

Hartington Town Quarter Parish

Neighbourhood Development Plan

REFERENDUM VERSION

2024 - 2039



1	Introduction	4
2	Hartington Town Quarter Parish - Setting	8
3	Vision for the HNDP	11
4	Landscape and Ecosystems	12
5	Climate Change.....	17
6	Settlement Boundary.....	19
7	Housing	22
8	Economic Development	25
9	Transport.....	28
10	Community, Health, Social and Cultural Well Being	32
11	Appendix A: Local Green Spaces	38
12	Appendix B: Hartington Conservation Area and Heritage Assets.....	45
13	Appendix C: Housing Analysis	64
14	Appendix D: Abbreviations	65
	References	66

Policy Index

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

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

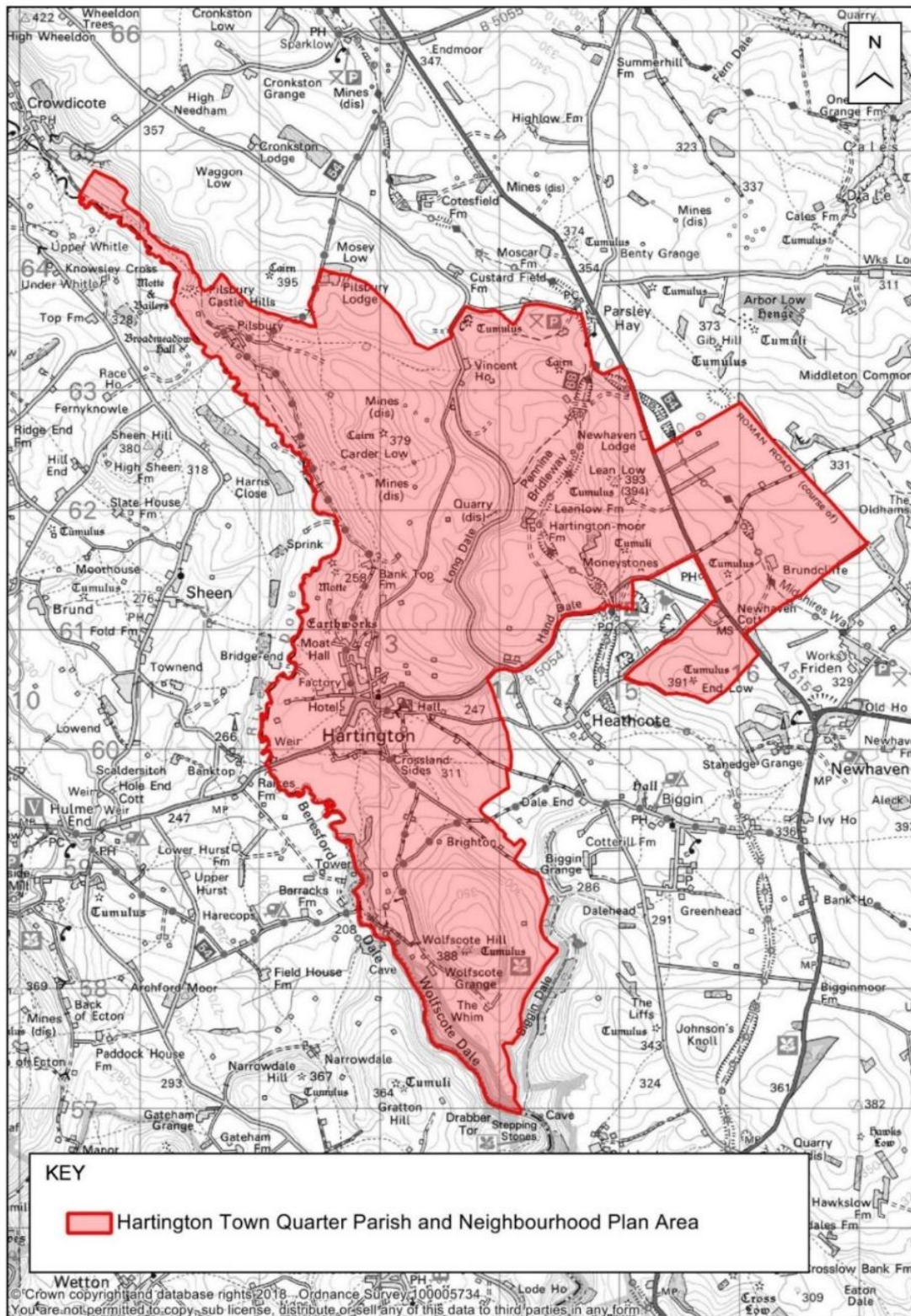
- 1.17 The HNBP sets out the vision, objectives and policies for the Parish up until 2039. The Parish Council will continue to work with PDNPA during that period to monitor progress on implementing the HNBP.

