

# BRADSHAW CHAPEL CONSERVATION AREA



Environment Department

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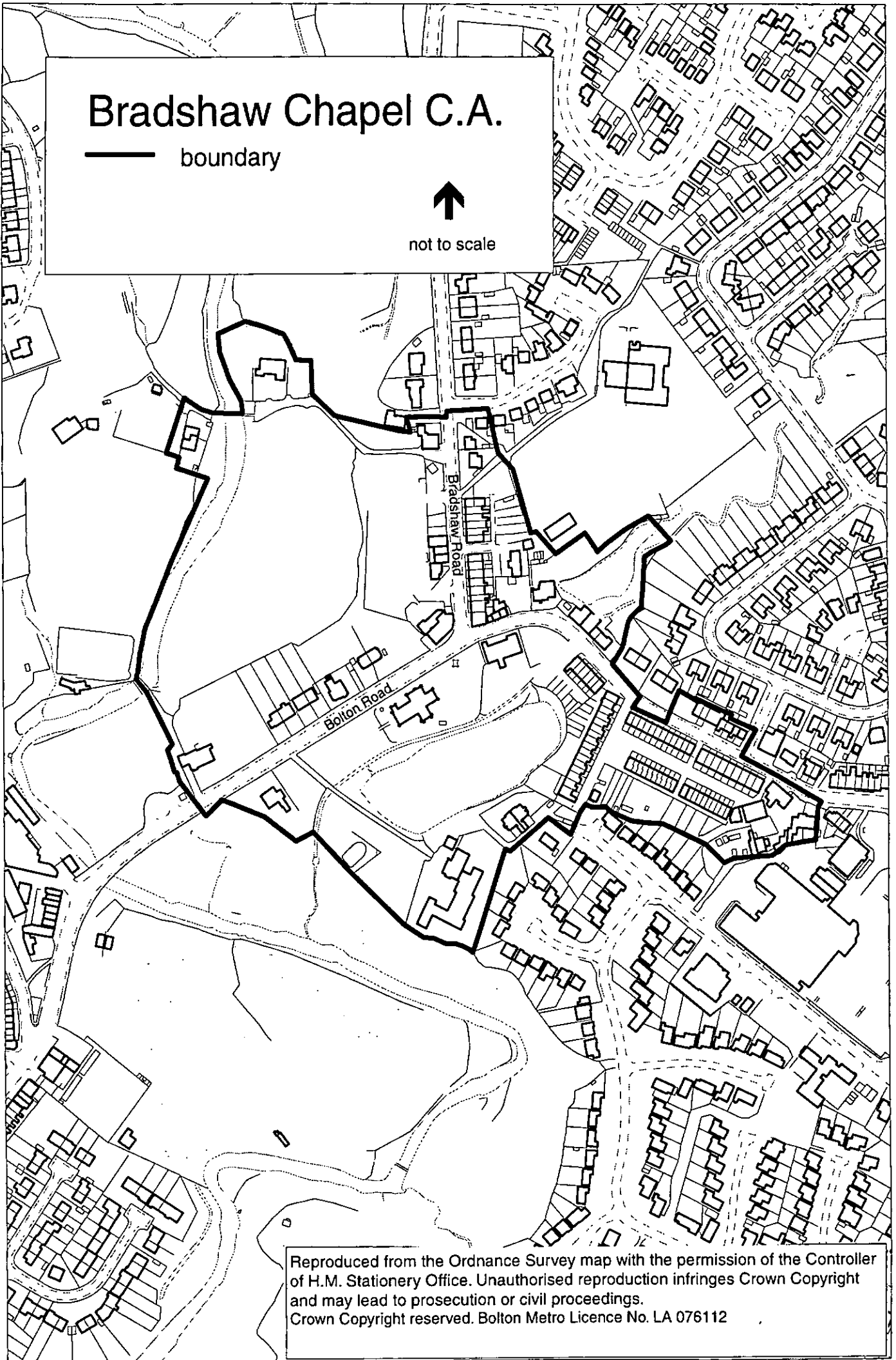
Environment Department

# Bradshaw Chapel C.A.

— boundary



not to scale



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## SECTION ONE

### Character Assessment

#### Introduction

**Bradshaw Chapel is a predominantly early Nineteenth Century settlement situated three miles to the north east of Bolton Town Centre. The Conservation Area is centred on the junction of Bolton Road, Bradshaw Road and Lee Gate. Bradshaw Chapel is strongly linked with the bleaching industry, established in the area as a result of the plentiful water supply from the Bradshaw and Riding Gate brooks. The Conservation Area was originally designated in 1976 as a result of increased pressure for development on open land in and around the former hamlet.**

#### History

The area of Bradshaw Chapel actually incorporates small parts of the township of Bradshaw. The name possibly deriving from the Old English word "Broadwood", (a heavily wooded valley). It was located within the ancient parish of Bolton-le-Moors in the County of Lancaster.

Henry de Bradshaw was the first member of the Bradshaw family linked with the area. Land use in his day was mainly agriculture supplemented by domestic woollen textile manufacture. Henry obtained a charter for the manor from the Lord of Tottington and up to the end of the Seventeenth Century, maintained agricultural employment on the estate.

In 1693 this wing of the Bradshaw family left the district and the Estate was bought by a Henry Bradshaw of Marple Hall, a distant relative.

When the change over from wool to cotton textile manufacture came about, the raw

cotton fabric required a different finishing process and this led to the establishment of the bleaching industry in the Bolton area. The industry developed into a speciality process in Bolton when cotton manufacturers were sending their products to Holland to be bleached.

