

# Hartington Town Quarter Parish Statement (draft)



## 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.

## History

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

The first historical reference to our now Parish of Hartington was to an Anglo Saxon farmer Heorta in the 6th century. Hartington was then recorded in the Domesday Book of 1086.

A market charter was granted in 1203 (the first market charter in the Peak District) and construction of St. Giles Church, the only remaining medieval building, started around 1250 and was largely complete by 1450. The motte and bailey at Pilsbury Castle Hills and the motte at Bank Top are significant Norman-era remains. Hartington Hall, a fine old manor house and today a youth hostel, was built in the 17<sup>th</sup> century.



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Many early buildings may have been simple constructs using timber or limestone rubble, some with thatched roofs. From the 1600s onwards local limestone and gritstone became the predominant materials with thatch gradually replaced by stone slate. Except on a few smaller outbuildings, the stone slate itself has normally been superseded by blue slate or Staffordshire Blue clay tiles, the latter indicating the close relationship between Hartington and its neighbouring county across the Dove. Around the Market Place most buildings date from the 18<sup>th</sup> and 19<sup>th</sup> century and reflect a period of prosperity. Streets radiate out from the centre and originally they gave access to the open fields around the village.

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

### **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 trade, having held the market charter since 1203. For various reasons the markets and the quarries closed or moved elsewhere during the middle of the 20<sup>th</sup> century, but the farming, though having changed in emphasis in recent times (e.g. milk to beef/sheep), still thrives as a key aspect of life throughout the Parish. Several farms, such as Sennilow, 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.



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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 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.

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

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

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



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In landscape terms Hartington village spills out of a secluded limestone dale on to the eastern fringe of a more open, flatter valley, through which flows the River Dove, marking the western boundary of the Parish. To the east, the ground rises to a limestone plateau of farmed grasslands divided by distinctive walled boundaries and occasional groups of trees, farm buildings and remnant stone and silica sand quarries. In turn the plateau is dramatically intersected by the steep-sided cuts of Long Dale, Hand Dale and Hartington Dale, together with two former railway lines which in the 1970s became popular recreational routes known as the Tissington and High Peak Trails.

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.

### **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.

To provide affordable housing and employment opportunities that are complementary in scale, enhance the existing village environment and do not intrude into the important green spaces within the village or the surrounding countryside.

*Wording from pages 1-4 taken from Hartington Town Neighbourhood Plan*

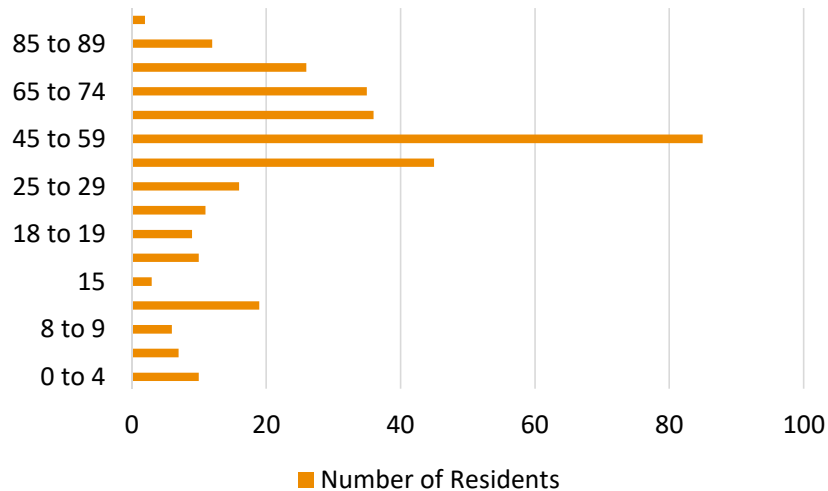


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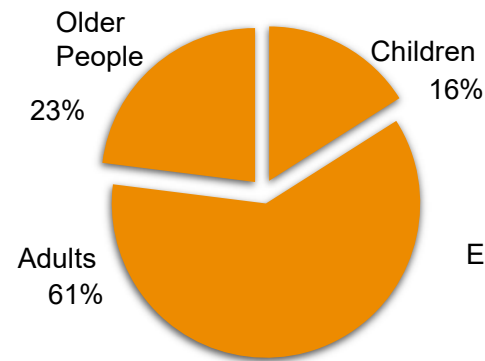


