



# DALTON PIERCY VILLAGE DESIGN STATEMENT

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Photography © James Burroughs

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The residents of Dalton Piercy believe it is a very special place as one of the ancient gated villages in the country.

Although we wish to preserve all that is good about the village and associated nature reserves, we recognise that it is a living environment which needs to develop in order to maintain itself as a sustainable community. The village has continually evolved and recognises that standing still is simply not an option. Appropriate change and development may be necessary to sustain the community but must be done in keeping with the character of the village.

This Village Design Statement has been prepared to try and capture and preserve these special characteristics in such a fashion that they can be used to inform and direct planning issues which will present the village in the future.

We recognise that decisions on planning applications will be largely determined by the provisions of Hartlepool Borough Council's Local Plan and the Neighbourhood Plan for the Rural Hinterland of Hartlepool (known as the Rural Plan). It is intended that this design statement will be adopted by Hartlepool Borough Council as a supplemental guidance to planning policies in the Hartlepool Local Plan.

This Village Design Statement has been prepared as part of a Neighbourhood Plan for the wider Hartlepool rural area. The Village Design Statement will include:

- Descriptions of the built environment, the village green and natural form of the parish and surrounding countryside and nature areas, as it currently exists, identifying its essential qualities, backed by photographs and maps.
- Statements regarding use of space, against which future development proposals can be measured.
- Recommendations for future development which will act as supplementary planning guidance.

Dalton Piercy Parish Council has strong links with Hartlepool Borough Council and other nature groups regarding development and conservation matters. There has been communication between the Parish Council and the Conservation Officer and Planning Officers regarding the Neighbourhood Plan. These and other officers have helped with professional knowledge in the preparation of the Neighbourhood Plan.

The Draft Rural Plan has been accepted by the Planning, Regeneration and Neighbourhoods Committees.



# History

Originally called Dalton “the enclosed homestead in the valley” the village was walled, with gates at each end, which were closed at night to prevent cattle pastured on the green from straying. The gates at either end of the village today commemorate this custom. There are still vestiges of the old walls at various points around the village.

The village was once part of the manor of Hart which was granted to Robert de Brus by William the Conqueror. It was later transferred to the Balliol family and the 'Piercy' was added in the 13<sup>th</sup> century when the daughter of Ingram de Balliol married William de Percy. The village was part of her dowry.

There are four grade 2 listed buildings in the village - College & Manor farms, Rose Cottage and The Priory. HBC has also included Leamont as a locally listed building. On the left when entering the village from the east is The Terrace a row of early 19<sup>th</sup> century cottages, with a Victorian villa on the end. Situated to the south of the green is an ex-army hut, which was bought in the 1950s to serve as a village hall, and is still in use today.

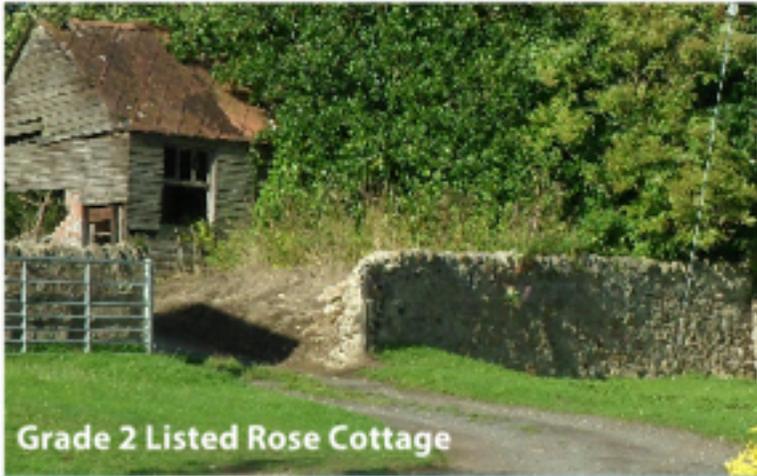
The village has no church however in front of Rose Cottage are the buried ruins of a 19<sup>th</sup> century chapel. In the 1940s a tea-shop and sweet shop at the end of the green provided refreshments, as the village was a popular picnic spot for families who would walk over the public rights of way across the fields from Hartlepool. These public footpaths are still popular today. There has been no shop in the village since the last one was destroyed by fire in the early 1980s.

