the east facing gable has been removed from the scheme. The applicant has also agreed to alter the glazed door on the east gable to a solid timber door.
4. The other windows remain as per the previously proposed scheme. The hit and miss glazing provides a more solid appearance than a simple glazed approach, but this has been balanced with the need to provide natural light into the spaces these windows serve. The Applicant notes that paragraph 5.54 of the Conversion of Historic Buildings SPD states that:

Where glazing is inserted into large doorways, such as cart openings, full height glazing is usually most effective. This could be undivided, or subdivided with a strong vertical emphasis. Other treatments, such as part-boarding, can also be used to good effect on large openings.

The Applicant suggests that the 'hit and miss' element of the scheme falls within this 'part' boarding definition, although their preference would be full height glazing.

5. Members also raised the issue of the proposed access and parking provision and stated a preference that this should use the existing access within parking to the front of barn within the yard. The application has not been amended in this regard. Applicants refer to the comments made at the previous Committee Meeting and set out why the existing vehicle access, via the Hall access, could not be reasonably used.
 - it has the potential to increase the number of vehicles in the setting of the Hall and the barn which would be to the detriment of the site rather than keeping this more open;
 - it would have implications on the ability to mortgage and would reduce the value of the barn by having a shared access controlled by a third party; and
 - the access as proposed is an arrangement replicated on numerous barn conversion schemes across the PDNPA area.
6. Some concern was raised with regard to storage to serve the property. To this end, the Applicants consider the plant room is significantly oversized and will be able to provide storage and the utility room also has space for a cycle. Other storage (bookcases, etc) can be included in the home office. Each room has space for storage, such as wardrobes

in the bedrooms. The applicant states that it wouldn't be financially viable to convert the basement to habitable space and only to use this for storage.

7. Having regard to the amendments, and the balance of considerations, the application is now recommended for approval subject to conditions.

Site and Surroundings

8. The site is an ancillary building to Taddington Hall; the Hall is a Grade II listed building and identified on the Historic Buildings, Sites and monuments Record (HBSMR – MPD11832). The building appears to have been used as an agricultural building and stables, with residential accommodation above. The building is set to the north of the Hall and abuts a track (public footpath WD95/41) to the north with open countryside beyond. To the east is a paddock, with residential properties beyond. To the west is public footpath WD95/41 with residential properties beyond. To the front of the building (south side) is the yard area between the building and the Hall and access to this is gained from High Street.
9. Overlaying the 2nd Edition OS Map (1898) over the 1st Edition OS map (1880) it looks as if the earlier structure(s) was completely rebuilt. The external evidence (in particular the window and door dressings) would appear to confirm a later 19th century date for the current building. In this case, the significance of the building is as a late-19th century ancillary outbuilding associated with Taddington Hall and it is deemed a curtilage listed building.
10. The site is within Taddington and the Taddington Conservation Area.

Proposal

11. Full planning permission is sought to change the use of the building, to create a dwelling with ancillary accommodation/holiday let. This includes internal and external works to the building. It is proposed to create an access, parking spaces and hard and soft landscaping in the paddock to the east. There is also the proposal to install a bat loft in the roof of the Hall.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3 year time limit for implementation.**
- 2. Development to be carried out in accordance with amended plans.**
- 3. Submit and agree window and door details, including include any new/replacement heads and cills.**
- 4. Submit details of the excavated areas to the front of the lower ground floor windows and measures for draining those areas, replacement rainwater goods and additional pipework.**
- 5. Submit details of the surfacing of all hard-standing areas, the means of demarking the curtilage of the building with that of the Hall in the yard area without physical barriers and details of railings and gates.**
- 6. Submit details of the screening of the bin store/air source heat pump area.**

7. **Provision of the parking spaces prior to occupation.**
8. **Vegetation removal and dismantling of any structures to be outside bird nesting season.**
9. **Bat habitat mitigation.**
10. **Development carried out in accordance with the Ecology Report recommendations.**
11. **Development carried out in accordance with reasonable avoidance measures with respect to Great Crested Newts.**
12. **Submit details of the wildflower meadow and that this does not form part of the approved domestic curtilage.**
13. **The holiday let shall remain ancillary to the approved dwellinghouse.**

Key Issues

- Whether the proposal would have a detrimental effect on the character and appearance of the curtilage listed building and its setting, or the wider landscape setting within which it sits;
- Whether the proposal would harm the amenities of nearby neighbouring properties.

History

12. NP/DDD/0125/0012 - Listed Building consent - Change of use of the ground floors of barn to create dwelling with ancillary accommodation/holiday let, internal and external works, creation of parking, works of hard and soft landscaping and access, along with associated installation of a bat loft at Taddington Hall – concurrent listed building consent application.

Consultations

13. Derbyshire County Council (Highway Authority):
 - no objections as the site already benefits from an access onto the public highway (High Street)
 - additional vehicle trips associated with the proposed ancillary accommodation/holiday let would appear to have no material impact on the public highway.
14. Taddington and Priestcliffe Parish Council:
 - no objection
15. PDNPA Conservation Officer:
Final response - 01/05/25:
Comments relating to inline slate vents
'both of the proposed roof slopes are highly visible, the east elevation being the principal elevation to the grade II listed Hall. Any visible bat slates within the stone slate roofs on these highly significant, prominent elevations would have a negative impact on the character of the Hall as a Grade II listed building of special architectural and historic interest, harming its significance. If, as suggested, the bat slates to the principal east elevation can be located behind the stone parapet, so that they cannot be seen, then this may be acceptable. We will need to see a mock-up of these as proposed on the east elevation, in views from further east along Townend: the whole of the skylight is visible

from here, so it is possible that the slates would be too. The bat slopes proposed to the west-facing elevation of the same roof, however, would be visible and would not be acceptable'

Comments relating to barn conversion element

My main concerns are still with the amount of glazing proposed to all 3 elevations. This is too high, and would imbalance the traditionally high solid-to-void ratio across the building as existing.

First response - 06/03/25: 'The...conversion scheme, as currently proposed, would result in less than substantial harm to the significance of the barn through the alterations proposed to the building itself. Some of these proposed alterations would also have a negative impact on the setting of the Grade II listed Taddington Hall, harming its significance (resulting in less than substantial harm). The proposed car parking may have a negative impact on the setting of both the Hall and barn, again resulting in less than substantial harm to both'.

16. PDNPA Ecologist:

- all surveys undertaken to date, (detailed within the Ecology Report by Dunelm Ecology, January 2025) have been undertaken in line with the relevant guidelines
- appropriate impact assessments using data collected to date is provided, along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats
- welcome the inclusion of the wildflower meadow as an enhancement
- additional information is considered sufficient to be able to determine impacts on Great Crested Newts and, provided the Reasonable Avoidance Measures are implemented, construction impacts are unlikely to result in an offence under current legislation and satisfied if the proposed works are conditioned in accordance with the statements provided in the email dated 3rd June 2025.

Representations

17. During the publicity period, the Authority received four representations supporting the proposals. The following reasons are given:

- excellent that the barn will be habitable again after such a long time
- consider the scheme well designed
- the development would be a great enhancement to the lane
- proposed conversion is merely an expansion of an already existing unused residential property and would offer a good long term viable use for an otherwise vacant building
- any work undertaken would help secure the future of this listed building for the local owners and for the benefit of the local community
- designs seem modest and in keeping with the ethos of the National Park whilst offering the ability to run a business and offer accommodation to returning siblings visiting from their homes abroad
- Taddington is in great need of diversification, investment which the development would help deliver
- The proposal would allow the applicant to be on hand to offer care and support for her family

18. During the publicity period, the Authority received a representation which both praised the proposal and raised some concerns; the comment is summarised as follows:

- overall design proposed is generally sympathetic and in keeping with the existing features of the listed building

- some of the proposed details will be visual improvements, for instance, the replacement of the modern skylights with heritage items
- however, the full length glazed door and window proposed for the east elevation are not in keeping with a building of this age where all of the existing windows are small and multi-paned and doors are either fully timbered or have at most minimal glazing
- there is an existing blocked opening marked DSG1 on the east Elevation and, while understanding that a door in this situation this may well be approved, it would be more in keeping to use a timbered door as is proposed for the doors DG2 and DG3 on the South elevation
- currently no window where it is proposed to place the large single pane window WF4; this window will materially alter the appearance of the east elevation to its detriment and this window will be visible from a great distance as it is unshielded by other buildings and directly visible from the A6
- first floor master bedroom that window WF4 serves already has a window on the south elevation and a skylight in the roof above it; there is no need for a third window in this room
- should not be any window in the east elevation as the presence of such a window would materially alter one of the most visible features of this listed building lying within a conservation area
- should a door be permitted at DG1, it should not consist of a single large pane of glass as again this is not in keeping with the status of the building.

Main Policies

19. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, CC1, DS1, L1, L2, L3, RT2, HC1 & T7
20. Relevant Local Plan policies: DM1, DMC3, DMC5, DMC7, DMC8, DMC10, DMC11, DMH5, DMR3, DMT3 & DMT8
21. Supplementary Planning Documents:
Conversion of Historic Buildings (2022)
Design Guide (2007)
Building Design Guide (1987)
Alterations and Extensions (2014)
Climate Change and Sustainable Building (2013)

Wider Policy Context

22. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
 - When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework (NPPF)

23. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this

application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the NPPF.

24. Paragraph 189 of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
25. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
26. Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Peak District National Park Core Strategy

27. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park* - These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its natural and heritage
28. GSP3 - *Development Management Principles* - this states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
29. GSP4 - *Planning conditions and legal agreements* – this advises that, to aid the achievement of its spatial outcomes, the National Park Authority will consider the contribution that a development can make directly and/or to its setting including, where consistent with government guidance, using planning conditions and planning obligations.
30. CC1 – *Climate change mitigation and adaptation*. This requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
31. DS1 - *Development Strategy* - this sets out what forms of development are acceptable in principle within the National Park.
32. L1 - *Landscape character and valued characteristics*. This states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.

33. L2 – *Sites of biodiversity or geo-diversity importance*. This states that, other than in exceptional circumstances development, will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.
34. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance* - this deals with cultural heritage assets of historic significance, and states that development must conserve and where appropriate enhance or reveal the significance of architectural or historic assets and their settings.
35. RT2 - *Hotels, bed and breakfast and self-catering accommodation* – this advises that proposals for self-catering accommodation, that involve the change of use of a traditional building, of historic or vernacular merit, will be permitted.
36. HC1 – *New housing* - this states that provision will not be made for housing solely to meet an open market demand, and sets out the exceptional circumstances where new housing can be accepted in open countryside.
37. T7 - *Minimising the adverse impact of motor vehicles and managing the demand for car and coach parks* – this states that residential parking, and operational parking for service and delivery vehicles, will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.

Local Plan Development Management Policies

38. DM1 - *The presumption of sustainable development in the context of National Park purposes* – this states that, when considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development and work proactively with applicants to find solutions that are consistent with National Park purposes.
39. DMC3 - *Siting, design, layout and landscaping* - this states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
40. Policy DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their settings* – this relates to development impact on designated and non-designated heritage assets, works to listed buildings, and development in conservation areas respectively. This states that planning applications for development affecting a heritage asset, including its setting, must clearly demonstrate its significance including how any identified features of value will be conserved and where possible enhanced and why the proposed development and related works are desirable or necessary. It also advises that 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, 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.
41. DMC7 - *Listed Buildings* - advises that planning applications for development affecting a listed building and/or its setting should be determined in accordance with Policy DMC5 and clearly demonstrate how their significance will be preserved and why the proposed development and related works are desirable or necessary. Development will not be

permitted if it would adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building or result in the loss of or irreversible change to original features or other features of importance or interest.

42. DMC8 - *Conservation Areas* - advises that applications for development in a Conservation Area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced.
43. DMC10 - *Conversion of a heritage asset* – states that conversion will be permitted provided that 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), the building is capable of conversion (the extent of which would not compromise the significance and character of the building). The changes brought about by the new use, and any associated infrastructure (such as access and services), will need to conserve or enhance the heritage significance of the asset, its setting and any valued built environment, and the new use of the building or any curtilage created would not be visually intrusive in its landscape
44. DMC11 - *Safeguarding, recording and enhancing nature conservation interests* – this advises that details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance which could be affected by the development must be provided.
45. DMH5 – *Ancillary dwellings in the curtilages of existing dwellings by conversion or new build* – this advises that the conversion of an outbuilding close to a dwelling, to ancillary dwelling use will be permitted provided that:
 - (i) it would not result in an over-intensive use of the property, an inadequate standard of accommodation or amenity space, or create a planning need for over intensive development of the property at a later date through demand for further outbuildings; and
 - (ii) the site can meet the parking and access requirements of the proposed development; and
 - (iii) the new accommodation provided would remain within the curtilage of the main house, accessed via the same access route, sharing services and utilities, and remain under the control of the occupier of the main dwelling.

Where it is not possible to secure its ancillary status in perpetuity by planning condition, the ancillary accommodation will be tied to the main dwelling by way of a Section 106 Agreement.

46. DMR3 - *Holiday occupancy of self-catering accommodation* – this advises that within a settlement listed in Core Strategy policy DS1, a holiday occupancy condition will be applied to self-catering accommodation if the property being converted has inadequate indoor or outdoor living space or is so closely related to adjoining properties that the introduction of residential use would cause unacceptable harm to their amenity.
47. DMT3 – *Access and design criteria* - relates to access and design criteria and advises that development, which includes a new or improved access onto a public highway, will only be permitted where, having regard to the standard, function, nature and use of the road, a safe access that is achievable for all people, can be provided in a way which does not detract from the character and appearance of the locality and where possible enhances it.

48. DMT8 - *Residential off-street parking* – advises that off-street car parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of the local community.

Supplementary Planning Guidance

49. The PDNPA Design Guide, Conversion of Historic Buildings (2022), Building Design Guide (1987) and Alterations and Extensions (2014) supplementary planning documents refer to the principles of good design and designing in harmony with the local building tradition. The Climate Change and Sustainable Building (2013) Supplementary Planning Document seeks to mitigate against the carbon footprint of development. However, these must only be applied where a development is otherwise justified by other policy criteria.

Assessment

Principle

50. The exterior of the building (in particular the window and door dressings) would appear to confirm it dates from the later 19th century. In this case, the significance of the building is as a late-19th century ancillary outbuilding associated with Taddington Hall.
51. The Authority's housing and recreation policies allow for the conversion of heritage assets such as this building to market dwellings, holiday accommodation and ancillary accommodation, in principle, provided that the development is required to achieve the conservation or enhancement of the building.
52. Policy DMC10 states that the conversion of a heritage asset will be permitted provided that:
- 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
 - the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
 - the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and
 - the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.
53. DMC10 is clear that in terms of the use of the building, proposals under Core Strategy Policy HC1 C.I. will only be permitted where:
- the building is a designated heritage asset;and it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.*
54. Therefore, the principle of the conversion to a market dwelling, along with an annexe/holiday let, is considered to be established subject to an assessment of the impact of the proposed physical internal and external alterations to the building.

55. In addition, attention needs to be paid to the impact of any domestication, brought about by the use, on landscape character and the built environment, including the provision of safe vehicular access and parking, the introduction of domestic curtilage and adequate amenity space, the alteration of paddock land and any other engineering operations associated with the development. The above matters are assessed below.

Discussion

56. Whilst the principle of conversion is acceptable, there are a number of matters which needed to be addressed further to the initial submission and the subsequent amendments that have been made to the proposals. These are assessed as follows.

Impact on listed building and its setting

57. With regard to the Hall, the principal listed building, the provision for bat mitigation measures resulting from the conversion of the application building were initially proposed to be provided on the gable of the Hall. However, such provision would be unnecessary if it could be provided in the application building with a reduction in accommodation to the proposed conversion scheme; this was not explored or proposed by the Applicants. Nevertheless, further to the concerns being raised by Officer's with regard to the impact on the listed building, the Applicants have now proposed that the provision is made in the form of a 'bat slate' to be placed discretely on the roof of the Hall.
58. The PDNPA Conservation Officer maintains that there is harm. Any visible bat slates within the stone slate roofs on these highly significant, prominent elevations would have a negative impact on the character of the Hall as a Grade II listed building of special architectural and historic interest, harming its significance. Concealing bat slates behind the stone parapet would limit this impact however. Therefore, the harm arising from this element would be limited and outweighed by the public benefit in providing a roost for bats, which are a protected species, and for the conversion of the outbuilding without a restriction on the accommodation. The precise form and siting of the 'bat slate' will need to be a condition on any grant of permission.
59. Following deferral of the application, there have been discussions between Officers and the Applicants in regard to the impact of the proposed alterations. The following amendments were made to the proposals, at the request of Officers, prior to the previous Committee Meeting:
- alterations to the internal layout of the building to limit new openings and to retain internal features;
 - the appearance of most of the window and door openings, subject to conditions on precise details;
 - revisions to the vehicle access, parking and maneuvering space; and
 - relocation of bin storage area.

The Applicants have now agreed to the removal of the proposed first floor window to the east gable and to the proposed door in the gable becoming a solid timber door.

60. Officers' principal concerns with the proposals is the extent of glazing relative to solid wall across the three visible elevations; this was considered to be too extensive and would have a negative impact on the character of this former agricultural building. The building has already undergone alteration over time, which has resulted in a high number of window openings, together with two wide cart/garage openings to the south elevation and another, currently blocked, to the north elevation which has compromised the agricultural character of the building. Although there is no evidence for externally hung boarded doors

to the cart openings, garage doors in situ at the time of listing to both of the south elevation openings helped balance the solid-to-glazing ratio to the elevation.

61. The eastern elevation is clearly visible in views towards the Hall and hall complex from some distance away. It was proposed to unblock and then fully glaze an opening at ground floor to the east gable (door DG1). Whilst there is evidence for the former opening, it is not entirely clear that this was a doorway and, had it been, the door itself would most certainly have been solid, boarded and not glazed. The Applicants have now agreed to accept a timber solid door.
62. An entirely new, fully glazed window opening, was also proposed at first floor to the east gable (WF4). However, this is not in accordance with the PDNPA's "Conversion of Historic Buildings" Supplementary Planning Document (2022) which states in paragraph 3.1 that:

The guiding principle behind the design of any conversion is that the new use should respond to the character, form and function of the building, rather than the building being made to fit the new use.

63. The PDNPA's "Conversion of Historic Buildings" document also states in paragraph 5.17 that:

New openings should only be inserted into walls where necessary

Historic England's guidance, "Adapting Traditional Farm Buildings", advises that the 'balance of glazing to solid should remain appropriate', and that conversions should, 'avoid the glazing of every door opening to introduce light'.

64. To this end, it was considered that there is adequate light and ventilation to the first floor bedroom, as it would be served by a south facing window and a rooflight to both roof slopes and the proposed new first floor gable window cannot be justified as being necessary; its introduction would have a negative impact on the character and appearance of the curtilage listed building. This elevation is blank and reflects the character and appearance of such buildings as set out in Principle 2 (Work with the existing form and character) of the Authority's Conversion of Historic Buildings SPD. This advises in paragraph 5.16 that:

The historic ratio of blank walling to door and window openings – the 'solid-to-void' ratio – should be maintained. The insertion of new openings in otherwise blank elevations, or where there is no physical evidence of previous openings, should be avoided particularly where visible from public vantage points such as footpaths and roads.

65. There is also a proposal to reinstate what may have been an opening below ground level. This opening (DB2) is proposed to have an appearance similar to the opening at basement level on the front elevation. Whilst this would be an intrusion on the east gable, it will not be perceptible from public vantage points and is considered reasonable to provide light and ventilation into the basement for its conversion; details of how this will be provided for, and how such a 'well' in front of the window will be drained, would need to be a condition of any grant of planning permission.
66. The proposals still seek to unblock the north elevation 'cart' opening and show the two large 'cart' openings on the south elevation largely glazed, with minimal solid elements (other than a single boarded door). Other 'window' openings to the north elevation are also to be unblocked and fully glazed.

67. It was considered by Officers that the south facing cart openings should be addressed with more appropriately proportioned, hit and miss timberwork in the openings to achieve an appropriate balance of glazing to solid across the elevations of the building; however, amended plans to fully address this request have not been forthcoming. It was considered that the proposed appearance of this elevation, due to the extent of the glazing would unduly domesticate the appearance of this historic agricultural building. Similarly, the new windows to the north elevation, in addition to the existing window openings, would cumulatively detract from the historic character of the building though it acknowledged that the northern cart opening would have true hit and miss timberwork detailing which is welcomed.

68. The Applicants contended that:

In order to create a dwelling that is functional and appealing to live in and ultimately worthy of spending the significant funds to convert, the few openings available need to on the whole have a greater proportion of glass to what true hit/miss would afford. If not, all rooms would require electrical lighting at all times and it would be a dim and dismal place to live, with a reduced outlook.

69. In this regard, when weighed with the other amendments now proposed, and the case for the need to gain adequate natural light into the rooms of the building, it is considered that, whilst the proposed 'hit and miss' detailing is unfortunate, this is insufficient justification, in itself, to recommend refusal of planning permission.

70. The Applicants have submitted detailed drawings with respect to the window and door details which appear generally acceptable. However, there are some discrepancies in what has been submitted and details that need further clarification. There is also a need for further details of new/replacement heads and cills. To this end, it is considered reasonable to add a condition that these details are submitted for approval.

71. Given the amendments now proposed to the east gable, to change the proposed door to being solid, and to remove the first-floor window from the proposals, it is the view of Officers that the public benefit of the reuse and safeguarding of the building now outweighs the harm proposed. Conditions will be required on all alterations proposed to the building, such as window and door details, any new/replacement heads and cills, rainwater goods, pipework, etc. and with regard to excavations to some of the lower window openings and hard and soft landscaping.

72. To this end, the proposals are considered to meet with the aims of Paragraphs 212 and 215 of the NPPF, Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC7, DMC8 and DMC10 of the Development Plan and guidance contained in the Authority's Design Guide, Building Design Guide, Alterations and Extensions and Conversion of Historic Buildings Supplementary Planning Documents.

Amenity

73. The proposals are for an independent dwellinghouse and annexe/holiday let. Given the modest domestic curtilage proposed to the south of the proposed dwellinghouse/holiday let and the fact that it would be adjacent to the courtyard which serves Taddington Hall, it is considered that if approved, pressure could arise to erect a privacy screen along the yard area or to otherwise provide domestic curtilage elsewhere within the paddock area to the east of the building. Both options would be deemed to the detriment of the setting of the listed Hall and the curtilage listed building.

74. The Applicants are aware of the limitations of the proposed amenity space and have stated that they accepting of these limitations. Any future purchasers of the proposed

dwellinghouse would also be aware of the interrelationship between it and the courtyard which serves Taddington Hall. The Hall itself has its garden amenity space to the side and the courtyard is considered largely a transitory space for comings and goings rather than an amenity space to sit out and enjoy. Moreover, it should be stated that the scale and character of the amenity area for the proposed dwelling would not be unusual for a converted agricultural building.

75. Whilst there may be a desire in the future to erect a screen between the Hall and the proposed dwelling and holiday let/ancillary accommodation, this would need planning permission and/or listed building consent and this could be reasonably resisted by the Authority in preserving the setting of the listed and curtilage listed buildings.
76. There could be pressure in the future to provide domestic curtilage in the proposed wildflower meadow (the existing paddock), or at least part of it. Again, this could be resisted by the Authority with a condition imposed on any grant of planning permission stating that the area identified as wildflower meadow on the amended site plan shall remain as such to preserve the setting of the application building and the Hall.
77. Policy DMR3 advises that within a settlement listed in Core Strategy Policy DS1, a holiday occupancy condition would be applied to self-catering accommodation if the property being converted is so closely related to adjoining properties that the introduction of residential use would cause unacceptable harm to their amenity. To this end, the holiday let would form an integral part of the proposed dwellinghouse and would share amenity space to the front of the building and means of access and parking to the site. To this end, the holiday let would be required to remain ancillary to the proposed dwelling as a condition of any grant of planning permission.

Ecology

78. The PDNPA Ecologist has advised that all surveys, as detailed within the Ecology Report by Dunelm Ecology have been undertaken in line with the relevant guidelines and appropriate impact assessments, along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats. In addition to the above, the inclusion of the wildflower meadow is welcomed as a biodiversity enhancement.
79. Additional information has been submitted which is considered sufficient to be able to determine impacts on Great Crested Newts and it is advised that, provided the Reasonable Avoidance Measures are implemented, construction impacts are unlikely to result in an offence under current legislation and the PDNPA Ecologist is satisfied that the proposed works are acceptable if conditioned in accordance with the statements provided in Agent's email dated 3 June 2025.
80. The application is exempt from statutory Biodiversity Net Gain.

Highway Matters

81. The Local Highway Authority has raised no objection to the proposals and it is considered reasonable to require three parking spaces be provided to serve the property (two for the dwellinghouse and one for the holiday let). It is considered reasonable to ensure that the parking is provided in accordance with the amended drawing (ref: 462_PL014 Rev. C) to ensure that manoeuvrability of vehicles on the site is not otherwise hindered.
82. Officers are happy with the proposed parking and access arrangements. There is no objection from the Local Highway Authority and the access to the paddock is existing and it is advised by the Applicant to be well used. Besides the introduction of the access track, the paddock will be left as a wildflower meadow and can be conditioned to remain as

such. To this end, it is considered, given the justification submitted by the Applicants as to why the use of the existing access arrangements to the Hall would be undesirable, and could have implications on the viability of the development, that the limited harm in providing the access and parking arrangements in the paddock area would not substantiate sufficient reason in the balance for refusal to grant planning permission.

Sustainability

83. Policy CC1 requires development to make the most efficient and sustainable use of land, buildings and natural resources in order to build in resilience to and mitigate the causes of climate change. To this end, the proposals are deemed a sustainable reuse of this traditional building, in a relatively sustainable, village location, and there are limitations as to what works can be undertaken to the building without harming its historic character and appearance.

Other matters

84. The means of access to the steps up to the holiday accommodation is outside of the red edged application site. This does not prevent the reasonable determination of the planning application, as the land is within the blue edged ownership area, but right of access will need to be legally established if the application building is separated from the ownership of the Hall in the future.

Conclusion

85. Given the above, as proposed, the east elevation of the building would undergo some alteration with the introduction the new glazed opening into the basement and a solid timber door into what has historically been a traditional blank gable. However, the main impact on the elevation was the proposed window at first floor level which has now been removed from the proposals.
86. Whilst there would be harm caused with regard to the detailing for the large window openings, the concerns of the Applicants with respect to limitations on natural light permeating the buildings is a matter which has to be balanced and the benefits of this mitigating against extended use of artificial lighting within the building. In addition, it is considered that the access and parking arrangements proposed are reasonable to serve the dwellinghouse and holiday let.
87. As such, Officers consider that, having regard to the amendments submitted and their justification, the public benefit of the reuse and safeguarding of the building now outweighs the less than substantial harm proposed. To this end, the proposals are considered to now meet with the aims of Paragraphs 212 and 215 of the NPPF, Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC7, DMC8 and DMC10 of the Development Management Plan and guidance contained in the Authority's Design Guide, Building Design Guide, Alterations and Extensions, and Conversion of Historic Buildings Supplementary Planning Documents.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

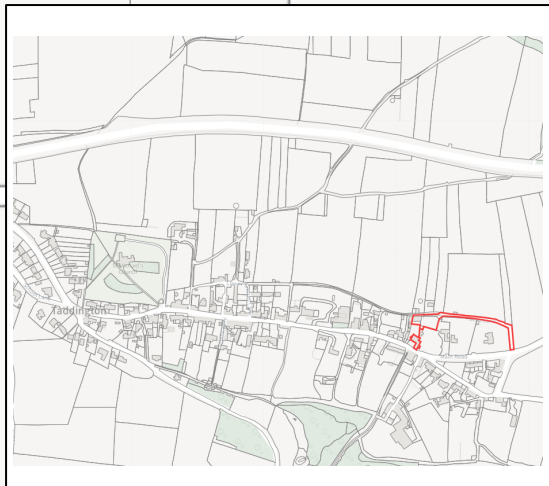
Report Author and Job Title

Gareth Griffiths – Planner – South Area

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Taddington Hall, Taddington

Item no. 8

Application no. NP/DDD/0125/0011

Committee date: 05/09/2025

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9. LISTED BUILDING CONSENT - FOR CHANGE OF USE OF THE GROUND AND LOWER GROUND FLOORS OF BARN TO CREATE DWELLING WITH ANCILLARY ACCOMMODATION/ HOLIDAY LET, INTERNAL AND EXTERNAL WORKS, CREATION OF PARKING, WORKS OF HARD AND SOFT LANDSCAPING AND ACCESS, ALONG WITH ASSOCIATED INSTALLATION OF A BAT LOFT AT TADDINGTON HALL. (NP/ DDD/0125/0012/GG)

APPLICANT: MS SMITH AND MR SMITH

Summary

1. The application is for works to facilitate the change of use of the ground and lower ground floors of barn to create dwelling with ancillary accommodation/holiday let. This includes internal and external works, the creation of a new vehicle access and parking, works of hard and soft landscaping, along with associated installation of a bat loft.
2. The application returns to Planning Committee further to the decision to defer at the Meeting on 18th July 2025. The following amendments have been made to the application.
3. The window that was proposed at first floor level on the east facing gable has been removed from the scheme. The applicant has also agreed to alter the glazed door on the east gable to a solid timber door.
4. The other windows remain as per the previously proposed scheme. The hit and miss glazing provides a more solid appearance than a simple glazed approach, but this has been balanced with the need to achieve some natural light into the spaces these windows serve. The Applicant notes that paragraph 5.54 of the Conversion of Historic Buildings SPD states that:

Where glazing is inserted into large doorways, such as cart openings, full height glazing is usually most effective. This could be undivided, or subdivided with a strong vertical emphasis. Other treatments, such as part-boarding, can also be used to good effect on large openings.

