

Hartington Town Quarter

Neighbourhood Development Plan

2015 - 2030

Pre-submission consultation draft (Reg. 14)



Hartington Town Quarter Neighbourhood Plan 2015 - 2030

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1.0 Introduction

1.1 Submitting Body

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

1.2 Development Plan Area

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

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

1.3 Context

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

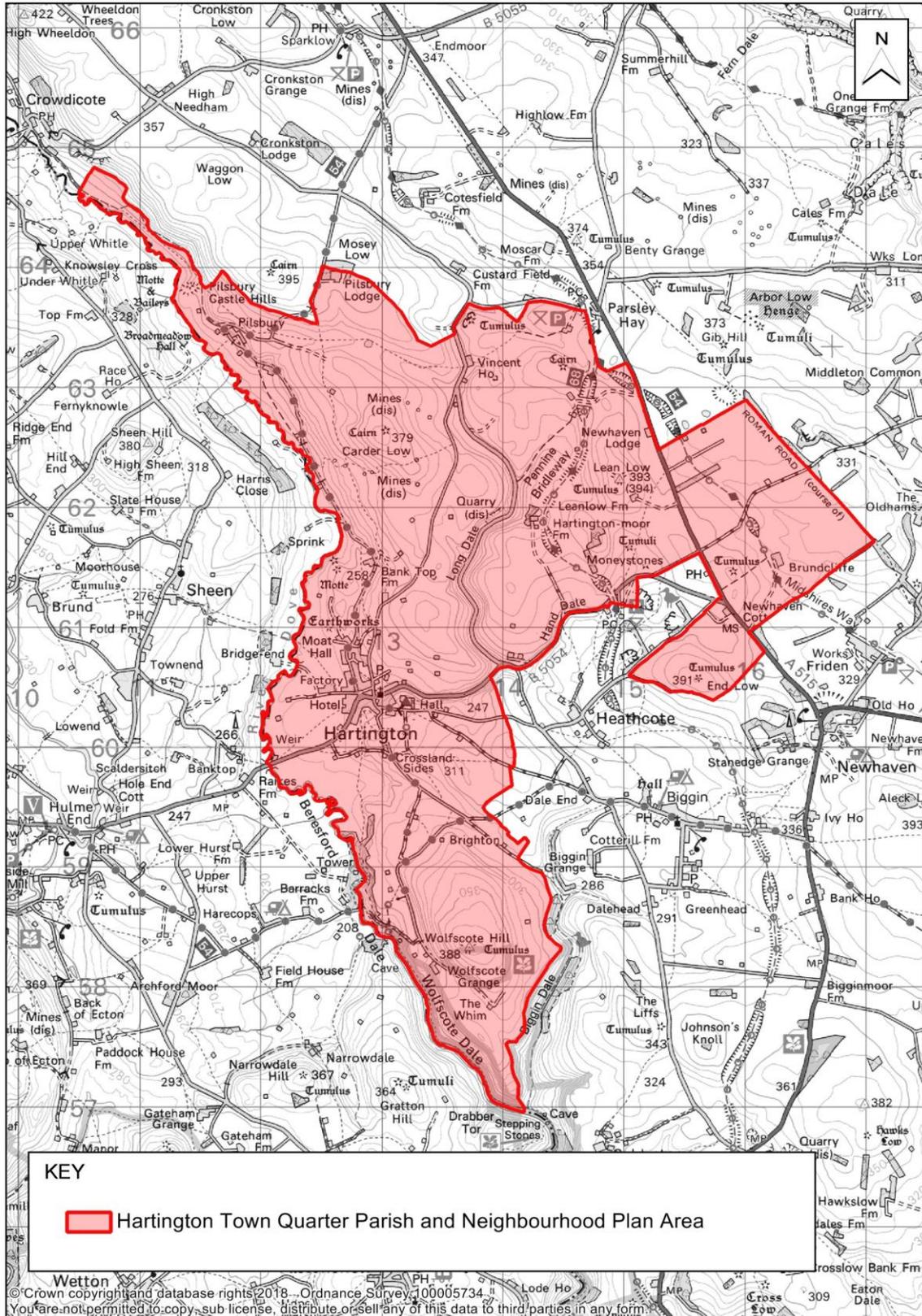
A rich combination of factors helps to identify the essential characteristics of a cherished place which this community seeks to nurture, conserve and protect by preparing this Neighbourhood Development Plan. While reflecting the aspirations of the community, a NDP is obliged to conform to the applicable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