In the Bradshaw area the early bleaching process involved the laying out of the raw cotton on the meadows at the rear of properties fronting Bolton Road and Bradshaw Road. The large private dwelling to the north of Rigby Lane was at one time the Rigby Bleachworks. It was later converted to a church mission and used as such until the 1950s.



Figure 1.  
*Bradshaw Brook and former bleaching meadows.*

The Scowcroft family were prominent employers and philanthropists in the bleaching industry. The cottages fronting Bradshaw Road were provided by them for their workers and the Crofters Arms, constructed by William Scowcroft, provided work space in the upper floors for textile weaving.

The area around Bradshaw was also able to utilise its own local coal resource. It enabled



Figure 2.  
Crofters Arms and St Maxentius Church.

Bradshaw Bleach Works, originally located to the north of Bradshaw, to transform the cotton bleaching process into the industrial age, by the use of new steam powered machinery.

The next significant patron of the bleaching and cotton industry was a Thomas Hardcastle who took over the Bradshaw Works in the 1830s. He secured a long lease in order to carry out extensive investment. Throughout the time of the influence of the Hardcastle family, improvements and new facilities were provided for the workers, including the terraces of houses fronting Lee Gate, King Street and Church Street. In addition the Hardcastles were responsible for the large building on the corner of Church Street and Lee Gate which was used as a local Co-Operative Society and later a social institute and warehouse. The Hardcastle family were also instrumental in the construction of a new school at the junction of Lee Gate, Bradshaw Road and Bolton Road, which replaced the old school house on Rigby Lane. This is now "The Old School House Restaurant". They also provided significant financial support towards the construction and consecration of a replacement St Maxentius Church.

The Lee Gate Bleachworks are now used as a Conservative Club. Two reservoirs associated with bleaching, fed by the Riding Gate



Figure 3.  
Old School Restaurant, Lee Gate.

Brook, remain at the rear of Bolton Road and Lee Gate, together with a stone leat. There is an old map of Bradshaw Chapel included at the end of this document.

### Townscape

Although Bradshaw Chapel has been largely surrounded by urban development, it has retained much of its original character as a rural settlement. This is due to the retention of the meadows and woodland in the Bradshaw Valley, the extensive landscaped grounds with mature trees to properties on Bolton Road and the survival of the



Figure 4.  
Reservoir south of Bolton Road.

reservoirs, particularly the large reservoir to the south of the area.

St. Maxentius Church, the former school, and the Bradshaw Arms Public House at the



Figure 5.  
Former Bleachworkers Cottages, King Street.

junction of Bolton Road, Bradshaw Road and Lee Gate form a typical village group and the focus of the area.

### Enclosures

The main vehicular access roads are Bolton Road and Lee Gate running east-west and Bradshaw Road leading to the north. This roughly "T" shaped road pattern splits the Conservation Area into three sections.

Vistas within the area are closed by the angled junction of Bradshaw Road and Bolton Road, the sharp right angled bend of

Lee Lane, the mature trees bounding Bolton Road and tightly built up street frontages of terraced housing.

### Landmarks, Views and Skyline

There is a view of the open countryside of the West Pennine Moors beyond the Conservation Area looking north east along Bolton Road and from the access road to the former Vicarage. There are views looking south west from Bolton Road across the rural Bradshaw Brook Valley to the built up area of Bolton. The driveway to the former Vicarage affords excellent views of the large reservoir and the terrace of cottages on Church Street. The open meadows of the Bradshaw Brook are best viewed from Rigby Lane and its footbridge.

Apart from the Lee Gate frontage there are few clear views of the former bleachworkers' cottages south west of Lee Gate. This is because of their tight layout, with one terrace situated directly behind another and Church Street being laid out at right angles to the main road, fronting the large reservoir.



Figure 6.  
Cottages, Church Street



Figure 7.  
Back King Street

## Boundary Treatments

A considerable number of properties have dressed stone or flag boundary walls. The low stone wall fronting 26 to 36 Lee Gate is topped by plain steel railings. A minority of properties have brick boundary walls and the rear yards to King Street and Church Street have low brick walls topped by timber fences.

## Street Frontages

The Nineteenth Century terraces of former industrial workers housing are arranged in a very formal way. Most front directly onto the street and have small front yards or gardens. Back King Street South and Church Street face onto footways and private gardens and back onto vehicular access roads.

Substantial individual buildings including St. Maxentius Church, the Old Vicarage and Bridge House are set in their own extensive grounds. Twentieth century suburban houses are set back from the road behind landscaped gardens.

These different patterns and phases of development result in an interesting and varied street scene.



Figure 8.  
Footbridge over Bradshaw Brook

## Street Furniture

There are modern steel and concrete street lights throughout the area. A cast iron bridge with a traditional cast iron handrail and posts resting on stone cutwaters crosses the Bradshaw Brook on Rigby Lane. There is also a group of cast iron bollards to prevent vehicular access to the river meadows.

On the corner of Bolton Road outside the Crofters Arms there is a modern steel guard-rail. There are direction signs at the approaches to the Bolton Road/Bradshaw Road/Lee Gate junction. The road sign adjacent to numbers 26 to 36 Lee Gate detracts from the appearance of this attractive stone built terrace.

The majority of pavements and carriageways are surfaced in tarmac, although stone setts remain on the carriageway between 88 and 89 Bradshaw Road where the footways have large stone flags. The footway at the front of Church Street has also retained its stone flags.