The Applicant suggests that the 'hit and miss' element of the scheme falls within this 'part' boarding definition, although their preference would be full height glazing.

5. Members also raised the issue of the proposed access and parking provision and stated a preference that this should use the existing access within parking to the front of barn within the yard. The application has not been amended in this regard. Applicants refer to the comments made at the previous Committee Meeting and set out why the existing vehicle access, via the Hall access, could not be reasonably used.
 - it has the potential to increase the number of vehicles in the setting of the Hall and the barn which would be to the detriment of the site rather than keeping this more open;
 - it would have implications on the ability to mortgage and would reduce the value of the barn by having a shared access controlled by a third party; and
 - the access as proposed is an arrangement replicated on numerous barn conversion schemes across the PDNPA area.
6. Some concern was raised with regard to storage to serve the property. To this end, the Applicants consider the plant room is significantly oversized and will be able to provide storage and the utility room also has space for a cycle. Other storage (bookcases, etc) can be included in the home office. Each room has space for storage, such as wardrobes

in the bedrooms. The applicant states that it wouldn't be financially viable to convert the basement to habitable space and only to use this for storage.

7. Having regard to the amendments, and the balance of considerations, the application is now recommended for approval subject to conditions.

Site and Surroundings

8. The site is an ancillary building to Taddington Hall; the Hall is a Grade II listed building and identified on the Historic Buildings, Sites and monuments Record (HBSMR – MPD11832). The building appears to have been used as an agricultural building and stables, with residential accommodation above. The building is set to the north of the Hall and abuts a track (public footpath WD95/41) to the north with open countryside beyond. To the east is a paddock, with residential properties beyond. To the west is public footpath WD95/41 with residential properties beyond. To the front of the building (south side) is the yard area between the building and the Hall and access to this is gained from High Street.
9. Overlaying the 2nd Edition OS Map (1898) over the 1st Edition OS map (1880) it looks as if the earlier structure(s) was completely rebuilt. The external evidence (in particular the window and door dressings) would appear to confirm a later 19th century date for the current building. In this case, the significance of the building is as a late-19th century ancillary outbuilding associated with Taddington Hall and it is deemed a curtilage listed building.
10. The site is within Taddington and the Taddington Conservation Area.

Proposal

11. Listed building consent is sought for works to facilitate change the use of the building, to create a dwelling with ancillary accommodation/holiday let. This includes internal and external works to the building. It is proposed to create an access, parking spaces and hard and soft landscaping in the paddock to the east. There is also the proposal to install a bat loft in the roof of the Hall.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

- 1. Statutory 3 year time limit for implementation.**
- 2. Works to be carried out in accordance with amended plans.**
- 3. Submit and agree window and door details, including any new/replacement heads and cills.**
- 4. Submit details of the excavated areas to the front of the lower ground floor windows and measures for draining those areas, replacement rainwater goods and additional pipework.**
- 5. Submit details of the surfacing of all hardstanding areas, the means of demarking the curtilage of the building with that of the Hall in the yard area without physical barriers and details of railings and gates.**
- 6. Submit details of the screening of the bin store/air source heat pump area.**

7. **Vegetation removal and dismantling of any structures to be outside bird nesting season.**
8. **Bat habitat mitigation.**
9. **Works carried out in accordance with the Ecology Report recommendations.**
10. **Works carried out in accordance with reasonable avoidance measures with respect to Great Crested Newts.**

Key Issues

- Whether the proposal would have a detrimental effect on the character and appearance of the curtilage listed building and its setting, or the wider landscape setting within which it sits;
- Whether the proposal would harm the amenities of nearby neighbouring properties.

History

12. NP/DDD/0125/0011 - Change of use of the ground floors of barn to create dwelling with ancillary accommodation/holiday let, internal and external works, creation of parking, works of hard and soft landscaping and access, along with associated installation of a bat loft at Taddington Hall – concurrent planning application.

Consultations

13. Derbyshire County Council (Highway Authority):
 - no objections as the site already benefits from an access onto the public highway (High Street)
 - additional vehicle trips associated with the proposed ancillary accommodation/holiday let would appear to have no material impact on the public highway.
14. Taddington and Priestcliffe Parish Council:
 - no objection.
15. PDNPA Conservation Officer:
Final response - 01/05/25:
Comments relating to inline slate vents
'both of the proposed roof slopes are highly visible, the east elevation being the principal elevation to the grade II listed Hall. Any visible bat slates within the stone slate roofs on these highly significant, prominent elevations would have a negative impact on the character of the Hall as a Grade II listed building of special architectural and historic interest, harming its significance. If, as suggested, the bat slates to the principal east elevation can be located behind the stone parapet, so that they cannot be seen, then this may be acceptable. We will need to see a mock-up of these as proposed on the east elevation, in views from further east along Townend: the whole of the skylight is visible from here, so it is possible that the slates would be too. The bat slopes proposed to the west-facing elevation of the same roof, however, would be visible and would not be acceptable'

Comments relating to barn conversion element
My main concerns are still with the amount of glazing proposed to all 3 elevations. This is too high, and would imbalance the traditionally high solid-to-void ratio across the building as existing.

First response - 06/03/25: 'The...conversion scheme, as currently proposed, would result in less than substantial harm to the significance of the barn through the alterations proposed to the building itself. Some of these proposed alterations would also have a negative impact on the setting of the Grade II listed Taddington Hall, harming its significance (resulting in less than substantial harm). The proposed car parking may have a negative impact on the setting of both the Hall and barn, again resulting in less than substantial harm to both'.

16. PDNPA Ecologist:

- all surveys undertaken to date, (detailed within the Ecology Report by Dunelm Ecology, January 2025) have been undertaken in line with the relevant guidelines
- appropriate impact assessments using data collected to date is provided, along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats
- welcome the inclusion of the wildflower meadow as an enhancement
- additional information is considered sufficient to be able to determine impacts on Great Crested Newts and, provided the Reasonable Avoidance Measures are implemented, construction impacts are unlikely to result in an offence under current legislation and satisfied if the proposed works are conditioned in accordance with the statements provided in the email dated 3rd June 2025.

Representations

17. During the publicity period, the Authority received four representations supporting the proposals. The following reasons are given:

- excellent that the barn will be habitable again after such a long time
- consider the scheme well designed
- the development would be a great enhancement to the lane
- proposed conversion is merely an expansion of an already existing unused residential property and would offer a good long term viable use for an otherwise vacant building
- any work undertaken would help secure the future of this listed building for the local owners and for the benefit of the local community
- designs seem modest and in keeping with the ethos of the National Park whilst offering the ability to run a business and offer accommodation to returning siblings visiting from their homes abroad
- Taddington is in great need of diversification, investment which the development would help deliver
- The proposal would allow the applicant to be on hand to offer care and support for her family

18. During the publicity period, the Authority received a representation which both praised the proposal and raised some concerns; the comment is summarised as follows:

- overall design proposed is generally sympathetic and in keeping with the existing features of the listed building
- some of the proposed details will be visual improvements, for instance, the replacement of the modern skylights with heritage items
- however, the full length glazed door and window proposed for the east elevation are not in keeping with a building of this age where all of the existing windows are small and multi-paned and doors are either fully timbered or have at most minimal glazing
- there is an existing blocked opening marked DSG1 on the east Elevation and, while understanding that a door in this situation this may well be approved, it would

- be more in keeping to use a timbered door as is proposed for the doors DG2 and DG3 on the South elevation
- currently no window where it is proposed to place the large single pane window WF4; this window will materially alter the appearance of the east elevation to its detriment and this window will be visible from a great distance as it is unshielded by other buildings and directly visible from the A6
- first floor master bedroom that window WF4 serves already has a window on the south elevation and a skylight in the roof above it; there is no need for a third window in this room
- should not be any window in the east elevation as the presence of such a window would materially alter one of the most visible features of this listed building lying within a conservation area
- should a door be permitted at DG1, it should not consist of a single large pane of glass as again this is not in keeping with the status of the building.

Main Policies

19. Relevant Core Strategy policies: GSP3, L2 & L3
20. Relevant Local Plan policies: DMC3, DMC5, DMC7, DMC10 & DMC11
21. Supplementary Planning Documents:
 - Conversion of Historic Buildings (2022)
 - Design Guide (2007)
 - Building Design Guide (1987)
 - Alterations and Extensions (2014)
 - Climate Change and Sustainable Building (2013)

Wider Policy Context

22. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
 - Conserve and enhance the natural beauty, wildlife and cultural heritage
 - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
 - When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

National Planning Policy Framework (NPPF)

23. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the NPPF.
24. Paragraph of the NPPF states: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited, while development within their setting should

be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

25. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
26. Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Peak District National Park Core Strategy

27. GSP3 - *Development Management Principles* - this states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
28. L2 – *Sites of biodiversity or geo-diversity importance*. This states that, other than in exceptional circumstances development, will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting that have statutory designation or are of international or national importance for their biodiversity.
29. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance* - this deals with cultural heritage assets of historic significance, and states that development must conserve and where appropriate enhance or reveal the significance of architectural or historic assets and their settings.

Local Plan Development Management Policies

30. DMC3 - *Siting, design, layout and landscaping* - this states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
31. Policy DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their settings* – this relates to development impact on designated and non-designated heritage assets, works to listed buildings, and development in conservation areas respectively. This states that planning applications for development affecting a heritage asset, including its setting, must clearly demonstrate its significance including how any identified features of value will be conserved and where possible enhanced and why the proposed development and related works are desirable or necessary. It also advises that 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, 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.

32. DMC7 - *Listed Buildings* - advises that planning applications for development affecting a listed building and/or its setting should be determined in accordance with Policy DMC5 and clearly demonstrate how their significance will be preserved and why the proposed development and related works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building or result in the loss of or irreversible change to original features or other features of importance or interest.
33. DMC10 - *Conversion of a heritage asset* – states that conversion will be permitted provided that 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), the building is capable of conversion (the extent of which would not compromise the significance and character of the building). The changes brought about by the new use, and any associated infrastructure (such as access and services), will need to conserve or enhance the heritage significance of the asset, its setting and any valued built environment, and the new use of the building or any curtilage created would not be visually intrusive in its landscape
34. DMC11 - *Safeguarding, recording and enhancing nature conservation interests* – this advises that details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance which could be affected by the development must be provided.

Supplementary Planning Guidance

35. The PDNPA Design Guide, Conversion of Historic Buildings (2022), Building Design Guide (1987) and Alterations and Extensions (2014) supplementary planning documents refer to the principles of good design and designing in harmony with the local building tradition. The Climate Change and Sustainable Building (2013) Supplementary Planning Document seeks to mitigate against the carbon footprint of development. However, these must only be applied where a development is otherwise justified by other policy criteria.

Assessment

Principle

36. The exterior of the building (in particular the window and door dressings) would appear to confirm it dates from the later 19th century. In this case, the significance of the building is as a late-19th century ancillary outbuilding associated with Taddington Hall.
37. The Authority's housing and recreation policies allow for the conversion of heritage assets such as this building to market dwellings, holiday accommodation and ancillary accommodation in principle provided that the development is required to achieve the conservation or enhancement of the building.
38. Policy DMC10 states that the conversion of a heritage asset will be permitted provided that:
- 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
 - the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and

- the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and
 - the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.
39. Therefore, an assessment has to be made of the impact of the physical internal and external alterations to the building. In addition, attention needs to be paid to the impact of any domestication on brought about by the use on the setting of the curtilage listed building and the listed Hall.

Discussion

40. Whilst the principle of conversion is acceptable, there are a number of matters which needed to be addressed further to the initial submission and the subsequent amendments that have been made to the proposals. These are assessed as follows.

Impact on listed building and its setting

41. With regard to the Hall, the principal listed building, the provision for bat mitigation measures resulting from the conversion of the application building were initially proposed to be provided on the gable of the Hall. However, such provision would be unnecessary if it could be provided in the application building with a reduction in accommodation to the proposed conversion scheme; this was not explored or proposed by the Applicants. Nevertheless, further to the concerns being raised by Officer's with regard to the impact on the listed building, the Applicants have now proposed that the provision is made in the form of a 'bat slate' to be placed discretely on the roof of the Hall.
42. The PDNPA Conservation Officer maintains that there is harm. Any visible bat slates within the stone slate roofs on these highly significant, prominent elevations would have a negative impact on the character of the Hall as a Grade II listed building of special architectural and historic interest, harming its significance. Concealing bat slates behind the stone parapet would limit this impact however. Therefore, the harm arising from this element would be limited and outweighed by the public benefit in providing a roost for bats, which are a protected species, and for the conversion of the outbuilding without a restriction on the accommodation. The precise form and siting of the 'bat slate' will need to be a condition on any grant of permission.
43. Following deferral of the application, there have been discussions between Officers and the Applicants in regard to the impact of the proposed alterations. The following amendments were made to the proposals, at the request of Officers, prior to the previous Committee Meeting:
- alterations to the internal layout of the building to limit new openings and to retain internal features;
 - the appearance of most of the window and door openings, subject to conditions on precise details;
 - revisions to the vehicle access, parking and manoeuvring space; and
 - relocation of bin storage area.

The Applicants have now agreed to the removal of the proposed first floor window to the east gable and to the proposed door in the gable becoming a solid timber door.

44. Officers' principal concerns with the proposals is the extent of glazing relative to solid wall across the three visible elevations; this was considered to be too extensive and would have a negative impact on the character of this former agricultural building. The building has already undergone alteration over time, which has resulted in a high number of window openings, together with two wide cart/garage openings to the south elevation and another, currently blocked, to the north elevation which has compromised the agricultural character of the building. Although there is no evidence for externally hung boarded doors to the cart openings, garage doors in situ at the time of listing to both of the south elevation openings helped balance the solid-to-glazing ratio to the elevation.

45. The eastern elevation is clearly visible in views towards the Hall and hall complex from some distance away. It was proposed to unblock and then fully glaze an opening at ground floor to the east gable (door DG1). Whilst there is evidence for the former opening, it is not entirely clear that this was a doorway and, had it been, the door itself would most certainly have been solid, boarded and not glazed. The Applicants have now agreed to accept a timber solid door.

46. An entirely new, fully glazed opening, was also proposed at first floor to the east gable (WF4). However, this is not in accordance with the PDNPA's "Conversion of Historic Buildings" Supplementary Planning Document (2022) which states in paragraph 3.1 that:

The guiding principle behind the design of any conversion is that the new use should respond to the character, form and function of the building, rather than the building being made to fit the new use.

47. The PDNPA's "Conversion of Historic Buildings" document also states in paragraph 5.17 that:

New openings should only be inserted into walls where necessary

Historic England's guidance, "Adapting Traditional Farm Buildings", advises that the 'balance of glazing to solid should remain appropriate', and that conversions should, 'avoid the glazing of every door opening to introduce light'.

48. To this end, it was considered that there is adequate light and ventilation to the first floor bedroom, as it would be served by a south facing window and a rooflight to both roof slopes and the proposed new first floor gable window cannot be justified as being necessary; its introduction would have a negative impact on the character and appearance of the curtilage listed building. This elevation is blank and reflects the character and appearance of such buildings as set out in Principle 2 (Work with the existing form and character) of the Authority's Conversion of Historic Buildings SPD. This advises in paragraph 5.16 that:

The historic ratio of blank walling to door and window openings – the 'solid-to-void' ratio – should be maintained. The insertion of new openings in otherwise blank elevations, or where there is no physical evidence of previous openings, should be avoided particularly where visible from public vantage points such as footpaths and roads.

49. There is also a proposal to reinstate what may have been an opening below ground level. This opening (DB2) is proposed to have an appearance similar to the opening at basement level on the front elevation. Whilst this would be an intrusion on the east gable, it will not be perceptible from public vantage points and is considered reasonable to provide light and ventilation into the basement for its conversion; details of how this will be provided for, and how such a 'well' in front of the window will be drained, would need to be a condition of any grant of consent.

50. The proposals still seek to unblock the north elevation 'cart' opening and show the two large 'cart' openings on the south elevation largely glazed, with minimal solid elements (other than a single boarded door). Other 'window' openings to the north elevation are also to be unblocked and fully glazed.
51. It was considered by Officers that the south facing cart openings should be addressed with more appropriately proportioned, hit and miss timberwork in the openings to achieve an appropriate balance of glazing to solid across the elevations of the building; however, amended plans to fully address this request have not been forthcoming. It was considered that the proposed appearance of this elevation, due to the extent of the glazing would unduly domesticate the appearance of this historic agricultural building. Similarly, the new windows to the north elevation, in addition to the existing window openings, would cumulatively detract from the historic character of the building though it acknowledged that the northern cart opening would have true hit and miss timberwork detailing which is welcomed.
52. The Applicants contended that:
In order to create a dwelling that is functional and appealing to live in and ultimately worthy of spending the significant funds to convert, the few openings available need to on the whole have a greater proportion of glass to what true hit/miss would afford. If not, all rooms would require electrical lighting at all times and it would be a dim and dismal place to live, with a reduced outlook.
53. In this regard, when weighed with the other amendments now proposed, and the case for the need to gain adequate natural light into the rooms of the building, it is considered that, whilst the proposed 'hit and miss' detailing is unfortunate, this is insufficient justification, in itself, to recommend refusal of planning permission.
54. The Applicants have submitted detailed drawings with respect to the window and door details which appear generally acceptable. However, there are some discrepancies in what has been submitted and details that need further clarification. There is also a need for further details of new/replacement heads and cills. To this end, it is considered reasonable to add a condition that these details are submitted for approval.
55. Given the amendments now proposed to the east gable, to change the proposed door to being solid, and to remove the first-floor window from the proposals, it is the view of Officers that the public benefit of the reuse and safeguarding of the building now outweighs the harm proposed. Conditions will be required on all alterations proposed to the building, such as window and door details, any new/replacement heads and cills, rainwater goods, pipework, etc. and with regard to excavations to some of the lower window openings and hard and soft landscaping.
56. To this end, the proposals are considered to meet with the aims of Paragraphs 212 and 215 of the NPPF, Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC7, DMC8 and DMC10 of the Development Plan and guidance contained in the Authority's Design Guide, Building Design Guide, Alterations and Extensions and Conversion of Historic Buildings Supplementary Planning Documents.

Ecology

57. The PDNPA Ecologist has advised that all surveys, as detailed within the Ecology Report by Dunelm Ecology have been undertaken in line with the relevant guidelines and appropriate impact assessments, along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats. In addition to the above, the inclusion of the wildflower meadow is welcomed as a biodiversity enhancement.

58. Additional information has been submitted which is considered sufficient to be able to determine impacts on Great Crested Newts and it is advised that, provided the Reasonable Avoidance Measures are implemented, construction impacts are unlikely to result in an offence under current legislation and the PDNPA Ecologist is satisfied that the proposed works are acceptable if conditioned in accordance with the statements provided in Agent's email dated 3 June 2025.

Conclusion

59. Given the above, as proposed, the east elevation of the building would undergo some alteration with the introduction the new glazed opening into the basement and a solid timber door into what has historically been a traditional blank gable. However, the main impact on the elevation was the proposed window at first floor level which has now been removed from the proposals.
60. Whilst there would be harm caused with regard to the detailing for the large window openings, the concerns of the Applicants with respect to limitations on natural light permeating the buildings is a matter which has to be balanced and the benefits of this mitigating against extended use of artificial lighting within the building.
61. As such, Officers consider that, having regard to the amendments submitted and their justification, the public benefit of the reuse and safeguarding of the building now outweighs the less than substantial harm proposed. To this end, the proposals are considered to now meet with the aims of Paragraphs 212 and 215 of the NPPF, Policies GSP3 and L3 of the Core Strategy, Policies DMC3, DMC5, DMC7, DMC8 and DMC10 of the Development Management Plan and guidance contained in the Authority's Design Guide, Building Design Guide, Alterations and Extensions, and Conversion of Historic Buildings Supplementary Planning Documents.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author and Job Title

Gareth Griffiths – Planner – South Area

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TADDINGTON HALL MAIN STREET TADDINGTON

Item no. 9

Application no. NP/DDD/0125/0012

Committee date: 05/09/2025

Page 81

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PART A

DESIGNATION OF LONGSTONE AREA NEIGHBOURHOOD PLAN AREA (EF)

- 1 To designate the submitted part of Great Longstone and Little Longstone parish that is within the National Park as part of the Longstone area Neighbourhood Area, under the Localism Act 2011 Schedule 9.

Key Issue

- 2 Under Schedule 9, Part 1 of the Localism Act 2011, the authority to designate a “neighbourhood area” exercisable under section 61G lays out when a local planning authority (LPA) may exercise its power to designate one:
- 3 Section 61G (1) establishes that a neighbourhood area must be designated by an LPA, and that this power is exercisable only if (a) a “relevant body” submits an application for a specified area, and (b) the LPA is determining that application.
- 4 Schedule 9 that gives the LPA the power to designate a neighbourhood area is section 61G, inserted into the Town and Country Planning Act 1990 by Part 1 of Schedule 9.
- 5 Great Longstone parish council is a qualifying body for the purpose of designating a neighbourhood area, and has applied to the Peak District National Park Authority.

Recommendations

- 6 **1. Members designate that part of Great Longstone and Little Longstone parish that is within the National Park as part of the Longstone Area Neighbourhood Area (as shown on the map in Appendix 1), under the Localism Act 2011 Schedule 9, section 61G.**

How does this contribute to our policies and legal obligations?

- 7 Neighbourhood planning empowers local communities to shape development in their area, supporting thriving and sustainable communities by identifying suitable sites for affordable housing and protecting access to vital local services. It allows communities to guide growth in ways that reflect local needs, while also encouraging a low-carbon economy that aligns with nature recovery and climate change goals, helping ensure development enhances rather than harms the environment in regards to Aim 4 of the PDNP Management plan.
- 8 The PDNPA’s corporate objectives focus on operational excellence across key functions—from planning and access, through governance and financial management, to embracing environmental responsibility via climate action. Neighbourhood planning contributes to objectives A, C and H.

Background

- 9 The Authority Meeting on 5th October 2012 approved procedures for processing notifications under the Localism Act 2011. For notifications to designate neighbourhood areas it was resolved that these be determined by Planning Committee (Minute 72/12).
- 10 On 10th June 2025, Great Longstone Parish Council applied to the Authority to designate together Little Longstone and Great Longstone parishes as a single

neighbourhood area.

11 The letter of application (see Appendix 2) meets the statutory requirements that it must contain:

- a map which identifies the area to which the area application relates;
- a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

12 Designation of a neighbourhood area is necessary for parish councils wishing to undertake neighbourhood development plans or orders.

13 In accordance with the Neighbourhood Planning Regulations, the application was publicised for a period of 6 weeks from 24th July– 4th September 2025. The following publicity was undertaken:

Authority webpage:

<https://www.peakdistrict.gov.uk/planning/neighbourhood-planning/current-consultations>

Posters have also been displayed around the Longstone area and the Authority has publicised the consultation on their Facebook page.

No representations have been received by the Authority at the time of writing – update to be provided at Planning Committee.

Proposals

In determining the application, the Authority must have regard to the 1990 Town and Country Planning Act 61G (4)(7) and H (1), and consider the following issues:

14 (1) The desirability of designating the whole of the area of a parish council.

We consider Great Longstone Parish Council and Little Longstone Parish meeting together to be suitable for a Neighbourhood Plan because the area is logical, recognisable and inclusive. Little Longstone Parish Meeting is an area without a Parish Council which otherwise may struggle gain a neighbourhood plan area status.

15 (2) The desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas, and ensuring areas do not overlap.

There is no existing adjacent neighbourhood designation however it is considered that Hassop and Rowland have adjoining boundaries and may in future create a neighbourhood plan.

16 (3) Consideration of whether the area should be designated as a business area.

Designation of a business area would only apply if the area is wholly or predominantly business in nature. This is not the case.

Are there any corporate implications members should be concerned about?

17 **Financial:**

There have been no costs incurred in undertaking the publicity.

18 **Risk Management:**

The steps that the Authority is taking, as described, to respond to the Localism Act, means that the risk around failing to meet government standards or legal obligations is low.

19 **Sustainability:**

- Environmental Management – there is no impact at this stage. These matters will be considered as part of the Authority’s assessment of the plan itself.
- Equalities – all work on community planning takes into account equalities issues.

20 No other concerns.

3. **Background papers** (not previously published)

None.

Appendices –

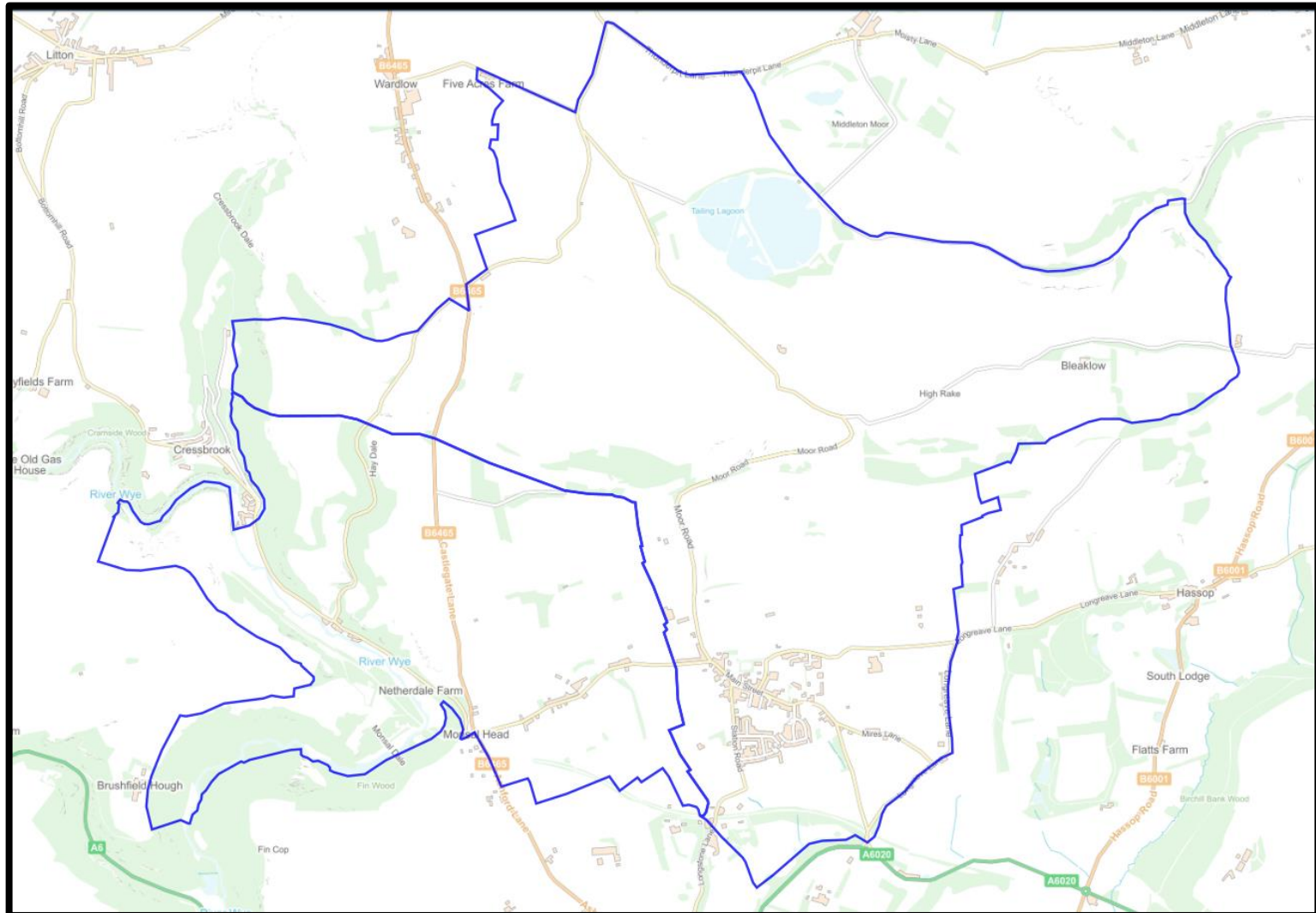
1. Letter of submission.
2. Map of proposed area.
3. Terms of reference

Report Author, Job Title and Publication Date

Ellie Faulder Community Policy Planner

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Longstone Area Neighbourhood Plan, Parish Boundaries of Little Longstone and Great Longstone



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Application to the PDNPA to commence a Neighbourhood Plan:

- **Application Requirements:** Your application should include:

- The name of the proposed forum (if applicable).