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, Nettleter, 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 Settlement Boundary (SB).

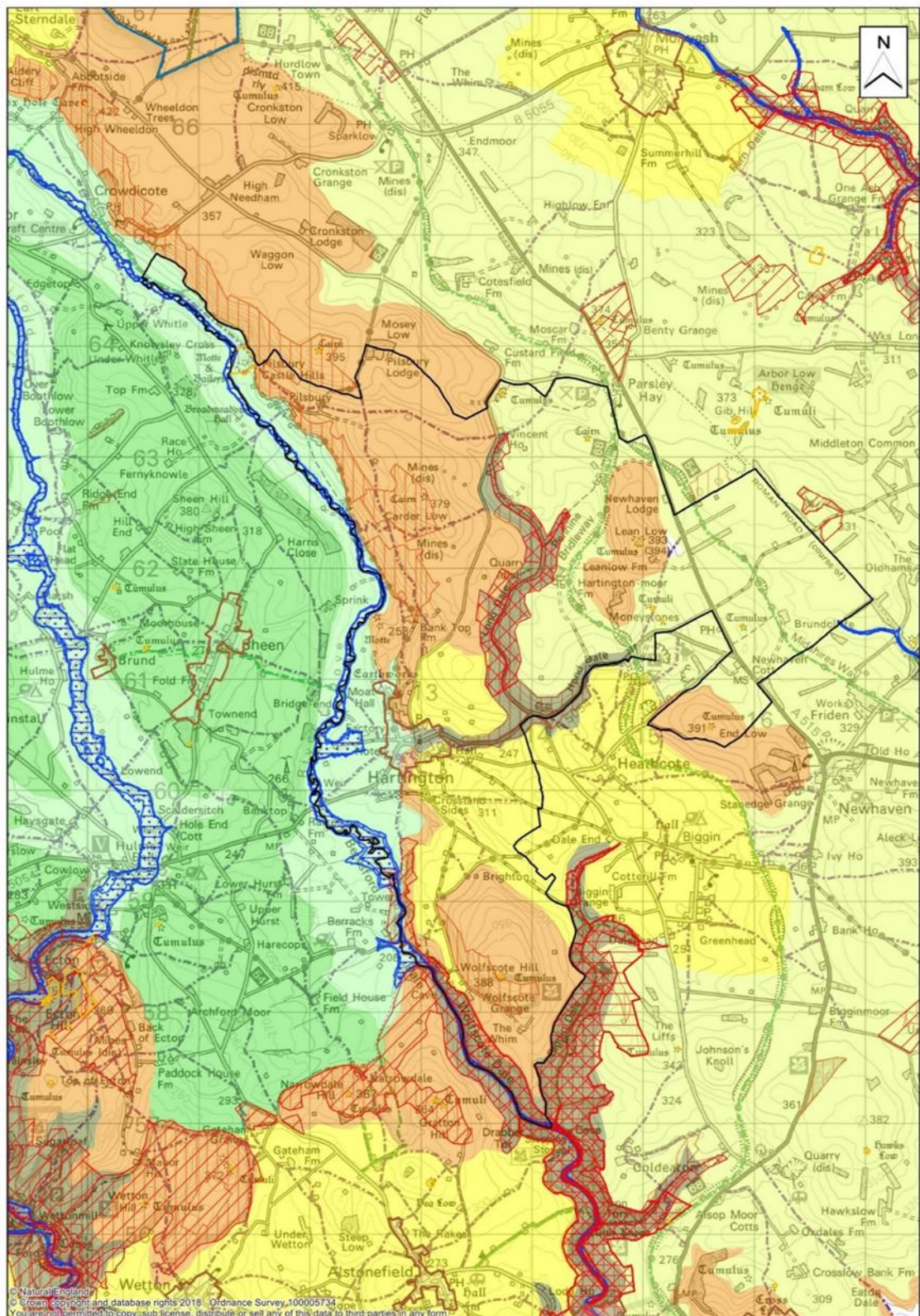
4 Landscape and Ecosystems

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 Biodiversity and Landscape

Development proposals that set out clear measures to enhance biodiversity, and where relevant, enhance landscape quality, will be supported. 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 Habitat Networks

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 HNPD.

Policy

C1 Climate Change

In seeking to address the causes and impacts of climate change 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;

Subject to it being viable and within the electricity infrastructure available:

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 Settlement 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 Settlement 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 Settlement Boundary (SB) 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 Settlement 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 Settlement 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 Settlement Boundary.
- 6.12 There are a number of such buildings and sites within the proposed Settlement Boundary, including current commercial premises and farm buildings, which could be suitable for appropriate development.

Policy

SB1 Hartington Village Settlement Boundary

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.

SB2 Development outside the Hartington Village Settlement Boundary

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).

Map 3: Settlement Boundary



50 m

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 HNBP 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 Housing Mix

The provision of a wide mix of tenure for new affordable housing, including rental, shared ownership and private ownership to meet identified local needs will be supported.

H2 Affordable Housing

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

H3 Primary Residence

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 SB.
- 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.
- 8.13 There is existing provision for touring camping and caravanning, yurts, shepherds' huts, and pods in the wider Dove and Manifold valleys.
- 8.14 The policy seeks to assist the viability of existing shops and catering services in Hartington village.

Policy

ED1 Mill Lane Public Toilet Facilities

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

ED2 Business Uses

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 must first be undertaken.

ED3 Overnight Tourism Sites

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. The extension or improvement of facilities at existing sites will not be supported unless the development offers landscape, ecological and amenity improvements.

ED4 Shopping and Catering Facilities

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.

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 HNBP. 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 HNBP 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 Sustainable Transport

Proposals for development must:

- a) demonstrate how the development will be served by sustainable and active travel.**
- b) include 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 Hartington Village/Tissington Trail Off-Road Link

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 Parsons Croft Parking Area

Proposals for development that would lead to a loss of public parking in Parsons Croft car park on Mill Lane will only be supported if the proposals include an equivalent number of replacement parking spaces in no less convenient location for users.