Dalton Piercy appears never to have had a pub, although Priory Farm was once a brewery. However there are two pubs at Elwick linked to the village one mile to the north by an ancient bridleway, now used as a footpath. The old Red Lion pub, now replaced by the Windmill Hotel is a mile from the village on the side of the A19 road.

In the past the village had three sources of water – Char Beck to the east, a well spring near Rose Cottage (unknown source) and to the west a pump on the green (latter which has been removed)

At the eastern end of the green, the beck flows into a long stretch of land known as The Batts, a twelve acre waterside meadowland owned by the parish, which forms part of a wildlife corridor linking the Tees Estuary to another local reserve, the Howls. The origin of The Batts name is likely from the old English word Bats which means an area of low lying land which may flood. On the west bank of the stream glacial deposits can be seen, a legacy of the Ice Age!





Grade 2 Listed Rose Cottage



Early 19th Century Cottages



Grade 2 Listed College Farm



Victorian Villa



Grade 2 Listed The Priory



Grade 2 Listed Manor Farm



The Parish of Dalton Piercy is a small community with a population of 230 and 101 properties; the nucleus being Dalton Piercy Village, an ancient walled farming village of 68 houses situated around village green.

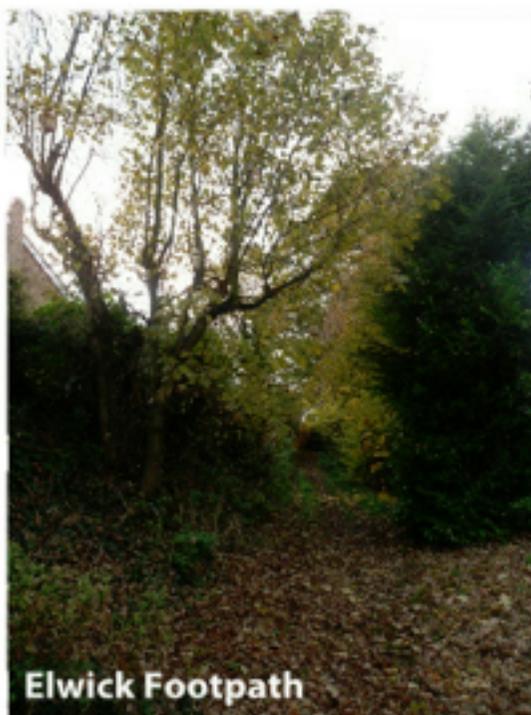
It sits 6 miles from the town of Hartlepool, with the nearest village being Elwick, a 1 mile walk through the footpath, or 2 miles by road. It can be reached via A19, A689 or Elwick Road. Distance to Middlesbrough is 12 miles, Durham 17 miles and Sunderland 20 miles.

The village consists of: The Terrace and Dalton Piercy Road, which is the main road that runs through the green. Here the historic buildings are situated. Four cul de sacs branch from Dalton Piercy Road and lie within the village band (Dalton Heights, College Close, Manor Fields and Abbots Lea). These are comprised of newer housing.

The Village Hall is behind the Green. It is used for parish council meetings, village events and can be hired. The nearest church, shop and post office is at Elwick. There are no schools at Dalton. School buses run to the primary school at Elwick and secondary school at Throston. Parish allotments are located in the village which include a kids club.

Agricultural land and wildlife areas with sites of special scientific interest, surround Dalton Piercy Village. Three main footpaths lead from the village to Elwick, Brierton and Hartlepool (Summerhill). Residents, dog walkers, ramblers and tourists frequently use these footpaths. Fishing lakes lie just outside the village ribbon, Abbey Hill half a mile away, which is next to a holiday caravan/camping site and the other at Lakeview, 1 mile away towards the A19. There are an abundance of liveries and riding schools on the village outskirts and surrounding area, so it is no surprise that horse riders frequently are seen throughout the village.