Longstone Area Neighbourhood Plan

- A copy of the forum's written constitution.

as pdf

- The name of the neighbourhood area.

Longstone Area (Civil Parishes of Great and Little Longstone)

- A map identifying the neighbourhood area.

as pdf

- Contact details for at least one member of the forum.

Cllr Andrew Douglass 07753 866148

- A statement explaining how the forum meets the conditions for registration.

This application is the outcome of local area consultation over the last 10 months. Three area meetings, attended by an average of 50 parishioners per meeting, and covering attendance from Little Longstone, Great Longstone, Rowland and Hassop have been held with the express purpose of determining issues facing the area and agreeing to proceed with a Neighbourhood Plan as a way forward.

Great Longstone Parish Council is the qualifying body for the preparation of a Neighbourhood Plan for the Longstone Area. For the purposes of this plan the "Longstone Area" is defined as the Civil Parishes of Great Longstone and Little Longstone, including all lands incorporated within their respective boundaries. The Parish Meetings of Rowland and Hassop have decided not to engage in the Neighbourhood Plan for the area.

Great Longstone Parish Council and Little Longstone Parish Meeting have agreed that a Steering Committee will facilitate the delivery of the Longstone Area Neighbourhood Plan and formally agreed the terms of reference as appended.

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LONGSTONE AREA NEIGHBOURHOOD PLAN STEERING GROUP

TERMS OF REFERENCE

1. Purpose of the Steering Group

1.1 Great Longstone Parish Council is the qualifying body for the preparation of a Neighbourhood Plan for the Longstone Area. For the purposes of this plan the "Longstone Area" is defined as the Civil Parishes of Great Longstone and Little Longstone, including all lands incorporated within their respective boundaries

Great Longstone Parish Council and Little Longstone Parish Meeting have agreed that a Steering Committee (SC) will facilitate the delivery of the Longstone Area Neighbourhood Plan (LANP)

1.2 The SC will:

- elect a chair and secretary and appropriate officials into defined roles
- provide a locally accountable and representative lead for plan-making, agree a project timetable and endeavour to secure compliance;
- confirm, subject to consultation with Great Longstone Parish Council and Little Longstone Parish Meeting, the scope of LANP following analysis of early and subsequent community engagement;
- identify sources of funding, and subject to section 6, take responsibility for planning, budgeting and monitoring expenditure on the LANP;
- agree a project communication, consultation and engagement strategy, identify ways of involving the whole community and gather the views and opinions of as many groups and organisations in the community as possible;
- determine the types of survey and information gathering to be used, be responsible for the analysis of the survey;
- consider background and evidence-based reports prior to publication;
- consider consultation documents prior to publication;
- agree, subject to ratification by the Parish Council, a final submission version of the LANP; and
- actively support and promote the preparation of the LANP throughout the duration of the project.

1.3 The SC will be established for a time-limited period. The project is intended to run until the LANP has been presented for independent examination. The SC will remain active until the independent examiners report is published.

After production of the Neighbourhood Plan some element of the Steering Committee activity may continue under different terms of reference.

2. Steering Committee Objective

2.1 The objective of the SC is to produce a sound Neighbourhood Plan for the Longstone Area that defines the spatial planning policy priorities identified by the community taking into account all relevant representations made during the plan-making process and having regard to all relevant existing plans and evidence.

2.2 The SC may include topic areas and work groups that are not directly related to a Neighbourhood Plan, but the committee consider that there is a real value to the Longstone Area by including the topic within their wider remit.

The Plan will include or be supported by an appropriate delivery plan setting out, where relevant, the means by which these policy priorities may be implemented.

3. Steering Committee Membership

3.1 The SC will comprise the following members:

Alexa Masterson-Jones	Frank Hammond	Phil Barrett	Simon Headington
Andy Douglass	Georgina Blair	Richard Carter	Sara Barrett
Debrah Henley	Jeremy Cotterill	Richard Spillett	Sarah Stokes
Di Knowles	Jonathan Knight	Sam Lewis	Terry Betts

3.2 Full membership of the SC will be determined by the Steering Committee who will inform Great Longstone Parish Council and Little Longstone Parish Meeting of any changes.

4. Reporting and Communication

4.1 The SC is established with full authority from the Great Longstone Parish Council and Little Longstone Parish Meeting to deliver the plan-making functions up to and including providing appropriate draft documents and a Pre-submission Draft LANP.

The SC will update the respective parish sponsors setting out progress on its work after each SC meeting.

Great Longstone Parish Council and Little Longstone Parish Meeting will approve the Submission Draft LANP prior to submission to the Local Planning Authority.

4.2 The plan-making process remains in the control of Great Longstone Parish Council as local authority and qualifying body. All publications, consultation and community engagement exercises will be undertaken by or on behalf of Great Longstone Parish Council and Little Longstone Parish Meeting with appropriate recognition of their positions given in all communications associated with the project.

5. Meetings

5.1 SC meetings will initially take place on a monthly basis, normally to commence at 19:00 hrs. All meetings should take place within the LANP area. The Parish Council will arrange appropriate venues for the meetings.

5.2 The SC is chaired by Frank Hammond.

5.3 Decisions made by the SC should normally be by consensus at SC meetings. Where a vote is required, each member shall have one vote. A minimum of five members shall be present where matters are presented for decisions to be taken. A simple majority will be required to support any motion. In certain circumstances voting by letter will be permitted. The Chair, or in their absence the Vice-Chair shall have one casting vote.

6. Finance

All grants and funding will be applied for and held by Great Longstone Parish Council, who will ring-fence the funds for LANP purposes only.

- Notification of all planned expenditure will need to be approved by GLPC before actual costs are incurred.
- The Finance Co-ordinator shall keep a clear record of expenditure supported by receipted invoices and will regularly review and update the budget in liaison with the Parish Clerk.
- The Finance Co-ordinator in partnership with the Parish Clerk, will draw up and agree with the SC procedures for volunteers who wish to claim expenses.
- The Finance Co-ordinator will report back to the SC and the GLPC on planned and actual expenditure for the project.
- Invoices will be made out in the name of the GLPC who will pay them at their next scheduled Parish Council meeting.
- Members of the community who are involved as volunteers with any of the Working Groups may claim back any previously agreed expenditure that was necessarily incurred during the process of producing the Neighbourhood Plan. This includes, but is not limited to, postage, stationery, telephone calls and travel costs

7. Support

7.1 The Peak District National Park Authority (PDNPA) have a duty to support parish councils that decide to prepare neighbourhood plans or orders. They will:

- provide advice to ensure neighbourhood plans and orders meet the legal requirements; and
- allocate a planning officer to provide support and technical advice throughout the production of the neighbourhood plan.
- The nominated support officer from PDNPA is Ellie Faulder, based at Aldern House, Bakewell - ellie.faulder@peakdistrict.gov.uk

7.2 The Parish Clerk will provide support and administration with delegated powers where provided by the Great Longstone Parish Council.

8. Conduct

8.1 The SC will follow the code of conduct set out by the Committee on Standards in Public Life. Whilst Members as individuals will be accountable to their parent organisations, the SC as a whole is accountable to the wider community for ensuring that the Plan reflects their collective expectations. The SC will achieve this through applying the following principles:

- Work with mutual trust and respect, and combine their expertise;
- Be clear when their individual roles or interests are in conflict;
- Provide feedback from Steering Group meetings to their parent organisation;
- Assist their parent organisation to bring appropriate ideas and concerns to the attention of the Steering Group;
- Inform the Steering Group when they are unable to deliver agreed actions;
- Treat everyone with dignity, courtesy and respect regardless of their age, gender, sexual orientation, ethnicity, ability, or religion and belief; and
- Actively promote equality of access and opportunity.

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APPROVAL OF HARTINGTON TOWN QUARTER PARISH NEIGHBOURHOOD PLAN TO TAKE FORWARD TO REFERENDUM (EF)

Purpose of report

1. To consider the recommendations set out in the report by the independent examiner of Hartington Town Quarter Parish Neighbourhood Plan and to decide how to proceed.

Key issue

2. The Authority must consider each of the examiner's recommendations and the reasons for them and decide what action to take. If the Authority is satisfied that the draft plan:
 - meets basic conditions;
 - is compatible with European Convention rights;
 - complies with the definition of a neighbourhood plan and the provisions that can be made by a neighbourhood plan;or can do so as modified, a referendum must be held.

RECOMMENDATION:

That members, in accordance with Schedule 4B, para 12 of the 1990 Town and Country Planning Act:

- (i) **Consider and accept the examiner's recommendations to make modifications to Hartington Town Quarter Parish Neighbourhood Plan (submission draft), as set out in the examiner's report (Appendix 1),**
- (ii) **Determine that Hartington Town Quarter Parish Neighbourhood Plan, as modified, would meet the basic conditions, be compatible with Convention rights, and comply with the definition of, and the provisions that can be made by, a neighbourhood plan.**
- (iii) **approve that Hartington Town Quarter Parish Neighbourhood Plan (submission draft) is modified in accordance with the examiner's report and as set out in the Schedule of Proposed Modifications (Appendix 2).**
- (iv) **determine that the modified plan go forward to referendum.**

How does this contribute to our policies and legal obligations?

3. This is a legal obligation under the Localism Act 2011.
4. Neighbourhood planning empowers local communities to shape development in their area, supporting thriving and sustainable communities by identifying suitable sites for affordable housing and protecting access to vital local services. It allows communities to guide growth in ways that reflect local needs, while also encouraging a low-carbon economy that aligns with nature recovery and climate change goals, helping ensure development enhances rather than harms the environment in regards to Aim 4 of the PDNP Management plan.
5. The PDNPA's corporate objectives focus on operational excellence across key functions—from planning and access, through governance and financial management, to embracing environmental responsibility via climate action. Neighbourhood planning contributes to objectives A, C and H.

Background

6. On 14th January 2025 Planning Committee determined that that Hartington Town Quarter Parish Neighbourhood Plan (submission draft) does comply with the legal criteria for a neighbourhood plan, and authorised that the plan be submitted for public consultation and independent examination. The statutory consultation was undertaken from between 3 March 2025 and 28 April 2025. A total of 13 representations were duly made. An independent examiner was appointed and in accordance with Regulations, the consultation responses were submitted for his consideration along with the draft plan and supporting documents.
7. The examiner determined that a public hearing was not necessary and undertook the examination by written representation. The examiner's report was formally submitted to the Authority and to Hartington Town Quarter Parish Council on 16th July 2025.

Legal checks that the Authority must now undertake

8. Under Schedule 4B, para 12 of the 1990 Town and Country Planning Act, the Authority must ensure that Hartington Town Quarter Parish Neighbourhood Plan meets, or would meet if modified according to the recommendations of the independent examiner:
 - i. the basic conditions
 - ii. Convention Rights
 - iii. provisions relating to the definition and content of neighbourhood plans.

Taking each of these in turn:

9. **(i) Basic conditions**

Basic conditions are that a neighbourhood plan must:

- have regard to national policy and guidance from the Secretary of State
- contribute to sustainable development
- be in general conformity with the strategic policy of the development plan for the area
- not breach, or be otherwise be compatible with EU obligations

10. The report of the independent examiner concludes:

"I have recommended 14 modifications to the Submission Version Plan. I recommend an additional modification in the Annex to my report. The definition of plans and programmes in Article 2(a) of EU Directive 2001/42 includes any modifications to them. I am satisfied that the Neighbourhood Plan is compatible with the Convention Rights, and would remain compatible if modified in accordance with my recommendations; and subject to the modifications I have recommended, meets all the Statutory Requirements set out in paragraph 8(1) of schedule 4B of the Town and Country Planning Act 1990, and meets the Basic Conditions:

- *having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;*
- *the making of the neighbourhood plan contributes to the achievement of sustainable development;*
- *the making of the neighbourhood plan 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);*
- *does not breach, and is otherwise compatible with, EU obligations; and*

- the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

I recommend to the Peak District National Park Authority that the Hartington Town Quarter Parish Neighbourhood Development Plan for the plan period up to 2039 should, subject to the modifications I have put forward, be submitted to referendum.”

The Authority can be satisfied that Hartington Town Quarter Parish Neighbourhood Plan, as modified according to the examiner’s recommendations, does meet basic conditions.

(ii) Convention Rights and European Union (EU) Obligations

11. The report of the independent examiner concludes:

“I conclude that the Neighbourhood Plan is compatible with the Convention Rights, and does not breach, and is otherwise compatible with, EU obligations. I also conclude the making of the Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.”

The Authority can be satisfied that Hartington Town Quarter Parish Neighbourhood Plan, as modified according to the examiner’s recommendations, is compatible with Convention Rights and other EU obligations.

(iii) provisions relating to the definition and content of neighbourhood plans

12. These issues were considered by Planning Committee at the meeting on 14 Jan 2025 (Agenda Item 15, paragraphs 13-18). Members determined “that the draft (31.12.14) Hartington Town Quarter Parish Neighbourhood Plan (with supporting documents) does comply with the criteria for a neighbourhood plan”

Under Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, the examiner is also obliged to undertake these checks.

The examiner’s report outlines the checks necessary and concludes “subject to the contents of this Report, I am satisfied that all of the above points have been met.”

The Authority can be satisfied that Hartington Town Quarter Parish Neighbourhood Plan, as modified according to the Examiner’s recommendations, satisfies provisions relating to the definition and content of a neighbourhood plan.

Procedure for taking the neighbourhood plan to referendum and adoption

- 13.

Authority approves the modified Neighbourhood Plan (submission draft)	5 th September 2025
Authority makes formal request to Derbyshire Dales District Council (DDDC) to undertake referendum	September 2025
Authority prepares and publicises referendum version of plan, ‘decision statement’ and other	September – November 2025

prescribed material, and in consultation with DDDC ensures that the relevant documents are available for public viewing during the referendum period	
Referendum <i>(The question to be asked is “do you want the Peak District National Park Authority to use the neighbourhood plan for Hartington Town Quarter Parish to help it decide planning applications in the neighbourhood area?”)</i>	September – November 2025
Referendum results <i>(If a referendum results in more than half of those voting (i.e. 50% +1) voting in favour of the proposal the Authority must ‘make’ the neighbourhood development plan as soon as reasonably practical.)</i>	November 2025
Authority publicises the ‘decision statement’ (based on referendum result) and neighbourhood plan	November 2025
Authority ‘makes’ the neighbourhood plan (it becomes part of the statutory development plan for the National Park.)	December 2025

Provision timetable:

Are there any corporate implications members should be concerned about?

14 Financial:

The main costs will result from:

1. Examination. At the time of writing the examiner’s invoice has not been received. It is estimated at around £5-6k.
2. Staff time in managing the process leading to referendum.
3. Referendum. Derbyshire Dales District Council has advised that a stand-alone referendum would cost £1808.00

The Authority is now able to claim £20k from DCLG in the next funding window following successful completion of the examination.

[Neighbourhood planning: Financial support for local planning authorities in 2024-25 - GOV.UK](#)

15. Risk Management:

The steps that the Authority is taking, as described, to respond to the Localism Act, means that the risk around failing to meet government standards or legal obligations is low.

16. Sustainability:

Sustainability issues have been addressed in the report.

17. Background papers (not previously published) None.

Appendices –

Appendix 1: Hartington Town Quarter Parish Neighbourhood Plan Examiner’s Report
Appendix 2: Scheduled of Proposed Modifications
Appendix 3: HTQP Neighbourhood plan (as originally submitted)

Report Author, Job Title and Publication Date

Ellie Faulder Community Policy Planner

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Hartington Town Quarter Parish Neighbourhood Development Plan

A report to the Peak District National Park Authority of the
Independent Examination of the Hartington Town Quarter
Parish Neighbourhood Development Plan

Copy to Hartington Town Quarter Parish Council

Independent Examiner Christopher Collison

Christopher Collison

BA (Hons) MBA MRTPI MIED IHBC

Planning and Management Ltd

16 July 2025

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Summary of Main Findings

This is the report of the Independent Examination of the Hartington Town Quarter Parish Neighbourhood Development Plan. The Neighbourhood Plan relates to the Hartington Town Quarter Parish Neighbourhood Area. The Neighbourhood Area was designated by the Peak District National Park Authority on 8 February 2013. Hartington Town Quarter Parish Council is the qualifying body that has led the plan preparation process and submitted the plan to the Peak District National Park Authority. The plan period runs until 2039. The Neighbourhood Plan includes policies relating to the development and use of land. The Neighbourhood Plan does not allocate land for housing development.

As the Neighbourhood Plan was submitted to the National Park Authority before 12 March 2025, in accordance with paragraph 239 of the National Planning Policy Framework December 2024, I have undertaken this Independent Examination in the context of the National Planning Policy Framework published on 20 December 2023. References to the Framework in my report refer to that version.

This report finds that subject to specified modifications the Neighbourhood Plan meets the Basic Conditions and other requirements. It is recommended the Neighbourhood Plan should proceed to a local referendum based on the plan area.

Neighbourhood Planning

1. The Localism Act 2011 empowers local communities to take responsibility for the preparation of elements of planning policy for their area through a neighbourhood development plan. Paragraph 29 of the National Planning Policy Framework (the Framework) states that “neighbourhood planning gives communities the power to develop a shared vision for their area”.
2. Following satisfactory completion of the necessary preparation process neighbourhood development plans have statutory weight. Decision-makers are obliged to make decisions on planning applications for the area that are in line with the neighbourhood development plan, unless material considerations indicate otherwise.
3. The Hartington Town Quarter Parish Neighbourhood Area (the Neighbourhood Area) was designated by the Peak District National Park Authority (the National Park Authority) on 8 February 2013. The Hartington Town Quarter Parish Neighbourhood Development Plan (the Neighbourhood Plan) has been submitted by Hartington Town Quarter Parish Council (the Parish Council), a qualifying body able to prepare a neighbourhood plan, in respect of the Neighbourhood Area. The Neighbourhood Plan has been produced by a Neighbourhood Plan Steering Group made up of Parish Councillors and other volunteer residents, supported by a Planning consultant.
4. The submission draft of the Neighbourhood Plan and accompanying documents were approved by the Parish Council and submitted to the National Park Authority on 13 December 2024. The National Park Authority arranged a period of publication between 3 March 2025 and 28 April 2025. The National Park Authority subsequently submitted the Neighbourhood Plan to me for independent examination which commenced on 9 May 2025.

Independent Examination

5. This report sets out the findings of the independent examination of the Neighbourhood Plan. The report makes recommendations to the National Park Authority including a recommendation as to whether the Neighbourhood Plan should proceed to a local referendum. The National Park Authority will decide what action to take in response to the recommendations in this report.

6. The National Park Authority will decide whether the Neighbourhood Plan should proceed to referendum, and if so whether the referendum area should be extended, and what modifications, if any, should be made to the submission version plan. Once a neighbourhood plan has been independently examined, and a decision statement is issued by the local planning authority outlining their intention to hold a neighbourhood plan referendum, it must be considered and can be given significant weight when determining a planning application, in so far as the plan is material to the application.
7. Should the Neighbourhood Plan proceed to local referendum and achieve more than half of votes cast in favour, then the Neighbourhood Plan will form part of the Development Plan and be given full weight in the determination of planning applications and decisions on planning appeals in the plan area unless the National Park Authority subsequently decide the Neighbourhood Plan should not be 'made.' The Housing and Planning Act 2016 requires any conflict with a neighbourhood plan to be set out in the committee report, that will inform any planning committee decision, where that report recommends granting planning permission for development that conflicts with a made neighbourhood plan. Paragraph 12 of the Framework is very clear that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the Development Plan, permission should not usually be granted.
8. I have been appointed by the National Park Authority with the consent of the Parish Council, to undertake the examination of the Neighbourhood Plan and prepare this report of the independent examination. I am independent of the Parish Council and the National Park Authority. I do not have any interest in any land that may be affected by the Neighbourhood Plan.
9. I am a Member of the Royal Town Planning Institute; a Member of the Institute of Economic Development; and a Member of the Institute of Historic Building Conservation. As a Chartered Town Planner, I have held national positions and have extensive experience at local planning authority Director or Head of Planning Service level. I have been a panel member of the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) since its inception, and have undertaken the independent examination of neighbourhood plans in every region of England, prepared in the full range of types of urban and rural communities.
10. As independent examiner, I am required to produce this report and must recommend either:
 - that the Neighbourhood Plan is submitted to a referendum, or
 - that modifications are made and that the modified Neighbourhood Plan is submitted to a referendum, or

- that the Neighbourhood Plan does not proceed to a referendum on the basis it does not meet the necessary legal requirements.

11. I make my recommendation in this respect and in respect to any extension to the referendum area, in the concluding section of this report. It is a requirement that my report must give reasons for each of its recommendations and contain a summary of its main findings.
12. Paragraph 9 of Schedule 4B to the Town and Country Planning Act 1990 provides that the general rule is that the examination of a neighbourhood plan is to take the form of the consideration of written representations. The Planning Practice Guidance (the Guidance) states “it is expected that the examination of a draft Neighbourhood Plan will not include a public hearing.”
13. The examiner can call a hearing for the purpose of receiving oral representations about a particular issue in any case where the examiner considers that the consideration of oral representations is necessary to ensure adequate examination of the issue, or a person has a fair chance to put a case. This requires an exercise of judgement on my part. All parties have had the opportunity to state their case and no party has indicated that they have been disadvantaged by a written procedure. Regulation 16 responses clearly set out any representations relevant to my consideration whether the Neighbourhood Plan meets the Basic Conditions and other requirements. Those representations; the comments of the Parish Council; the level of detail contained within the submitted Neighbourhood Plan and supporting documents; and the responses to my request for clarification of matters have provided me with the necessary information required for me to conclude the Independent Examination. As I did not consider a hearing necessary, I proceeded based on examination of the submission and supporting documents; the written representations and comments; and an unaccompanied visit to the Neighbourhood Area undertaken on 18 May 2025.
14. This report should be read as a whole, and has been produced in an accessible format.

Basic Conditions and other Statutory Requirements

15. An independent examiner must consider whether a neighbourhood plan meets the “Basic Conditions.” A neighbourhood plan meets the Basic Conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan 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);
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
- the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

16. With respect to the penultimate Basic Condition the European Withdrawal Act 2018 (EUWA) incorporates EU environmental law (directives and regulations) into UK law and provides for a continuation of primary and subordinate legislation, and other enactments in domestic law. An independent examiner must also consider whether a neighbourhood plan is compatible with the Convention Rights, which has the same meaning as in the Human Rights Act 1998. All these matters are considered in the later sections of this report titled 'The Neighbourhood Plan taken as a whole' and 'The Neighbourhood Plan Policies.' Where I am required to consider the whole Neighbourhood Plan, I have borne it all in mind.

17. In addition to the Basic Conditions and Convention Rights, I am also required to consider whether the Neighbourhood Plan complies with the provisions made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 (in sections 38A and 38B themselves; in Schedule 4B to the 1990 Act (introduced by section 38A (3)); and in the 2012 Regulations (made under sections 38A (7) and 38B (4)). I am satisfied the Neighbourhood Plan has been prepared in accordance with the requirements of those sections, in respect to the Neighbourhood Planning (General) Regulations 2012 as amended (the Regulations) which are made pursuant to the powers given in those sections.

18. The Neighbourhood Plan relates to the area that was designated by the National Park Authority on 8 February 2013. A map of the Neighbourhood Area is included as Map 1 of the Submission Version Plan. The Neighbourhood Plan does not relate to more than one neighbourhood area, and no other neighbourhood development plan has been made for the neighbourhood area. All requirements relating to the plan area have been met.

19. I am also required to check whether the Neighbourhood Plan sets out policies for the development and use of land in the whole or part of a designated neighbourhood area; and the Neighbourhood Plan does not include provision about excluded

development (principally minerals, waste disposal, development automatically requiring Environmental Impact Assessment, and nationally significant infrastructure projects). I can confirm that I am satisfied that each of these requirements has been met.

20. A neighbourhood plan must also meet the requirement to specify the period to which it has effect. The front cover of the Neighbourhood Plan states the plan period is 2024-2039. This end date is confirmed in paragraph 1.17 of the Neighbourhood Plan.
21. The role of an independent examiner of a neighbourhood plan is defined. I am not examining the tests of soundness provided for in respect of examination of Local Plans. It is not within my role to examine or produce an alternative plan, or a potentially more sustainable plan, except where this arises because of my recommended modifications so that the Neighbourhood Plan meets the Basic Conditions and other requirements that I have identified. I have been appointed to examine whether the submitted Neighbourhood Plan meets the Basic Conditions and Convention Rights, and the other statutory requirements.
22. A neighbourhood plan can be narrow or broad in scope. There is no requirement for a neighbourhood plan to be holistic, or to include policies dealing with all land uses or development types, and there is no requirement for a neighbourhood plan to be formulated as, or perform the role of, a comprehensive local plan. The nature of neighbourhood plans varies according to local requirements.
23. Neighbourhood plans are developed by local people in the localities they understand and as a result each plan will have its own character. It is not within my role to re-interpret, restructure, or re-write a plan to conform to a standard approach or terminology. Indeed, it is important that neighbourhood plans reflect thinking and aspiration within the local community. They should be a local product and have meaning and significance to people living and working in the area.
24. I have only recommended modifications to the Neighbourhood Plan (presented in bold type) where I consider they need to be made so that the plan meets the Basic Conditions and the other requirements I have identified. I refer to the matter of minor corrections and other adjustments of general text in the Annex to my report.

Documents

25. I have considered each of the following documents in so far as they have assisted me in determining whether the Neighbourhood Plan meets the Basic Conditions and other requirements:

- Hartington Town Quarter Parish Neighbourhood Development Plan 2024-2039 Submission Draft, including Appendices A-D, 5 June 2024
- Hartington Town Quarter Parish Neighbourhood Development Plan 2024-2039 Basic Conditions Statement 19 November 2024 [In this report referred to as the Basic Conditions Statement]
- Hartington Town Quarter Parish Neighbourhood Development Plan Consultation Statement 13 December 2024 [In this report referred to as the Consultation Statement]
- Hartington Town Quarter Parish Neighbourhood Development Plan 2024-2039 Strategic Environmental Assessment Screening Report 28 November 2024
- Hartington Town Quarter Parish Neighbourhood Development Plan 2024-2039 Habitat Regulations Assessment Screening Report 28 November 2024
- Information available on the Hartington Town Quarter Parish Council and National Park Authority websites
- Representations received during the Regulation 16 publicity period
- Correspondence between the Independent Examiner and the National Park Authority and the Parish Council including: the initial letter of the Independent Examiner dated 9 May 2025; the comments of the Parish Council on Regulation 16 representations which I received on 23 June 2025; the letter of the Independent Examiner seeking clarification of matters dated 26 June 2025; and the response of the Parish Council dated 8 July 2025 following communication with the National Park Authority
- National Planning Policy Framework (2023) [In this report referred to as the Framework]
- Peak District National Park Core Strategy Development Plan Document Adopted October 2011
- Peak District National Park Development Management Policies Part 2 of the Local Plan for the Peak District National Park Adopted May 2019
- Permitted development rights for householders' technical guidance MHCLG (10 September 2019) [In this report referred to as the Permitted Development Guidance]
- Planning Practice Guidance web-based resource MHCLG (first fully launched 6 March 2014 and subsequently updated) [In this report referred to as the Guidance which should be taken to also include all Written Ministerial Statements]
- Town and Country Planning (Use Classes) Order 1987 (as amended)
- Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014
- Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015
- Town and Country Planning Act 1990 (as amended)

- Planning and Compulsory Purchase Act 2004 (as amended)
- Equality Act 2010
- Localism Act 2011
- Housing and Planning Act 2016
- European Union (Withdrawal) Act 2018
- Neighbourhood Planning Act 2017 and Commencement Regulations 19 July 2017, 22 September 2017, and 15 January 2019
- Neighbourhood Planning (General) Regulations 2012 (as amended) [In this report referred to as the Regulations. References to Regulation 14, Regulation 16 etc in this report refer to these Regulations]
- Neighbourhood Planning (General) (Amendment) Regulations 2015
- Neighbourhood Planning (General) incorporating Development Control Procedure (Amendment) Regulations 2016
- Conservation of Habitats and Species Regulations 2017
- Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018

Consultation

26. The submitted Neighbourhood Plan is accompanied by a Consultation Statement which outlines the process undertaken in the preparation of the plan. In addition to detailing who was consulted and by what methods. A summary of comments received from local community members, and other consultees, and how these have been addressed in the submission plan are presented in an accompanying document. I highlight here several key stages of consultation undertaken to illustrate the approach adopted.
27. Following a public meeting attended by approximately 50 people held in July 2014 a Neighbourhood Plan Steering Group comprising Parish Councillors and other volunteers from the community was established in October 2014. A second public meeting in September 2015, and a questionnaire distributed to every household in the Parish were important in identifying issues to be addressed in the emerging Neighbourhood Plan. The findings from the questionnaire were presented at a two-day exhibition attended by approximately 70 people. The 32 completed response forms informed the next stage of plan preparation.
28. In accordance with Regulation 14 the Parish Council consulted on the pre-submission version of the draft Neighbourhood Plan between 22 October 2018 and 3 December 2018. A copy of the Pre-Consultation Draft Plan was published on the Parish Council and village websites. Adverts were placed in the local press and

printed copies displayed in local businesses. Statutory consultee bodies and owners of proposed Local Green Spaces were notified directly.