## Architectural Character

The Conservation Area has a variety of building types and styles. The majority of buildings are constructed of coursed, random, dressed stone with graded slate roofs, stone or wooden gutters and stone



Figure 9.  
74 - 88 Bradshaw Road

chimney stacks. Some properties have been rendered. With the exception of the three-storey block on the corner of Bradshaw Road and Lee Gate, the former bleachworkers houses are two-storeys high. They have stone lintels and cills to vertically proportioned window openings and stone door surrounds with flat, semi-circular or elliptical arched heads.

The terraced houses on Church Street and between Lee Gate and Back King Street South have been renovated by the Portico Housing Association and the external joinery renewed.

The twentieth century suburban houses are built of brick with slate roofs.

There are a number of buildings Listed as being of Special Architectural or Historic Interest within the Conservation Area as follows:-

**TOWER TO FORMER CHURCH OF ST.MAXENTIUS, BOLTON ROAD**

This tower was built in 1640 and is all that remains of the earlier Church of St.Maxentius. It is constructed of stone with an embattled parapet and round headed bell openings.

**141 BRADSHAW ROAD (THE OLD POST OFFICE)**

Once used as a school, now a house, this property dates from the early 19th century.



Figure 10.  
Old Post Office, Bradshaw Road

It is built of squared coursed sandstone with a stone flag roof and has a pilastered door surround with a pediment.

**LEE GATE FARMHOUSE, LEE GATE**

This former farmhouse is now two houses and was built around 1700. It is constructed of dressed stone with quoins and has a stone flag and slate roof and mullioned windows.



Figure 11.  
Lee Gate Farmhouse

**BARN TO THE NORTH EAST OF LEE GATE FARMHOUSE, LEE GATE**

This barn dates from 1729 but has later extensions. It is constructed of watershot stone with quoins and a stone flag roof.

**RIGBY COTTAGES, RIGBY LANE**

Originally built as a single dwelling, this property is now two houses. It dates from the early Eighteenth Century with mid Nineteenth Century rear extensions. It is built of dressed stone and stone rubble and has mullioned windows to the oldest portion.

There are also a number on Non-Listed buildings which make an important contribution to the character of the Conservation Area. These include:-

**ST.MAXENTIUS CHURCH**

St.Maxentius is a Victorian Church in a Decorated style completed in 1872. It is built of stone with a pitched slate roof and has windows with stone tracery and a bellcote at





Figure 12.  
Rigby Cottages, Rigby Lane.

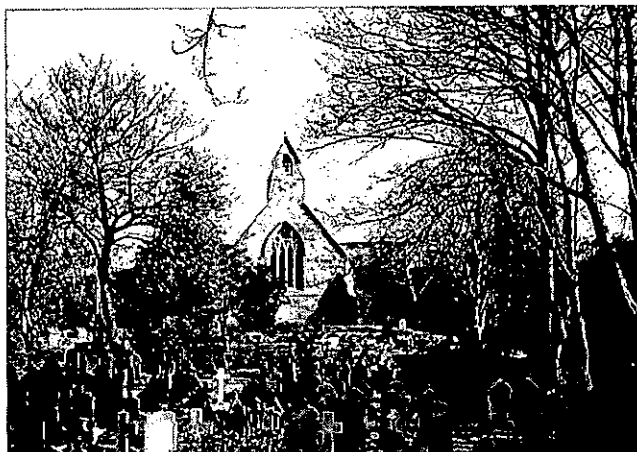


Figure 13.  
St. Maxentius Church Grave Yard.

the south western end. The churchyard contains a variety of ornamental headstones.

#### THE CROFTERS ARMS

This is a three storey red brick building with a stone flag roof and both vertical and horizontal sliding sash windows.

#### FORMER BLEACHWORKERS HOUSES, CORNER OF BRADSHAW ROAD AND LEE GATE

This three-storey terrace of houses is constructed of stone with a slate roof. The corner property has a projecting stone finger post inscribed "To Bolton" and "To Radcliffe and Manchester". There is also a stone plaque at second floor level inscribed "Bradshaw Chapel 1838" with "Bury, Edenfield, Haslingden and Burnley" carved into the stonework below.



Figure 14.  
3, 5, & 7 Lee Gate

**THE OLD SCHOOL HOUSE, BOLTON ROAD**  
The Old School House is a large detached late Nineteenth Century building with a slate roof, now used as a restaurant. It has a series of gables, a prominent chimney stack and a turret at the rear.

**FORMER POLICE STATION, BOLTON ROAD**  
This ornate two-storey building dates from 1900 and is constructed of pressed brick with stone details.