The Parish of Dalton Piercy is a special place, an asset to Hartlepool. We all want to preserve and protect this natural oasis with its unique setting and character.



**Elwick Footpath**



**Summerhill Footpath**



**Brierton Footpath**



Village Green



Manor Fields - Open Space



South Durham Saddle Club - Dalton Indoor School



Kids Allotment Club



Village Green Picnic Area

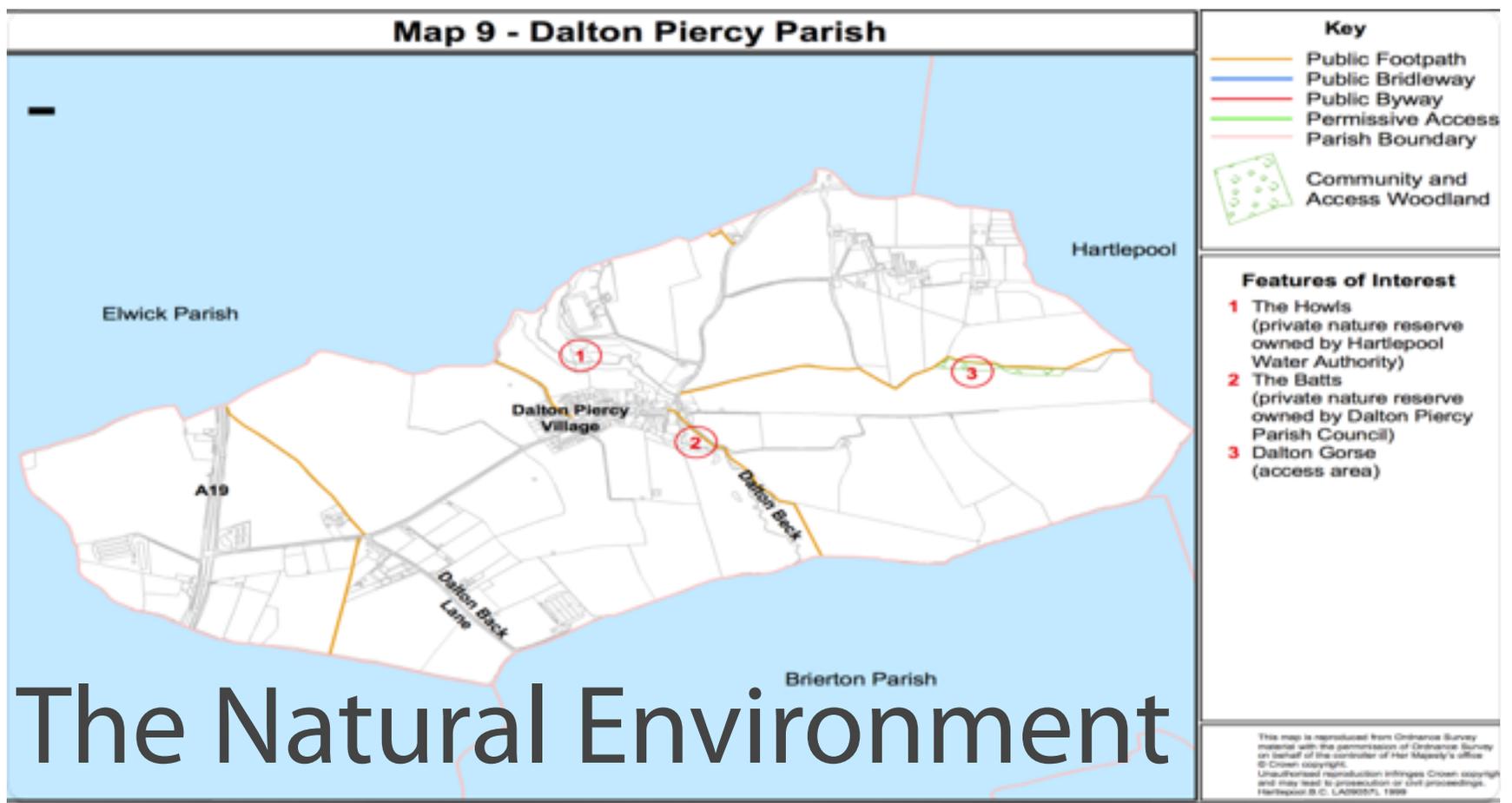


*VG75 Village Green Map*

The Village Green has been an integral part of the village for hundreds of years. It originates from the 'Gated Village' where residents could graze their cattle and as such it has provided residents with a focal point on which to live and enjoy a peaceful and friendly existence.

The current 'Village Green' was awarded this status by the Secretary of State to protect it in the early 1960's and has since been extended to include the area at the side of Rose Cottage in the 1990's, as seen on the map above. A 'Village Green' is defined in the COMMONS REGISTRATION ACT 1965 amended by THE COUNTRYSIDE AND RIGHTS OF WAY ACT 2000, as land which has been allotted by or under any Act for the exercise or recreation of the inhabitants of any locality; or on which the inhabitants of any locality have a customary right to indulge in lawful sport and pastimes.

- The Village Green is registered with the COMMONS REGISTRATION AUTHORITY (Hartlepool Borough Council).
- The Green is owned and administered by DPPC on behalf of the residents, and they are responsible for its maintenance such as grass cutting, protection from unlawful infringement and use.
- Unlike most village greens the tracks across the green have been included in the registration and the parish acknowledges the needs of residents to use these tracks to access their current properties and agricultural buildings/land. The inclusion of the tracks is unusual and the parish will ensure that the surface of the tracks is in keeping with their history and appearance in the centre of the village.
- Both the parish and members of the public are actively involved in using the village green such as the village show. Also improving the village green through the planting of daffodils around village, the planting of snow drops to the west facing slope of the village allotments, the planting and maintaining of many flower tubs along the boundary of the green and the planting and maintaining of a historic cart outside Manor Fields.



