

DUNSCAR FOLD CONSERVATION AREA

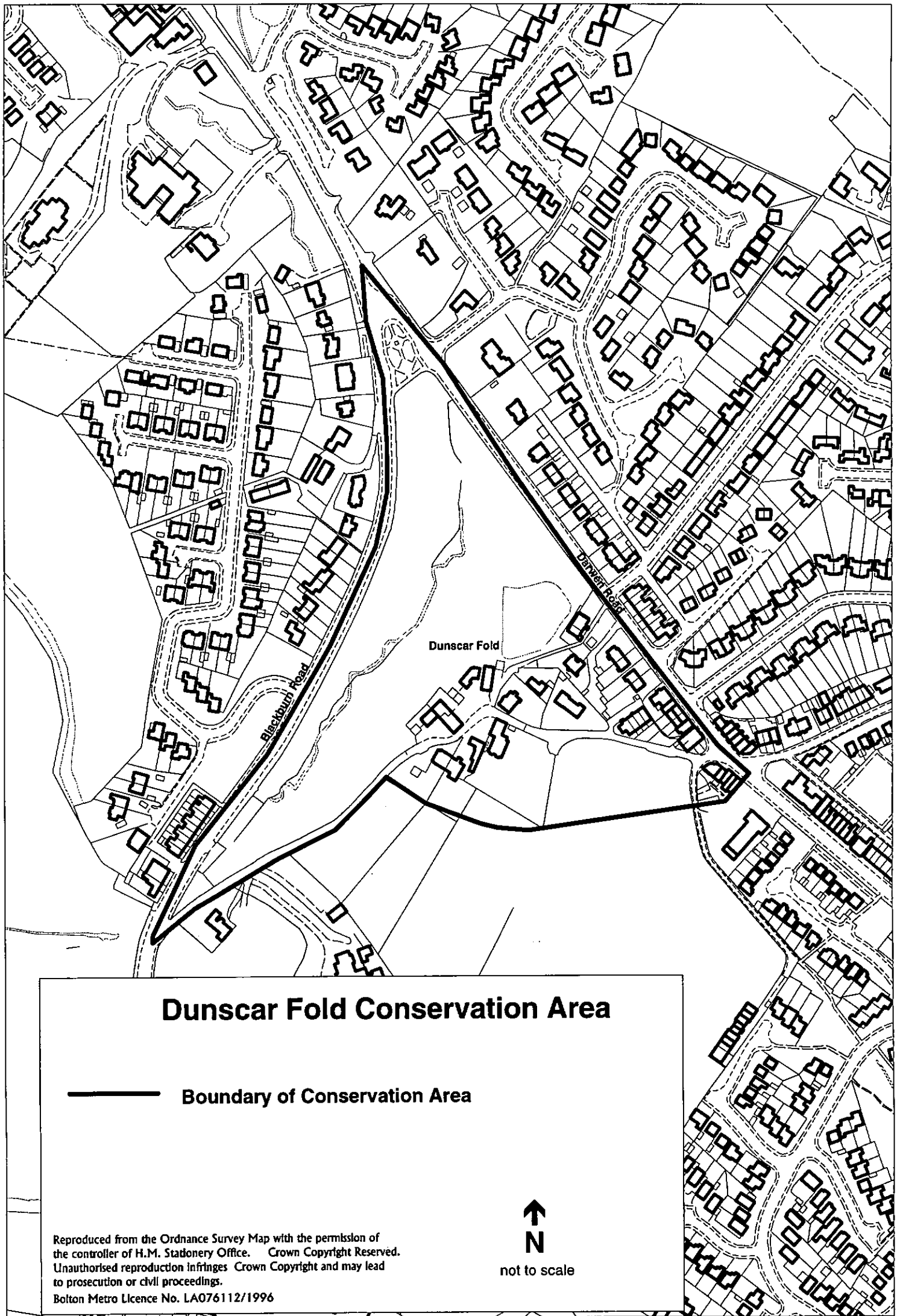


Environment Department

DUNSCAR CONSERVATION AREA



Environment Department



Dunscar Fold Conservation Area

— Boundary of Conservation Area

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SECTION ONE

Character Assessment

Introduction

Dunscar Fold Conservation Area is situated above the Eagley Brook Valley on the outskirts of Bolton, four miles from the town centre. The area comprises a large area of open land and two groups of buildings. The western group contains the former Dunscar Fold Farm, Dunscar House, converted outbuildings and more recently built housing. The eastern group consists of a number of properties fronting onto Blackburn Road or reached from the access roads to the former farm. These groups contain a wide variety of buildings dating from the 17th to the 20th Centuries.

History

Dunscar Fold was at one time part of the Turton Township in the Parish of Bolton-le-Moors and originally consisted of a farm complex set in open countryside south of the hamlet of Walmsley. It was remote from Bolton and served only by wide cart tracks. Dunscar Fold Farmhouse dates from the 17th Century and could have replaced an earlier building constructed of less permanent materials such as timber, plaster and thatch. The earliest inhabitants probably supplemented their farming income by spinning and weaving wool at home.

The name 'Fold' is given to early farming settlements which usually consisted of a farmhouse, outbuildings and cottages. They were often named after the family who originally built them or who rebuilt them in stone.