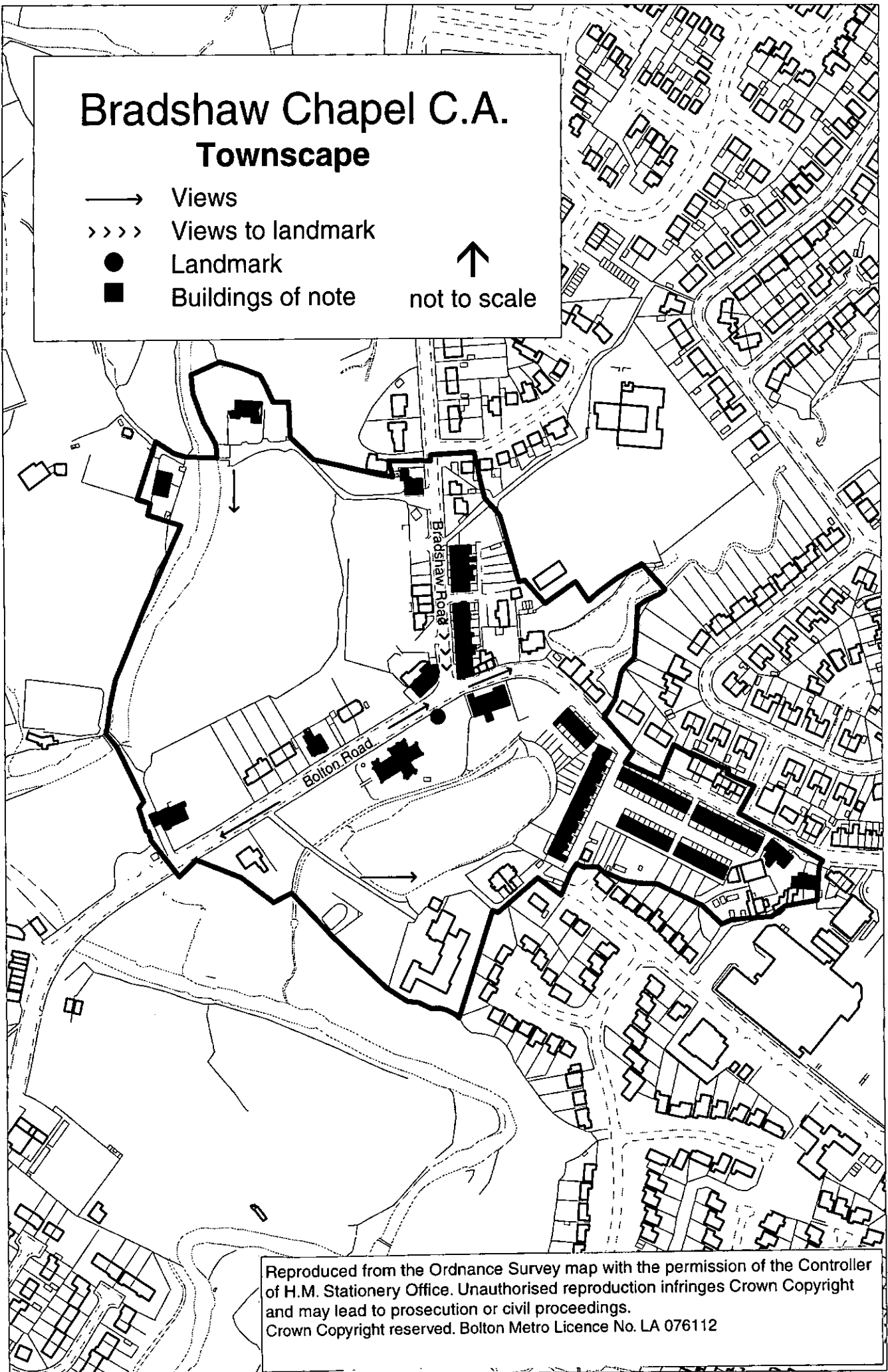
Figure 15.  
Police Station, Bolton Road.

#### 26-36 (EVEN) LEE GATE

These early Nineteenth Century bleachworkers houses are built of stone with a slate roof. They have stone door surrounds with semi-circular heads and keystones.

# Bradshaw Chapel C.A. Townscape

- Views
  - >>> Views to landmark
  - Landmark
  - Buildings of note
- ↑  
not to scale



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## SECTION TWO

### Policy Guidelines

#### Statutory Controls

Bradshaw Chapel was designated as a Conservation Area in 1976 and extended in 1997 to include three groups of cottages fronting Lee Gate, Back King Street South and Lee Gate farmhouse and outbuildings. There are a range of Planning Controls to protect its character.

A number of buildings within the area are Listed as being of Special Architectural or Historic Interest Grade II or II\* Listed Building consent is needed from the Council to demolish, part demolish or extend a Listed Building or to alter it either outside or inside in any way which would affect its character.

Conservation Area designation means that Conservation Area Consent is needed from the Council to demolish or part demolish all but the smallest buildings. Part demolition includes the removal of features such as chimney stacks and bay windows. It also includes the demolition of elevations to a building.

The Council must be notified in writing of any proposals to cut down, top or lop a tree in a Conservation Area.

Bradshaw Chapel is also subject to three Tree Preservation Orders;

- Bradshaw which includes the whole of the Conservation Area and protects individual trees, groups, areas and woodlands.
- 1 Rigby Cottages which protects a tree in the garden of the Listed Building.
- Kelmscott, Bolton Road which protects a group of trees in the garden of this dwelling.

The area to the west of Bradshaw Road and to the south of Bolton Road, including the reservoir and its wooded environment, the Church and tower, is included in the Green Belt and is within an Area of Special Landscape Value. Bolton's Unitary Development Plan contains policies relating to the Green Belt and Areas of Special Landscape Value which are set out in the Appendix.

Bolton's Unitary Development Plan also contains policies relating to Listed Buildings and Conservation Areas which are also set out in the Appendix.

General guidance on policy for Listed Buildings and Conservation Areas is given in Planning Control Policy Notes 19 and 20. Guidance on the display of signs and advertisements is given in Planning Control Policy Note No.6.

Guidance leaflets on the care, maintenance and alteration of traditional buildings are also available free of charge.

#### Development Guidelines

##### DEMOLITION

- Consent will not normally be given to demolish Non-Listed Buildings which make a positive contribution to the character of the Conservation Area.

##### NEW DEVELOPMENT

- Opportunities for new development within the Conservation Area are very limited. Any new development must reflect the character of existing buildings with respect to siting, scale, proportions, materials and detailing. Applications for

Outline Planning Permission will not normally be considered.

### **Townscape**

- Views to the West Pennine Moors should be retained.