# Population and Demographics

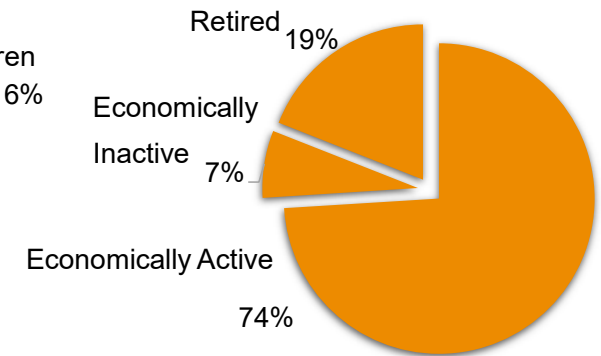
### Population Age Range



### Children, Adults and Older People



### Working and Non Working Adult Population (18+ years)



KEY  
 Children 0-17 years  
 Adults 18-64 years  
 Older People 65 years +

The parish of Hartington Town Quarter has a population of 1250 residents (2011 census).

Source: Census 2011

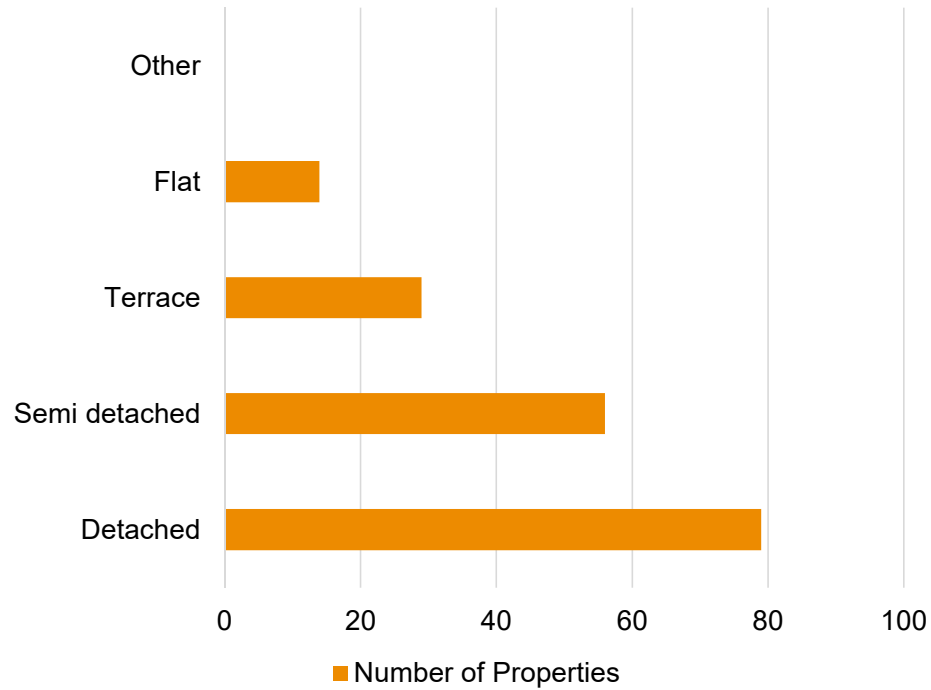


## Hartington Town Quarter Parish Statement (draft)



# Housing

### Housing Type



### Housing Tenure



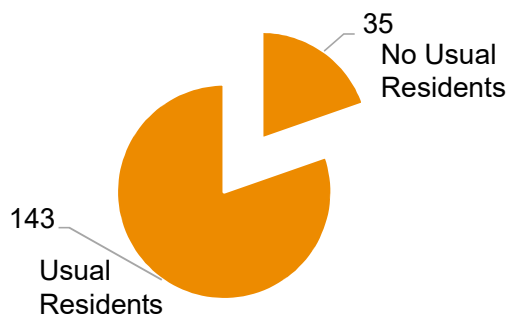


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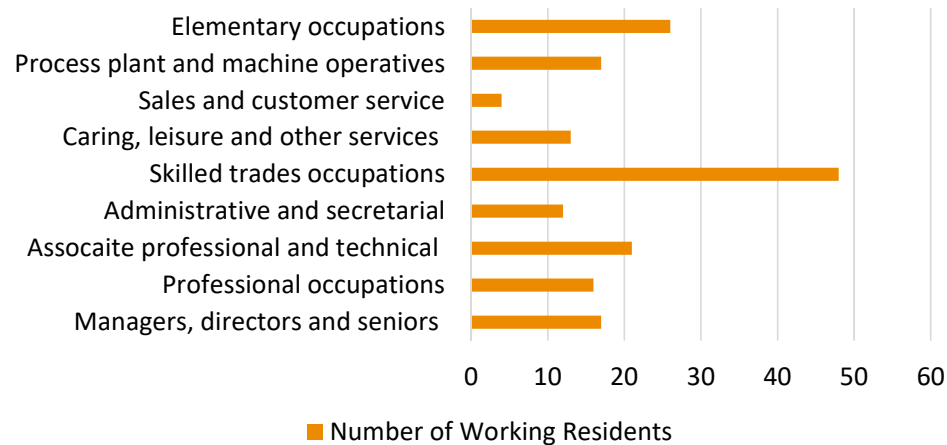
### Residency

#### Occupancy of Properties



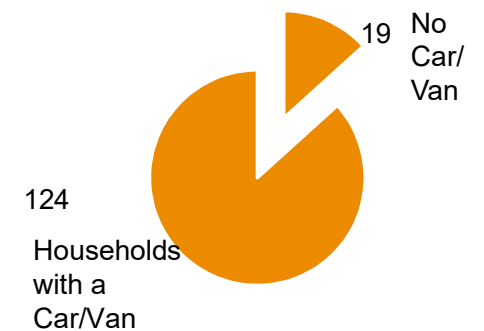
### Employment

#### Occupations of Working Adults



### Car/Van Ownership

#### Households with a Car/Van





## Hartington Town Quarter Parish Statement (draft)



### Settlement Amenities

|   |   |
|---|---|
| Convenience Food Shop                           | ★ |
| Post Office                                     | ★ |
| Primary School                                  | ★ |
| Community Hall                                  | ★ |
| Playground                                      | ★ |
| Playing Field (cricket pitch)                   | ★ |
| Industrial Units                                | — |
| Distance to General Practice (miles)            | 0 |
| Within 1 Mile of an A or B Road                 | ★ |
| Good Public Transport Route (5+ services a day) | ★ |
| Public House                                    | ★ |
| Post Box  | ★ |
| Church  | ★ |
| Mobile Library                                  | ★ |
| Conservation Area                               | ★ |
| Website/Newsletter                              | ★ |
| Groups  | ★ |