*Dalton Piercy Parish Map*

As a small rural community the area is enhanced by a Site of Special Scientific Interest and 2 designated Local Wildlife areas. The Howls and The Batts are linked woodland nature reserves managed by the Tees Valley Wildlife Trust and Dalton Piercy Parish Council respectively. They follow the valley of Char Beck (Dalton Beck). Here a rich variety of wildlife and flora can be found, bringing the benefit of access for the local community to nature.

### The Batts

The Batts, owned and managed by the parish council, covers approximately 12 acres and can be accessed via an entrance on the south side of the village green. It comprises waterside and meadow land, including a wild flower meadow. It is also an area of Noted Geological Interest with glacial deposits, 'sandstone banks', along the beck. It offers grazing land and an abundance of plant and wildlife.





## The Howls

Here can be found protected 'ancient woodland' mainly of ash and sycamore which has taken hundreds of years to establish. It plays an important role for wildlife, soils, history and cultural value. This is the only substantial area of ancient woodland in the Borough of Hartlepool.

The Howls and The Batts are home to a recorded 53 species of birds, including owls, woodpeckers, skylarks, warblers and the spotted flycatcher during the summer. A number of small and large animals, including voles, bats, stoats, hares, badgers and roe deer make their home here.

In The Howls the deer cross to the spinney running alongside the footpath to Elwick as this has a number of hedgerow food sources. Hedgerows are mainly hawthorn, elder and gooseberry.

The bats can be seen leaving their roosts to forage particularly during dusk in the summer and can also be seen nesting in many houses and trees in the village.

Notable flowers to be found at the two sites include early purple orchids, violets, lesser celandines and the uncommon in this locality, twayblades.

At the bottom of The Howls Dalton Beck runs downstream into a Site of Special Scientific Interest, just before the bridge at the eastern end of the village. In this habitat can be found the rare water vole and other amphibians such as newts, frogs and toads.