### **ADVERTISEMENT CONTROL**

- The Council will use exacting standards when considering whether to grant consent for advertisements within the Conservation Area. Approval will not be given for signs which do not conform to the guidelines given in Planning Control Policy Note 6 "The Display of Signs and Advertisements"

### **STREET SURFACING AND FURNITURE**

- Any original stone flags, setts and kerbs should be retained and relaid where necessary.
- New paving should be in reclaimed local stone or new stone.
- Brick paving should not be used as this material is not in keeping with the character of the area.
- Any tarmacadam resurfacing to carriageways should incorporate an appropriate aggregate.
- Stone walls and bridges should be retained and any repairs carried out using the same materials and methods of workmanship.
- All industrial artefacts should be retained, eg. sluices, reservoirs and water channels.

- Street furniture and signs should be kept to a minimum. Where they are necessary, their style and location should reflect the character of Bradshaw Chapel.

### **Building Alterations**

#### **MATERIALS**

- Alterations should utilise traditional materials to match those used to construct the building. A variety of materials has been used in the Conservation Area though local stone predominates. Reclaimed local stone or new stone to match the existing should be used in preference to reconstituted stone.
- Strap or ribbon pointing should be avoided since this not only harms the appearance of the building but can damage the stone by preventing the run off of water.
- External walls should not be painted, rendered or clad in modern materials.
- External cleaning should only be carried out to remove corrosive dirt. Cleaning should be carried out by a specialist firm under close supervision.
- Decorative features including plaques, mouldings and date stones and any other original features of interest should be retained.

#### **WINDOWS AND DOORS**

- Stone window cills, mullions, lintels and door surrounds, gutters and steps should be retained, together with any original windows and doors.

- The integrity of the majority of terraced properties depends on the retention of an uninterrupted flat facade relieved only by the subtle modelling of the surface achieved by the recessing of doors and windows. The following are unacceptable:-

- porches;
- bow and bay windows (unless these are existing original features of the building);
- external shutters;
- changes in size or shape of window and door openings;
- dormer windows on terraces which were originally designed without dormers.

- Any doorways or windows no longer in use should be retained and not blocked up.

- Owners should be encouraged to use the following styles when replacing windows and doors.

#### **Early Nineteenth Century Properties**

- Vertical sliding sash windows with glazing bars in vertically proportioned window openings and either horizontal sliding sashes or side hinged casement windows in horizontally proportioned openings.
- Either vertically boarded or six panelled doors.

#### **Late Nineteenth Century Properties**

- Vertical sliding timber sash windows.
- Four panelled timber doors.

- Windows and doors should be made of timber and should be painted. Staining is not a traditional finish for timber and should not be used.

- UPVC windows and doors are not acceptable as they are not in keeping with the character of traditional buildings.

- New windows or doors should be recessed to the original depth and should not be fitted flush with the face of the wall or project from it.

#### **CHIMNEYS AND ROOFS**

- Chimney stacks should be retained and if replacement is necessary, this should be in the same materials which have been used to construct the remainder of the building. This may be brick or stone with clay pots. Where central heating flues are installed these should be contained within the original chimney pots or traditional style replacements.

- Roof repairs or replacements should be in slate or stone flags. Where ridge tiles need replacing these should be in stone or blue clay.

- New roof lights may be acceptable but these should be flush fitting and should not be on prominent roof slopes.

#### **RAINWATER GOODS**

- Replacement rainwater goods should be in timber, cast iron timber or moulded aluminium with a black coating.

#### **GARDEN WALLS AND GATES**

- Stone garden walls including upright flags should be retained.

- Original wrought and cast iron garden gates are unique and should be retained.

COMMERCIAL PROPERTIES. SHOP FRONTS  
AND ADVERTISEMENTS

- Hand painted fascia signs and hanging signs are in keeping with the traditional character of the area and will be encouraged.
- Advertisement consent will not be given for internally illuminated box signs. The use of external lights and concealed lighting will be encouraged.

MINOR FIXTURES

- Standard external fixtures including satellite dishes, meter boxes, burglar alarms and central heating flues should be sited in unobtrusive positions. Wherever possible they should be colour coated to match the background materials i.e. walls or roof.