29. By the middle of 2021 a revised draft Neighbourhood Plan was prepared. Because of the time that had elapsed since consulting on the earlier draft and because there had been some significant changes in residents, including new residents on the Peakland Grange development, it was decided that a further Regulation 14 consultation should be undertaken. That consultation took place between 4 December 2021 and 31 January 2022. The consultation was advertised in the parish newsletter and local press. Copies of the revised plan were distributed to every household in the parish with additional copies available in local businesses and the village hall. Electronic copies of the plan were posted on the Parish Council and village websites and were sent to statutory consultees and to owners of land affected by proposed green space designation. A questionnaire and response form, including a specific questionnaire on designated green spaces were made available. Responses included 40 from members of the public, five from owners of land subject to green field designation, and several from statutory consultees.
30. The Consultation Statement presents details of representations received in respect of the Regulation 14 consultations and includes where appropriate comment in response and any action taken, including modification and correction of the emerging Neighbourhood Plan. Suggestions have, where considered appropriate, been reflected in changes to the Plan that was submitted by the Parish Council to the National Park Authority. Appendix 3 of the Consultation Statement sets out a Policy Evolution Table and Appendix 4 sets out an explanation of the evolution of the proposed Local Green Space designations. Appendix 5 includes the supporting documents.
31. Following submission of a plan proposal by a qualifying body, the local planning authority check it includes all items set out in Regulation 15, and then publicise the plan in accordance with Regulation 16. The local planning authority then sends the Independent Examiner all the documents set out in Regulation 17, which includes a copy of any representations that have been made in accordance with Regulation 16. The actions necessary under Regulation 16 and Regulation 17 are entirely matters to be undertaken by, and under the control of, the local planning authority. The Submission Version of the Neighbourhood Plan has been the subject of a Regulation 16 period of publication. The National Park Authority arranged a period of publication between 3 March 2025 and 28 April 2025. A total of 13 representations were duly made.
32. The National Park Authority suggest a policy index would be helpful and has commented on each Policy of the Neighbourhood Plan in some cases to merely confirm general conformity, and in other cases to seek modification. A specific

comment relates to the colour of road parking restriction lines.

33. Two separate individuals express support for the Neighbourhood Plan. The representation of another individual supports Policies E2, H1 and S2 but does not support Policy DB2 stating that new and affordable housing can be built within the Development Boundary. This representation also objects to double yellow lines on the north side of Hall Bank on the basis that area provides useful overflow parking for the Youth Hostel. Another individual supports the approach to Local Green Spaces and community green spaces; comments on management of affordable housing; and questions whether there should be a greater focus on appropriate sheltered/managed accommodation for the elderly. This representation also comments on parking issues on Hall Bank and elsewhere and questions whether only parking issues relating to new development should be included in the Neighbourhood Plan. A further individual refers to the recent Peakland Grange housing development including whether it should be included within a single contiguous development boundary with the core village area; suggests Policy C1 should address flood risk, including the safeguarding and even enhancement of attenuation ponds subject of past planning permissions; questions in the context of Policies DB1 and DB2 whether the ability to accommodate new development is more constrained than envisaged in the Core Strategy; queries the term “ancillary dwelling” and comments on Policies H2, H3, ED2, and ED3; and refers to parking issues whilst suggesting they are outside the scope of the examination of the Neighbourhood Plan. This representation also suggests policy provision is made within the Neighbourhood Plan for new community facilities in or on the edge of the settlement commensurate with Core Strategy Policy DS1. Two individuals writing together refer to the need to maintain adequate parking facilities; support the designation of Local Green Space 6 as a wildflower area with seating for rest and reflection but not recreational development beyond that. This representation states the Neighbourhood Plan leaves very few future development options and suggests the Peakland Grange development has been of benefit to the community.
34. A representation from ‘Hartington Town Quarter residents’ refers to parking restrictions around the Mere; dark skies policy; access to Wolfscote Hill; and access to the Tissington Trail.
35. Derbyshire County Council suggest inclusion of additional information regarding school provision and support the approach to development boundary and housing and suggest:
- Policy E1 should require Biodiversity Net Gain above the statutory requirement.
 - Policy C1 should require all new dwellings and commercial buildings to include microgeneration and should include requirements relating to energy

efficiency and overheating for all new development and extensions; surface water infiltration; and retrofit of existing buildings. The County Council also recommend a policy supporting nature-based solutions for flood prevention (for example around land management practices and 'slowing the flow').

- Additional and alternative approaches to transport matters.

36. Network Rail has offered general advice. Natural England has offered general advice but confirmed it does not have any specific comments on the Neighbourhood Plan. The Coal Authority also confirmed it has no specific comments.

37. I have been sent each of the Regulation 16 representations. In preparing this report I have taken into consideration all the representations submitted, in so far as they are relevant to my role, even though they may not be referred to in whole in my report. Some representations, or parts of representations, are not relevant to my role which is to decide whether the Neighbourhood Plan meets the Basic Conditions and other requirements that I have identified. Where the representations suggest additional policy or other matters that could be included in the Neighbourhood Plan, for example where Derbyshire County Council suggest additional and alternative approaches to transport matters, that is only a matter for my consideration where such additions are necessary for the Neighbourhood Plan to meet the Basic Conditions or other requirements that I have identified. Having regard to *Bewley Homes Plc v Waverley National Park Authority* [2017] EWHC 1776 (Admin) Lang J, 18 July 2017, and Town and Country Planning Act Schedule 4B paragraph 10(6), where representations raise concerns or state comments or objections in relation to specific policies, I refer to these later in my report when considering the policy in question where they are relevant to the reasons for my recommendations.

38. I provided the Parish Council with an opportunity to comment on the Regulation 16 representations of other parties. Whilst I placed no obligation on the Parish Council to offer any comments, such an opportunity can prove helpful where representations of other parties include matters that have not been raised earlier in the plan preparation process. The Parish Council prepared comments which I received on 23 June 2025 regarding the representations, and those comments were published on the National Park Authority website. I have taken all the Parish Council comments into consideration even though I have not referred to them all in my report.

39. The Regulations state that where a qualifying body submits a plan proposal to the local planning authority it must include amongst other items a consultation statement. The Regulations state a consultation statement means a document which:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted;
and
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

40. The Consultation Statement includes information in respect of each of the requirements set out in the Regulations. I am satisfied the requirements have been met. In addition, sufficient regard has been paid to the advice regarding plan preparation and engagement contained within the Guidance. It is evident the Neighbourhood Plan Steering Group has taken great care to ensure stakeholders have had full opportunity to influence the general nature, and specific policies, of the Neighbourhood Plan.

The Neighbourhood Plan taken as a whole

41. This section of my report considers whether the Neighbourhood Plan, when considered as a whole, meets EU obligations, habitats, and Human Rights requirements; has regard to national policies and advice contained in guidance issued by the Secretary of State; whether the plan contributes to the achievement of sustainable development; and whether the plan is in general conformity with the strategic policies contained in the Development Plan for the area. Each of the plan policies is considered in turn in the section of my report that follows this. In considering all these matters I have referred to the submission, background, and supporting documents, and copies of the representations and other material provided to me.

Consideration of Convention Rights; and whether the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017

42. I have considered the European Convention on Human Rights and in particular Article 6 (fair hearing); Article 8 (privacy); Article 14 (discrimination); and Article 1 of the first Protocol (property). The Human Rights Act 1998 which came into force in the UK in 2000 had the effect of codifying the protections in the European Convention on Human Rights into UK law. Development Plans by their nature will include policies that relate differently to areas of land. Where the Neighbourhood

Plan policies relate differently to areas of land this has been explained in terms of land use and development related issues. I have seen nothing in the submission version of the Neighbourhood Plan that indicates any breach of the Convention. I am satisfied the Neighbourhood Plan has been prepared in accordance with the obligations for Parish Councils under the Public Sector Equality Duty (PSED) in the Equality Act 2010.

43. Section 7 of the Basic Conditions statement states “An equalities impact assessment has not been undertaken, as is no longer required under the Equalities Act 2010, and it is not considered the Plan discriminates unfairly or in a manner which is contrary to the Human Rights Act 1998”. From my own examination the Neighbourhood Plan would appear to have neutral or positive impacts on groups with protected characteristics as identified in the Equality Act 2010.
44. The objective of EU Directive 2001/42 (transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004) is “to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.” The Neighbourhood Plan falls within the definition of ‘plans and programmes’ (Defined in Article 2(a) of Directive 2001/42) as the Local Planning Authority is obliged to ‘make’ the plan following a positive referendum result (Judgement of the Court of Justice of the European Union (Fourth Chamber) 22 March 2012).
45. The Neighbourhood Planning (General) (Amendment) Regulations 2015 require the Parish Council, as the Qualifying Body, to submit to the National Park Authority either an environmental report prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, or a statement of reasons why an environmental report is not required.
46. The Hartington Town Quarter Parish Neighbourhood Development Plan 2024-2039 Strategic Environmental Assessment Screening Report 28 November 2024 states “It is demonstrated, through assessment against the significance criteria in the SEA Directive and Regulations . . . that the impact of Hartington Neighbourhood Development Plan will not result in significant environmental effects.” The Screening Report includes, as appendices, the responses of Historic England, Natural England, and the Environment Agency. The Basic Conditions Statement states consultation responses supported the conclusion and with comments that will be “taken into account.” I am satisfied the requirements regarding Strategic Environmental Assessment have been met.

47. The Hartington Town Quarter Parish Neighbourhood Development Plan 2024-2039 Habitat Regulations Assessment Screening Report 28 November 2024 states “there is likely to be no significant effect of the Hartington Neighbourhood Plan on the European sites. Therefore, an appropriate assessment is not required.” The Environment Agency and the statutory consultee Natural England have confirmed agreement with the conclusion reached. I have noted an independent ecologist report has also concluded the Neighbourhood Plan is unlikely to have a significant effect on any European Site either alone or in combination. I am satisfied that the Neighbourhood Plan meets the requirements of the revised Basic Condition relating to Habitats Regulations.
48. There are other EU obligations that can be relevant to land use planning including the Water Framework Directive, the Waste Framework Directive, and the Air Quality Directive but none appear to be relevant in respect of this independent examination.
49. I conclude that the Neighbourhood Plan is compatible with the Convention Rights, and does not breach, and is otherwise compatible with, EU obligations. I also conclude the making of the Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
50. The Guidance states it is the responsibility of the local planning authority to ensure that all the regulations appropriate to the nature and scope of a draft neighbourhood plan submitted to it have been met for the draft neighbourhood plan to progress. The National Park Authority as Local Planning Authority must decide whether the draft neighbourhood plan is compatible with EU environmental law obligations (directives and regulations) incorporated into UK domestic law by the European Withdrawal Act 2018 (EUWA):
- when it takes the decision on whether the neighbourhood plan should proceed to referendum; and
 - when it takes the decision on whether to make the neighbourhood plan (which brings it into legal force).

Consideration whether having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan; and whether the making of the Neighbourhood Plan contributes to the achievement of sustainable development

51. I refer initially to the basic condition “having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan.” The requirement to determine whether it is appropriate that the plan is made includes the words “having regard to.” This is not the same as compliance, nor is it

the same as part of the tests of soundness provided for in respect of examinations of Local Plans which requires plans to be “consistent with national policy.”

52. Lord Goldsmith has provided guidance (Column GC272 of Lords Hansard, 6 February 2006) that ‘have regard to’ means “such matters should be considered.” The Guidance assists in understanding “appropriate.” In answer to the question “What does having regard to national policy mean?” the Guidance states a neighbourhood plan “must not constrain the delivery of important national policy objectives.”
53. As the Neighbourhood Plan was submitted to the National Park Authority before 12 March 2025, in accordance with paragraph 239 of the National Planning Policy Framework December 2024, I have undertaken this Independent Examination in the context of the National Planning Policy Framework published on 20 December 2023. References to the Framework in my report refer to that version. I have considered the Planning Practice Guidance in that context.
54. Paragraph 182 of the National Planning Policy Framework (2023) states “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads (further guidance is set out in footnote 63 of the Framework 2023. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”
55. Paragraph 183 of the National Planning Policy Framework (2023) states “When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development (defined in footnote 64 of the Framework 2023) other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- (a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - (b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - (c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

56. Part 4 of the Basic Conditions Statement set out a broad explanation how the Neighbourhood Plan has regard to the Framework and the Guidance. The Table set out on pages 8 to 16 of the Basic Conditions Statement demonstrates how each of the Neighbourhood Plan policies have regard for the Framework. I am satisfied the Basic Conditions Statement demonstrates how the Neighbourhood Plan has regard to relevant identified components of the Framework.
57. The Neighbourhood Plan includes in part 3 a positive vision for Hartington Town Quarter Parish with three components that have economic, social, and environmental dimensions. Objectives have been developed for the topics of landscape and ecosystems; climate change; development boundary; housing; economic development; transport; and community health, social and cultural wellbeing. The vision and objectives provide a framework for the policies that have been developed.
58. Apart from those elements of policy of the Neighbourhood Plan in respect of which I have, later in my report, recommended a modification to the plan I am satisfied that the need to 'have regard to' national policies and advice contained in guidance issued by the Secretary of State has, in plan preparation, been exercised in substance in such a way that it has influenced the final decision on the form and nature of the plan. This consideration supports the conclusion that except for those matters in respect of which I have recommended a modification of the plan, the Neighbourhood Plan meets the basic condition "having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan."
59. The Neighbourhood Plan includes at paragraph 9.18 a statement relating to parking control to be adopted as a non-planning community policy. Parking controls are subject to Traffic Regulation Orders which are entirely separate from neighbourhood plan making. The plan preparation process is a convenient mechanism to surface and test local opinion on ways to improve a neighbourhood other than through the development and use of land. It is important that those non-development and land use matters, raised as important by the Parish Council and the local community or other stakeholders, should not be lost sight of. The acknowledgement in the Neighbourhood Plan of an issue raised in consultation processes that does not have a direct relevance to land use planning policy represents good practice. The Guidance states, "Wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan." I am not satisfied the community aspiration is adequately distinguished from the policies of the Neighbourhood Plan, not least as it is referred

to as a policy and is background shaded in precisely the same way as the policies of the Neighbourhood plan. I have recommended a modification of paragraph 9.18 of the Neighbourhood Plan so that it is clearer the community aspiration is not a neighbourhood plan policy. I confirm the non-policy community aspiration has not been subject to Independent Examination.

Recommended modification 1:

In paragraph 9.18 of the Neighbourhood Plan replace “policy” with “aspiration. This community aspiration has been identified through the plan preparation process but is not a policy of the Neighbourhood Plan,” and remove the background shading of the community aspiration statement.

60. At the heart of the Framework is a presumption in favour of sustainable development which should be applied in both plan-making and decision-taking. The Guidance states, “This basic condition is consistent with the planning principle that all plan-making and decision-taking should help to achieve sustainable development. A qualifying body must demonstrate how its plan or order will contribute to improvements in environmental, economic, and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced, or offset (referred to as mitigation measures). To demonstrate that a draft neighbourhood plan or order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or order guides development to sustainable solutions.”
61. The Basic Conditions require my consideration whether the making of the Neighbourhood Plan contributes to the achievement of sustainable development. There is no requirement as to the nature or extent of that contribution, nor a need to assess whether the plan makes a particular contribution. The requirement is that there should be a contribution. There is also no requirement to consider whether some alternative plan would make a greater contribution to sustainable development.
62. The Framework states there are three dimensions to sustainable development: economic, social, and environmental. Part 6 of the Basic Conditions Statement states “A Strategic Environmental Assessment has been produced and in conclusion offers evidence that policies are supportive of sustainable development and are aligned to this dimension of PDNPA policies and actions. In particular policies relating to landscape and ecosystems, climate change, economic development, transport, and community well-being are supportive of both the human and environmental dimensions of sustainable development.” This statement does not highlight any negative impacts of the Neighbourhood Plan or its policies.

63. I conclude that the Neighbourhood Plan, by guiding development to sustainable solutions, contributes to the achievement of sustainable development. Broadly, the Neighbourhood Plan seeks to contribute to sustainable development by ensuring schemes are of an appropriate nature and quality to contribute to economic and social well-being; whilst also protecting important environmental features of the Neighbourhood Area. I consider the Neighbourhood Plan as recommended to be modified seeks to:

- Ensure development proposals deliver a net gain in biodiversity and landscape quality and do not fragment or disrupt habitat networks;
- Ensure development proposals seek to address the causes and impacts of climate change;
- Establish that new build development, with stated exceptions, should wherever possible be located within a defined settlement boundary;
- Support a wide mix of tenure for new affordable housing, which should be indistinguishable from open market housing;
- Ensure any conversion to an open market home necessary to secure the conservation of a heritage asset should be occupied as a primary residence;
- Guard against change of use of public toilet facilities in Mill Lane;
- Only support new touring caravan and camping sites, yurts, shepherds' huts, and pods under specified circumstances, and only support the extension or improvement of facilities at existing sites under specified circumstances;
- Establish that new shopping or catering facilities at existing caravan and/or camping sites will only be supported at an appropriate defined scale;
- Ensure development demonstrates how it will be served by sustainable and active travel and will include provision of cycle parking and storage.
- Establish conditional support for proposals for an off-road link between Hartington village and the Tissington Trail and ensure cycle parking facilities in Hartington village;
- Guard against loss of public parking in Parsons Croft car park;
- Establish support for development proposals which deliver off street parking for existing residents;
- Ensure commercial development proposals address how travel needs will be met and promote sustainable travel;
- Designate 10 Local Green Spaces and establish support for specified proposals affecting identified Local Green Spaces; and
- Establish conditional support for flexible working space for business use within a community facility.

64. Subject to my recommended modifications of the Submission Plan including those relating to specific policies, as set out later in this report, I find it is appropriate that the Neighbourhood Plan should be made having regard to national policies and

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advice contained in guidance issued by the Secretary of State. I have also found the Neighbourhood Plan contributes to the achievement of sustainable development.

Consideration whether the making of the Neighbourhood Plan 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)

65. Paragraph 13 of the Framework states neighbourhood plans should “support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.” Paragraph 21 of the Framework states “plans should make explicit which policies are strategic policies.” Footnote 16 of the Framework states “Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.” Paragraph 29 of the Framework states “Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine its strategic policies.”
66. In this independent examination, I am required to consider whether the making of the Neighbourhood Plan 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). The National Park Authority has confirmed the Development Plan applying in the Hartington Town Quarter Parish Neighbourhood Area comprises the Peak District National Park Core Strategy Development Plan Document Adopted October 2011, and the Peak District National Park Development Management Policies Part 2 of the Local Plan for the Peak District National Park Adopted May 2019.
67. The Guidance states, “A local planning authority should set out clearly its strategic policies in accordance with paragraph 21 of the National Planning Policy Framework and provide details of these to a qualifying body and to the independent examiner.” The National Park Authority has confirmed for the purposes of neighbourhood planning the strategic policies of the development plan comprise the policies of the Core Strategy.
68. The National Park Authority has begun the preparation of a new Local Plan for the area to provide the strategic planning framework for at least 15 years from its adoption. A Regulation 18 Issues and Options Consultation was undertaken in autumn 2024 and a call for sites has been undertaken in 2025. The National Park Authority website states an intention to submit a draft new Local Plan to the Secretary of State by December 2026.
69. The Neighbourhood Plan can proceed ahead of preparation of the new Local Plan. The Guidance states: “Neighbourhood plans, when brought into force, become part

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of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan. A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing needs evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development. Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan;
- the emerging Local Plan;
- the adopted development plan;

with appropriate regard to national policy and guidance. The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination. The local planning authority should work with the qualifying body to produce complementary neighbourhood and Local Plans. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan.

Neighbourhood plans should consider providing indicative delivery timetables and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan.”

70. I am mindful of the fact that should there ultimately be any conflict between the Neighbourhood Plan, and the new Local Plan when it is adopted; the matter will be resolved in favour of the plan most recently becoming part of the Development Plan; however, the Guidance is clear in that potential conflicts should be minimised. To satisfy the basic conditions, the Neighbourhood Plan must be in general conformity with the strategic policies of the Development Plan. The emerging new Local Plan is not part of the Development Plan and this requirement does not apply in respect of that. Emerging planning policy is subject to change as plan preparation work proceeds. The Guidance states “Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood areas. They can be

developed before or at the same time as the local planning authority is producing its Local Plan.”

71. In considering a now-repealed provision that “a local plan shall be in general conformity with the structure plan” the Court of Appeal stated “the adjective ‘general’ is there to introduce a degree of flexibility” (Persimmon Homes v. Stevenage BC the Court of Appeal [2006] 1 P &CR 31). The use of ‘general’ allows for the possibility of conflict. Obviously, there must at least be broad consistency, but this gives considerable room for manoeuvre. Flexibility is however not unlimited. The test for neighbourhood plans refers to the strategic policies of the development plan, rather than the whole development plan.

72. The Guidance states, “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.”

My approach to the examination of the Neighbourhood Plan Policies has been in accordance with this guidance.

73. Consideration as to whether the making of the Neighbourhood Plan 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) has been addressed through examination of the plan as a whole and each of the plan policies below. I have taken into consideration the final column of the Table presented on pages 8 to 16 of the Basic Conditions Statement that demonstrates how the policies of the Neighbourhood Plan are in general conformity with relevant strategic policies. Subject to the modifications I have recommended, I have concluded the Neighbourhood Plan is in general conformity with the strategic policies contained in the Development Plan.

The Neighbourhood Plan Policies

74. The Neighbourhood Plan includes 21 policies as follows:

- Policy E1 and Policy E2 relating to Landscape and Ecosystems
- Policy C1 relating to Climate Change
- Policy DB1 and Policy DB2 relating to Development Boundary
- Policy H1, Policy H2 and Policy H3 relating to Housing
- Policy ED1, Policy ED2, Policy ED3 and Policy ED4 relating to Economic Development
- Policy T1, Policy T2, Policy T3, Policy T4 and Policy T5 relating to Transport
- Policy S1, Policy S2, Policy S3 and Policy S4 relating to Community, Health, Social and Cultural Wellbeing

I agree with the representation of the National Park Authority that a policy index would be helpful to users of the Neighbourhood Plan. I refer to this matter in the Annex to my report.

75. Paragraph 29 of the Framework states “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct, and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.” Footnote 16 of the Framework states “Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

76. Paragraph 15 of the Framework states “The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social, and environmental priorities; and a platform for local people to shape their surroundings.”

77. Paragraph 16 of the Framework states “Plans should: a) be prepared with the objective of contributing to the achievement of sustainable development; b) be prepared positively, in a way that is aspirational but deliverable; c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals; e) be accessible through the use of digital tools to assist public involvement and policy presentation; and f) serve a clear purpose, avoiding

unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).”

78. The Guidance states “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise, and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.”
79. “While there are prescribed documents that must be submitted with a neighbourhood plan ... there is no ‘tick box’ list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan.”
80. A neighbourhood plan should contain policies for the development and use of land. “This is because, if successful at examination and referendum (or where the neighbourhood plan is updated by way of making a material modification to the plan and completes the relevant process), the neighbourhood plan becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (See section 38(6) of the Planning and Compulsory Purchase Act 2004).”
81. “Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.” “A neighbourhood plan can allocate sites for development, including housing. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. Guidance on assessing sites and on viability is available.”
82. If to any extent, a policy set out in the Neighbourhood Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy. Given that policies have this status, and if the Neighbourhood Plan is ‘made’ they will be utilised in the determination of planning applications and appeals, I have examined each policy individually in turn. I have considered any inter-relationships between policies where these are relevant to my remit.

Policy E1

83. This policy seeks to establish planning applications must deliver a net gain in biodiversity and landscape, and includes examples of relevant measures.
84. Paragraph 182 of the Framework state great weight should be given to conserving and enhancing landscapes and scenic beauty in National Parks. Paragraph 185 of the Framework states plans should identify and pursue opportunities for securing measurable net gains for biodiversity.
85. I agree with the National Park Authority that certain types of development are exempt from biodiversity net gain requirements and it is not clear how net gain will be calculated. The requirement to deliver a net gain in landscape is unclear. I have recommended a modification in these respects so that the policy has sufficient regard for national policy and is “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework. I am satisfied the policy seeks to establish examples of measures to reinstate or add to locally significant habitats and features that enhance landscape quality. I am unable to recommend modifications suggested by Derbyshire County Council as they are not necessary to meet the basic conditions.
86. As recommended to be modified the policy is in general conformity with the strategic policies of the Development Plan. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy as recommended to be modified, is appropriate to be included in a ‘made’ neighbourhood plan. Subject to the recommended modification this policy meets the Basic Conditions.

Recommended modification 2:

In Policy E1 replace the first sentence with “Development proposals that set out clear measures to enhance biodiversity, and where relevant, enhance landscape quality, will be supported.”

Policy E2

87. This policy seeks to establish that proposals should not fragment or disrupt habitat networks.
88. Paragraph 185 b) of the Framework states plans should promote the conservation of ecological networks.

89. I agree with the National Park Authority that it is unclear what the existing habitat networks are, however I consider the policy serves a purpose of alerting parties preparing development proposals to the issue. The policy is in general conformity with the strategic policies of the Development Plan. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a 'made' neighbourhood plan. This policy meets the Basic Conditions.

Policy C1

90. This policy seeks to establish requirements of development proposals so that they address the causes and impacts of climate change.

91. Paragraph 158 of the Framework states policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.

92. The National Park Authority has questioned the suitability of several parts of the policy. I agree that the requirements for EV charging facilities should not hinder viability of projects in accordance with paragraph 34 of the Framework. The requirement of the first bullet point to only apply to extensions, and only of a specific percentage increase, has not been justified. The requirements for measures for microgeneration of energy, and grey water recycling have not been justified. The terms "in the village" and "locally sourced" are imprecise and have not been adequately justified. The Written Ministerial Statement of 25 March 2015 states "From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings." I have recommended a modification in these respects so that the policy has sufficient regard for national policy and is "clearly written and unambiguous, so it is evident how a decision maker should react to development proposals" as required by paragraph 16d) of the Framework.

93. The representations of an individual and of Derbyshire County Council refer to flood risk. There is no requirement for Policy C1 to refer to flood risk to meet the basic conditions. I do however refer to flood risk in my consideration of Policies DB1 and DB2. I am unable to recommend other modifications suggested in representations as they are not necessary to meet the basic conditions.

94. As recommended to be modified the policy is in general conformity with the strategic policies of the Development Plan. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy as recommended to be modified, is appropriate to be included in a 'made' neighbourhood plan. Subject to the recommended modification this policy meets the Basic Conditions.

Recommended modification 3:

In Policy C1

- **replace “future developments must” and the first three bullet points with “development proposals must demonstrate consideration of the following principles:**
 - **inclusion of measures for microgeneration of energy and grey water recycling where they would not cause harm to the significance of heritage assets or harm to visual or landscape character;**
 - **use of local stone as an external building facing material wherever possible;**
- **after “viable” insert “and”**
- **delete “in the village”**
- **delete the bullet point indicators before “Subject” and “If”**

Policy DB1 and Policy DB2

95. Policy DB1 seeks to limit new development to within a defined Development Boundary. Policy DB2 seeks to establish that outside the Development Boundary no new development will be supported except where stated criteria are met.

96. Paragraph 83 of the Framework states to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 84 of the Framework states planning policies should avoid the development of isolated home in the countryside unless one or more of stated circumstances apply. Paragraph 180 of the Framework states planning policies should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Paragraph 182 of the Framework state great weight should be given to conserving and enhancing landscapes and scenic beauty in National Parks.

97. The National Park Authority state “Core Strategy DS1 restricts local need homes permissible under HC1 to ‘in or on the edge of’ a settlement. This policy is just ‘outside the development boundary,’ i.e. could be open countryside. The reference to HC1 is incorrectly paraphrased, so not clearly written, and unambiguous. HC1 refers to ‘eligible’ local need (other policies set out the eligibility tests) whereas DB2 refers

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to 'proven' local need. DB2 also refers to 'essential housing for a worker employed in agriculture or forestry, or new agricultural buildings where there is a compelling case for their need'. These are policy areas already covered in strategic policy Core Strategy HC2 and DS1C. It is not the purpose of a neighbourhood plan to re-write strategic policy. If this occurs, especially when using slightly different language, as is the case here, this creates ambiguous policy contrary to NPPF Para 16. Need clarity that HC1 means Core Strategy HC1. To note that policy references will change with new local plan. Does 'no new development' include everything? I.e. householder applications on existing property? If so, it would not comply with DS1. Should state that development outside must also be consistent with strategic planning policy as per reg 14 comments. Note that the development boundary does not include the road leading west adjoining the two built up areas."