T4 Off-Street Resident Parking Facilities

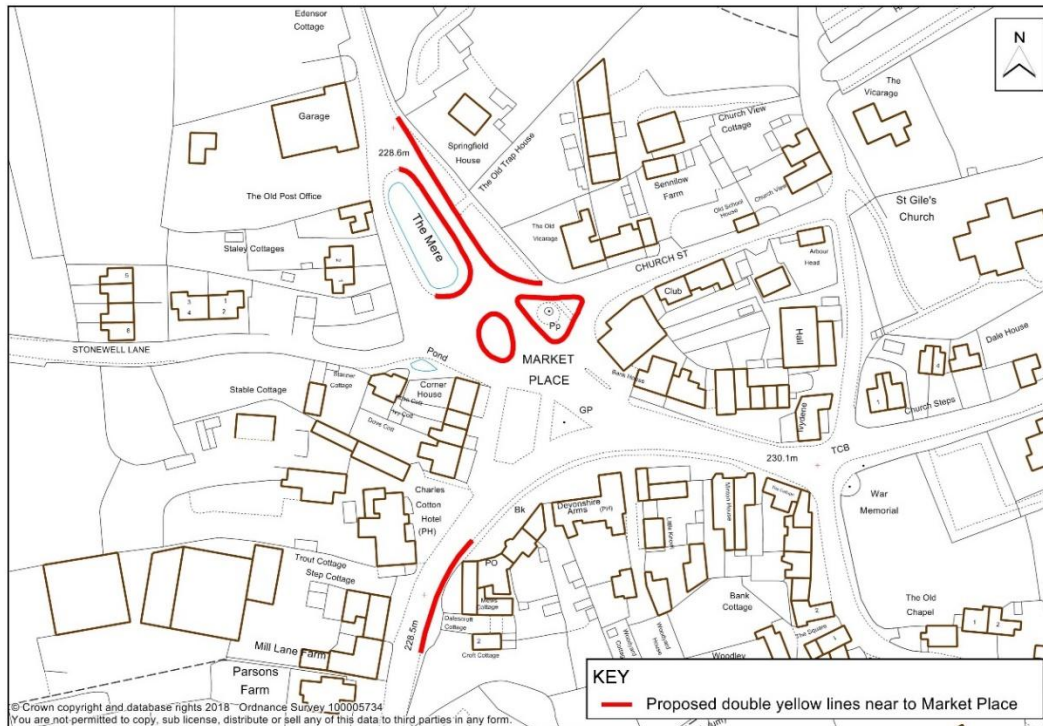
Development proposals which deliver off-street parking for existing residents will be supported. Development proposals that would result in the loss of car parking space in a domestic garage will only be supported if the proposals include the creation of an equivalent number of on-site replacement car parking spaces.

T5 Commercial Development Travel Plans

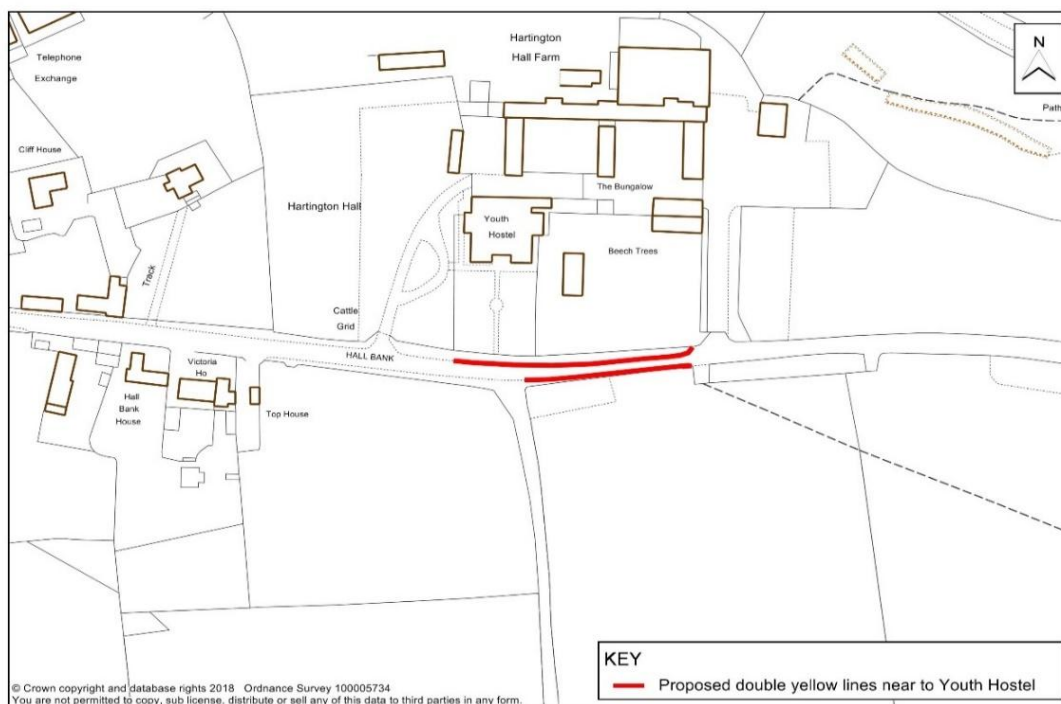
Commercial development proposals, including agricultural diversification projects, which involve the movement of customers or clients to the site must provide a travel plan with the planning application addressing how the travel needs will be met and how sustainable travel will be promoted.