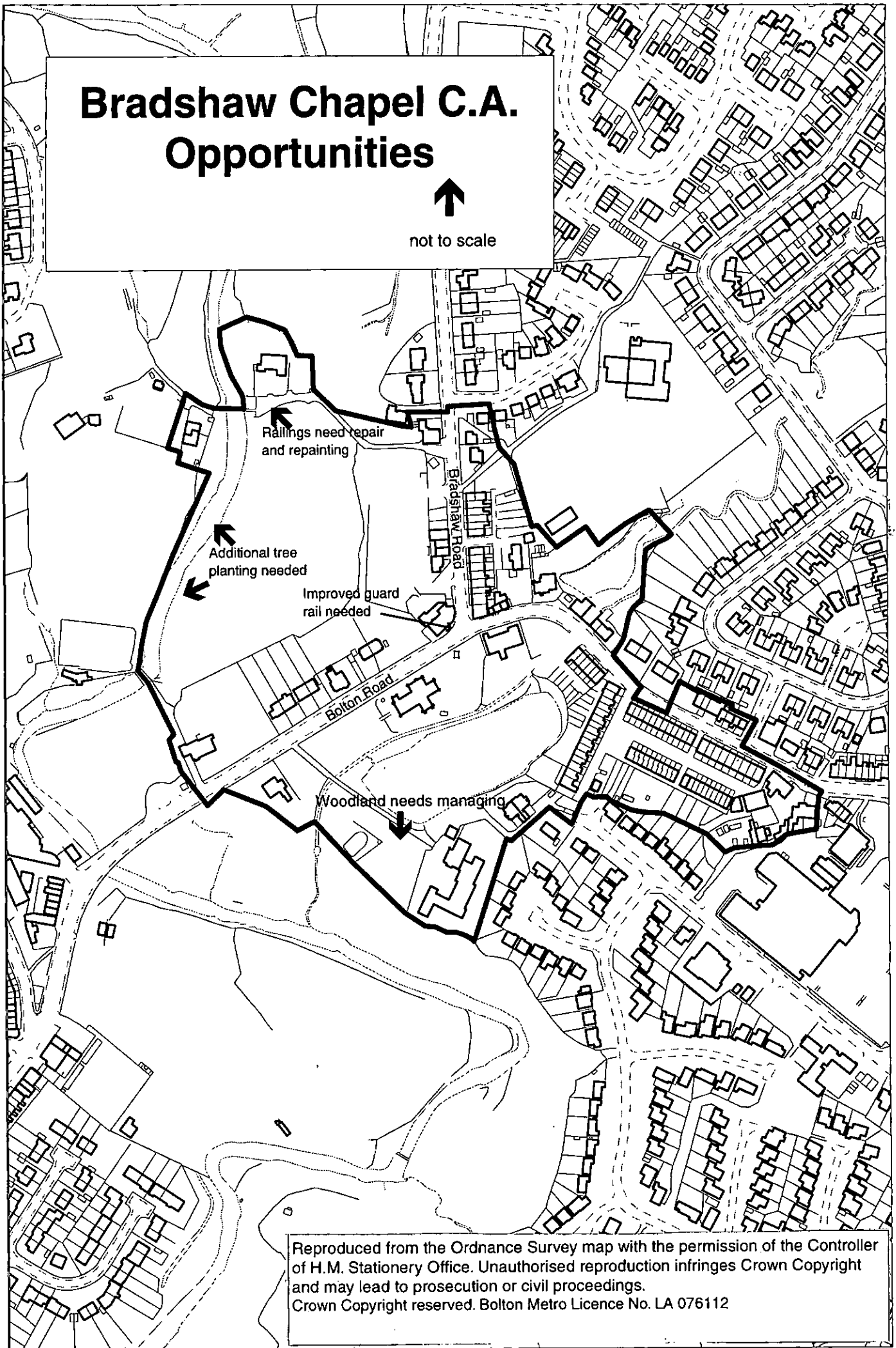
WHEELIE BINS

- The layout of traditional properties can create difficulties for storing bins. Wherever possible they should be stored out of sight, not left out on the street or footway.

# Bradshaw Chapel C.A. Opportunities



not to scale



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## **SECTION THREE**

### **Opportunities for Enhancement**

This section highlights issues. It does not put forward detailed proposals for enhancement.

#### **Footway and Carriageway Surfaces**

There are sections of patched tarmacadam footway throughout the Conservation Area which would benefit from re-surfacing. The stone flags and setts between numbers 88 and 89 Bradshaw Road need relaying.

#### **Rigby Lane and The Meadows**

The hedge south of Rigby Lane bounding the river meadows needs additional planting and laying. The appearance of the meadows would be enhanced by additional tree planting along the Brook.

#### **Railings Outside The Crofters Arms**

The appearance of the Crofters Arms would be enhanced by the replacement of the steel guard-rail with one in a more traditional style.

#### **The Reservoirs and Adjacent Woodland**

The wooded areas adjacent to the reservoirs would benefit from management, including selective thinning of young trees.

#### **Bridge and Railings, Rigby Lane**

A section of the railings adjacent to the Bradshaw Brook in Rigby Lane needs replacing and the bridge deck, railings and bollards need re-painting.