98. Derbyshire County Council support the approach adopted to establish a Development Boundary for Hartington stating "As noted in the HTQNP, the PDNPA Core Strategy Policy (DMC4) makes clear that under a neighbourhood plan a DS1 settlement can define a boundary for development. In many other NP consultations that DCC has received it has been supportive of the Plan identifying a settlement boundary as it provides much more certainty and clarity of where new housing development may be acceptable i.e. within the settlement boundary or unacceptable / exceptional where it is located outside the boundary. DCC has looked at the settlement development boundary that has been defined and considers that it has been well conceived and appears as a logical boundary that follows the existing settlement pattern and built form of the village very well. Hartington is classified within PDNPA Core Policy as a DS1 Settlement (paragraph 6.1), which means it is identified as one of a number of settlements in the Peak Park where the majority of new development (including about 80% to 90% of new homes) will take place. In a DS1 settlement, the policy indicates that new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises in or on the edge of settlements." Derbyshire County Council and the representation of an individual refer to flood risk in the context of Policy C1. I have earlier in my report stated there is no requirement for Policy C1 to refer to flood risk to meet the basic conditions. I have however considered flood risk in the context of Policy DB1 as it is seeking to establish support for new development within a defined area.
99. Two individuals writing together state that preserving the village in its current form for eternity is not necessarily a good policy in promoting its future viability, nor in providing badly needed affordable housing for young local families. Another individual questions in the context of Policies DB1 and DB2 whether the ability to accommodate new development is more constrained than envisaged in the Core Strategy. This representation refers to assessment of site alternatives to establish capacity of a settlement for future development included in the reasoned justification

of non-strategic Policy DMC4 and contends availability of sites to accommodate development is constrained. Similar concerns are raised about availability, and lack of assessment of suitability, of existing commercial and agricultural buildings to satisfy the need for new development. The representation refers to inconsistency of Policies DB1 and DB2 with Core Strategy Policy DS1 and suggests with reasons that if a Development Boundary is to be established by the Neighbourhood Plan it would be advantageous for the boundary to include a single area rather than two areas as currently proposed.

100. When commenting on the representations of other parties the Parish Council state “We are pleased to note the Development Boundary is almost entirely supported and fully supported by all statutory bodies. While resident 2 raises several points these were fully discussed over the period of consultation on the Plan and resulted in the final demarcation shown in the Plan. Resident 3 appears to have misunderstood the implications of a DB. PDNPA raise a concern that the policy must be compliant with DS1 so some slight revision of wording may be needed.

Resident 2 also highlights there is no detailed assessment of the likelihood of current existing farm buildings becoming available under 6.12. However, the village has 5 working farms within the proposed Development Boundary, all with extensive agricultural buildings, many of recent construction. It is therefore highly likely, given the rapidly changing pressures on agriculture, that some of these will become redundant within the timescale of the Plan. The Plan therefore supports their use for appropriate development particularly for Affordable Housing, where there is a proven need.

Resident 2 also refers to the now outdated 2009 SHLAA assessment and would like the Plan to make clear if the two sites are suitable for development or not. The Development Boundary and the designation of Local Green Space make absolutely clear where the Plan supports future appropriate development. In the same resident’s comments about edge of boundary development, the Plan gives absolute clarity about where future development should take place. The fact that the Plan is silent on criteria for reasons for determining a planning application is because the LPA has clearly defined policies and procedures which determine any such application.

We also note the same resident’s claim that the future of Development Boundaries is uncertain. The Development Boundary is supported by the response from every Statutory Authority and the consultation documents for the new Local Plan make clear the Authority is considering introducing such boundaries on a wider scale.

In general, the comments from resident 2 seem to want the Plan to include more detailed policy which is already clearly covered within the Policies of the LPA. The Plan is written to express clear local requirements within these stated policies.

Furthermore, many of resident 2's comments seem designed to designate additional development sites and indeed his opening paragraphs refer to the recently completed Peakland Grange scheme stating it '*could inform any future development proposals outside the core settlement area*'. Defining where any future development should take place is exactly why this Plan is proposed.

The Plan, without being specific, allows potential for sites within the Development Boundary, should the need be proven based on up-to-date local needs assessment. The importance of this is demonstrated in the 4 new Affordable Homes on the Peakland Grange development which were subject to dated local needs assessment and are generating little or no interest from local people despite being offered at a 30% discount to open market housing."

101. Paragraph 29 of the framework states "Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Whilst it is not within my role to test the soundness of the Neighbourhood Plan it is necessary to consider whether the Plan meets the Basic Conditions in so far as it will not promote less development than set out in the strategic policies for the area, or undermine those strategic policies, as required by paragraph 29 of the Framework; and has regard for the Guidance.
102. Core Strategy Policy DS1 directs the majority of development into Bakewell and a range of named settlements including Hartington village. Paragraphs 8.18 to 8.21 of the Core Strategy explain the criteria for naming settlements. The Guidance makes it clear a Neighbourhood Plan does not have to make specific provision for housing, or seek to allocate sites. I have visited the area and consider it is reasonable to assume there is potential for at least some supply of dwellings during the Plan period within the built area of Hartington village which will boost the supply of homes in the Neighbourhood Area. Policies DB1 and DB2 do not place any cap on the total number of dwellings or other appropriate development that can be provided in Hartington village nor in the Neighbourhood Area as a whole. I am satisfied the approach adopted to consider the quantity of housing need in the Neighbourhood Area, including in paragraphs 7.10 to 7.17 of the Neighbourhood Plan, is appropriate for the purpose of neighbourhood plan preparation and provides the necessary justification for those policies (after recommended modification) that are relevant to housing supply. The Neighbourhood Plan meets the Basic Conditions in so far as it will not promote less development than set out in the strategic policies for the area, and will not undermine those strategic policies.
103. Paragraph 3.42 of the Development Management Policies Part 2 of the Local Plan for the Peak District National Park adopted May 2019 supporting Policy DMC4 - Settlement Limits, states "Adopted Neighbourhood Plans can provide a more detailed expression of the physical extent and capacity of settlements. As a part of

the statutory Development Plan for the area, any guidance on location and capacity for development that is shown in an adopted Neighbourhood Plan will be the starting point for the planning decision.” The definition of a boundary in both Policies DB1 and DB2 is imprecise without reference to Map 3 of the Neighbourhood Plan. I have recommended a modification in this respect so that the policies have sufficient regard for national policy and are “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework. I am satisfied the justification that supports Policies DB1 and DB2, although brief, sufficiently explains the alignment of the boundary proposed. The alignment takes account of the spatial character of the village and its distinctiveness, including recent development, and where possible follows clear and logical defined features that are visible on-site and on an OS map, for example a field boundary. The boundary generally follows the curtilage of properties. The definition of the boundary does not have to relate to some observable land use difference or dividing feature. A boundary does not have to include the full extent of a settlement, and does not have to reflect land ownership boundaries. The boundary does not include areas of open countryside. The boundary identified on Map 3 includes two separate areas of land. I consider there is less likelihood of any confusion if only one continuous area is defined. I have recommended a modification in this respect so that the Neighbourhood Plan is unambiguous in accordance with paragraph 16d of the Framework. The identified boundary adds a local layer of detail, to both Policy DB1 and DB2, as to what constitutes the built area of Hartington village.

104. Policies DB1 and DB2 are inconsistent in that the first policy states new development will be limited to within the Development Boundary, but Policy DB2 identifies development that will be supported outside the Development Boundary. I agree with National Park Authority that Policies DB1 and DB2 require modification so that they are in general conformity with strategic Policy DS1 particularly part D of that policy which states “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”. In these contexts, and in the absence of any detailed analysis of capacity for development I consider the term “Development Boundary” is confusing and have recommended a modification so that the term “Settlement Boundary” is used instead. The term “limited to within” is also not in general conformity with strategic policies and does not have sufficient regard for national policy. I have recommended the term “where possible be located” in recognition of the community support evidenced through the plan preparation process to influence the location of new built development to protect the landscape setting of Hartington village and to enhance the vitality of the community. I have also recommended Policy DB2 should state the circumstances where development will be supported in terms that are in general conformity with the strategic policies. I have recommended

a modification in these respects so that the policies have sufficient regard for national policy and are “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework. Without these modifications Policies DB1 and DB2 do not meet the basic conditions and unless those policies were deleted, I could not recommend the Neighbourhood Plan should proceed to referendum.

105. The representations of an individual and of Derbyshire County Council refer to flood risk. As the Neighbourhood Plan identifies past impact of flooding on properties, and includes policy support relevant to the general location of development through Policy DB1, it is appropriate that policy should have sufficient regard for national policy by recognising the local constraint of flood risk. I have recommended a modification in this respect.

106. As recommended to be modified Policies DB1 and DB2 are in general conformity with the strategic policies of the Development Plan. The policies seek to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policies as recommended to be modified, are appropriate to be included in a ‘made’ neighbourhood plan. Subject to the recommended modification the policies meet the Basic Conditions.

Recommended modification 4:

Replace Policy DB1 with “New build development for affordable housing, community facilities and small-scale retail and business premises should where possible be located inside the Settlement Boundary for Hartington village identified on Map 3 of the Neighbourhood Plan. Development of these types will be supported inside the Settlement Boundary where it will be consistent with the other policies of the Neighbourhood Plan and the policies of the Core Strategy (or replacement policies), and will avoid inappropriate development in areas at risk of flooding and not increase flood risk elsewhere.

Replace Policy DB2 with “Outside the Settlement Boundary for Hartington village identified on Map 3 of the Neighbourhood Plan new build development will only be supported where it is in accordance with the Policies of the Core Strategy (or replacement policies).”

Replace all references to “Development Boundary” throughout the Neighbourhood Plan, including the title of Map 3 of the Neighbourhood Plan, with “Settlement Boundary”

Retitle Policy DB1 as Policy SB1 and retitle Policy DB2 as Policy SB2.

On Map 3 of the Neighbourhood Plan include in the Settlement Boundary the road between the two areas forming the Settlement Boundary.

Policy H1

107. This policy seeks to establish that the provision of a wider mix of tenure for new affordable housing, including rental, shared ownership and private ownership will be encouraged.
108. Paragraph 63 of the Framework (which should be read in the context of establishing need) states the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Paragraph 64 of the Framework states where a need for affordable housing is identified planning policies should specify the type of affordable housing required applying the definition in Annex 2 of the Framework.
109. The term “wider” is without context and the term “encouraged” does not provide a basis for the determination of development proposals. I have recommended a modification in these respects so that the policy has sufficient regard for national policy and is “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework.
110. As recommended to be modified the policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
111. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a ‘made’ neighbourhood plan. Subject to the recommended modification this policy meets the Basic Conditions.

Recommended modification 5:

In Policy H1

- **replace “wider” with “wide”**
- **replace “will be encouraged” with “to meet identified local needs will be supported”**

Policy H2

112. This policy seeks to establish affordable housing should not be readily differentiated from open market housing by its design, quality, location, or distribution within a site.
113. Paragraph 64 of the Framework refers to the objective of creating mixed and balanced communities Paragraph 96 of the Framework states planning policies should aim to achieve inclusive places.
114. The National Park Authority has drawn attention to Policy DMH1 that limits size of affordable housing. Whilst the policy referred to is not a strategic policy, I consider the reference to quality in Policy H2 is imprecise and could cause confusion. I have recommended a modification in this respect so that the policy is “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework.
115. An individual queries whether the reference to open-market housing is in error as Policy DS1 is permissive only of affordable housing. The Parish Council has commented “It is included because if a future ‘enablement’ scheme of mixed open market and Affordable Homes (as per Peakland Grange) is proposed, there must be no clear demarcation between the two types of dwelling.”
116. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
117. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a ‘made’ neighbourhood plan. Subject to the recommended modification this policy meets the Basic Conditions.

Recommended modification 6: In Policy H2 delete “quality,”

Policy H3

118. This policy seeks to establish conditional support for conversion of a heritage asset to an open market dwelling. The resultant dwelling must be subject to a legal agreement that it must be the occupant’s primary residence.

119. Paragraph 84 of the Framework states planning policies should avoid the development of isolated homes in the countryside unless one or more of stated circumstances apply including the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
120. The representation of an individual questions whether the policy is more restrictive and potentially non-conforming with the wording of Policy HC1C. I am satisfied the policy is in general conformity with strategic policies and that paragraphs 7.11, 7.13 and 7.14 of the text supporting the policy provide adequate justification for the primary residence requirement.
121. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
122. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a 'made' neighbourhood plan. This policy meets the Basic Conditions.

Policy ED1

123. This policy seeks to establish the change of use of the public toilet facilities in Mill Lane will not be supported.
124. The National Park Authority state should the building become disused there could be a mechanism in place to support it thereafter or for its ongoing use. Paragraph 97 of the Framework states planning policies should plan positively for the provision of community facilities, guard against the unnecessary loss of valued facilities and services, and ensure established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community. I have recommended a modification so that the policy has sufficient regard for national policy.
125. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
126. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a 'made' neighbourhood plan. This policy meets the Basic Conditions.

127. As recommended to be modified the policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
128. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a 'made' neighbourhood plan. Subject to the recommended modification this policy meets the Basic Conditions.

Recommended modification 7:

Continue Policy ED1 with “unless it is demonstrated the facilities are no longer required; or that the facilities are no longer viable; or that the proposals will result in alternative public toilet facilities of equivalent quality in a location no less convenient to users”

Policy ED2

129. This policy seeks to establish that business uses should primarily be directed to existing buildings. The policy also seeks to ensure if a new building is proposed for a business use, an assessment of the availability and suitability of existing buildings in the Development Boundary must first be undertaken.
130. It is confusing for this policy to refer to the location of development when that matter is dealt with in Policies DB1 and DB2 as recommended to be modified. The policy is not in general conformity with Policy DS1 that permits community facilities, small-scale retail, and business premises in or on the edge of named settlements including Hartington. I have recommended a modification in these respects so that the policy is in general conformity with the strategic policies of the Development Plan, and the Neighbourhood Plan is “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework.
131. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
132. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy, as recommended to be modified, is appropriate to be included in a 'made' neighbourhood plan. Subject to the recommended modification this policy meets the Basic Conditions.

Recommended modification 8:
In Policy ED2 delete “in the Development Boundary”

Policy ED3

133. This policy seeks to establish that proposals for touring camping and caravan sites, yurts, shepherds’ huts, and pods will not be supported. The policy also seeks to establish that the extension or improvement of facilities at existing sites will not be supported unless stated criteria are met.
134. The National Park Authority state “DNPA policy RT3 and DMR1 do allow for camp and caravan sites in these locations. This policy could allow for exception sites where the scale, location, access, landscape setting and impact upon neighbouring uses are acceptable, as a fall-back position.” I have recommended a modification in this respect so that the policy is in general conformity with the strategic policies of the Development Plan.
135. Whilst paragraph 2.6 of the Neighbourhood Plan states the policies apply only to the designated area the reference in the policy to the Dove and Manifold valleys means the policy could be interpreted as applying outside the Neighbourhood Area which it may not. The reference to the wider area provides an explanation for the policy and should be transferred to the justification that accompanies the policy. I have recommended a modification in this respect so that the policy has sufficient regard for national policy and is “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework.
136. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
137. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy, as recommended to be modified, is appropriate to be included in a ‘made’ neighbourhood plan. Subject to the recommended modification this policy meets the Basic Conditions.

Recommended modification 9:
In Policy ED3 replace the first sentence with “The development of any new sites for touring camping and caravanning, yurts, shepherds’ huts, and pods will only be supported where the scale, location, access, landscape setting and impact upon neighbouring uses are acceptable.”

Include in the justification for the policy a statement referring to the existing provision for touring camping and caravanning, yurts, shepherds' huts, and pods in the wider Dove and Manifold valleys.

Policy ED4

138. This policy seeks to establish that new shopping and catering facilities on existing camping and/or caravan sites will not be supported.
139. The National Park authority state strategic Policy RT3 C does permit the uses referred to if the scale is appropriate. I have recommended a modification in this respect so the policy is in general conformity with the strategic policies of the Development Plan.
140. Paragraph 90 of the Framework states planning policies should support the role that town centres play at the heart of local communities. Paragraphs 91 and 92 of the Framework establish a sequential approach to the location of main town centre uses as defined in annex 2 to the Framework. Paragraph 93 of the Framework states this sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.
141. The reference to ensuring the viability of existing retail services in Hartington provides an explanation for the policy and should be transferred to the justification that accompanies the policy. I have recommended a modification in this respect so that the policy has sufficient regard for national policy and is “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework.
142. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
143. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance, subject to the recommended modification, the policy is appropriate to be included in a ‘made’ neighbourhood plan. As recommended to be modified this policy meets the Basic Conditions.

Recommended modification 10:

Replace Policy ED4 with “New or additional shopping or catering facilities will only be supported on existing camping and/or caravan sites where they are of a scale appropriate to serve people staying overnight at the site.”

Include in the justification for the policy a statement that the policy seeks to assist the viability of existing shops and catering services in Hartington village.

Policy T1

144. This policy seeks to establish travel related requirements for development.
145. Paragraph 108 of the Framework states transport issues should be considered from the earliest stages of plan-making so that opportunities to promote walking, cycling and public transport use are identified and pursued. Paragraph 110 of the Framework states planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking.
146. It is unclear how development proposals can require provision of cycle parking and storage. I have recommended a modification in this respect so that the policy has sufficient regard for national policy and is “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework.
147. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
148. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance, subject to the recommended modification, the policy is appropriate to be included in a ‘made’ neighbourhood plan. As recommended to be modified this policy meets the Basic Conditions.

Recommended modification 11:

In Policy T1 replace “require” with “include”

Policy T2

149. This policy seeks to establish conditional support for the provision of an off-road link between the centre of Hartington village and the Hartington Trail and specify that cycle parking facilities should be an integral feature of a scheme.
150. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.

151. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a 'made' neighbourhood plan. This policy meets the Basic Conditions.

Policy T3

152. This policy seeks to establish that proposals for development that would lead to a loss of public parking in Parsons Croft car park on Mill Lane will not be supported.

153. The policy has not been sufficiently justified. I have recommended a modification in this respect so that the policy has sufficient regard for national policy and is "clearly written and unambiguous, so it is evident how a decision maker should react to development proposals" as required by paragraph 16d) of the Framework.

154. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.

155. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance, subject to the recommended modification, the policy is appropriate to be included in a 'made' neighbourhood plan. As recommended to be modified this policy meets the Basic Conditions.

Recommended modification 12:

In Policy T3 replace "not be supported" with "only be supported if the proposals include an equivalent number of replacement parking spaces in no less convenient location for users"

Policy T4

156. This policy seeks to establish support for development proposals which deliver off-street parking for existing residents. The policy also seeks to establish that any domestic garages that are permitted will include planning conditions requiring that they remain available for the parking of vehicles in perpetuity.

157. The scope of reasonable planning conditions does not extend to limitation how any domestic garage should be utilised. I have recommended a modification in this respect so that the policy has sufficient regard for national policy and is

“clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework.

158. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.

159. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance, subject to the recommended modification, the policy is appropriate to be included in a ‘made’ neighbourhood plan. As recommended to be modified this policy meets the Basic Conditions.

Recommended modification 13:

In Policy T4 replace the second sentence with “Development proposals that would result in the loss of car parking space in a domestic garage will only be supported if the proposals include the creation of an equivalent number of on-site replacement car parking spaces.”

Policy T5

160. This policy seeks to establish requirements for commercial development proposals to include a travel plan.

161. Paragraph 117 of the Framework establishes a requirement to provide a travel plan in respect of all developments that will generate significant amounts of movement. I am satisfied the amount of movement of customers or clients generated by any commercial development proposals will be significant in the context of the characteristics of the Neighbourhood Area.

162. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.

163. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a ‘made’ neighbourhood plan. This policy meets the Basic Conditions.

Policy S1

164. This policy seeks to designate ten identified sites as Local Green Space where new development is not supported other than in the exceptional circumstances set out in Policies S2 and S3.
165. Two individuals writing together support the designation of Local Green Space 6 as a wildflower area with seating for rest and reflection but not recreational development beyond that.
166. Designation of Local Green Space can only follow identification of the land concerned. For a designation with important implications relating to development potential it is essential that precise definition is achieved. The proposed Local Green Spaces are presented on Map 5 with more detailed maps in Appendix A of the Neighbourhood Plan. The scale and discrete nature of the areas of land in question assists in understanding the alignment of boundaries. I am satisfied the areas of land proposed for designation as Local Green Space have been adequately identified.
167. Paragraph 107 of the Framework states “Policies for managing development within a Local Green Space should be consistent with those for Green Belts.” The part of the Framework that relates to ‘Protecting Green Belt land,’ including paragraphs 152 to 156, sets out statements regarding the types of development that are not inappropriate in Green Belt areas. I have recommended a modification so that it is clear the policy does not seek to introduce a more restrictive approach to development proposals than apply in Green Belt without sufficient justification, which it may not (R on the Application of Lochailort Investments Limited v Mendip National Park Authority. Case Number: C1/2020/0812).
168. Paragraph 105 of the Framework states “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. 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.” In respect of each of the ten areas proposed for designation as Local Green Space I find the designation is being made when a neighbourhood plan is being prepared, and I have seen nothing to suggest the designation is not capable of enduring beyond the end of the plan period even taking into account the exceptional circumstances set out in Policies S2 and S3

The intended Local Green Space designations have regard to the local planning of sustainable development contributing to the promotion of healthy communities, and conserving and enhancing the natural environment, as set out in the Framework.

169. Paragraph 106 of the Framework states “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 sites proposed for designation are small, well defined, and substantially enclosed by clear boundaries. The sites are easily recognised as discrete areas of land. The proposed designations, both singly and in combination, do not constitute a blanket designation of open countryside adjacent to existing settlement as a back door way to achieve what would amount to a new area of Green Belt by another name. I find that in respect of the intended Local Green Spaces the designations relate to green spaces that are in reasonably close-proximity to the community they serve, are local in character, and are not extensive tracts of land.
170. The Guidance states the Qualifying Body (Parish Council) “should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.” (Planning Practice Guidance Paragraph: 019 Reference ID:37-019-20140306 Revision date 06 03 2014). The areas proposed for designation as Local Green Spaces have been subject to extensive consultation with the local community and specific consultation relevant landowners.
171. The submission Neighbourhood Plan includes, in Appendix A, information which seeks to justify the proposed designations as Local Green Space. Relevant reasons for designation are indicated as applying in respect of each of the sites including matters referred to in the Framework. I have visited the areas of land concerned and as a matter of planning judgement consider the attributes identified to be relevant and reasonable. The Neighbourhood Plan provides sufficient evidence for me to conclude that the areas proposed for designation as Local Green Spaces are demonstrably special to a local community and hold a particular local significance.

172. I find that the areas proposed as Local Green Spaces are suitable for designation and have regard for paragraphs 105 to 107 of the Framework concerned with the identification and designation of Local Green Space.

173. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.

174. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy as recommended to be modified is appropriate to be included in a 'made' neighbourhood plan. Subject to the recommended modification this policy meets the Basic Conditions.

Recommended modification 14:

In Policy S1 replace “is not supported” with “will be managed in accordance with national Green Belt policy”

Policy S2

175. This policy seeks to establish support for the provision of a children's outdoor play area in Local Green Space LGS2, and the provision of outdoor communal green spaces in both Local Green Spaces LGS2 And LGS3.

176. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.

177. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a 'made' neighbourhood plan. This policy meets the Basic Conditions.

Policy S3

178. This policy seeks to establish support for the provision of a graveyard extension in Local Green Space LGS3 as identified on Map 5 of the Neighbourhood Plan.

179. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.

180. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a 'made' neighbourhood plan. This policy meets the Basic Conditions

Policy S4

181. This policy seeks to establish conditional support for the change of use of a community facility to accommodate flexible working space for business use.
182. Paragraph 85 of the Framework states planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Paragraph 88 of the Framework states plans should enable the sustainable growth and expansion of all types of business in rural areas both through the conversion of existing buildings and well-designed new buildings. Paragraph 86 of the Framework states planning policies should allow for new and flexible working practices. Paragraph 124 of the Framework states planning policies support the development of underutilised land and buildings.
183. The policy is in general conformity with the strategic policies of the Development Plan. The policy serves a clear purpose by providing an additional level of detail or distinct local approach to that set out in the strategic policies.
184. The policy seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. Having regard to the Framework and Guidance the policy is appropriate to be included in a 'made' neighbourhood plan. This policy meets the Basic Conditions.

Conclusion and Referendum

185. I have recommended 14 modifications to the Submission Version Plan. I recommend an additional modification in the Annex to my report. The definition of plans and programmes in Article 2(a) of EU Directive 2001/42 includes any modifications to them. I am satisfied that the Neighbourhood Plan is compatible with the Convention Rights, and would remain compatible if modified in accordance with my recommendations; and subject to the modifications I have

recommended, meets all the Statutory Requirements set out in paragraph 8(1) of schedule 4B of the Town and Country Planning Act 1990, and meets the Basic Conditions:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the neighbourhood plan contributes to the achievement of sustainable development;
- the making of the neighbourhood plan 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);
- does not breach, and is otherwise compatible with, EU obligations; and
- the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

I recommend to the Peak District National Park Authority that the Hartington Town Quarter Parish Neighbourhood Development Plan for the plan period up to 2039 should, subject to the modifications I have put forward, be submitted to referendum.

186. I am required to consider whether the referendum area should extend beyond the Neighbourhood Plan area and if to be extended, the nature of that extension. I have seen nothing to suggest that the policies of the Plan will have “a substantial, direct and demonstrable impact beyond the neighbourhood area.” I have seen nothing to suggest the referendum area should be extended for any other reason. I conclude the referendum area should not be extended beyond the designated Neighbourhood Area.

I recommend that the Neighbourhood Plan should proceed to a referendum based on the area that was designated by the Peak District National Park Authority as a Neighbourhood Area on 8 February 2013.

Annex: Minor Corrections to the Neighbourhood Plan

187. I have only recommended modifications and corrections to the Neighbourhood Plan (presented in bold type) where I consider they need to be made so that the plan meets the Basic Conditions and the other requirements I have identified. If to any extent, a policy set out in the Neighbourhood Plan conflicts with any other statement or information in the plan, the conflict must be

resolved in favour of the policy. Supporting text must be adjusted to achieve consistency with the modified policies.

188. I agree with the representation of the National Park Authority that a policy index would be helpful to users of the Neighbourhood Plan. In this respect I recommend each Policy should also include a short description of content for example:

Policy E1: Biodiversity and Landscape

Policy E2: Habitat Networks

Policy C1: Climate Change

Policy SB1: Hartington Village Settlement Boundary

Policy SB2: Development outside the Hartington Village Settlement Boundary

Policy H1: Housing Mix

Policy H2: Affordable Housing

Policy H3: Primary Residence

Policy ED1: Mill Lane Public Toilet Facilities

Policy ED2: Business Uses

Policy ED3: Overnight Tourism Sites

Policy ED4: Shopping and Catering Facilities

Policy T1: Sustainable Transport

Policy T2: Hartington Village/Tissington Trail Off-Road Link

Policy T3: Parsons Croft Parking Area

Policy T4: Off-Street Resident Parking Facilities

Policy T5: Commercial Development Travel Plans

Policy S1: Local Green Space Designations

Policy S2: Enhancement of Local Green Spaces

Policy S3: Graveyard Extension

Policy S4: Working Space in Community Facilities

I have recommended a modification in this respect so that the Neighbourhood Plan is “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework.

Recommended modification 15:

Add a policy index and a short description of content to policy titles. Modify policy explanation sections, general text, figures, and images, and supporting documents to achieve consistency with the modified policies; to achieve updates and correct identified errors; to achieve necessary clarifications; and to ensure sufficient regard for national policy.

Chris Collison
Planning and Management Ltd
16 July 2025
REPORT END

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Appendix 2	List of modifications proposed to be made to the Examination Draft Version of the Bradwell Neighbourhood Plan	 PEAK DISTRICT NATIONAL PARK
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In the table below, modifications to policies or small modifications to supporting text are expressed by showing deleted text with ~~strike-through~~, new text as underlined and specifying modifications using words in *italics*, as well as by reference to page and paragraph numbers in the draft plan and the examiner's report. Large modifications (eg deletion of appendices or pages of background information) are shown only by the specified modifications in *italics* and reference to page and paragraph numbers of the draft plan and examiner's report.

Where recommendations have been made to delete or amalgamate policies, should these recommendations be agreed, the final version of the Neighbourhood Plan will show remaining policies numbered consecutively.

Changes will be made to the contents page & referencing as necessary.