1.4 Plan Period

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

1.5 Process and Consultation

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



Map 1: The Neighbourhood Plan Area

2.0 Hartington Town Quarter Parish

2.1 Location

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

2.2 History

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

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

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

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

2.3 Principal Characteristics

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

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

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

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

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

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

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

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

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

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

3.0 Vision

The vision and ultimate objective is :-

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

to retain the unique and special character of the village

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

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

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

4.0 Environment

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

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

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

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

4.1 Objectives for the Natural Environment:

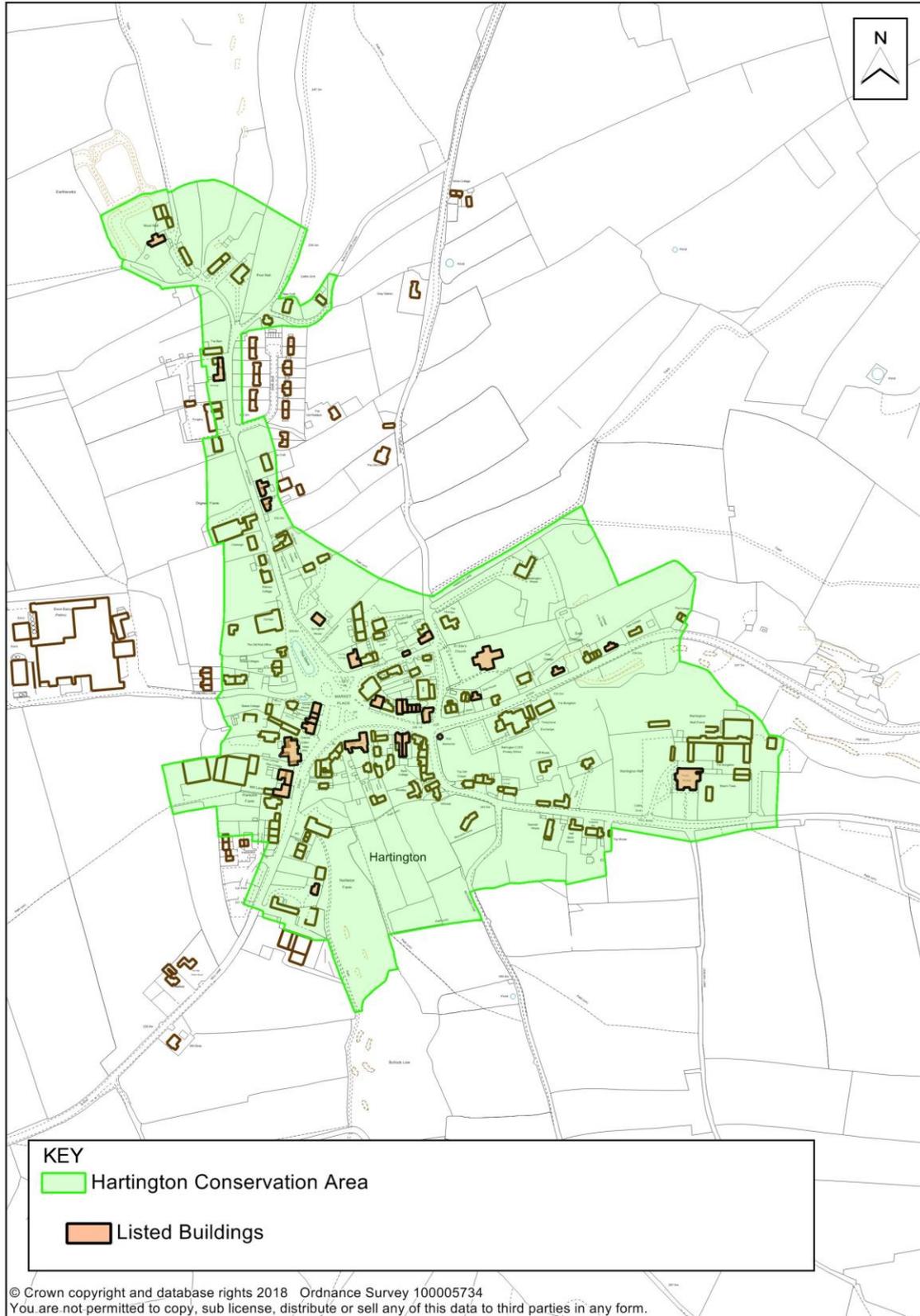
4.1.1 To safeguard the environmental resources of the countryside in and adjacent to Hartington Town Quarter Parish, so that their special character and quality will be available for the enjoyment, appreciation and recreational use of the resident community and visitors for this, and future, generations.