| Events/Traditions                               | ★ |
| Accommodation                                   | ★ |

### Community

|                   |  |
|-------------------|--|
| General           | Badminton, Sports Club, Music Group, Rural Social Club, Pilates, Yoga, Fitness Bootcamp, Uniformed Groups, Social Dance Club |
| Events/Traditions | Well Dressing, Village Hall Dances, Craft Fairs.   |

#### Key

★ Is present

— Is not present

Source: Parish Council





## Hartington Town Quarter Parish Statement (draft)



### Access to Essential Services

|                  | Service          | Time in Minutes |
|------------------|------------------|-----------------|
| Walking          | General Practice | 0-10            |
|                  | Pharmacy         | 60+             |
|                  | Post Office      | 0-10            |
|                  | Primary School   | 0-10            |
|                  | Secondary School | 60+             |
|                  | Shop             | 0-10            |
| Public Transport | General Practice | 0-10            |
|                  | Pharmacy         | 30-40           |
|                  | Post Office      | 0-10            |
|                  | Primary School   | 0-10            |
|                  | Secondary School | 40-50           |
|                  | Supermarket      | 0-10            |

### Public Transport

| Hartington | Route            | Bus Company | Days    | Frequency                              |
|------------|------------------|-------------|---------|--|
| 172        | Bakewell-Matlock | Hulleys     | Mon-Sat | Btwn 08:00–18:00. Hourly or more often |

Source: <https://www.derbybus.info/times/timetables/>

### Planning

Over the last 5 years 29 planning applications have been approved in the parish.