#### **Article 4 Direction**

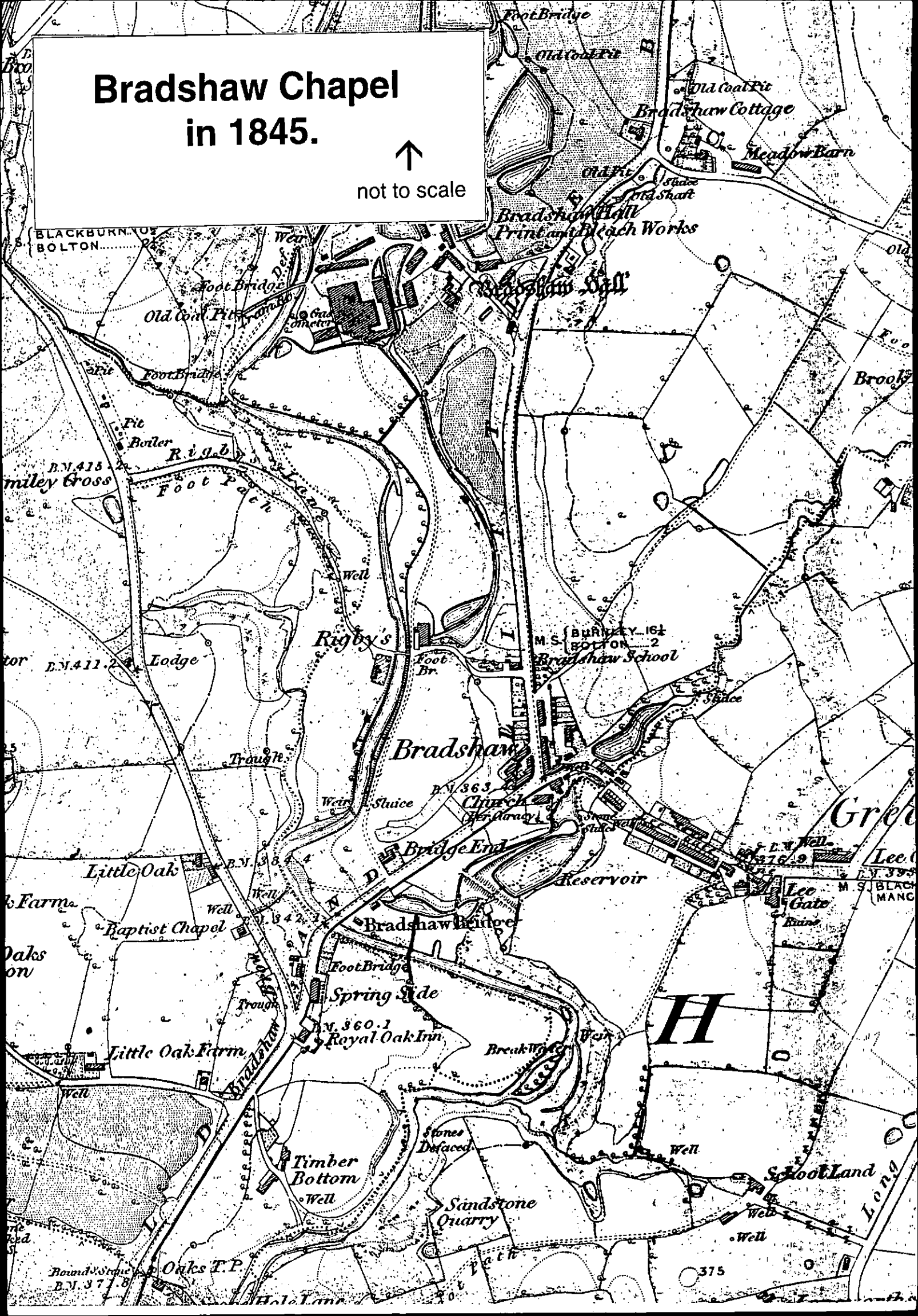
The former bleachworkers housing throughout the area would benefit from an Article 4 Direction to control external alterations. The inclusions of the earlier terraces on the Statutory List of Buildings of Architectural or Historic Interest should also be investigated.



# Bradshaw Chapel in 1845.



not to scale



## APPENDIX

### Bolton's Unitary Development Plan Policies

#### Conservation Areas

**CE2. The Council will preserve or enhance the character of Conservation Areas.**

Conservation Areas represent a significant element of Bolton's architectural and historical heritage. The Council will preserve or enhance these areas through the control of development and through positive schemes of enhancement. Development which is allowed should contribute positively to the quality of the environment. The Council is empowered to designate further Conservation Areas and will consider designating them as appropriate.

**CE2/1. The Council will preserve or enhance the character of Conservation Areas by:-**

- (a) ensuring that all new development and alterations to existing buildings preserve or enhance the appearance of the Conservation Area;**
- (b) requiring the height, size, design, materials, roofscape and plot-width of new development, including alterations or extensions to existing buildings, to respect the character of the Conservation Area;**
- (c) seeking to retain the materials, features, trees and open spaces which contribute to the character of the Conservation Area.**

This policy outlines some of the elements which the Council will take into account when considering applications in Conservation Areas.

**CE2/2. The Council will not normally allow the demolition of buildings which contribute to the character of a Conservation Area. Where demolition is acceptable the Council will ensure that new development preserves or enhances the appearance of the Conservation Area, and that the building takes place as quickly as possible after demolition.**

Consent from the Council is necessary for the demolition of buildings in Conservation Areas. If the building is important to the area's character, then demolition will be resisted. The Council will ensure that unsightly gaps are not left when demolition does take place by ensuring rapid redevelopment with good quality buildings.

**CE2/3. The Council will not normally consider Outline Planning Applications for development in Conservation Areas.**

The Council will consider whether it has sufficient information to assess fully the environmental implications of a proposed development from an outline application.

#### Listed Buildings and Sites of Archaeological Interest

**CE3. The Council will protect Listed Buildings and their setting, Ancient Monuments, and Sites of Archaeological Interest from harmful development and operations.**

Listed Buildings, Ancient Monuments and Sites of Archaeological Interest are valuable as part of Bolton's heritage and there is a presumption for their retention and against any damage occurring to them. The Council will also try to ensure that necessary repairs are carried out to Listed Buildings whose

condition is deteriorating. In appropriate circumstances the Council will encourage the Department of the Environment to list buildings which are considered to be of sufficient architectural or historical interest. Where damage to archaeological sites is inevitable, action will be taken to try to ensure that the site is recorded fully.

**CE3/1. Proposals for the alteration, extension or change of appearance of Listed Buildings should not detract from their character, appearance or setting. In considering applications for Listed Building Consent the Council will have regard to the following criteria:-**

- (a) proposals should retain the materials, features and details of the Listed Building;**
- (b) the height, size, design, setting and roofscape should respect the character of the Listed Building;**
- (c) proposals should not detract from the setting and open space which surround a Listed Building.**

This policy outlines the detailed criteria which will be taken into account in the determination of applications for Listed Building Consent. Apart from the basic design, it also highlights the importance of the setting and open space which surround listed buildings.