- 9.18 The following is to be adopted as a non-planning community aspiration. This community aspiration has been identified through the plan preparation process but is not a policy of the Neighbourhood Plan.

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 HNBP. 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.

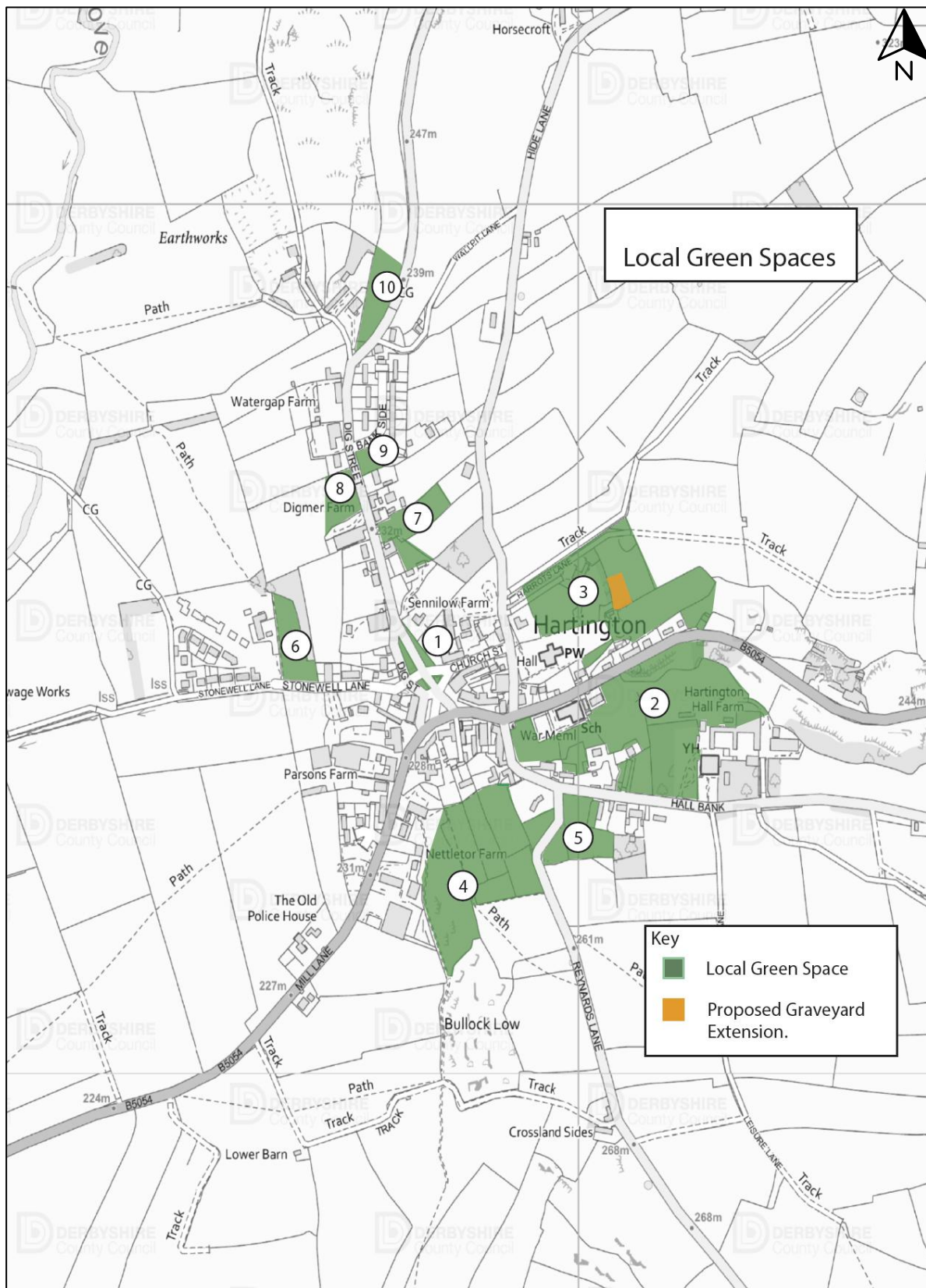
- 10.8 A related consideration is the quality of views of the surrounding countryside available from numerous locations within and across the village. The importance of these elements was demonstrated by the Village Questionnaire (2018), with over 96% of respondents attaching importance to the historic 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, it's 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 Local Green Space Designations