### Digital Presence

<http://hartingtonparishcouncil.co.uk/>

Source: Derbyshire County Council



## Hartington Town Quarter Parish Statement (draft)



### *Housing (wording taken from Hartington Town Neighbourhood Plan)*

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

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.

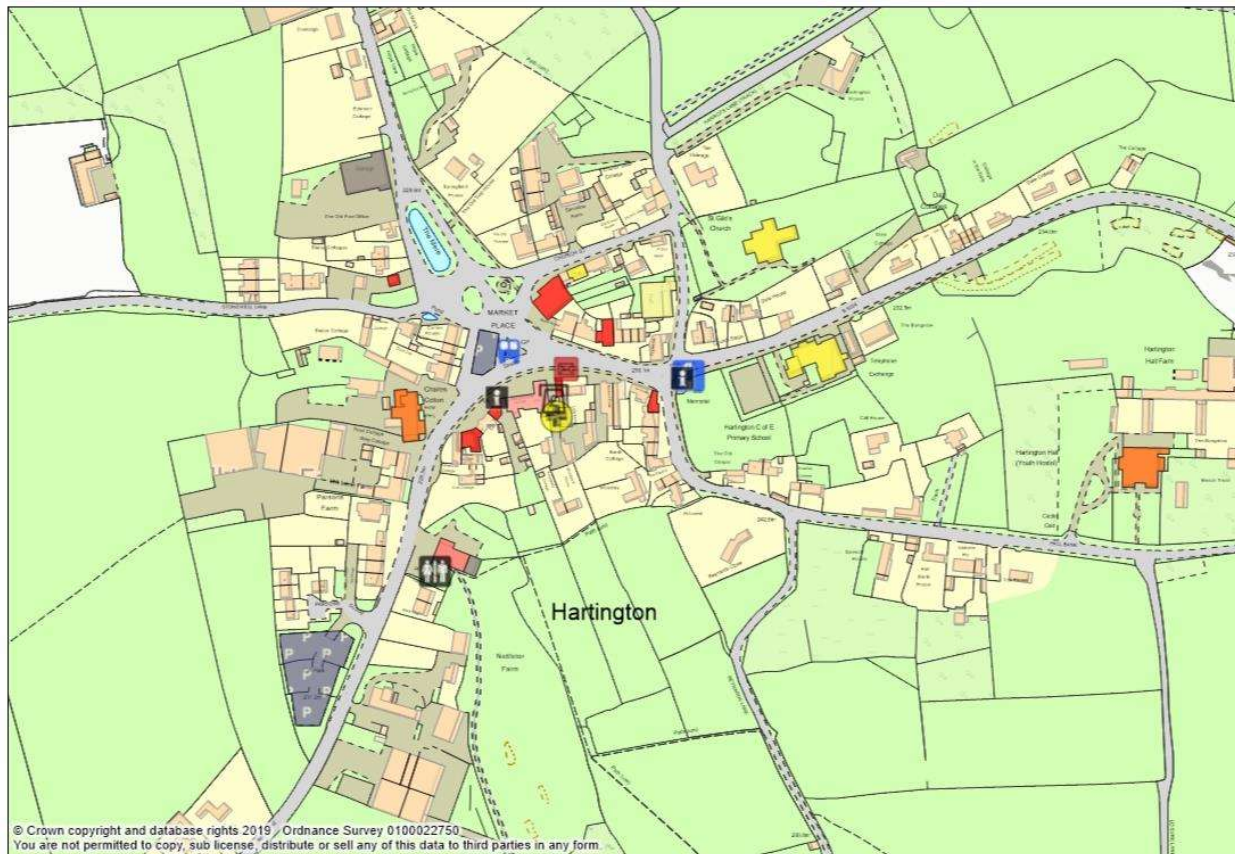
The recent appeal (APP/M9496/W/15/3053101) of 2016, granted approval for 26 houses on the Dove Dairy site (see below) but provided only 4 affordable houses with two redundant farm building conversions. The remaining 20 properties are planned as middle and upmarket housing, unaffordable for younger local people and families. The accommodation of many of these houses was arranged on 3 storeys.