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

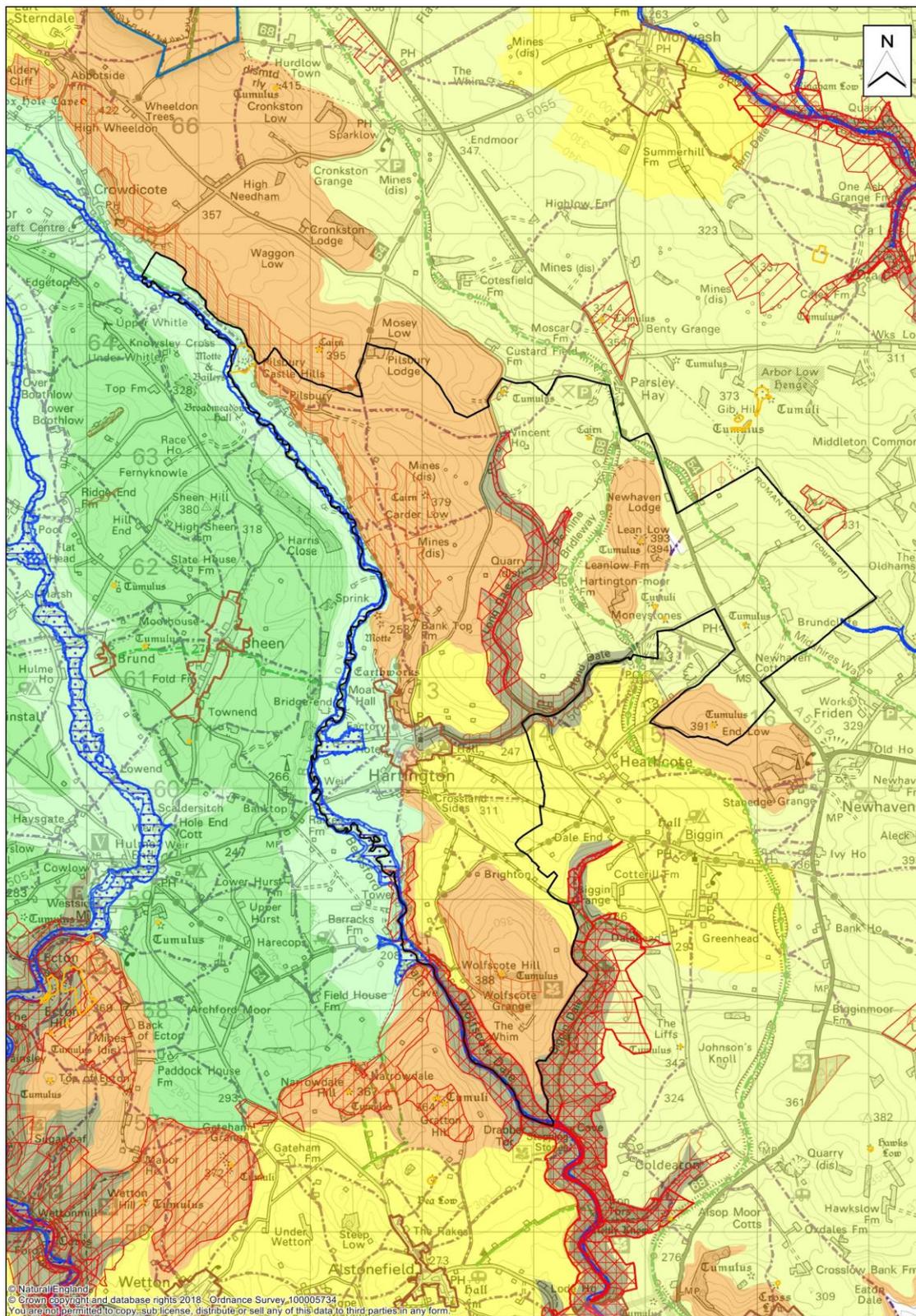
4.1.3 To ensure that the value of the natural environment is given due weight when applications for development are considered.

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

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



Map 2: Conservation Area



Map 3: Planning Constraints

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

Key for Map 3

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

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

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

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

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

4.3 Policy:

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

4.4 Objectives for the Built Environment:

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

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

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

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

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

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

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

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

4.6 Policy:

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

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

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

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

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

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

5.0 Development Boundary

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

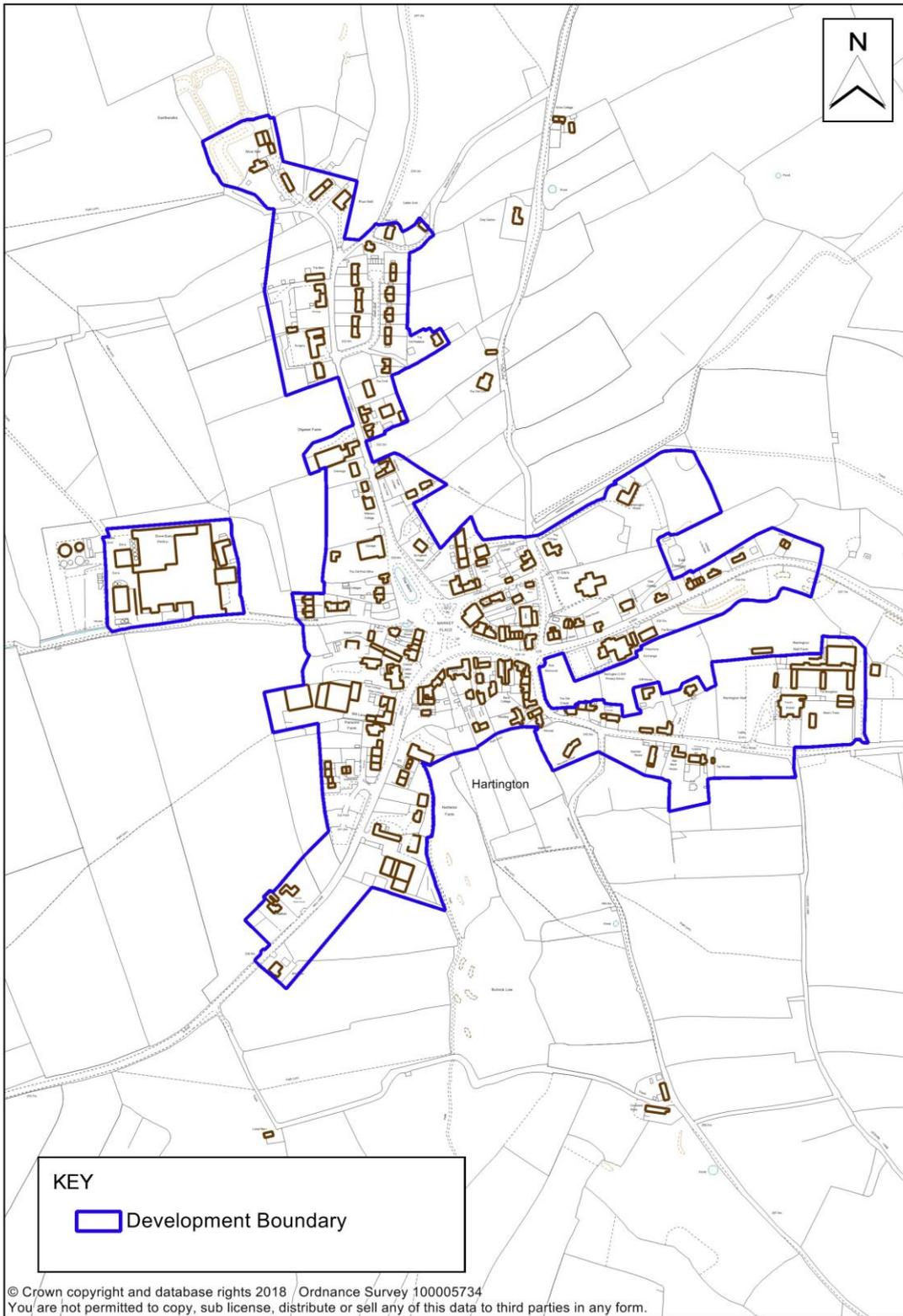
5.2 Justification:

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

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

5.3 Policy:

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



Map 4: Development Boundary

6.0 Housing

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

6.2 Justification:

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

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

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

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

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

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

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

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

6.3 Policy:

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

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

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

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

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

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

Table 1: Housing Occupancy – Survey 2017

7.0 Former Dove Dairy Site

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

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

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

7.2 Justification

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

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

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

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

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

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

7.3 Policy

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

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

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

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

8.0 Economic Development

8.1 Objective:

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

8.2 Justification:

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

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

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

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

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

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

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

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

8.3 Policy:

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

8.4 Objective:

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

8.5 Justification:

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

8.6 Policy:

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

Such uses could include: -

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

9.0 Transport

9.1 Objective:

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

9.2 Justification:

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

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

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

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

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

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

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

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

9.3 Policy:

T1 Proposals for development should where possible : -

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

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

9.4 Objective:

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

9.5 Justification:

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

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

9.6 Policy:

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

9.7 Objective:

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

9.8 Justification:

Long-lived residents of the Parish will know that this has been an important issue throughout the second half of the 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'. Various attempts have been made down the years to try and ameliorate the impact of tourist traffic, particularly following several occasions in the 1980s when the village became grid-locked; reasonably successful measures have included the provision of a car park on Mill Lane and seasonal no-parking restrictions on some sections of village streets. However it is not simply tourist traffic which contributes to this issue because there are many residences in Hartington which pre-date the age of the motor car and have no off-street parking provision.

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

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

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

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

9.9 Policy:

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

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

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

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

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

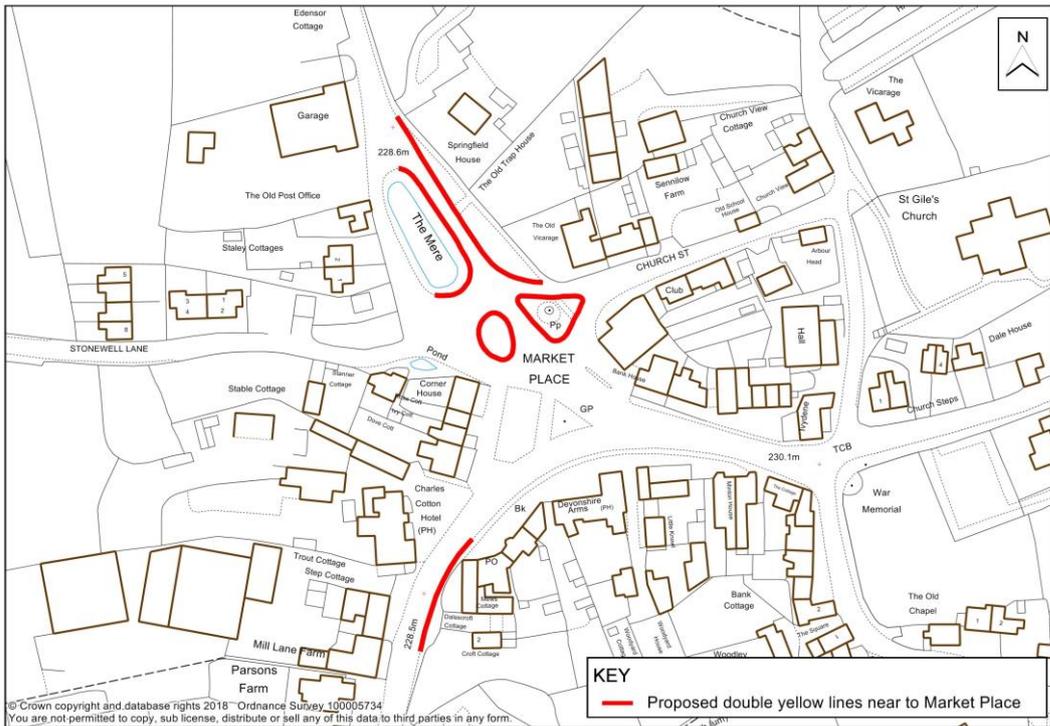
T8 Development proposals which can provide off-street parking for existing residents will be supported where such proposals satisfy other development criteria.