Dalton Beck gives the reserve an added dimension and plants that like damp conditions and soils thrive here; marsh marigolds, meadowsweet and the foreign invader Himalayan balsam.

Dalton village is also fortunate to have the only remaining natural pond in Hartlepool. The pond is rich in amphibians such as newts, frogs and toads. Visitors include moorhens, coots, red admiral, peacock and painted lady butterflies and dragonflies.

Hartlepool Borough Council have advocated protection of the countryside and has encouraged the enhancement of biodiversity. The parish fully endorses these goals and are committed to maintaining and preserving the unspoiled natural environments for people to enjoy and safeguarding them for future generations.





The village includes many different styles, from the 1700's such as Rose Cottage and The Priory to the Terrace from the turn of the 1900's to modern developments such as College Close and Manor Fields from the 1970's and Abbots Lea from the 2000's. Whilst there is a range of developments all have followed the tradition of its history as a gated ribbon village.

Within the village there are a number of infill plots for development that have been identified which will allow the village to grow whilst maintaining its historical layout. The village residents do not support any mass developments which either spoil its history or impact on the many special nature areas.

In addition any development which requires access across the village green will require the granting of an easement from the parish council.

The sites identified for future development are:

- The 'Water Board Land' between Leamount and Manor Farm.
- The Stack Yard between The Terrace and The Priory.
- The land adjacent to Manor Farm.
- The land behind Rose Cottage.



# Recommendations and Guidelines

Protect the identity of the Parish of Dalton Piercy. Conserving and enhancing the distinctive historical, rural and environmental heritage of the area to maintain the character and vitality of the Parish.

Conserving and enhancing the natural environment;

Protect and enhance the high quality and sensitive landscape in and around the Parish and its contribution to the enjoyment of Dalton Piercy village. Maintain distinctive views and visual connectivity with the surrounding countryside. Recognizing the important contribution of the open spaces, wildlife areas and green infrastructure makes towards leisure, recreation and wellbeing. Providing Bio and Geo diversity. Locally essential assets not just for the residents of Dalton Piercy but Hartlepool as a whole.

Improve the Parish public rights of way network making suitable routes for walking and cycling, Preserve existing access to views, (accessible for the needs of users. leisure and recreation should not be harmed.) Respect these routes, character, function and recreational value and support proposals which conserve or enhance these assets, such as wildlife corridors.

Support proposals to protect and improve the assets of Dalton Piercy Parish: The village green, village stone wall, Village Hall, wildlife areas, footpaths, streams, hedgerows, woodland, meadows and allotments.

High quality Development in keeping with surrounding;

Ensure well designed, high quality infill development which reflects the heritage and distinctive character of Dalton Piercy. That development is not out of keeping with the design of surrounding housing and protecting the amenities of surrounding occupiers. Giving regard to the historic farming and natural environment in terms of local features from the existing landscape and character of heritage assets such as listed buildings.

Ensure adequate provision for car parking in all new development.

Ensure all those living within and passing through the Parish recognize Dalton Piercy as a home for its residents.

Encourage close work with HBC and neighbouring villages to identify and agree ways to address transport and the current traffic infrastructure and safety issues.

Encourage all those living within and passing through the Parish to recognize and take responsibility for ensuring the priority of road safety.

Ensuring that the any development accommodates the impact of future climate change through actions such as the minimisation of hard landscaping and the village works to minimise the current flooding.

To ensure that sewage is managed in an adequate and environmentally friendly way respecting the natural water ways in the adjacent wildlife areas.

Support and encourage renewable energy provision.

Support the activities of those working from home i.e. appropriate speed of broadband and mobile communications. Create opportunities for local residents – Provide specific support for small scale employment initiatives. Support the development of tourist related facilities such as fishing lakes, quad bike track and horse riding schools. Building a healthy community promoting a prosperous rural economy.

## Appendix 1 – Residents Survey and Consultation

### Survey

Residents of Dalton Piercy Village and surrounding area were either hand-delivered or sent a web survey. (68 households)

What is the tenure of your house?