## Hartington Town Quarter Parish Statement (draft)



## Hartington and its Services



### Key

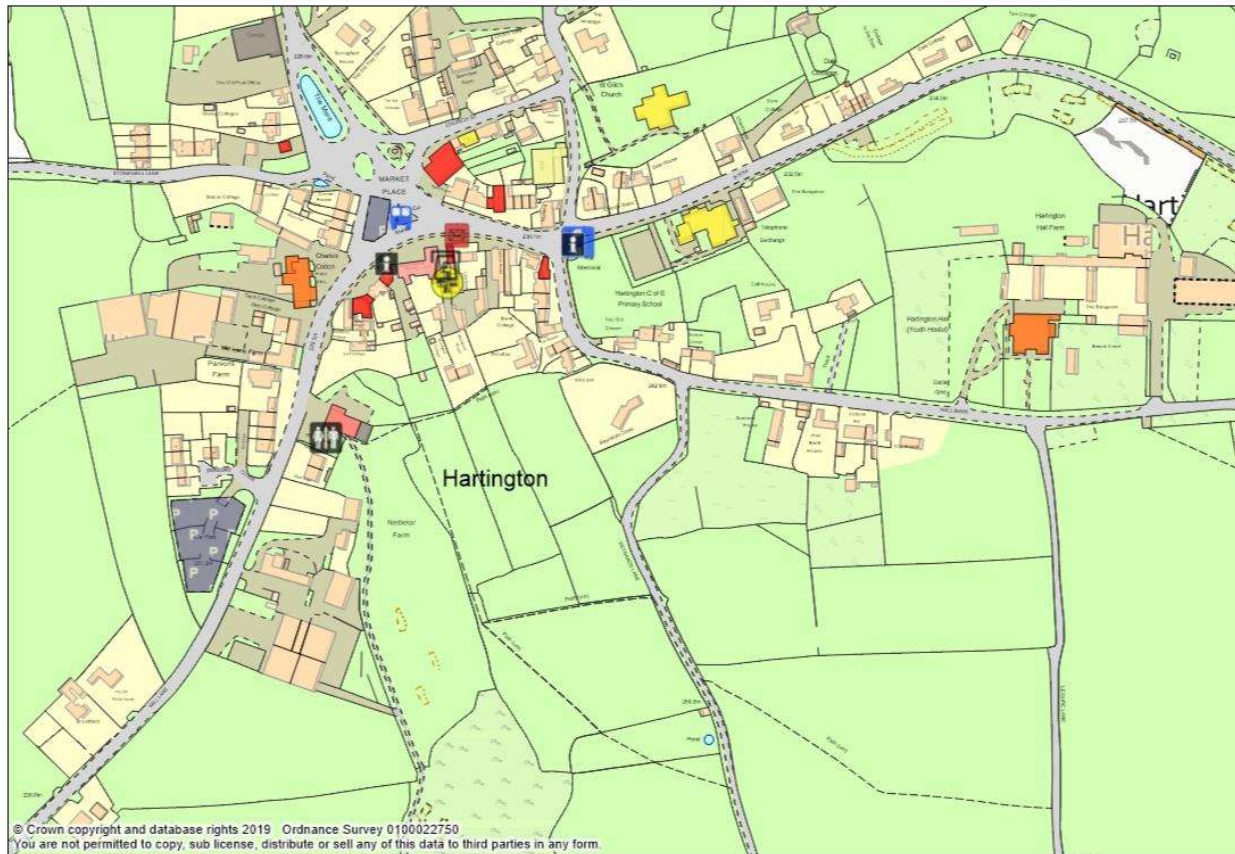
- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Hot Food Takeaways
- B1 Business
- B2 General Industrial
- B8 Storage or Distribution
- C1 Hotels
- C2 Residential Institutions
- C2A Secure Residential Institution
- C3 Dwellinghouses
- C4 Houses in Multiple Occupation
- D1 Non-Residential Institutions
- D2 Assembly and Leisure
- Camp Site
- Allotments
- Playground
- Playing Field
- Public Car Park
- Sui Generis
- Bus Stop
- Notice Board
- Post Box
- Telephone Box
- Cash Point
- Public Toilets
- Defibrillator