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

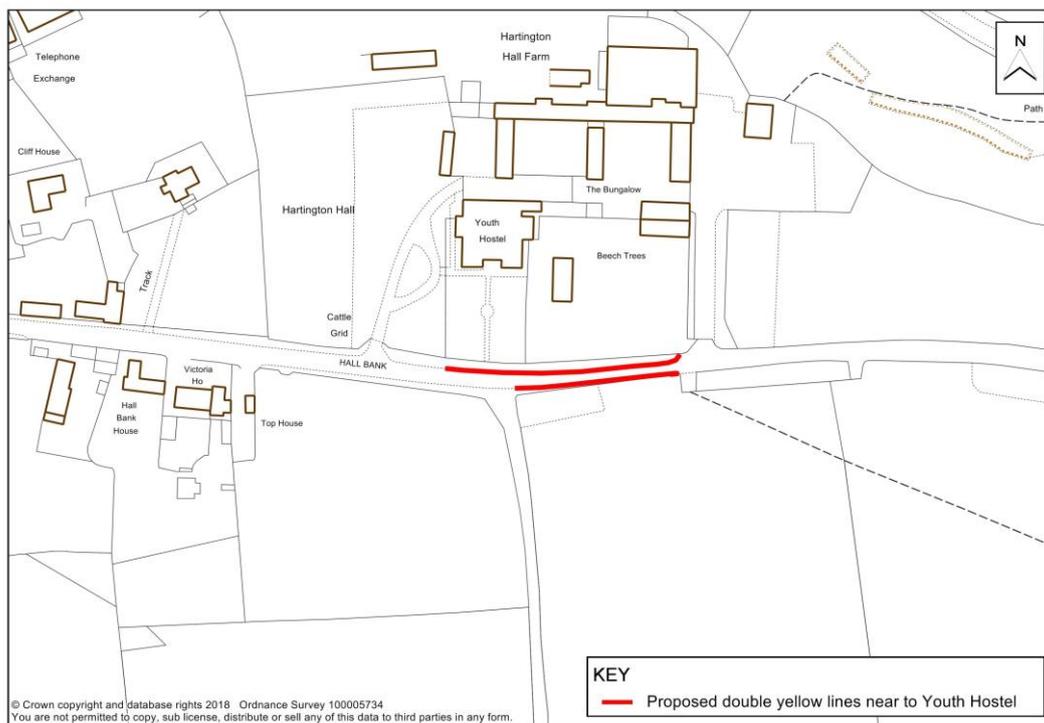
T10 The provision of electric vehicle charging outlets will be considered favourably, subject to any over-riding planning constraints.

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

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



Map 5a: Market Place



Map 5b: Hall Bank

Maps 5: Parking Restrictions

10.0 Health, Education, and Well-Being

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

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

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

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

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

10.1 Objectives:

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

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

10.2 Justification:

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

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

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

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

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

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

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

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

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

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

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

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

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

10.3 Policy:

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

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

10.4 Objective:

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

10.5 Justification:

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

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

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

10.6 Policy:

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

10.7 Objective :

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

10.8 Justification :

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

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

10.9 Policy :

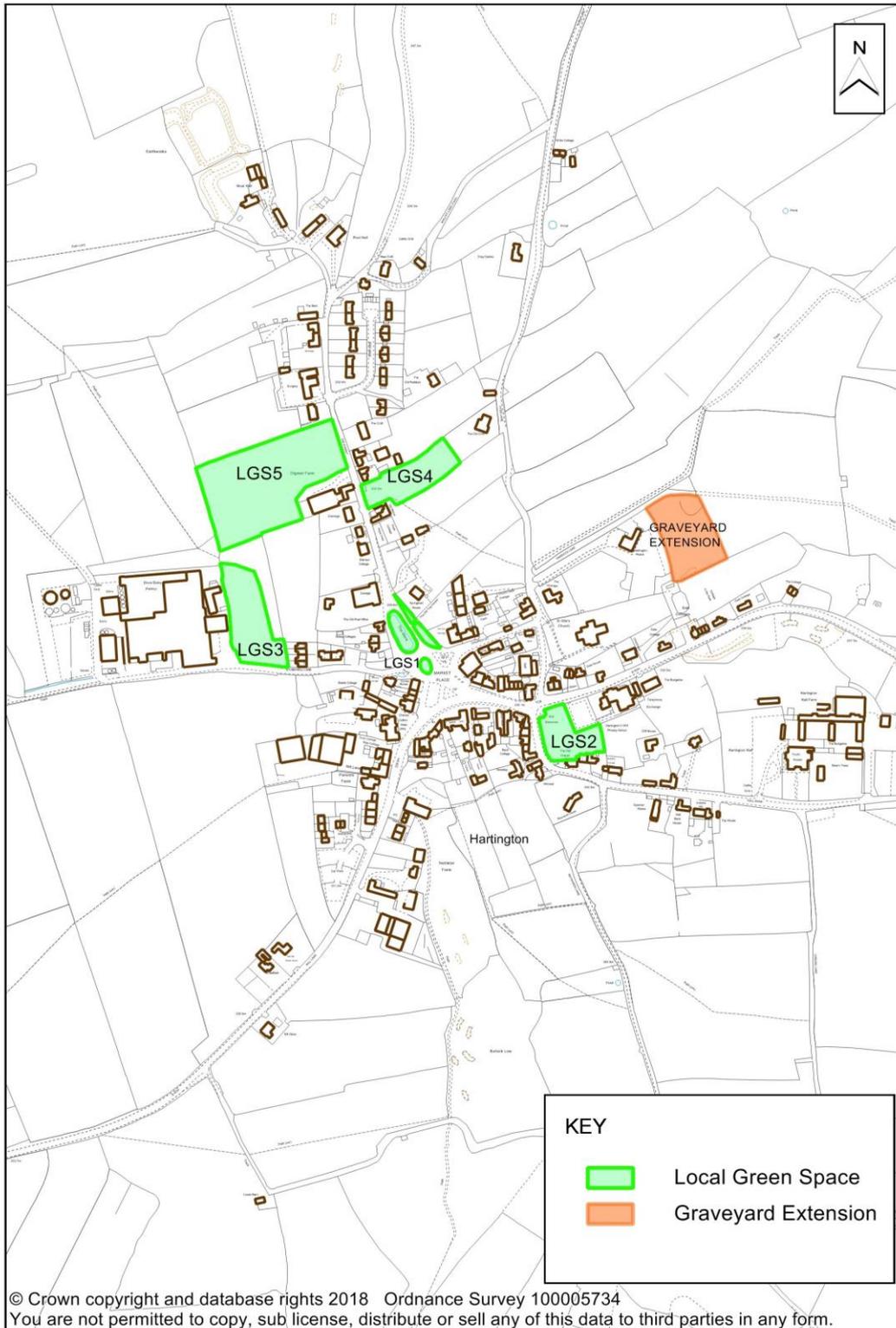
W4 Proposals to enhance and extend existing community facilities will be supported.