The areas listed on Appendix A and shown together on Map 5 are designated as Local Green Spaces, where new development will be managed in accordance with national Green Belt policy.

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 Enhancement of Local Green Spaces

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 HNDP 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 Graveyard Extension

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

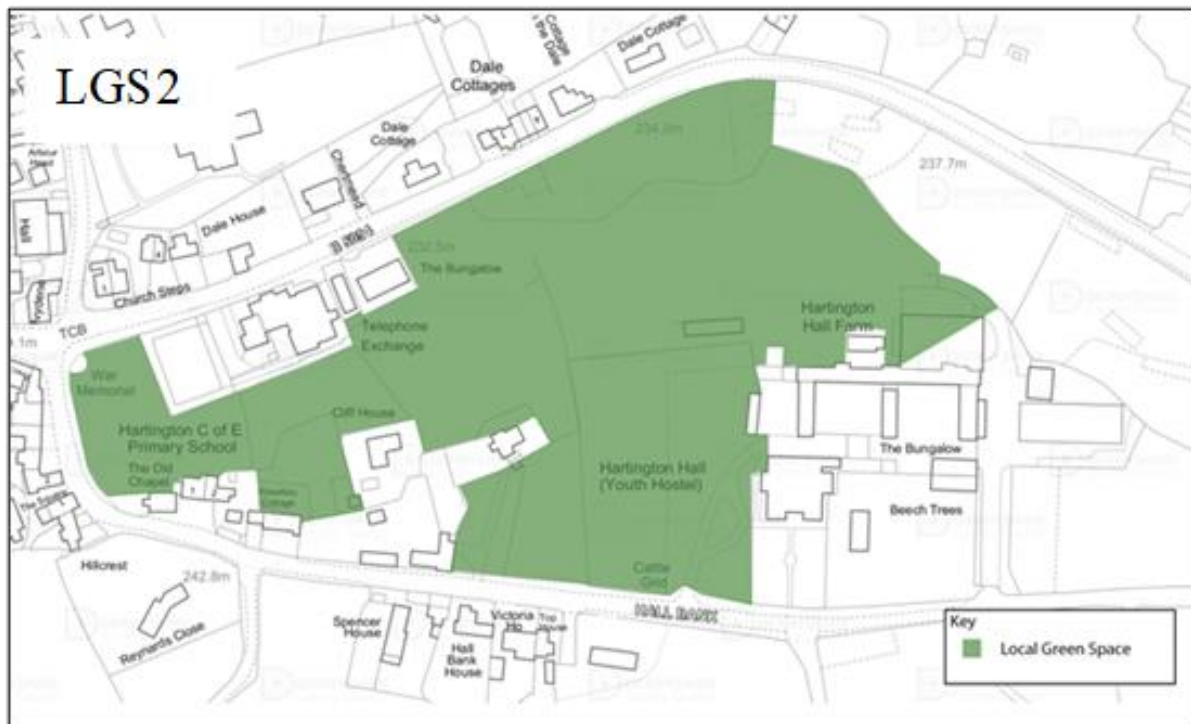
S4 Working Space in Community Facilities

