

Appendix 1:

**APPROVAL OF THE HARTINGTON TOWN QUARTER PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN FOR CONSULTATION AND
EXAMINATION**

Draft Policies

Landscape and Ecosystems

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.

Climate Change

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.

Development Boundary

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.

Housing

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.

Economic Development

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, shepherd

huts and pods within the Dove and Manifold valleys the development of any new sites will not be supported. The extension or improvement of facilities at existing sites will not be supported unless the development offers landscape, ecological and amenity improvements.

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.

Transport

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.

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.

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.

Community, Health, Social and Cultural Well Being

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.

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.

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.

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.