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

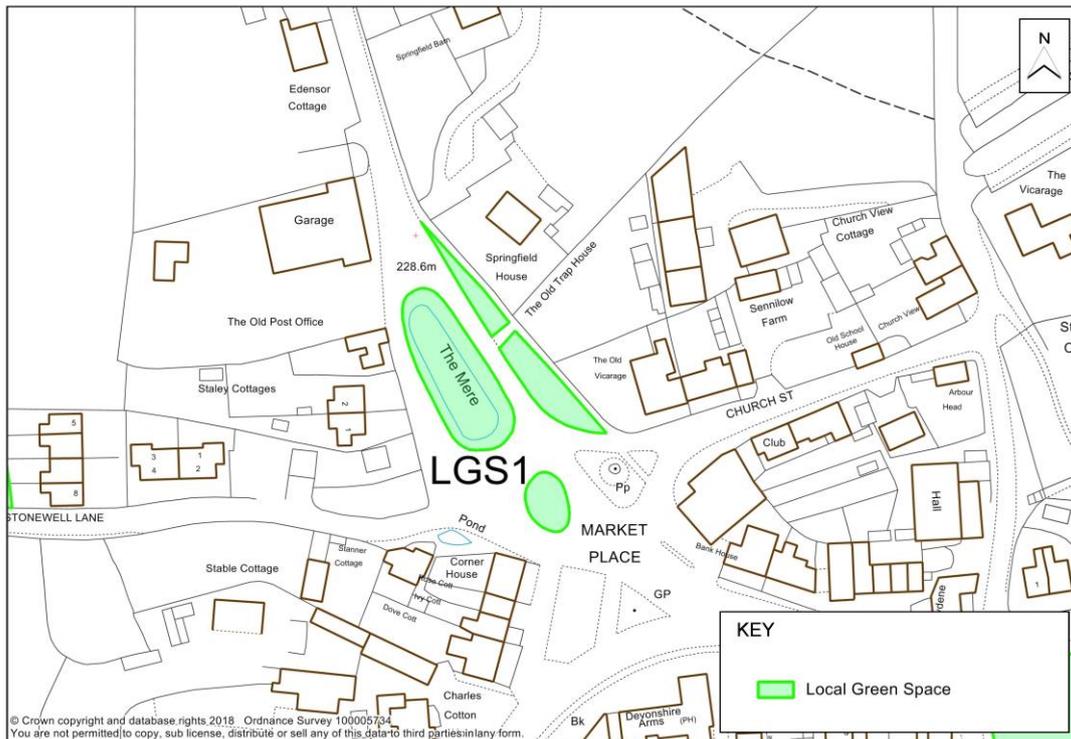
W5.1 Community uses are not compromised

W5.2 Business use remains ancillary to community use

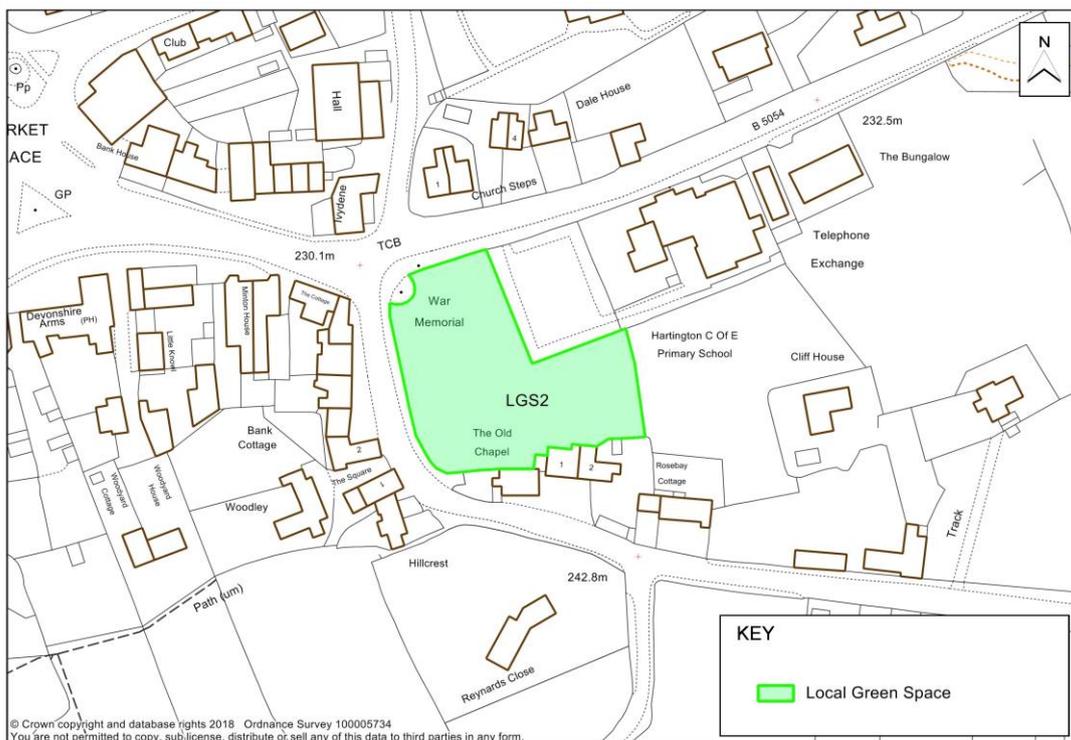
W5.3 Any change of use granted will be temporary, initially for a period of 2 years.