Own with a mortgage	14
Own with no mortgage	12
Rent/council/housing association	2
Live with parents/relatives/friends	2
Rent from private landlord	0
Other	0

What kind of property is it?

House	30
Bungalow	0
Other	0

Which of the following have you or your family used in the last 12 months?

Any of the 3 village footpaths	25
The Batts Wildlife Area	22
The Village Pond	18
The Beck	17
The Howls Nature Reserve	15

Which of the following wildlife have you seen in and around the village in the last 12 months?

Rabbit	29
Owl	26
Hedgehog	25
Moorhen	24
Bats	23
Frog/tadpole/frogspawn	22
Squirrel	21
Hare	19
Coots	18
Dragonfly	17
Stoats	16
Fox	14
Woodpecker	12
Deer	8
Newt	5

Activities – Have you or your family engaged with any of the following in the last 12 months?

DPPC as a public attendee	19
Village hall	18
DPPC	17
Village improvement group or activity	17
Allotment/Kids club	15
Litter picking	13
Carols around the tree	13
Rural Plan	13
Village Pots/Wheelbarrow	8
Other	1

What type of development would you like to see in the village?

None	15
Development restricted to infill (inside the village band) sites	15

If you would like to see development, what types would you believe to be appropriate?

Starter homes	16
Bungalows	6
Executive housing	3

Please indicate how you feel the current traffic volumes are for each of the following by selecting one of the following: Low, manageable, a problem, or dangerous. (29 replies)

	From A19	To A19	Greatham Backroad	Dalton to Hartlepool
Low	0	0	1	0
Manage	8	10	12	10
Problem	4	6	12	12
Danger	17	13	4	7

Please add anything else you feel should be included in our submission to the rural plan village design statement.

Poor broadband
Needs better roads and a bus service if many more houses are built
While current traffic levels are manageable, increases in those levels to and from Hartlepool and the A19 through the village could cause problems especially as it is not uncommon to meet tractors, horse riders and cyclists on the narrow country road.
Village infrastructure and improvements to the village itself to ensure the character is retained. Improvements to the internet and some of the internal car parking issues would be a benefit also.
Save village greens by stopping car parking and digging up the turf

Not sure if this is even relevant, but the phone line communications to the village are extremely poor. I don't know anywhere else that suffers such low speeds (0.9megabits) in a time where streaming data is becoming the norm.
Cars travel through the village and along the country roads far too fast
Cars coming through the village often go over the speed limit- dangerous as no footpath (continuous) through the village and young children live in the village.
Permanent public transport
We need a road to A19 south to stop through traffic. I see vehicles from throston who choose village rather than past hard on a regular basis. This will be much worse when development is started.
Traffic problems will increase due to new development opposite High Tunstall and near Greatham using Dalton Road as a short cut to A19 – already a problem with current traffic volumes using too narrow roads.

### Survey Document Source:

30 replies have been received.

The survey was conducted by Dalton Piercy Parish Council and residents were given three weeks to reply. The data will be used in the Dalton Piercy Village Design Statement, which will be supplementary to the Rural Plan.

Survey information collated by Sophie Chapman DPPC Clerk and Cllr. Burroughs.  
Produced by Cllr. Burroughs, Dalton Piercy Parish Council.

### Village Design Statement Source

#### Consultation:

Dalton Piercy Parish Council sought 3 volunteers from the Parish Council together with members of the Village Improvement Group to engage with residents and other stake holders over a 6 month period. The group has met regularly with members of the public at the Village Improvement Group meetings over the period of developing the plan. The draft plan has been made available on the Dalton Piercy Website and residents were invited to comment and respond.

In addition to engaging residents at these meetings 2 surveys were undertaken, the surveys were both circulated electronically and delivered in hard copy to every household in the parish to ensure as many residents as possible have had the opportunity to input.

In addition to residents the group also sought the views and input from Hartlepool Borough Council, Tees Valley Wildlife Trust, Elwick Parish Council and Greatham Parish Council.