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## Hartington and its Services



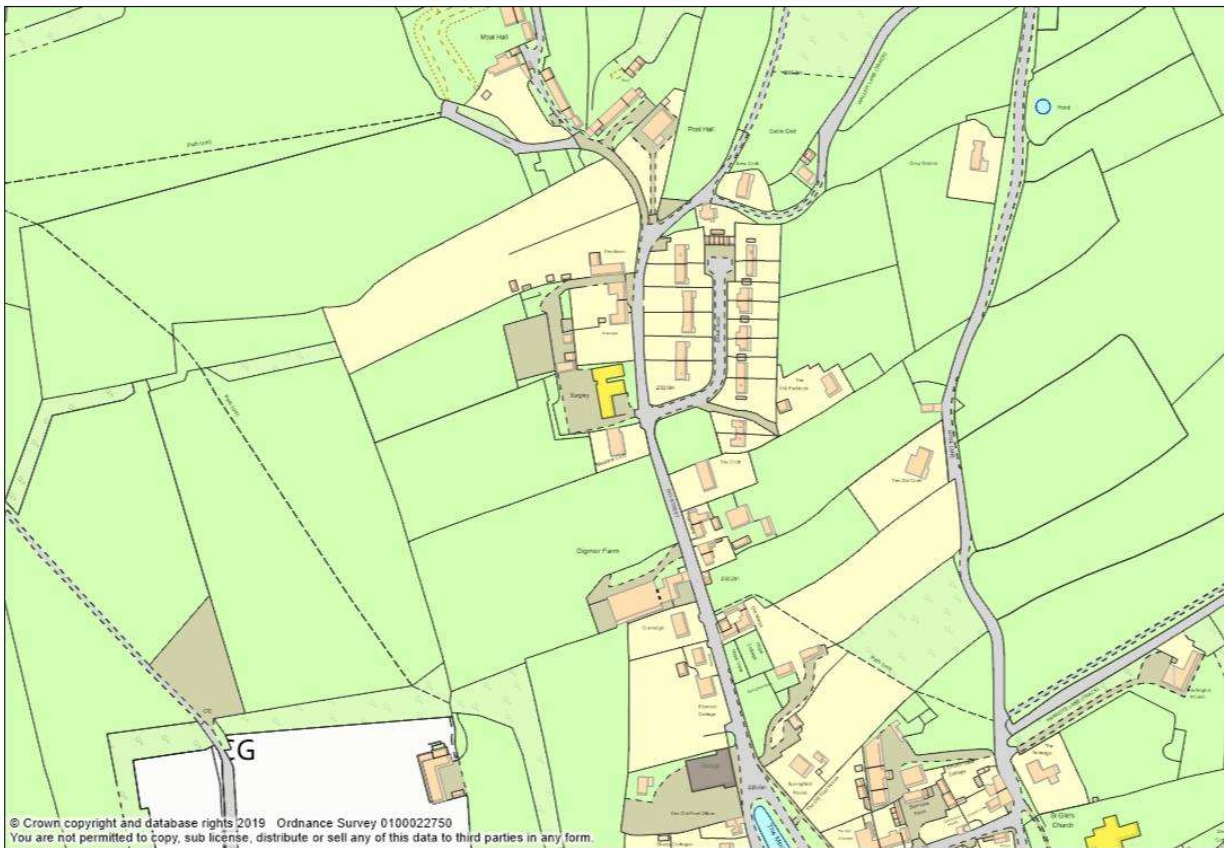
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## Hartington and its Services