Map 6: Local Green Spaces and Graveyard Extension



Area LGS1 - The Village Greens

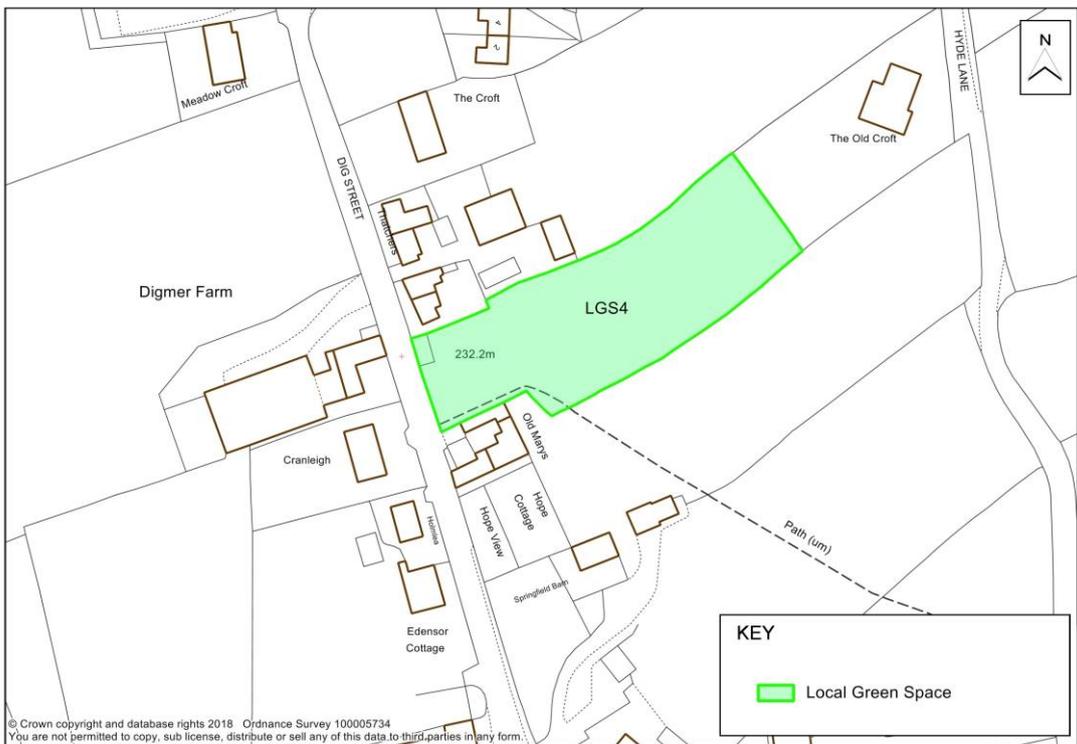


Area: LGS2 – The Dale and Hall Bank Corner

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

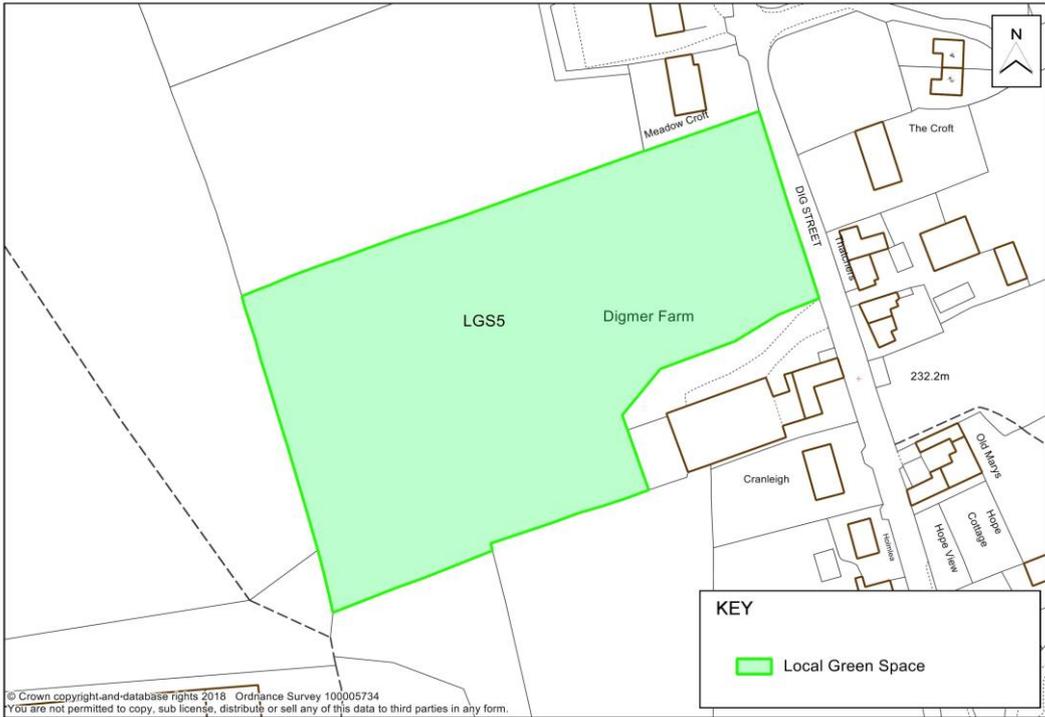


Area: LGS3 - Stonewell Lane

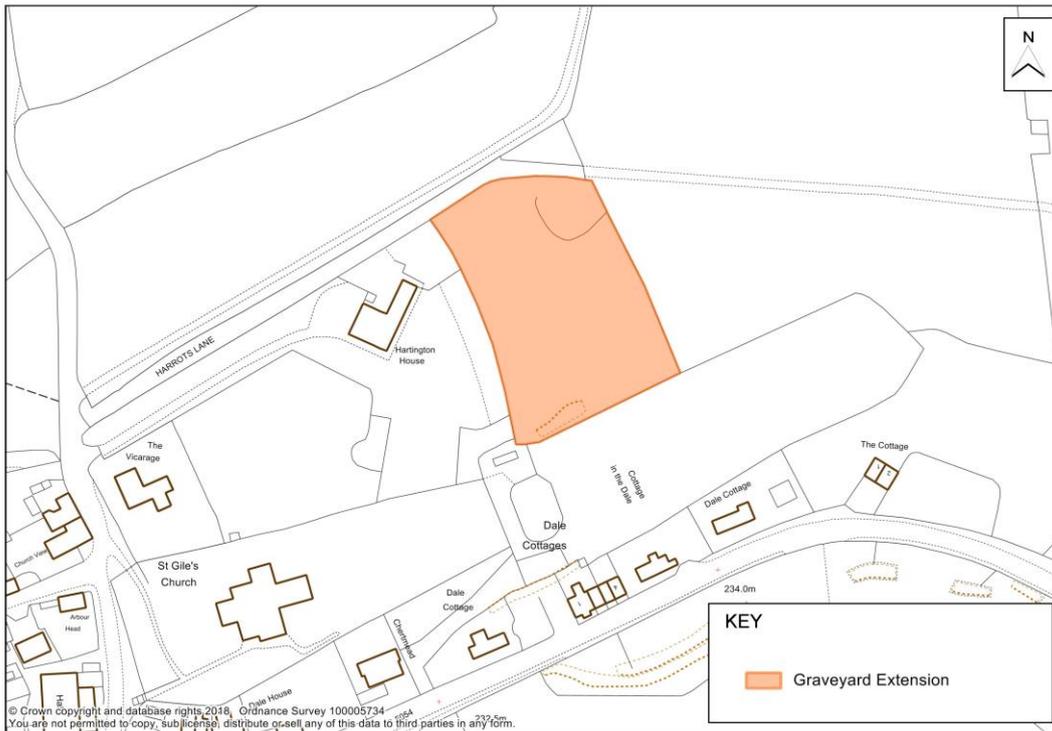


Area: LGS4 – East of Dig Street

Maps 8 : Detail of Local Green Spaces LGS3 and LGS4



Area: LGS 5 – West of Dig Street



Proposed Graveyard Extension

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

Appendix A : Conservation Area and Listed Buildings

A1 Conservation Area

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

A2 Listed Buildings

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

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

A3 Listed Buildings and Structures within the Plan area

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

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

33. II **Springfield House**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

34. II **Thatchers**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

35. II **The Old School House**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

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

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

37. II **Watergap Farmhouse**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

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

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

39. II **Wolfscote Grange**

Hartington Town Quarter, Derbyshire Dales, Derbyshire, SK17

Reference: www.britishlistedbuildings.co.uk/england/hartington-town-quarter-derbyshire-dales-derbyshire#.Wkupvt9I_IV

References

R1 Taylor Review "Living , Working Countryside 2008"

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

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

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