**CE3/2. The Council will normally consider favourably proposals for appropriate alternative uses for Listed Buildings, provided that their character, appearance and setting are conserved.**

Some Listed Buildings are no longer required for their original uses. There is a danger that some buildings can lie empty and deteriorate, increasing the pressure to

demolish them. The Council will try and avoid this by allowing alternative uses as long as they do not harm the character and appearance of the building and its setting and are in conformity with other policies of this Plan.

**CE3/3. The Council will protect, enhance and preserve Sites of Archaeological Interest and their setting and the importance of archaeological remains will be recognised in the consideration of planning applications.**

Archaeological remains are irreplaceable and, in many cases, subject to damage and destruction during development. The Council will continue to support the maintenance and development of a comprehensive record of archaeological sites and monuments. The importance of archaeological sites and Ancient Monuments will be recognised in consideration of planning applications. Where it is not considered essential to preserve remains, then arrangements will be entered into to record archaeological evidence.

### **The Green Belt**

**CE10. The Council will maintain a Green Belt the purposes of which will be to check the unrestricted sprawl of large built up areas; to safeguard the surrounding countryside from further encroachment; to prevent neighbouring towns from merging into one another; to preserve the special character of historic towns; and to assist in urban regeneration.**

The Green Belt around Bolton has been successful in fulfilling its primary purposes which are set down in this policy. There is still sufficient land outside the Green Belt to accommodate anticipated development until well beyond 2001. As advised in Strategic Guidance, the previously defined Green Belt is being incorporated in its entirety into the

Plan. The five primary purposes of the Green Belt, as defined in this policy, are the same as those defined in the Government's Planning Policy Guidance Note No.2.

**CE11. The Council will not normally allow development within the Green Belt, unless it is clearly needed for agriculture, forestry or other uses appropriate to a rural area and does not prejudice the purposes and visual amenities of the Green Belt by reason of its scale, design and siting.**

This policy gives effect to policy CE10 by stating how the council will react to proposals for development within the Green Belt. The effect of the policy is to ensure that the Green Belt will generally be kept open, and certainly protected from inappropriate development. Policy CE11/1 lists the limited circumstances in which development could be acceptable.

**CE11/1. The Council will not allow development within the Green Belt unless it falls within one or more of the following categories:-**

- (a) development in connection with an outdoor recreation facility, together with ancillary buildings required in connection with that facility;**
- (b) development in connection with cemeteries or institutions requiring large grounds;**
- (c) development for mineral extraction in accordance with policies for minerals;**
- (d) small scale business, industrial or warehouse development in existing industrial estates;**

**(e) changes of use of existing redundant buildings which possess architectural or historical merits;**

**(f) limited infilling in settlements or ribbon developments that are within the Green Belt where it is in scale with the area and will not adversely affect its character or surroundings.**

Development in any of the above categories will be acceptable only if it does not prejudice the purposes and the visual amenities of the Green Belt by reason of its scale, design and siting.

This policy recognises that certain development can be accommodated in the Green Belt without prejudicing the primary purposes.

In the case of (d), the industrial estates to which this part of the policy applies are shown on the Proposals Map.

Further guidance on category (e) is contained in a Development Control Policy Note.

In the case of (f) limited infilling is the development of a small gap in an otherwise built frontage, capable of containing one or two houses or another development of a similar size. The settlements to which this part of the policy applies are shown on the Proposals Map. A particular difficulty exists in relation to 'ribbon developments' which are strung out along some roads. Where ribbon developments are in the Green Belt, and present a significant and generally unbroken frontage, small gaps may be capable of limited infilling without prejudicing Green Belt objectives. This will usually be a question of looking at each case on its merits. The character of the site will be taken into account, and generally development which would involve the felling

of trees, or the spoiling of a fine view, would be prevented.

The Council will also continue to give sympathetic consideration to the particular operational requirements of statutory undertakers, and other bodies providing essential public services. Where such uses are already established on sites within the Green Belt, this would not necessarily inhibit the continuation, improvement or reasonable extension of the use. However, where a proposal is made to locate an entirely new development within the Green Belt, or a significant addition to or consolidation of an existing facility, the Council will require the various public bodies to show compelling reasons why a site outside the Green Belt was considered by them to be unacceptable, and there will be a presumption against development of this kind where no such compelling reasons appear to the Council to exist.

Some waste disposal developments are of an open and temporary nature, and would not prejudice the primary purposes of the Green Belt. The Council may give sympathetic consideration to such developments if they are in accordance with the policies for waste disposal.

There are a large number of existing sources of employment in the Green Belt. Limited development which forms part of, and is essential to the maintenance of an existing source of employment, may be acceptable in the Green Belt, provided that it would not prejudice the primary purposes of the Green Belt.

Small scale extensions that are in character and scale with the original building and

appropriate to the site, may also be acceptable in some cases, provided they do not prejudice the primary purposes of the Green Belt.

### **Landscape**

#### **CE13. The Council will protect and enhance the quality and diversity of landscape in the Borough.**

The Borough's rural landscape is important in its own right and provides the urban areas with an attractive setting which is important for the quality of life of residents and attracting economic investment into the Borough. The Council has an Environmental Strategy and a Countryside Recreation Strategy for Bolton which aim to protect and enhance the environment. The Council will continue to pursue these aims through its development control and other planning powers.

#### **CE13/1. The Council will not allow development which would adversely affect the character of Areas of Special Landscape Value. Where development is acceptable it will be required to be sympathetic to its surroundings, and especially high standards of design, siting and landscaping will be expected.**

The Areas of Special Landscape Value are shown on the Proposals Map. Generally these areas are prominent from a wide area, possess attractive features and lack obtrusive elements. Development may be acceptable in these areas but it will be subject to strict controls. Unduly obtrusive development will not be permitted.