Modification number & page reference in examiner's report	Page reference in draft plan	Proposed Modification	Reason
M1 Page 18 Para. 59-60	Page 25 Transport Para 9.18	<i>In paragraph 9.18 of the Neighbourhood Plan replace "policy" with "aspiration. This community aspiration has been identified through the plan preparation process but is not a policy of the Neighbourhood Plan," and remove the background shading of the community aspiration statement.</i>	Not a policy of the neighbourhood plan.
M2 Page 25 Para 86-87	Page 15 Landscape and Ecosystems Para 4.19 'E1'	<i>In Policy E1 replace the first sentence with "Development proposals that set out clear measures to enhance biodiversity, and where relevant, enhance landscape quality, will be supported."</i>	Subject to the recommended modification this policy meets the Basic Conditions
M3 Page 27 Para 94-95	Page 17 Climate Change Para 5.8-5.9	<i>In Policy C1</i> <ul style="list-style-type: none"> <i>replace "future developments must" and the first three bullet points with "development proposals must demonstrate consideration of the following principles:</i> <ul style="list-style-type: none"> <i>- inclusion of measures for microgeneration of energy and grey water recycling where they would not cause harm to the significance of heritage assets or harm to visual or landscape</i> 	The requirements for EV charging facilities should not hinder viability of projects in accordance with paragraph 34 of the Framework. The requirement of the first bullet point to only apply to extensions, and only of a specific

Modification number & page reference in examiner's report	Page reference in draft plan	Proposed Modification	Reason
		<p><i>character;</i></p> <p><i>- use of local stone as an external building facing material wherever possible;</i></p> <ul style="list-style-type: none"> • <i>after “viable” insert “and”</i> • <i>delete “in the village”</i> • <i>delete the bullet point indicators before “Subject” and “If”</i> 	<p>percentage increase, has not been justified. The requirements for measures for microgeneration of energy, and grey water recycling have not been justified</p> <p>The terms “in the village” and “locally sourced” are imprecise and have not been adequately justified.</p> <p>To be “clearly written and unambiguous”.</p>
M4 Page 32-33 Para 106-107	Pages 17-20 Development Boundary/ Settlement Boundary Para	<p><i>On Map 3 of the Neighbourhood Plan include in the Settlement Replace Policy DB1 with “New build development for affordable housing, community facilities and small-scale retail and business premises should where possible be located inside the Settlement Boundary for Hartington village identified on Map 3 of the Neighbourhood Plan. Development of these types will be supported inside the Settlement Boundary where it will be consistent with the other policies of the Neighbourhood Plan and the policies of the Core Strategy (or replacement policies), and will avoid inappropriate development in areas at risk of flooding and not increase flood risk elsewhere. Replace Policy DB2 with “Outside the Settlement Boundary for Hartington village identified on Map 3 of the Neighbourhood Plan new build development will only be supported where it is in accordance with the Policies of the Core Strategy (or replacement policies).”</i></p>	<p>So that the policies have sufficient regard for national policy and are “clearly written and unambiguous, so it is evident how a decision maker should react to development proposals” as required by paragraph 16d) of the Framework.</p> <p>Without these modifications Policies DB1 and DB2 do not meet the basic conditions and unless those policies were deleted, and could not be recommended the</p>

Modification number & page reference in examiner's report	Page reference in draft plan	Proposed Modification	Reason
		<p><i>Replace all references to "Development Boundary" throughout the Neighbourhood Plan, including the title of Map 3 of the Neighbourhood Plan, with "Settlement Boundary"</i></p> <p><i>Retitle Policy DB1 as Policy SB1 and retitle Policy DB2 as Policy SB2. Boundary the road between the two areas forming the Settlement Boundary.</i></p>	Neighbourhood Plan should proceed to referendum.
M5 Page 33 Para 111-112	Page 22 Housing Para 7.17 – 7.18	<p><i>In Policy H1</i></p> <ul style="list-style-type: none"> <i>replace "wider" with "wide"</i> <i>replace "will be encouraged" with "to meet identified local needs will be supported"</i> 	For clarity
M6 Page 34 Para 117 - 118	Page 22 Housing Para 7.17 – 7.18	<i>In Policy H2 delete "quality,"</i>	For clarity
M7 Page 36 Para 128-129	Page 24 Economic Development Para 8.12	<i>Continue Policy ED1 with "unless it is demonstrated the facilities are no longer required; or that the facilities are no longer viable; or that the proposals will result in alternative public toilet facilities of equivalent quality in a location no less convenient to users"</i>	For sufficient regard to national policy
M8 Page 37 Para 132 - 133	Page 37 Economic development Para 8.12	<i>In Policy ED2 delete "in the Development Boundary"</i>	To comply with changes to SB1
M9 Page 37 Para 137-138	Page 24 Economic Development Para 8.12	<p><i>In Policy ED3 replace the first sentence with "The development of any new sites for touring camping and caravanning, yurts, shepherds' huts, and pods will only be supported where the scale, location, access, landscape setting and impact upon neighbouring uses are acceptable."</i></p> <p><i>Include in the justification for the policy a statement referring to the existing provision for touring camping and caravanning, yurts, shepherds' huts, and pods in the wider Dove and Manifold valleys.</i></p>	<p>To be clearly written and unambiguous</p> <p>For further justification</p>
M10 Page 38 Para 143 - 44	Page 24 Economic Development Para 8.12	<i>Replace Policy ED4 with "New or additional shopping or catering facilities will only be supported on existing camping and/or caravan sites where</i>	For clarity and precision

Modification number & page reference in examiner's report	Page reference in draft plan	Proposed Modification	Reason
		<p><i>they are of a scale appropriate to serve people staying overnight at the site."</i></p> <p><i>Include in the justification for the policy a statement that the policy seeks to assist the viability of existing shops and catering services in Hartington village.</i></p>	
M11 Page 39 Para 148 - 149	Page 27 Transport Para 9.8 – 9.9	<i>In Policy T1 replace "require" with "include"</i>	For clarity
M12 Page 40 Para 155	Page 28 Transport Para 9.8 - 9.9	<i>In Policy T3 replace "not be supported" with "only be supported if the proposals include an equivalent number of replacement parking spaces in no less convenient location for users"</i>	So that the policy has sufficient regard for national policy and is "clearly written and unambiguous"
M13 Page 41 Para 159	Page 28 Transport Para 9.8 - 9.9	<i>In Policy T4 replace the second sentence with "Development proposals that would result in the loss of car parking space in a domestic garage will only be supported if the proposals include the creation of an equivalent number of on-site replacement car parking spaces."</i>	So that the policy has sufficient regard for national policy and is "clearly written and unambiguous"
M14 Page 45 Para 174-175	Page 31 Community, Health, Social and Cultural Well Being Para 10.11	<i>In Policy S1 replace "is not supported" with "will be managed in accordance with national Green Belt policy"</i>	Paragraph 107 of the Framework states "Policies for managing development within a Local Green Space should be consistent with those for Green Belts." The part of the Framework that relates to 'Protecting Green Belt land,' including paragraphs 152 to 156, sets out statements regarding the types of development that are not

Modification number & page reference in examiner's report	Page reference in draft plan	Proposed Modification	Reason
			inappropriate in Green Belt areas.
M15 Page 49 Conclusion	Page 3 (NEW)	<i>Include Policy Index</i>	For clarity

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Hartington Town Quarter Parish

Neighbourhood Development Plan

2024 - 2039



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1 Introduction

Purpose

- 1.1 This Hartington Neighbourhood Development Plan (HNDP) is a community led planning exercise. The HNDP has been formed through open public meetings and Questionnaires engaging with residents, business owners and other stakeholders.
- 1.2 National government and local authorities are keen for local communities to decide for themselves what needs doing in their own neighbourhoods and to engage with other organisations in getting things done.
- 1.3 The HNDP sets out a shared vision for the community and the aims & objectives for progressing towards the vision. This vision comes from the community and demonstrates to local authorities and agencies what the community wishes are and proposals for how they can be achieved.
- 1.4 The purpose of the HNDP is to communicate a vision of how those who live and work in a parish want it to be, change or remain, over a period of time, when taking into account the environmental, economic and social issues it faces. It sets out how the parish wishes to move forward to enable those who read the HNDP to appreciate and understand the views and ideas of the parish.
- 1.5 Parish plans deal with wider issues than just planning, but without a plan local authority planners have no real idea of what a parish wants when making judgments on a planning application. Without a neighbourhood plan they only have the comments received from the parish council or letters from individuals.

Submitting Body

- 1.6 Hartington Town Quarter Parish Council, the qualifying body under the 2011 Localism Act.

Development Plan Area

- 1.7 The area covered by the HNDP is the same as the boundary of the Parish of Hartington Town Quarter. It is shown on Map 1.
- 1.8 Hartington Town Quarter Parish was designated as the Neighbourhood Area on 8th February 2013, following an application by the Parish Council to the Peak District National Park Authority (PDNPA).

Context

- 1.9 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.

- 1.10 A combination of factors identifies the essential characteristics of a place which we seek to develop, conserve, and protect by preparing this Neighbourhood Development Plan.
- 1.11 While reflecting the aspirations of the community, a Neighbourhood Development Plan is obliged to have regard to the provisions of the National Planning Policy Framework (NPPF) and be in general conformity with the strategic planning policies of the PDNPA which are set out in the Core Strategy (CS), and the Development Management Policies 2019 (DMP).
- 1.12 All policies affecting the Peak District National Park must meet the purposes and duty of a national park as set out in the 1995 Environment Act: -
- 1.13 To conserve and enhance the natural beauty, wildlife, and cultural heritage of the national park.
- 1.14 To promote opportunities for the understanding and enjoyment of the special qualities (of the Parks) by the public.
- 1.15 To seek to foster the economic and social well-being of their local communities.
- 1.16 The policies in the HNBP should be read as a whole. Development proposals will be considered in relation to all relevant policies and a balanced assessment will be made in determining whether any proposal is acceptable.

Plan Period

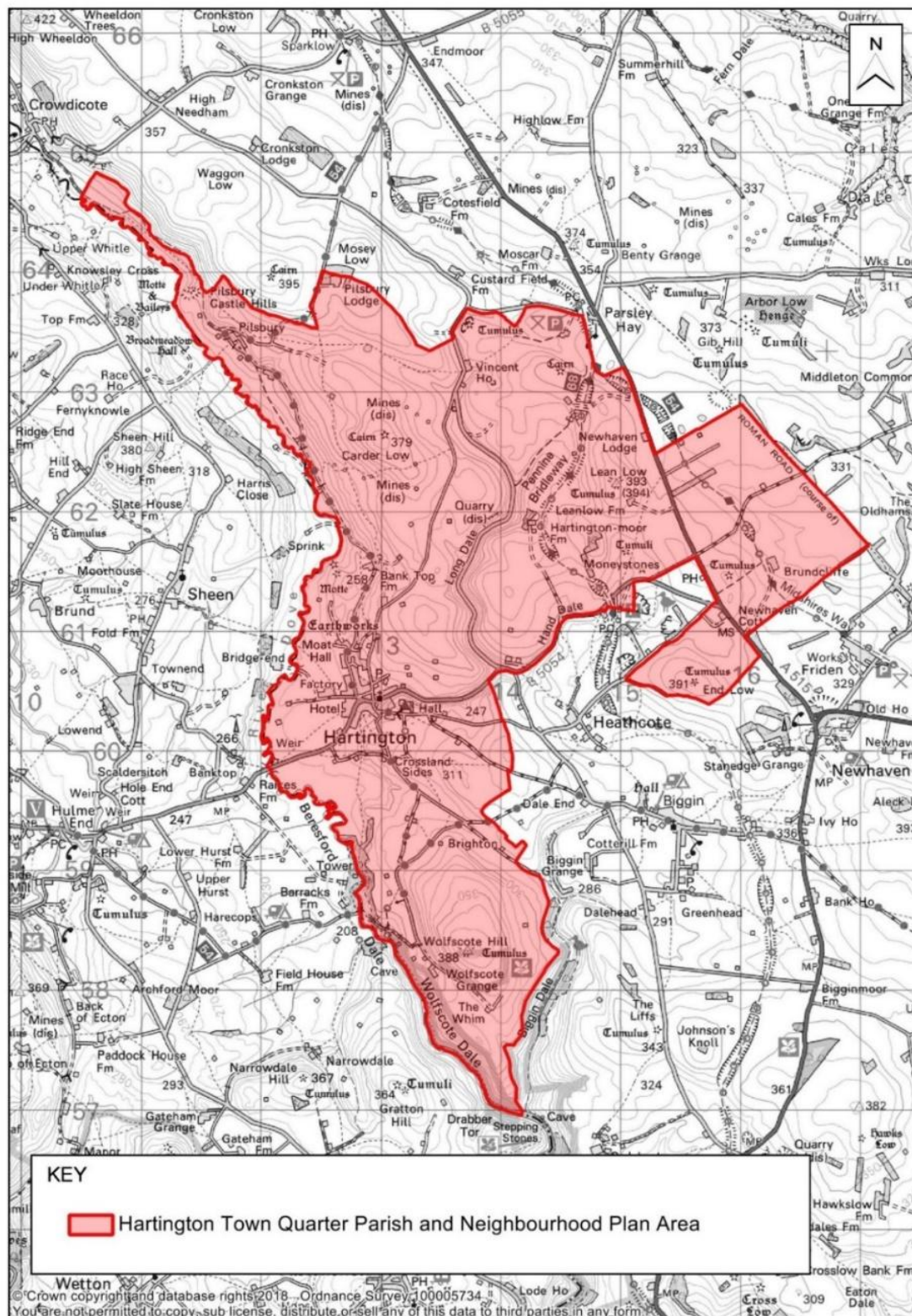
- 1.17 The HNBP sets out the vision, objectives and policies for the Parish up until 2039. The Parish Council will continue to work with PDNPA during that period to monitor progress on implementing the HNBP.

Process and Consultation

- 1.18 Hartington Town Quarter Parish Council are the lead body for the HNBP and have worked alongside a group of residents to form a Steering Group to produce the HNBP.
- 1.19 The full process is contained within the HNBP Consultation Response document and included several public meetings in 2014 and 2015.
- 1.20 In 2016 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 (a 75% response), were then displayed at a two-day public exhibition held in the Village Hall in 2018. The Questionnaire and the further responses from the exhibition became the foundations for the first Draft Plan (DP1).
- 1.21 DP1 was published in October 2018. It was formally publicised under Section 14 of the Neighbourhood Planning Act, with copies on village websites and printed copies available through the village shops. It was also issued to all statutory bodies including the local planning authority the PDNPA.

- 1.22 There were a significant number of responses and the Steering Group updated and revised DP1 in the light of comments received.
- 1.23 At the same time the Steering Group worked on the associated documents that are required for submission including, a Conditions Statement, Strategic Environment Assessment, Habitats Assessment and Consultation Statement.
- 1.24 Due to the time that elapsed while re-drafting the documentation and addressing updates to legislation, the Steering Group felt that an updated HNBP should be made available for further review and consultation. This revised plan (DP2) was made available in early December 2021 via both on-line and printed versions sent to all residents and landowners, with responses received by the end of January 2022. These have now been incorporated in this HNBP. Hartington Town Quarter Parish Council met on 5th June 2024 and agreed to submit HNBP to Peak District National Park Authority for Regulation 15 consideration.
- 1.25 A Consultation Review is published alongside as part of the statutory documents accompanying the HNBP.

MAP 1: THE NEIGHBOURHOOD AREA DEVELOPMENT PLAN



2 Hartington Town Quarter Parish - Setting

Location

- 2.1 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.

History

- 2.2 Hartington is located in the White Peak and is surrounded by landscape that is formed from its underlying geology. From limestone valleys, slopes, caves and outcrops, the village and parish are defined by its setting in this outstanding landscape.
- 2.3 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.
- 2.4 The first historical reference to the Parish 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). 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 17th century.
- 2.5 Many early buildings will have been simple constructions using timber or limestone rubble, some with thatched roofs. From the 1600s onwards local limestone and gritstone became the predominant materials, with thatch roofs gradually replaced by stone slate. Except on a few smaller outbuildings and dwellings, the stone slate itself has normally been superseded by blue slate or Staffordshire Blue clay tiles. The latter indicates the close relationship between Hartington and its neighbouring county across the river Dove. Around the Market Place most buildings date from the 18th and 19th century and reflect a period of prosperity. Streets radiate out from the centre, and they gave access to the open fields around the village.

- 2.6 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 small settlement. Today the ancient parish of Hartington is divided into four separate entities, known as quarters, and the HNBP concerns itself with the total area of the Parish of Hartington Town Quarter. The HNBP 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.

Principal Characteristics

- 2.7 For centuries Hartington has been a typical Derbyshire settlement, with an economic base of farming and quarrying, but with the added dimension of being a centre for trade. For various reasons the markets and the quarries closed or moved elsewhere during the middle of the 20th century but farming still thrives as a key aspect of life throughout the Parish. Several farms, such as Sennilow, Nettletoe, Mill Lane, Digmer and Hall Farm are based within the village boundary, demonstrating that this continues to be an active, working environment.
- 2.8 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, albeit in a neighbouring parish. A specialist cheese shop in Hartington helps to retain the village's relationship with fine English cheese, which remains a key part of its identity.
- 2.9 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 380). These include:
- a primary school and church
 - a vehicle service garage and filling station
 - a GP surgery/health centre/dispensary
 - a village hall
 - 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.
- 2.10 In the late 19th 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 and atmosphere
 - an attractive architectural heritage focussed on a central mere and village 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 with direct access for activities such as walking and cycling in a much-loved landscape.
- 2.11 The village has a rich legacy of buildings of many shapes and sizes, from small cottages to imposing three-storey houses. 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 are now defunct, such as the woodyard and saddlers’ workshops. These have been converted into private houses. Former farm buildings, pubs, Chapel and Hall have also been variously transformed into houses, shop, garage workshop and youth hostel.
- 2.12 In landscape terms Hartington village spills out of a secluded limestone dale onto the eastern fringe of a more open, flatter valley. The river Dove marks 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 remnants of past 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 1970’s became popular recreational routes known as the Tissington and High Peak Trails.
- 2.13 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 380 people with some 200 dwellings of which almost 180 are in the centre of the village.

3 Vision for the HNBP

To deliver a vibrant, well-balanced community that continues to be a great place to live, be educated, work and visit.

- 3.1 We want to ensure that Hartington continues to be a community of all ages. We want people to be able to start and raise families here and for young people to be able to grow and develop without having to leave the Parish. We also want to ensure that everyone can enjoy fulfilling lives here.

To conserve Hartington Town Quarter's outstanding landscape, wildlife and cultural heritage in order to retain the unique and special character of the Parish.

- 3.2 We want to ensure that development in and around our village protects and enhances the special landscape character of the National Park and the character and historic pattern of Hartington, including its heritage assets, conservation area and important green spaces.

To deliver a viable community which is sustainable in the long term and meets the needs and aspirations of its residents.

- 3.3 We want to ensure that the goods, services and community activities remain relevant and accessible to the community of Hartington. This includes, where possible, providing opportunities for affordable housing, potential development of community facilities and appropriate scale, high quality economic development, within the Development Boundary (DB).

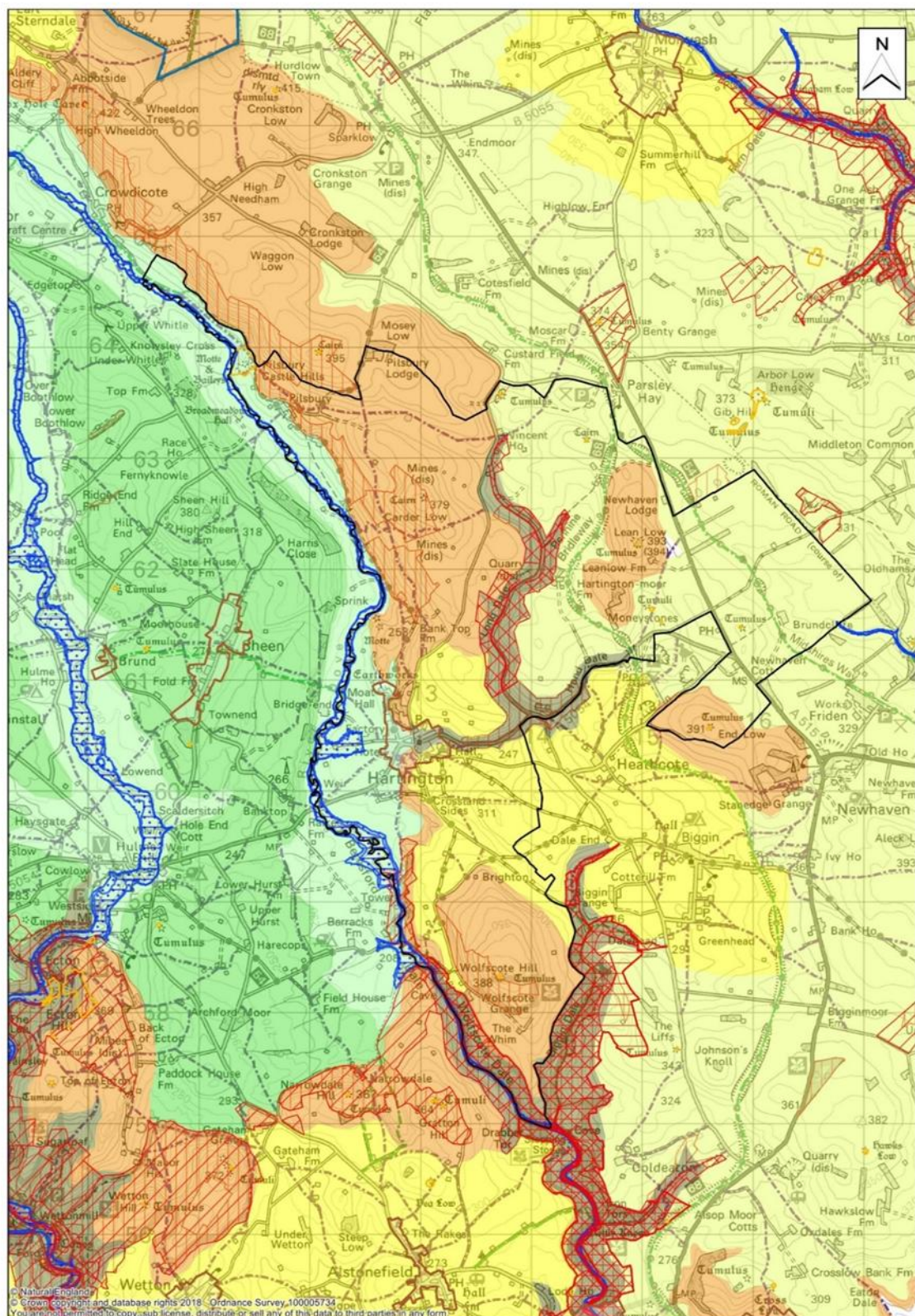
4 Landscape and Ecosystems

Objectives

- 4.1 To ensure that the value of the landscape and ecosystem is given due weight in development.
- 4.2 To protect those aspects of the landscape which provide habitats, thus maintaining and ideally increasing the current diversity of flora and fauna.
- 4.3 To enhance native tree cover and hedgerows, woodland, biodiverse grassland, regionally distinctive limestone dry stone walls and field barns which make a significant contribution to the environmental quality and character of the area.
- 4.4 To engage the resident community and visitors in the environmental resources to help to safeguard it for this and future generations.














Justification

- 4.5 The landscape of the White Peak, including the parish of Hartington, is distinctive, comprised of limestone ridges and dales with field boundaries marked by dry stone walls. Field barns and dew ponds are features which are key to this landscape. The rivers, woodland, scrub and grasslands are distinctive habitats and face threats from human activity and climate change.
- 4.6 The landscape of the HNBP area is that of predominantly open countryside surrounding a small village. The limestone dales and ridges are a distinctive product of geology, climatic patterns and erosion.
- 4.7 Across the National Park there are wilder areas with minimal obvious human influence which are particularly important to conserve and are designated in planning policies as areas in which development should not usually take place at all. Such areas are designated as 'Natural Zone'. Within the HNBP area the Natural Zone, consisting of limestone hills and slopes, is located northwest of Hartington, to the east of the river Dove (see Map 2). In addition, the Natural Zone also includes limestone dales lying north and northeast of the village known as Long Dale, as well as Beresford and Wolfscote Dales to the south. There are further small areas of hill and heath rising above Beresford Dale.
- 4.8 Beyond the Natural Zone outside of the village, the land is largely agricultural, upland farming, which has played an important role in shaping the landscape and continues to do so. Farming has traditionally taken place in small farm units and even within the village, unusually, five farms remain operational.



Map 2: Landscape Character Types and Planning

KEY FOR MAP 2

-  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)

- 4.9 Other designations (beyond the all-embracing Peak District National Park), include the Long Dale Site of Special Scientific Interest (SSSI), wholly within the HNBP area. A small part of the Derbyshire Wildlife Trust's Hartington Meadows Nature Reserve lies within the designated area as do parts of the Derbyshire Dales National Nature Reserve in Wolfscote Dale and the adjacent Biggin Dale, owned and managed by the National Trust. Wolfscote Dale is the northern extent of the Dove Valley SSSI and is also designated as a Special Area of Conservation (SAC) giving additional protection. The Dove Valley SSSI is the most extensive and active limestone gorge in the UK. Permanent water flow crosses the limestone bedrock, yet many tributary valleys are either seasonal or dry.
- 4.10 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 square metre 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.
- 4.11 These designated areas enjoy good protection from development in existing planning policies.
- 4.12 Of equal importance are the locations that do not have specific nature conservation designations but support plants and animals which are under threat in the wider countryside. According to the Peak District National Park 'State of Nature Report' (2016) 60% of UK species are either in decline or strongly in decline. Woodland, diverse grasslands and scrub, dry stone walls, field barns and dew ponds all provide biodiverse habitats across the Parish.
- 4.13 The 'State of Nature Report' (2016) highlights that the White Peak, including our Parish, is lacking connected, joined up habitats that are large enough to avoid ecosystem stress. However, it is recognised as being sustainable in respect of providing the full range of ecosystem services i.e. the benefits people gain from ecosystems such as provision of food and water, nutrient recycling, and certain cultural services such as health and well-being benefits, resident and visitor enjoyment.
- 4.14 Diseases (notably Dutch Elm and more recently Ash Dieback) continue to reduce tree cover but more recent planting behind 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.
- 4.15 South of the village are steep sided fields with a scattering of mature trees. Further planting of replacement trees, with adequate protection from stock grazing, should be encouraged.

- 4.16 The approach along Mill Lane has several notable mature trees in the vicinity of, as well as opposite, the public car park. Planting of replacements should be undertaken in a planned manner.
- 4.17 The approach via Hartington Dale is along a seasonally wet limestone gorge. Trees dominate the skyline and are self-sown. The relatively wild nature of the vegetation habitat of the gorge is an important part of the character of this area. 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 Hartington 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 is encouraged.
- 4.18 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, fungi and pollinators in the valley (see Facebook 'Hartington Wildflowers').
- 4.19 91% of respondents in the 2018 community survey believe that conservation of landscape features such as field barns and dry-stone walls should be actively encouraged.

Policy

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.

E2 - Proposals will only be acceptable where they will not fragment or disrupt existing habitat networks.

5 Climate Change

Objective

- 5.1 To move towards a zero-carbon future while recognising that our rural location, and current reliance on both the private vehicle and oil, coal, and LPG as energy sources represent a significant obstacle to overcome.

Justification

- 5.2 We recognise that our community needs to adopt a series of responses to address the issues posed by climate change, and to accept that climate change is not viewed simply as an issue of temperature and carbon dioxide increases.
- 5.3 Key findings from research published by the 'UK:100's Countryside Climate Network' (2021) conclude that 75% of rural citizens believe that cutting carbon emissions is an opportunity to create new jobs, and that 87% of rural citizens are concerned by the impacts of climate change. However, the report also states that without significant investment in a decarbonised infrastructure providing viable alternatives to the private car and to a viable, cost-effective energy alternative to fossil fuels then change in practice in rural areas will be slow.
- 5.4 In 2020 the centre of the village, alongside the B5054 and down Stonewell Lane, experienced a flood event, this being the latest recorded such 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 proper maintenance and surface water management are essential.
- 5.5 In 2019 the UK became the first major economy to pass laws to bring all greenhouse gas emissions to net zero by 2050. Currently the vast bulk of properties in the village rely on oil, wood or coal for heat, with only the recent housing development, Peakland Grange in Stonewell Lane, having heat exchange technology as standard. There is a clear need to find cost effective alternative solutions for energy consumption in a rural setting such as Hartington.
- 5.6 It is a concern that our rural area is so heavily dependent on fossil fuels. Despite the lack of options for alternative energy sources, there is recognition that our rural community can play a role in securing sustainable development. In 2020, our village hall engaged with the 'De-Carbonisation Project'.
- 5.7 When and where feasible the community will engage and explore with the National Park Authority and other stakeholders about low carbon technologies.
- 5.8 Policies relating to climate change in relation to housing and transport are addressed separately within this HNBP.

Policy

C1 - In seeking to address the causes and impacts of climate change future developments must comply with the following:

- **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.**
- **All proposals to build new buildings or extend existing buildings or change their use must include grey water recycling.**
- **The use of locally sourced building materials will be required for all development.**
- **Subject to it being viable within the electricity infrastructure available in the village:**
 - a) all new houses, and residential annexes will be required to deliver an EV charging point.**
 - 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.**
- **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.**

6 Development Boundary

Introduction

- 6.1 Hartington is classified within PDNPA Core Policy as a DS1 Settlement, which means it is identified as one of a number of settlements in the Peak Park where the majority of new development (including about 80% to 90% of new homes) will take place.
- 6.2 In a DS1 settlement, new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises in or on the edge of settlements.
- 6.3 The HNBP provides an opportunity for the community to determine the extent of any such development.