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



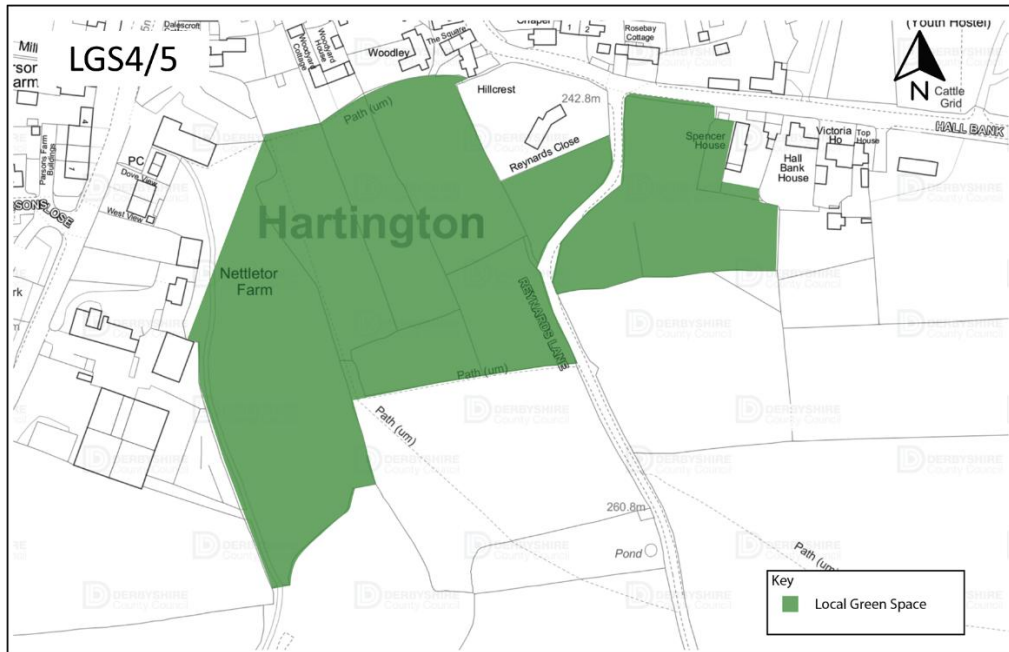
11.1 *Area LGS1* The Mere with its seating, the Village Pump, the open nature of the Market Place and the Village Greens are historic, iconic and at the heart of the village. 92% of Questionnaire respondents valued these aspects as very important to the village. They represent a key public green space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