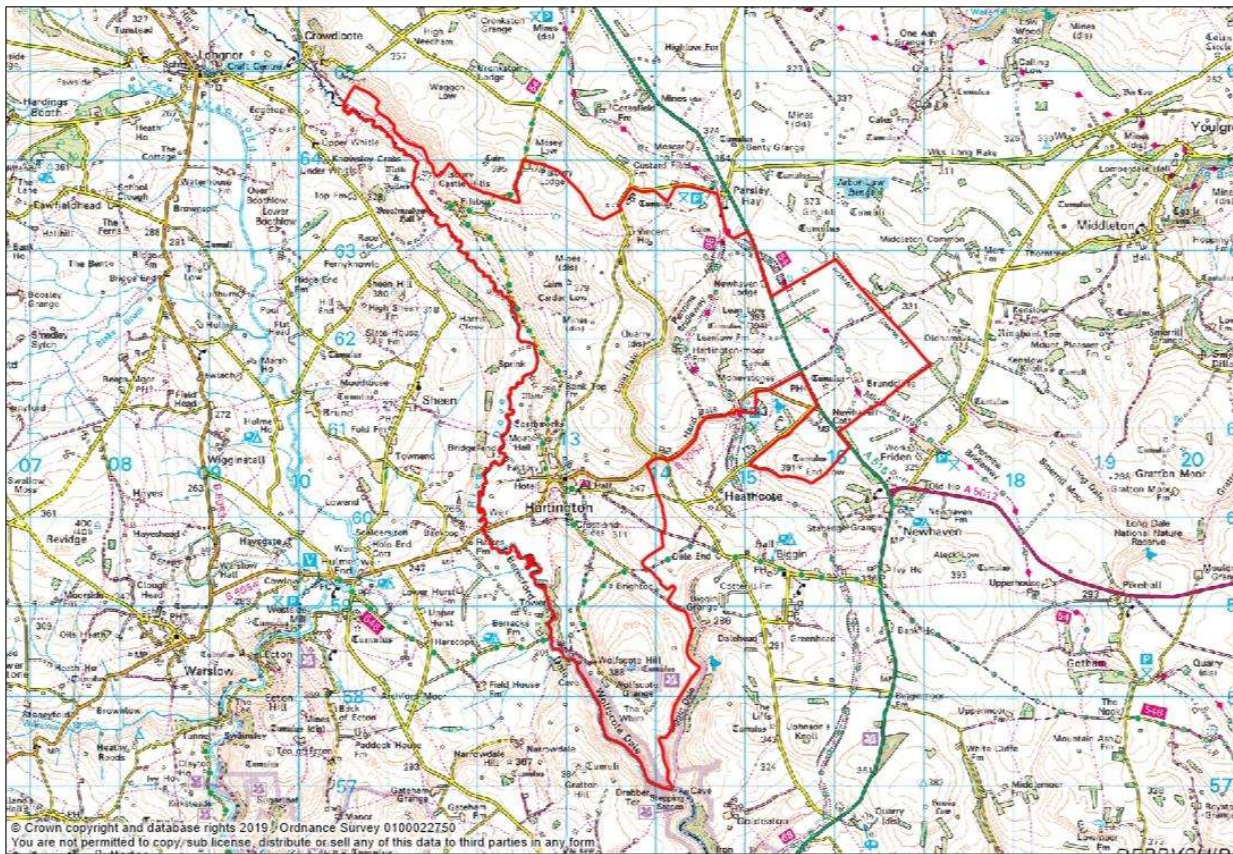
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## Hartington Town Quarter Parish Statement (draft)



# Hartington Town Quarter Parish Boundary





## Hartington Town Quarter Parish Statement (draft)



### Data sources

Hartington Parish Council  
Derbyshire County Council  
Ordnance survey maps  
Peak District National Park Conservation Area Appraisals  
Peak District National Park Landscape Strategy Action Plan (LSAP)  
<http://www.derbybus.info/times/>  
<http://hartingtonparishcouncil.co.uk/>  
<http://www.nhs.uk/Service-Search/GP/LocationSearch/4>  
<http://www.nomisweb.co.uk>  
Hartington Town Quarter Neighbourhood Development Plan