Objectives

- 6.4 To clearly define the area within which appropriate new development might take place – the Development Boundary shown on Map 3.
- 6.5 To ensure the village's essential identity and character is protected, based on its traditional settlement form and historic pattern of development including its Conservation Area. See Appendix B for relevant information on the Conservation Area and the myriad of heritage assets in the Parish.
- 6.6 To avoid development in Local Green Spaces (LGSs).
- 6.7 To restrict development outside of the Development Boundary (DB) in conformity with Policy HC1.

Justification

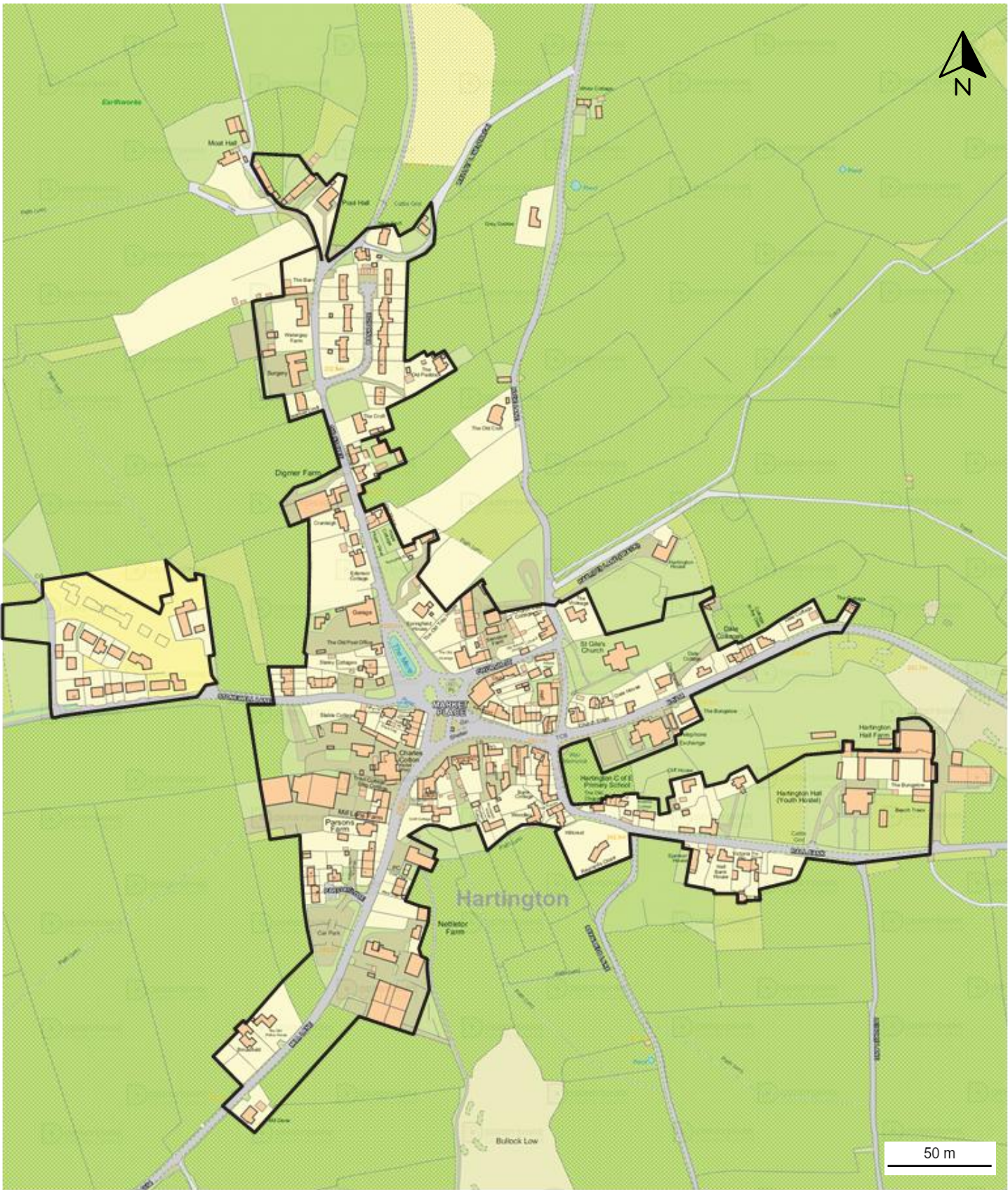
- 6.8 PDNPA policy (DMC4) makes clear that under a neighbourhood plan a DS1 settlement can define a boundary for development.
- 6.9 The Development Boundary follows the existing settlement pattern formed around a nucleated hub and spoke arrangement comprising the ancient roads and lanes which radiate from the village. In most cases housing along these routes back directly onto farmland.
- 6.10 The Development Boundary protects the character of the landscape within and immediately surrounding the village, with its ancient field systems and open spaces.
- 6.11 90% of respondents in the Neighbourhood Plan Questionnaire supported the re-use of existing traditional buildings or previously developed sites in the Development Boundary.
- 6.12 There are a number of such buildings and sites within the proposed Development Boundary, including current commercial premises and farm buildings, which could be suitable for appropriate development.

Policy

DB1 - New development will be limited to within the Development Boundary, protecting the surrounding landscape and historic field patterns.

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.

Map 3: Development Boundary



7 Housing

Objectives

- 7.1 To facilitate the delivery of affordable homes which are safe, energy efficient and in a mixture of tenures which provide an opportunity for local people to remain in the community. These properties should remain affordable in perpetuity.
- 7.2 To investigate the feasibility of a Community Land Trust (CLT) initiative to secure funding.
- 7.3 To identify land with potential for the development of new affordable homes providing: there is a proven need, and the development would preserve and enhance the surrounding environment.
- 7.4 To support the development of ancillary dwellings, by conversion or new build.
- 7.5 To help ensure relatively affordable future housing stock by supporting 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 3-year initial residency clause and should be of a size to meet the person's housing need in accordance with policy DMH1.

Justification

- 7.6 Throughout the Parish open market housing commands high prices which are unaffordable to those on modest incomes.
- 7.7 Hartington is a settlement where affordable housing, either by new build or conversion, is acceptable under the existing policy framework.
- 7.8 The Parish comprises of 202 dwellings, with 174 in the village itself. This includes the 26-house development on the old Dairy Crest site (Peakland Grange) which when complete will comprise of 22 open market houses and 4 affordable homes.
- 7.9 The mix of housing across the Parish is shown on Table 1 in Appendix C.
- 7.10 Housing availability and affordability are big issues for many local residents struggling to get on the housing ladder. Of added concern is the substantial level of second or holiday homes and other properties with no usual occupants, which can be detrimental to the sustainability of community facilities and the vitality of the community.

- 7.11 The 2021 census provided information on housing occupancy, but in the light of the subsequently occupied houses at Peakland Grange, this was updated by a more recent and detailed survey carried out by the Steering Group in 2023. Analysis of that survey (see Table 1) shows that within the Parish there are 202 dwellings: 66.8% are owner occupied, 10.4% are rented with longer term lets, 8.4% are second homes and 14.4% are holiday lets. This means that 22.8% of homes are not occupied by a household for whom it is a primary residence. 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.
- 7.12 The response to the NPQ 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.
- 7.13 The 2007 Housing Needs Survey identified that there are 7 affordable homes in Hartington managed by a Housing Association. Five of these are bungalows limited to occupancy by older people. The Peakland Grange development will add a further 4 affordable homes when the development is complete.
- 7.14 The 2014 housing need survey showed that 19 households were in need of affordable housing at that time across the Parishes of Hartington Town Quarter, Hartington Nether Quarter and Hartington Middle Quarter with 5 that had a local connection with Hartington Town Quarter.
- 7.15 The Parish Council would support the District Council in the preparation of an updated housing needs survey to identify to what extent the need in the parish has been met.
- 7.16 The retention of a sustainable community within the HNDP area to support the village school, to provide a workforce for agriculture and other local businesses and especially to enable all generations of people to be housed and to remain in the area is a priority for the community.
- 7.17 Existing policies in the Peak District National Park Local Plan support the delivery of affordable local needs housing to meet a proven need and requires that development conserves and enhances the National Park.

Policy

H1 - The provision of a wider mix of tenure for new affordable housing, including rental, shared ownership and private ownership will be encouraged.

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

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.

8 Economic Development

Objective

- 8.1 To support current businesses, encourage home working and retain a wide range of services that we currently enjoy. New business ideas will be encouraged to use existing buildings wherever possible. Any new build should be small-scale enhancing or at least complementing the village setting and its historic pattern of development.
- 8.2 To support working farms, economic development and community resources through the conversion and re-use of redundant traditional buildings and replacement of non-traditional agricultural buildings.

Justification

- 8.3 The HNPD aims to see a prosperous local economy and Hartington is recognised as an important local centre for service provision as well as a popular tourist location. It is however remote from major work conurbations and there is a very limited bus service for commuting.
- 8.4 The village is fortunate to have a GP Practice with a dispensary, a large youth hostel, a garage, a small brewery, a pub, hotel, and other accommodations, seven shops, a post office, two cafes and a school amongst its local employers. All of these facilities were seen as very important by residents. Although there are no other significant commercial or industrial activities within the HNPD area there are some larger employers in adjacent parishes. There are also a small number of jobs associated with supporting and maintaining holiday homes and farming related activities.
- 8.5 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.
- 8.6 Businesses need good communication, and this is particularly true for home working. There is a broadband exchange in the village and the Parish Council will support additional mobile network coverage where infrastructure required is compatible with the landscape.
- 8.7 Encouraging existing and small to medium sized enterprises to develop in Hartington was strongly supported in the HNPD 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 HNPD 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 for small scale “new build” premises proposals within the DB.

- 8.8 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.
- 8.9 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.
- 8.10 The questionnaire shows that 96% of respondents either agree or strongly agree support for re-use or conversion of redundant buildings. 66% believe workshops for local businesses to be either somewhat important or important with 59% believing community led enterprises important.
- 8.11 Agricultural barns are a strong characteristic feature of the Peak District and were mostly built in the late 1700s and 1800s. Field barns are found scattered among fields some distance from farms, often unused and in poor structural condition because they are no longer suitable for modern agricultural operations. High importance is attached to sustaining the valued characteristics of isolated traditional buildings together with their setting in the surrounding environment, but alternative uses are strictly controlled by existing policies.
- 8.12 The re-use of redundant traditional agricultural buildings on farmsteads will be supported for appropriate development such as affordable homes or small-scale business use, where this does not cause harm to the building or its setting.

Policy

ED1 - Change of use of the public toilet facilities in Mill Lane will not be supported.

ED2 - Business uses should primarily be directed to existing buildings. If a new building is proposed for a business use, an assessment of the availability and suitability of existing buildings in the Development Boundary must first be undertaken.

ED3 - Given the number of existing touring camping and caravan sites, yurts, shepherds 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.

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.

9 Transport

Objective

- 9.1 To address the impact of high seasonal vehicle numbers through encouragement and support for sustainable and eco-friendly alternatives such as walking, cycling and the use of public transport.

Justification

- 9.2 It is not easy to address sustainable transport in a relatively isolated and hilly location such as Hartington, where public transport is minimal and there is no guarantee that what remains can be sustained. The car is likely to continue as the principal mode of local transport for the duration of this HNPD. 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 HNPD Questionnaire response demonstrates substantial support for the objective.

Public Transport

- 9.3 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.
- 9.4 The development of land, and the use to which it is put, has transport implications. Public transport can help reduce the impact on the fabric of the place where its presence replaces travel by private car.
- 9.5 For tourists and other visitors, the bus improves accessibility to Hartington, implying reduced use of cars, with less pollution and other environmental gains.

Footpaths, bridleways, cycleways

- 9.6 In the evidence base, respondents considered 'good access to the surrounding countryside' as part of the essential character of Hartington and an intrinsic part of why people enjoy living in Hartington. The evidence suggests, therefore, that the rights-of-way network is a cherished aspect of living in Hartington, for both heritage and recreational reasons.
- 9.7 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'.

- 9.8 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.

Policy

T1 - Proposals for development must:

- a) demonstrate how the development will be served by sustainable and active travel.**
- b) require provision of cycle parking and storage.**

Objective

- 9.9 To seek the provision of an off-road link between the village of Hartington and the Tissington Trail

Justification

- 9.10 The provision of an off-road link was a specific suggestion included in the Questionnaire forming part of two questions. 44% regarded a link as somewhat important and 28% felt that it is very important.

Policy

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.

Objective

- 9.11 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.

Justification

- 9.12 This has been an important, unresolved issue throughout the second half of the 20th 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'.
- 9.13 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 have no off-street parking provision, and outlying residents accessing the village's services.

- 9.14 The Hartington Village Questionnaire results generated emphatic agreement to the heading 'Improved rationalisation of parking in the village' which almost 70% of respondents want to 'encourage' or 'allow'.
- 9.15 It is essential for the economy of the village that visitors are welcomed, and any traffic management/car parking policies should recognise the important contribution that tourism makes to the village. The existing public car park on Mill Lane should be retained.
- 9.16 Residents were invited to consider specific locations 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 the first three of these locations is dangerous, can cause congestion and obscures important village views. The control around the Mere would help enhance the setting of the historic centre of the village.
- 9.17 The Parish Council would support the introduction of double yellow lines by Derbyshire County Council in each of the locations shown on Map 4A and 4B.

Policy

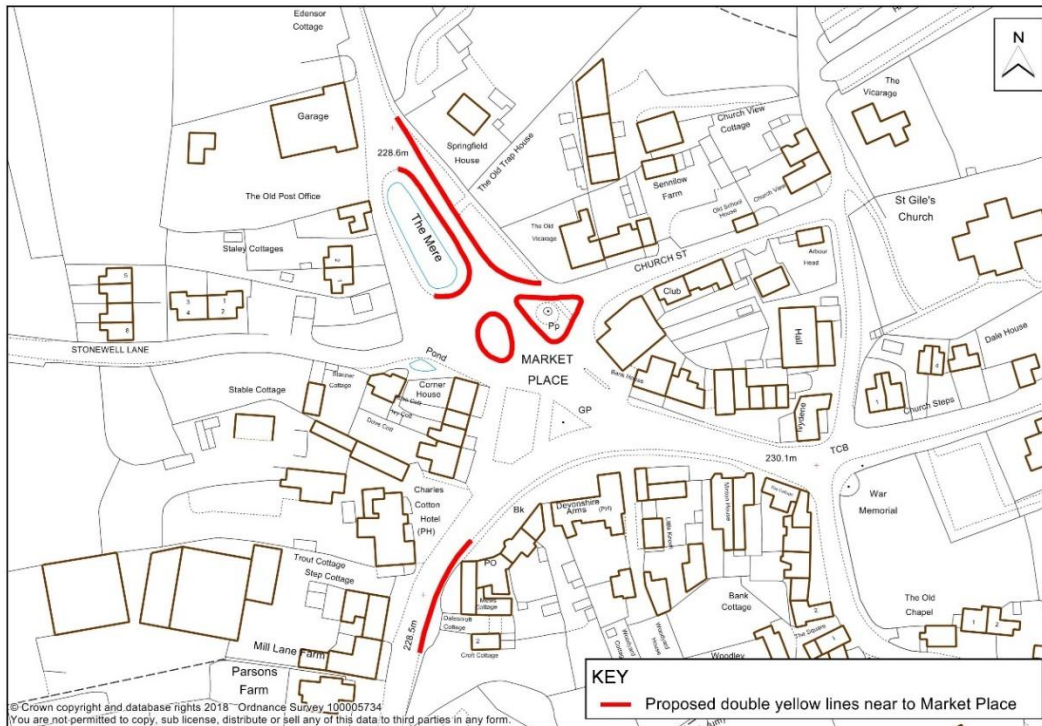
T3 - Proposals for development that would lead to a loss of public parking in Parsons Croft car park on Mill Lane will not be supported.

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.

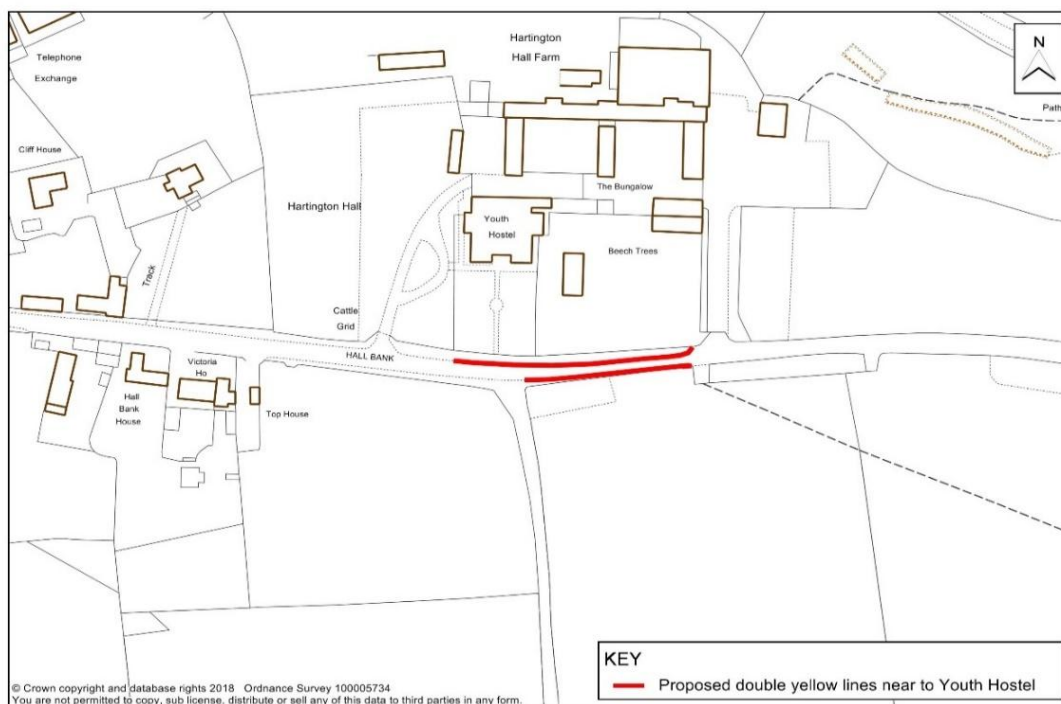
T5 - Commercial development proposals, including agricultural diversification projects, which involve the movement of customers or clients to the site must provide a travel plan with the planning application addressing how the travel needs will be met and how sustainable travel will be promoted.

- 9.18 The following is to be adopted as a non-planning community policy:

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.



Map 4a: Market Place



Map 4b: Hall Bank

10 Community, Health, Social and Cultural Well Being

Objective

- 10.1 To protect Hartington's valued and distinctive green spaces which contribute to the character of the village, its settlement form, and its natural and historic environment (see Appendix B), in order to safeguard and nurture the physical and mental health and well-being of the community.
- 10.2 To determine which of these spaces meet the criteria for designation as a Local Green Space (LGS) as stipulated within the NPPF, namely: *"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"*.

Justification

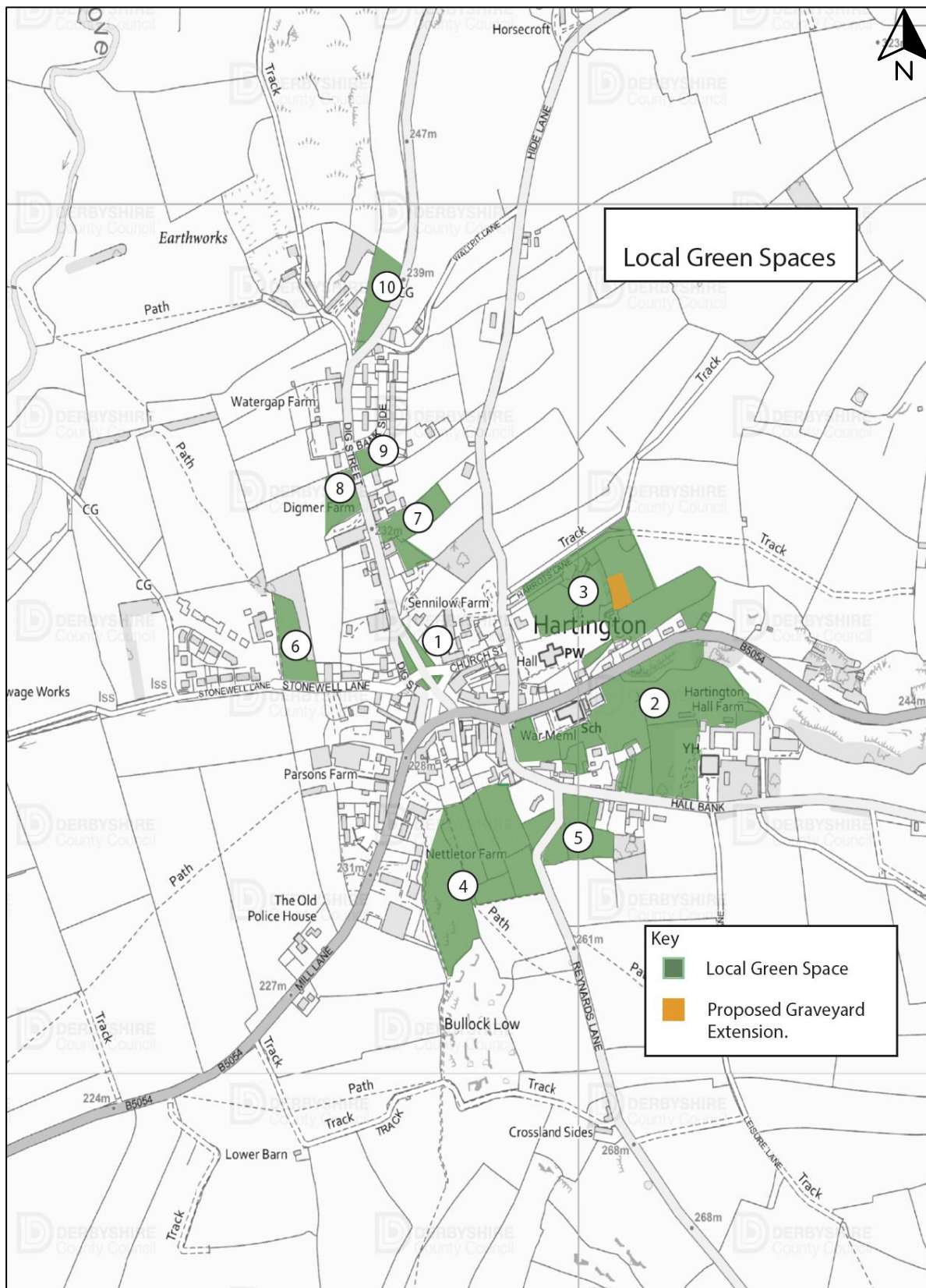
- 10.3 The National Planning Policy Framework (NPPF) promotes sustainable development. Economic, social and environmental considerations are mutually dependent and therefore must be taken into account. The NPPF sets out that the planning system must support: *"strong, vibrant and healthy communities, 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"*.
- 10.4 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."*
- 10.5 Good housing, employment and transport which all contribute to the well-being of any community are dealt with in other sections of the HNDP. This section focuses upon how the sense of place specific to Hartington and in particular its green spaces, are key to the well-being of the community.
- 10.6 The NPPF gives power to local communities to identify areas of Local Green Space (LGS) of particular importance for special protection ruling out development other than in very special circumstances.
- 10.7 A key characteristic of the village landscape includes green fingers, corridors and wedges of land punctuating space between buildings and providing a distinctive rural agricultural feel. These 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. They also punctuate the distinctive 'spoke and wheel' structure of the village.

- 10.8 A related consideration is the quality of views of the surrounding countryside available from numerous locations within and across the village. The importance of these elements was demonstrated by the Village Questionnaire (2018), with over 96% of respondents attaching importance to the historic white peak village and its access to open countryside. In the same Questionnaire (2018) 96% of respondents saw the green spaces within the village as being of great importance (very important 68% and important 28%).
- 10.9 Almost all of the LGSs identified in this HNBP are in private ownership, the exception being the Village Greens. No rights of ownership or access are affected by the HNBP.
- 10.10 Overall, these green spaces protect the form and character of the village, its cultural and historical heritage and the physical and mental well-being of its residents.
- 10.11 Designation as LGS provides these areas with an essential layer of protection against any inappropriate development and indeed any development at all, other than in exceptional circumstances.

Policy

S1 - The areas listed on Appendix A and shown together on Map 5 are designated as Local Green Spaces, where new development is not supported other than in the exceptional circumstances set out in policies S2 and S3.

Map 5



Objective

10.12 To identify areas that hold outdoor recreational potential for the community.

Justification

10.13 The village has a range of community, sports and recreational facilities which actively support the health and well-being of its residents.

10.14 Despite the range of activities currently available, 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.

10.15 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.

10.16 Two of these Local Green Spaces, LGS2 and LGS6 could, dependant on owners granting permission, accommodate communal spaces which are safe for recreation and enjoyment. LGS2 has the added benefit of being central within the village and close to both Church and Village Hall. These potential communal areas would meet the current gap in community facilities in Hartington.

Policy

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.

Objective

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

Justification

10.18 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.

10.19 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 (within LGS 3 marked 'graveyard extension' on Map 5) was purchased by Derbyshire Dales District Council over 20 years ago but no site preparation has been undertaken.

Policy

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.

Objective

10.20 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.

Justification

10.21 The responses to the Questionnaire clearly demonstrate that the existing indoor community 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.

10.22 It is important that these facilities are able to meet the changing needs of the community. This may be via building extensions or making changes to premises, which existing Local Plan policies support; or, through creative and collaborative sharing of resources and facilities.

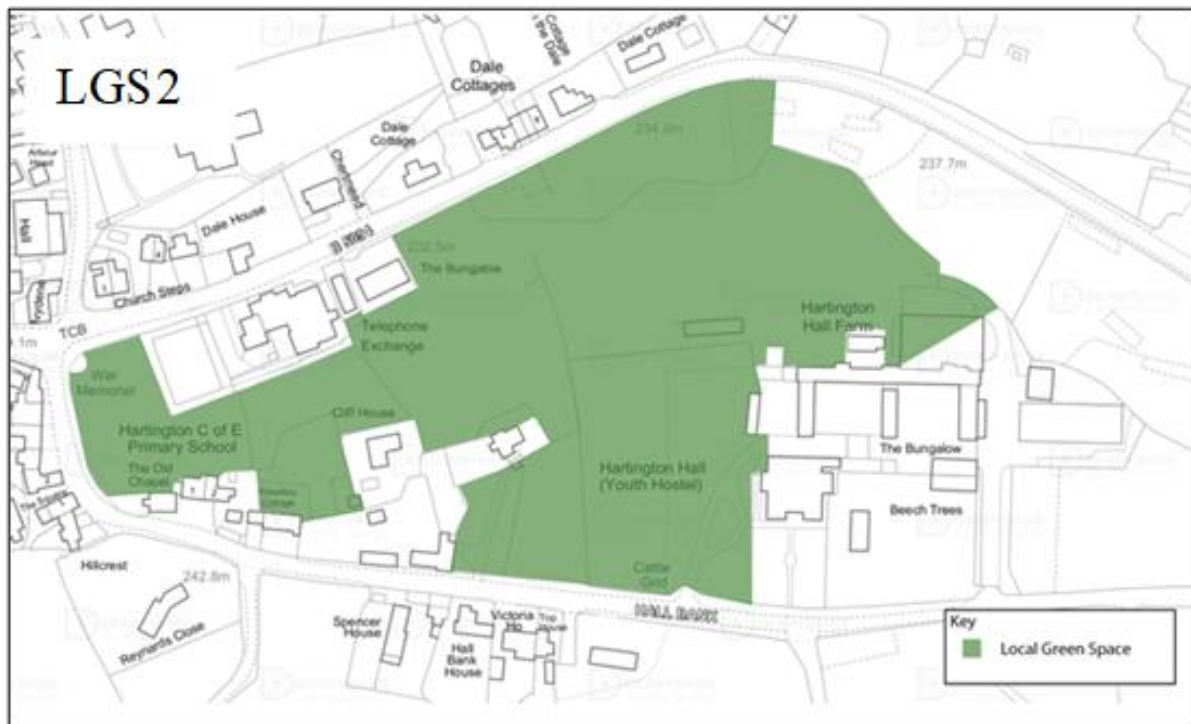
Policy

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.