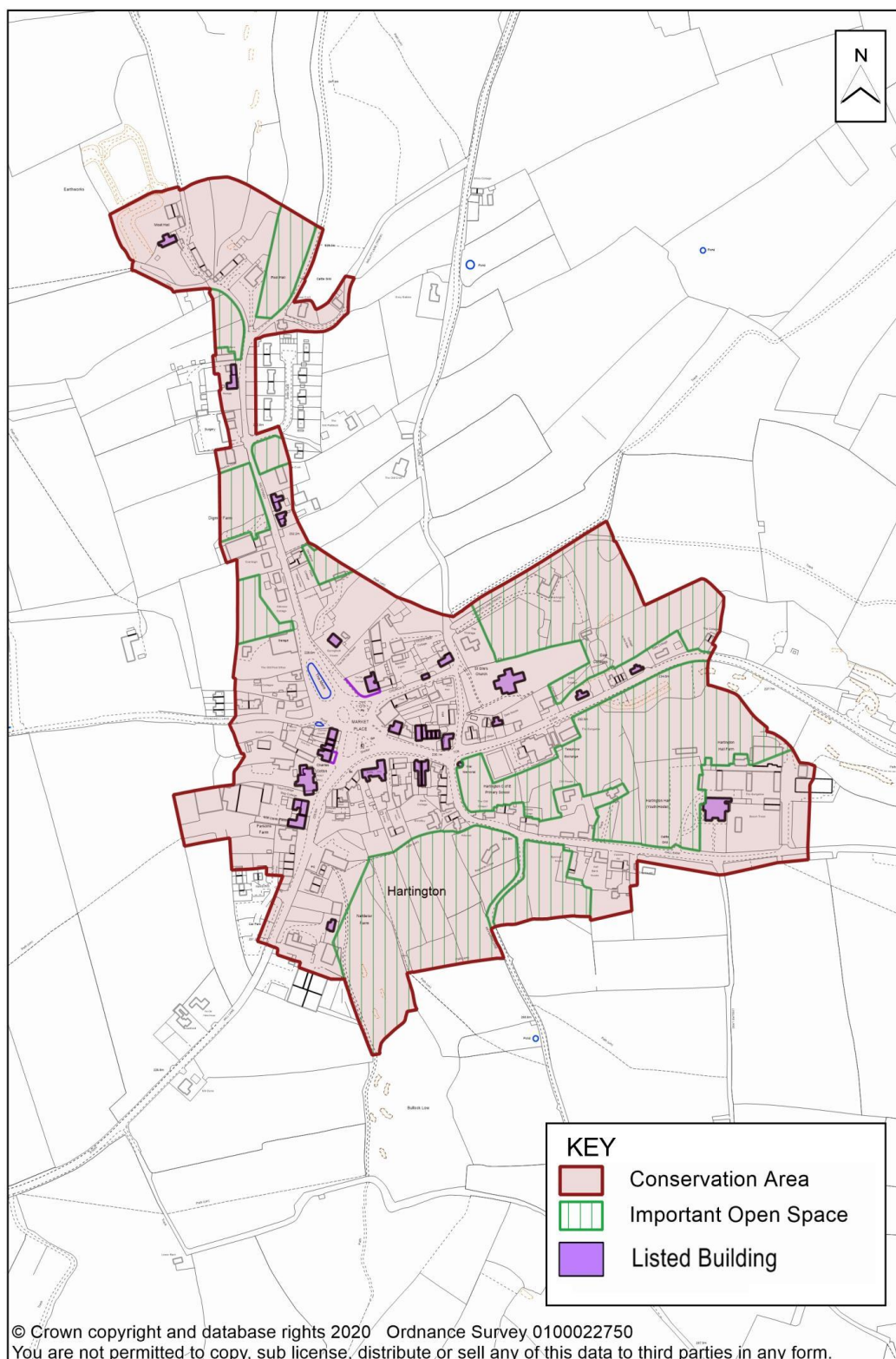


11.10 *Area LGS10* This is a narrow strip of agricultural land between Pool Hall and the road leading out of Hartington towards Pilsbury and signals the beginning of open farmland to the north of the village.

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 HNDA 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 Outarm adjacent to Hartington vicarage, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Newhaven Cottage, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Site of Outfarm adjacent to Outfarm on Highfield Lane Highfield Lane, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER

<u>Lynchets and possible settlement site, Wolfscote, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm southwest of Parlsey Hay Station, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm northeast of Hartington, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm adjacent to Staden Barn, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm north of Midcliff Farm, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm southeast of Pilsbury, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Springfield Barn, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm adjacent to Green Lane, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm at Crossland Sides, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm at Crossland Sides, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Site of Outfarm southwest of High Peak Cottage Farm, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Site of Outfarm south southeast of Crosslands Sides, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Pilsbury Farm, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm on High Cross, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Brighton, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<u>Outfarm on Hide Lane, Hartington Town Quarter</u>	HARTINGTON TOWN QUARTER
<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
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<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

Railway Junction, Hartington Town Quarter

HARTINGTON MIDDLE
QUARTER

Railway Cutting, Hartington Moor

HARTINGTON TOWN QUARTER

Railway Embankment, Hartington Moor

HARTINGTON TOWN QUARTER

Railway Trackbed, Hartington Town Quarter

HARTINGTON TOWN QUARTER

?Round Barrow, Moat Hall Farm, Hartington Town Quarter 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
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
SB	Settlement Boundary
SSSI	Site of Special Scientific Interest

References

- Community Land Trusts <https://www.communitylandtrusts.org.uk/>
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