11 Appendix A: Local Green Spaces



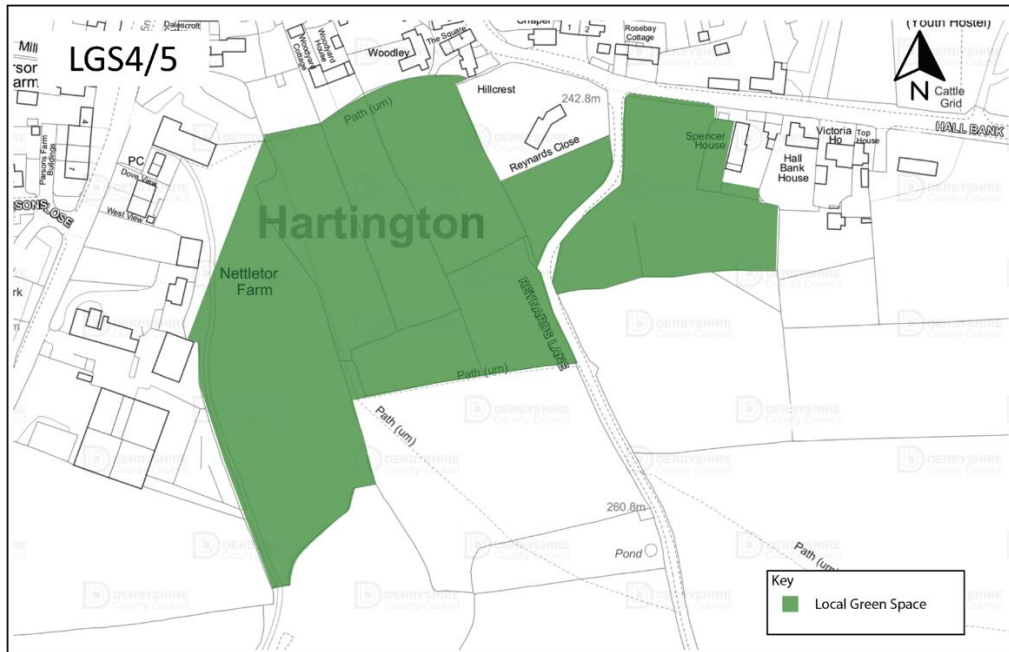
11.1 *Area LGS1* The Mere with its seating, the Village Pump, the open nature of the Market Place and the Village Greens are historic, iconic and at the heart of the village. 92% of Questionnaire respondents valued these aspects as very important to the village. They represent a key public green space 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.



11.2 Area LGS2 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. The lower part of the field is the only open, flat space in the centre of the village large and safe enough for outdoor community gatherings (as permitted by the owner). This Space is demonstrably special to the community, evidenced by its successful use in 2021 for the delayed VE Day commemoration and the 'Hartington Celebrates the Queen's Platinum Jubilee' event in 2022. It forms an imposing hill line to the south of the Dale, the natural entrance/exit to the village. When viewed from Hall Bank above it comprises the garden of the 17th century Hartington Hall, containing important views from the area to the village and Church and the former rectory to the northeast with stands of mature trees visible from many points. Overall, this area, (already designated an IOS in the HCA), with its contrasting landscape attributes and views both from below and above and the historic significance of its heritage assets clearly qualifies as an LGS.



11.3 *Area LGS3* The northern edge of the Dale was as the above, (already identified as an IOS in the HCA), with the rising land behind the houses providing another striking green entrance or exit to the Village with the sharply rising green fields balancing LGS2 on the southern slopes. Beyond this is the Old Rectory with its garden and the green field to the west which has been purchased by DDDC for a potential extension to the Village Burial Ground. The house and grounds are a backdrop to the Church and prominent from a number of viewpoints on Hall Bank, the footpaths in LGS9 and higher ground within the HCA to the South of the village. There are a number of important protected trees within and alongside the garden. The field to the east is earmarked for a relatively small extension to the burial ground of perhaps 50 burial plots close to the existing cemetery which is separated from this field by a natural stone wall. The majority of the field would remain grassland. This whole area is demonstrably special.



- 11.4 *Area LGS4* 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, whilst other footpaths climb across this attractive area of landscape. It is bounded by Reynards Lane to the north allowing unbroken views of the village.
- 11.5 *Area LGS5* 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.



- 11.6 *Area LGS6* This historic ridge and furrow field on the north side of Stonewell Lane was one of the first proposed local green spaces at the Village Hall Public Meeting and Exhibition in September 2015. It was seen as an especially important green space as demarcation between the village and the proposed development of the brownfield ex-Dairy Crest site to the west. With the housing now largely completed, its significance increases, as a reminder of the industrial history of the village and its pattern of development. It links the new development to the village in the same way as the other open fields between houses along the roads radiating from its centre, emphasising its agricultural roots. In the 2018 Questionnaire 93% of respondents to the map showing which green fields to retain, supported LGS6 to be retained as a green space. Its importance in providing this agricultural link was summed up by the Inspector in the 2014 Public Inquiry on the Dairy Crest development proposals, when in ruling out proposed development on this field he stated if permitted “the development would form “an anomalous limb to the west of the village”. Instead, the approved scheme delivers sustainable drainage measures which are designed to reduce flood risk in the existing settlement and in the new housing approved on this land. The LGS designation is compatible with the approved scheme which relies on naturalistic changes to land levels to hold surface water run-off. The land forms a green corridor with the well-used footpath to Sheen along its western edge on the boundary with Peakland Grange. LGS6 has potential as a future environmentally positive communal area offering seating in a wildflower area with striking views across the Dove Valley rising to Wolfscote Hill, Gratton Hill and Narrowdale Hill. It offers a potential place to rest and to reflect for both residents and visitors.



- 11.7 *Area LGS7* to the east side of Dig Street is wedged between traditional housing. It provides the only clear view from Dig Street to the rising land in the east and contains the entrance to an ancient footpath to Hyde Lane and the Church. This is a further example of a corridor of farmland penetrating directly into the village and “emphasises that Dig Street is part of Hartington’s agricultural inheritance”.
- 11.8 *Area LGS8* The ridge and furrow field on the west side of Dig Street is agricultural land which formerly separated housing from a group of listed buildings at Watergap Farm, Moat Hall, and Pool Hall.
- 11.9 *Area LGS9* The small field is the only remaining open space to the north of The Croft. It is one of only two fields, alongside LS6 above, that remains of farmland following the post war development of the east side of Dig Street.

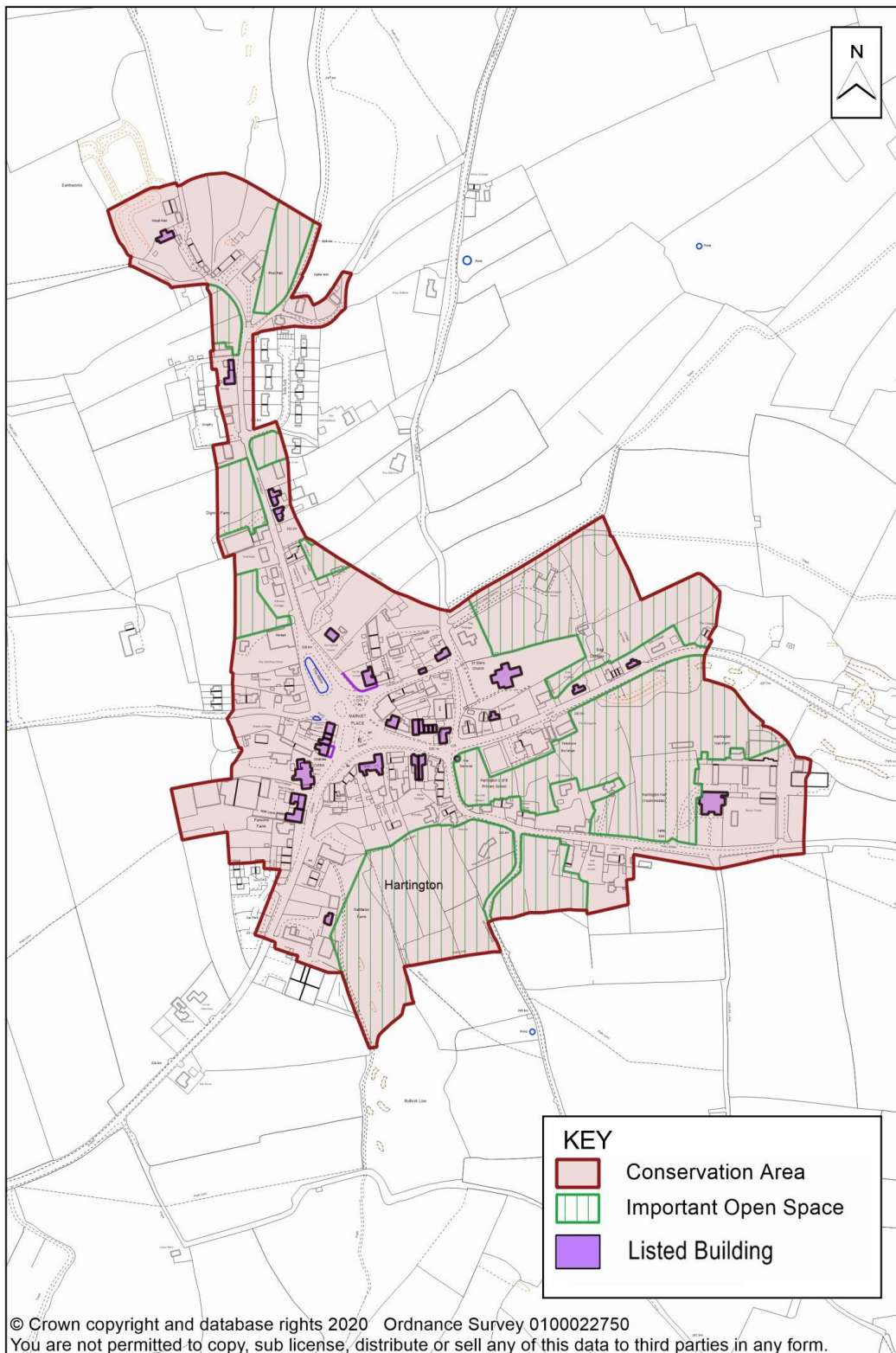


11.10 *Area LGS10* This is a narrow strip of agricultural land between Pool Hall and the road leading out of Hartington towards Pilsbury and signals the beginning of open farmland to the north of the village.

12 Appendix B: Hartington Conservation Area and Heritage Assets

- 12.1 The majority of the centre of the Hartington was designated as a Conservation Area on 18th March 1977. A further character appraisal of the Conservation Area was adopted on 11th February 1994. In 2005 an updated Conservation Area Appraisal was published.
- 12.2 The objective of a conservation area designation is to conserve the character and appearance of the designated area, including landscape and open spaces, which define an area's special historic interest. It also introduces a general control over the demolition of buildings, walls and other structures. Under the NPPF conservation areas are designated heritage assets and the conservation of Hartington's Conservation Area must be given great weight in planning permission decisions.
- 12.3 The PDNPA Conservation Officer has recently confirmed the ongoing relevance of the appraisal regardless of its age: *"the existing Hartington Conservation Area does identify the special architectural and historic interest which contribute to the area's character and appearance, and justify its designation.....The existing appraisal can, however, be considered to be a reliable assessment of the special interest of the Hartington HCA, albeit with less detail than more recent appraisals"*ⁱ. This is unsurprising since the HCA considers matters of heritage, which have remained broadly unaltered since designation.
- 12.4 At such time as the Conservation Area is updated it is the intention of the Parish Council to actively engage with that process. This is because of the impact such a designation has on any potential development, and because of the support given to the importance of the historical character of the village by 93% of respondents to the Village Questionnaire (2018), who believe that the Conservation Area and listed buildings are important in describing the essential character of Hartington.
- 12.5 The map below shows the extent of the Conservation Area and the listed buildings within it. In all there are 37 listed buildings and two listed mileposts lying within the HNBP area and these are itemised below. All listings are Grade II, with the exception of St. Giles Church which is Grade II*. Within the Conservation Area certain 'Important Open Spaces' (IOS) were identified because of their historic significance, local character and proximity to the community.

ⁱ (Ref. Correspondence: Sue Adams, Conservation Officer PDNPA, 28th February 2022).



- 12.6 The contribution of spaces between buildings is also recognised and given the Conservation Area status this is strengthened and valued.
- 12.7 The Conservation Area is afforded substantial protection by existing local and national policies.
- 12.8 It is important to make a distinction between designated heritage assets (those that are listed or are within the Conservation Area) and the remainder that are non-designated heritage assets and are not statutorily protected. There are a host of non-designated heritage assets such as houses, out-farms (typically field barns), lime kilns, dew ponds, field boundaries and former industrial and railway structures. Within the parish the majority of development proposals for traditional buildings will be for non-designated heritage assets. It is considered that existing PDNPA policies, in particular DMC10, recognises the importance of non-designated heritage assets such as buildings, field walls, and agricultural landscape features such as dew ponds.
- 12.9 The existing policies in the Local Plan provide adequate protection for the heritage assets in Hartington and therefore no policy is required in relation to this. Instead, a position is adopted as follows:
- 12.10 The updating and reassessment of the Conservation Area Appraisal by the Peak District National Park Authority will be supported when it takes place.

Conservation Area

- 12.11 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).

Listed Buildings

- 12.12 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.

12.13 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 the building. Listing can also limit the options available for significant expansion or improvement.

Listed Buildings and Structures within the HNDP 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 Digmer 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 **Nettletoe 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 IV

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 & 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>	HARTINGTON TOWN QUARTER
<u>Derby to Hurdlow (via Ashbourne) Turnpike Road, Derbyshire Dales, Amber Valley and Derby</u>	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
<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 & 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 & 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 & 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 & 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 & 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
<u>Parsley Hay embankment: Cromford & High Peak Railway</u>	HARTINGTON MIDDLE QUARTER; HARTINGTON TOWN QUARTER
<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 & 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 & Parsley Hay: Cromford & High Peak Railway</u>	HARTINGTON MIDDLE QUARTER; HARTINGTON TOWN QUARTER
<u>? Shrunk 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 & 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 & High Peak Railway, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Level-crossing (site of), 377m south-east of Newhaven Lodge: Cromford & High Peak Railway, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Green Lane level-crossing (site of): Cromford & 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

<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 & 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 & 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
<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 Southeast 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 Outfarm 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
<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 Sheepfold 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
<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 & Parsley Hay: Cromford & 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
<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
<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
<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

<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

13 Appendix C: Housing Analysis

HARTINGTON HOUSING ANALYSIS JANUARY 2023						
POSTCODE	Owner Occupied	Long Term Rental	Second Home	Holiday Let	Total	
SK17 OAB	4	0	1	1	6	
SK17 OAD	2	0	0	0	2	
SK17 OAE	1	3	1	0	5	
SK17 OAG	15	2	0	0	17	
SK17 OAH	24	4	3	0	31	
SK17 OAL	12	1	3	6	22	
SK17 OAN	11	2	0	6	19	
SK17 OAP	5	3	1	0	9	
SK17 OAQ	15	1	1	2	19	
SK17 OAR	2	0	0	3	5	
SK17 OAS	5	3	2	2	12	
SK17 OAT	13	2	1	6	22	
SK17 OAU	0	0	1	1	2	
SK17 OAW	3	0	2	0	5	
SK17 OAX	2	0	1	0	3	
SK17 OAZ	3	0	0	0	3	
SK17 OBA	2	0	0	0	2	
SK17 OBB	5	0	0	1	6	
SK17 OBE	6	0	0	0	6	
SK17 ODF	4	0	0	1	5	
SK17 OHL	1	0	0	0	1	
	135	21	17	29	202	
	66.8%	10.4%	8.4%	14.4%	100.0%	

Table 1: Housing Occupancy – Survey 2023

14 Appendix D: Abbreviations

Acronyms in Hartington Town Quarter Neighbourhood Development Plan

CLT	Community Land Trust
CS	Peak District National Park Authority Core Strategy
DB	Development Boundary
DDDC	Derbyshire Dales District Council
DMP	Peak District National Park Authority Development Management Policies
DP1	The first Draft Plan (2018)
DP2	The second Draft Plan (2021)
HCAA	Hartington Conservation Area Appraisal
HCA	Hartington Conservation Area
HNDP	Hartington Neighbourhood Development Plan
IOS	Important Open Space in HCA
LGS	Local Green Space
LPG	Liquefied Petroleum Gas
NPPF	National Planning Policy Framework
NPQ	Neighbourhood Plan Questionnaire
PDNPA	Peak District National Park Authority
SAC	Special Area of Conservation
SSSI	Site of Special Scientific Interest

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- Decarbonise Project <https://www.derby.ac.uk/business-services/funding/de-carbonise-project/>
- Derbyshire Dales District Council: Housing Survey needs (2007 & 2014) file:///C:/Users/Owner/Downloads/Hartington_HNS_April_2014.pdf
- Hartington Wildflowers <https://m.facebook.com/hartingtonwildflowers/>
- Heritage Gateway <http://www.heritagegateway.org.uk>
- Joseph Rowntree Foundation "Homes for Rural Communities" (2006) <https://www.jrf.org.uk/report/homes-rural-communities-report-joseph-rowntree-foundation-rural-housing-policy-forum>
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- Peak District National Park Authority Conservation Areas (1994) <https://www.peakdistrict.gov.uk/planning/advice/conservation-areas>
- Peak District National Park Authority: <https://www.peakdistrict.gov.uk/looking-after/living-and-working/farmers-land-managers/historic-farmsteads-guidance>
- Peak District National Park: The Natural Zone https://www.peakdistrict.gov.uk/data/assets/pdf_file/0024/72384/DMP-Appendix-02-Natural-Zone.pdf
- Peak District National Park Authority : Hartington Conservation Area Appraisal (designated in 1977, with a character appraisal adopted in 1994, and an updated Conservation Area Appraisal adopted in 2005)

Peak District Nature Conservation

<https://www.peakdistrictonline.co.uk/peak-district-nature-conservation/#:~:text=The%20Peak%20District%20National%20Park%20has%203%20nature%20reserves%2C%20Dovedale,and%20the%20Kinder%20Scout%20Plateau.>

Taylor Review of Rural Economy and Affordable Housing: “Living , Working Countryside” (2008)

UK 100’s Countryside Climate Network (2021) <https://www.uk100.org/>

UK General Public Legislation Acts: Planning (Listed Buildings and Conservation areas) 1990
<https://www.legislation.gov.uk/ukpga/1990/9/contents>

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PLANNING APPEALS MONTHLY REPORT (A.1536/AM)

1. APPEALS LODGED

The following appeals have been lodged during the past two months.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Committee/ Delegated</u>
3367299 NP/DIS/1224/1399	Discharge of Condition 4 on NP/HPK/0309/0245 at The Marquis of Granby, Hathersage Road, Grindleford	Written Representation	Delegated
3368852 NP/SM/0425/0386	Listed Building consent - Alterations to 2-storey apartment Swythamley Hall North Wing, Swythamley Hall	Written Representation	Delegated
3367230 NP/HPK/0125/0061	Demolition of derelict outbuilding and construction of two-bedroom detached dwelling with front garden to street, and smaller private amenity space to rear. Site of former NatWest Bank, The Green, Bamford	Written Representation	Committee
3369095 NP/DDD/1024/1145	Proposed garage and store building for purposes incidental to a dwelling The Barn, South Church Street, Bakewell	Householder	Committee
3370614 NP/GDO/0525/0488	GDO Notification - Portal framed building for agricultural storage purposes Shutts Farm, Shutts Lane, Bakewell	Written Representation	Delegated

2. APPEALS WITHDRAWN

There have been no appeals withdrawn during the past two months.

3. APPEALS DECIDED

The following appeals have been decided during the past two months.

<u>Reference</u>	<u>Details</u>	<u>Method of Appeal</u>	<u>Decision</u>	<u>Committee/ Delegated</u>
3353578 NP/HPK/0224/0169	Proposed conversion of existing redundant barn to dwelling at Pyegreave Farm, Cowlow Lane, Combs	Written Representations	Dismissed	Delegated

The main issues in this appeal were the effect of the proposal on the character and appearance of the building and the landscape and the effect upon bats, a European protected species.

It was common ground that the barn is a non-designated heritage asset. Planning permission was granted in 2019 for conversion to holiday accommodation, however, the Inspector agreed with the Authority that that permission had lapsed.

The Inspector concluded that the internal subdivision would not unacceptably harm the building, however, the Inspector concluded that external alterations, specifically roof lights, a flue and the level of glazing to the building would result in the building appearing domestic in character. This would be exacerbated by external paraphernalia associated with the residential use of the building.

The development would unacceptably harm the historic agricultural character of the building, the farmstead and, in turn, the landscape. This harm would not be outweighed by public benefits including the provision of a market dwelling.

The Appeal was supported by a daytime bat survey. However, the survey stated that further surveys were required to determine the status of roosting bats at the site and to inform mitigation requirements.

All bat species are designated and protected under the Conservation of Habitats and Species Regulations 2017. If significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. It is essential that the presence or otherwise of protected species, and the extent that they may be affected by development, is established before planning permission is granted.

The Inspector concluded that there was insufficient information to adequately demonstrate that the proposed development would not cause harm to a European protected species or their habitat, namely bats.

The Inspector concluded that the development would have sufficient parking provision and not harm highway safety.

The development was found to be contrary to relevant development plan policies. There were no other material considerations to indicate the Appeal should be allowed.

The appeal was dismissed.

3357258 NP/DDD/0424/0460	Proposed retention of forestry storage shed at Oaks Wood, Highlow, Hathersage	Written Representations	Allowed	Delegated
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The main issues in this appeal were whether there was a proven need for the building and the effect of the proposal on the character and appearance of the site and the landscape.

The appeal site is a woodland approximately 11 acres in area.

The Inspector found that the building is used for securely storing tools and other items used in the management and maintenance of the woods. Further, the Inspector found that it would be impracticable to transport the number and type of tools required for the works. Therefore, the building was reasonable for storage and welfare purposes.

The Inspector found that a yurt on the site would not be suitable for the proposed purpose. The Inspector also considered that the fact that the Authority carries out work within several woodlands without the need for a building on site was not directly comparable to the Appeal as the Authority benefits from a central storage location.

The Inspector noted that the proposed building has a chalet style appearance typical of garden buildings in urban areas. Nevertheless, and notwithstanding the amount of glazing the Inspector found that the building was not overly domestic in appearance and assimilates well into its surroundings. The surrounding trees also limited public views.

The Inspector concluded that the development was justified for forestry and would not result in harm to the landscape. The Inspector concluded that the development was in accordance with development plan policies.

The appeal was allowed.

3355940 NP/HPK/0324/0314	Retention of two water storage tanks and construction of associated building at Cop Farm, Old Dam Lane, Peak Forest, Derbyshire SK17 8GA	Written Representations	Allowed	Delegated
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The main issue in this appeal was the effect of the proposal on the character and appearance of the site and the landscape.

The Inspector found that the appeal building would be sited outside of this group of buildings within a separate field that appears to be used as grazing land. However, the appeal building would still be located close to these dwellings and when seen from further afield, the outbuilding would be viewed alongside this group of buildings, limiting the perceived extent of built form associated with Cop Farm.

The Inspector found that the local landscape is a mix of sporadically sited buildings in a mix of residential and agricultural uses typically stone built. Whilst the plans show the building would be timber built, the Appellant had agreed to the Authority's suggested condition to face the building with natural limestone to be similar to that used within the buildings at Cop Farm. Subject to this the Inspector found that the appearance of the building would be appropriate in this context.

The Inspector concluded that whilst the building would not be located within the curtilage of the group of buildings at Cop Farm the limited scale of the building and its location close to the drystone wall would generally retain the openness of the field. This, alongside the appearance of the building, would protect and maintain the historic field pattern, the drystone wall and pastoral landscape. The development therefore, subject to conditions would be in accordance with relevant policies in the development plan.

The Inspector found on the basis of evidence from a Tree Surgeon at appeal that the development would be unlikely to harm a nearby tree provided that a planning condition is imposed requiring a tree protection plan to be implemented while the development is completed.

The appeal was allowed.

3357263 NP/DDD/0224/0230	Engineering operations to build up site levels to match those of the adjacent access road Land SE of Aldi, Buxton Road, Bakewell.	Written Representations	Allowed	Delegated
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The main issue in this appeal was the effect of the proposal on the character and appearance of the area.

The Inspector observed that the proposed gabion wall would be installed near to this but set back from it. The proposal would extend the existing gabion wall a similar distance from the river Wye and as such, the scheme would continue an existing feature of the area. However, it is proposed that the scheme would be bound by natural stone which would be consistent with the walls that bound Buxton Road, as well as part of the appeal site. As such, the scheme would use a feature that makes a positive contribution towards the character and appearance of the area and this material would not appear stark within the local landscape.

Further, the Inspector considered that the extension of the raised engineered land along the river Wye would introduce additional built form along the river which would further urbanise the land around it. However, the river runs through the Riverside Business Park and given that the raised area would be seen alongside the car park for Aldi and the buildings associated with the business park, the introduction of a large area of engineered land would not appear out of context and would be a congruous addition to the wider area.

While the gabion wall, alongside the existing gabion wall would be a notable feature from the river Wye, the roads around it are generally located at a higher ground level. The scheme would be a similar height and thus when viewed from the surrounding area, the Inspector concluded that the development would not appear prominent or overbearing, retaining views across the site.

The Inspector concluded that the development would not result in harm to the local area. The Inspector concluded that the development was in accordance with development plan policies.

The appeal was allowed.

3361602 NP/DDD/1024/1142	Demolition of single storey mono-pitched side extension containing the kitchen and a workshop and erection of a two-storey dual pitched extension and replacement of the existing greenhouse Sunnybank House, Winster	Written Representations	Allowed	Delegated
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The main issue in this appeal was the effect of the proposal on the character and appearance of the area.

Planning permission had already been granted for the proposed extensions with the exception of the southern gable end of the property. The Appeal related therefore solely to the fenestration in this gable end. The Appeal proposal incorporated four sliding sash windows in this elevation, two at first floor located directly over two at ground floor level.

The Inspector referred to the Authority's design guide and in particular to the traditional high solid to void ratio and that traditionally gables are left blank.

The Inspector stated that by containing four windows in the side gable the Appeal scheme would not be strictly in accordance with the design guide. However, the Inspector considered that the windows would not be excessive in size or unacceptable proportioned. Although the windows were not centrally located they would be formally arranged and therefore reflect the overall character of the dwelling.

The Inspector also observed that the windows would be screened from public vantage points.

The Inspector concluded that the development would not result in harm to the local area. The Inspector concluded that the development was in accordance with development plan policies.

The appeal was allowed.

3354072 NP/DDD/1223/1530	The development proposed is Aparthotel to create 13 self-catering units for holiday use at Plot 6 Deepdale Business Park, Bakewell	Written Representation	Allowed	Committee
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The main issues in this appeal were whether the site is a suitable location for the proposed use, the effect of the proposal on the character and appearance of the area, whether the proposal would include adequate measures for the runoff of surface water and the effect of the proposal upon climate change and sustainability.

The Inspector stated that the proposed aparthotel would be within Use Class C1 and therefore not a business use as set out in the development plan.

The Inspector noted evidence showing office demand had declined nationally and that two units have remained vacant at Deepdale despite marketing efforts in 2021 and 2024.

The Inspector noted evidence submitted by the Authority showing that the units had been marketed above the average rate in the Derbyshire Dales Housing and Employment Land Needs Assessment (HELNA) 2023. The Appellant noted that the rates are similar to those offered at Riverside Business Park. The Inspector therefore concluded that the rates the units were marketed at were unreasonable.

The Inspector considered that the evidence indicated limited interest in the site for office use. There is demand for industrial and storage uses however most demand is within Matlock and Ashbourne. The Inspector also noted that the development at Riverside is progressing with units completed and occupied. The safeguarding of the site therefore appeared to the Inspector to be less critical to the Authority's employment strategy.

The Inspector also found that the site only represents a small proportion of safeguarded land within Bakewell.

The Inspector also found that the development would deliver development meeting an unmet need for a hotel in Bakewell which would be accessible for those with mobility issues and deliver around 20 full time equivalent jobs in a sustainable location in Bakewell.

Therefore, the Inspector concluded that the proposed development would be appropriate in accordance with local policies.

The Inspector concluded that the development would be an appropriate design in the setting and would not harm the character or appearance of the area in accordance with relevant policies.

The Inspector concluded that subject to the conditions recommended by the Authority that matters of surface water drainage and climate change mitigation could be incorporated into the scheme.

The appeal was allowed.

3364097 NP/SM/0924/1017	The development proposed is two storey extension of northwest gable and erection of a balcony / patio area including minor internal revisions at Ye Olde Rock Inn, Upper Hulme	Written Representation	Allowed	Delegated
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The main issue is this appeal was whether is the proposal would preserve or enhance the character or appearance of Upper Hulme Conservation Area and the significance of Ye Olde Rock Inn, a Grade II listed building.

The Inspector referred to the Authority's design guide and in particular to the traditional high solid to void ratio and that traditionally gables are left blank.

The Inspector found that the proposed opening in the gable would not be excessive in size and substantial areas of stonework would surround it, meaning that the elevation would retain the character of a single opening within a larger area of wall.

The Inspector found that the proposed opening and raised patio would not be prominent in views with the listed building or in the Conservation Area.

Therefore, the inspector concluded that, while the introduction of windows into the side elevation of the appeal building and the installation of the raised external area would domesticate the character of the existing building, the resultant structure would not appear as being unacceptably modern and would remain clearly subservient to the listed building in both scale and character.

The Inspector had regard to a recent appeal decision which was dismissed for a similar development. However, the Inspector concluded that the decisions were not inconsistent.

The appeal was allowed.

4. **RECOMMENDATION:**

To note the report.

**THE FOLLOWING ITEMS ARE EXEMPT,
CONFIDENTIAL ITEMS.**

**PLEASE GO TO THE PART B AGENDA
ITEMS.**

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