In the early 19th Century the Walmsley area was transformed as a result of the development of cotton mills in the Eagley Brook Valley by the Ashworth family. The

Ashworths were local yeomen, who by the early 18th Century were putting out spinning and weaving work to local people. Their business prospered and in 1793 John Ashworth built New Eagley Mill, a cotton spinning mill, powered by the Eagley Brook, several miles to the south of Dunscar Fold. In 1829 the Ashworths took over a mill being constructed near Egerton, doubled the size of the building and added a 62ft. diameter water wheel. The Ashworths also built a model village at Egerton for their workers.

During the 19th Century the Eagley Valley was extensively developed for cotton spinning and bleaching. Former rural settlements such as Dunscar and Walmsley were expanded to provide homes for mill workers and other facilities such as public houses.

Dunscar House, a gentleman's residence set in its own grounds overlooking the Eagley Valley was probably built by a wealthy industrialist, possibly in connection with Dunscar Bleachworks to the south. This property contrasts sharply with the adjacent row of cottages overlooking Dunscar Square. A number of these appear to have originally been constructed 'back to back' with cottages facing Darwen Road.

Communications with adjacent townships were vastly improved by the construction of a new Turnpike Road (Blackburn Road) in 1797. During the present century the original Fold and the 19th Century settlement have been infilled with detached and semi-detached houses. In addition the built up area of Bolton has expanded outwards to include the settlement of Dunscar, although the open land

to the west is protected from further development by inclusion in the Green Belt.

Formerly administered by Turton Urban District Council, Dunscar was included in the Metropolitan Borough of Bolton at Local Government Reorganisation in 1974.

Townscape

The pattern of development within the Conservation Area varies from the tightly built up 19th Century terraces fronting Blackburn Road and Dunscar Square to the large detached Dunscar House, set in its own grounds. The remainder of the area consists of loosely arranged groups of houses with gardens containing trees and shrubs.

There are open fields to the south of Dunscar and to the north and west, wild areas slope steeply down to a brook and grazing land. The trees and open spaces make a vital contribution to the character of Dunscar Fold as they provide a setting for the buildings and emphasise the settlement's rural origins.

The northern tip of the area contains a war memorial in the centre of a formal garden, planted with lawns, trees, shrubs and bedding plants and containing a number of seats. This contrasts sharply with adjacent roughly grazed land with stone boundary walls and wild vegetation.

Blackburn and Darwen Roads which border Dunscar Fold are relatively wide and open. They are both parts of major routes in and out of the town centre and carry a heavy volume of traffic. These roads are infrequently used by pedestrians as they contain few public facilities.

The side streets leading from Blackburn and Darwen Roads to the former Dunscar Fold Farm are used infrequently by vehicles and pedestrians as they give access to a small number of residential properties.

In spite of some inappropriate alterations to traditional buildings and their boundaries and the encroachment of the settlement by 20th Century suburbs, Dunscar Fold has retained much of the character of a rural farming and industrial community.

Enclosures

Due to the gently curving nature of the narrow roads in the heart of the Conservation Area and the close position of buildings, boundary walls and mature trees, street scenes are enclosed. Passing along these roads the settlement is revealed in an interesting succession of views. Travelling into the settlement, first views of the Dunscar Fold Farm group and Dunscar House create a strong sense of surprise.

There are good views of the buildings in the farm group from Blackburn Road, particularly travelling southwards towards Bolton as their elevated site makes them a prominent feature of the skyline. There are also good views of the terraces fronting Darwen Road travelling to and from Bolton Town Centre.

There are clear views out of the area to the south and west across open fields, over the Eagley Brook Valley to Smithills Moor. Views to the south include the roofscape of Shorefield House.

The War Memorial at the junction of Darwen and Blackburn Roads and the Dunscar Fold Farm group viewed from Blackburn Road are local landmarks. The former farmyard, where all three access routes meet, forms the main focus of the area. The focal point of the 19th Century settlement occurs at the junction of the access to Dunscar House with Darwen Road. Dunscar Square would have been more of a focal point in the past when the properties fronted a small open space. However private gardens have been extended into this area and it has been enclosed with fences and walls.

Boundary Treatments

Boundary treatments vary throughout the Conservation Area. Two terraces of houses on Darwen Road front directly onto the footway. The remaining properties have front gardens of various sizes and are mostly arranged informally in relation to the road network.

The boundary of the grounds to Dunscar House with the access road has a high stone wall which steps down, away from the house. The stone copings are curved at the points where the wall drops to a lower level and the entrance to the drive has carved stone gateposts. This wall is a very important feature of the Conservation Area.

Other boundary treatments include stone walls, some topped by iron railings, timber fencing with concrete posts and hedges. The open green spaces have low stone boundary walls with stone copings which are also very important features of the Conservation Area.

Street Frontages

Frontages within the Conservation Area vary considerably and include back of pavement terraced cottages, houses set back behind small front gardens or situated in more extensive grounds, open space and groups of mature trees and shrubs. This results in an irregular building line and interesting street scenes.

Street Furniture

Street lights along Darwen and Blackburn Roads consist of tall steel columns with modern lanterns. The internal access roads are unlit. There are traditional street lights in the gardens of Dunscar House and Dunscar Farmhouse.

Carriageways and footways are surfaced in tarmac and there are small areas of stone setts in the former farmyard and in front

of numbers 1-7 Dunscar Square. The centre of the war memorial gardens and the adjacent footways are paved in concrete flags. This area contains a number of traditional wooden seats.

Architectural Character

Buildings in the Conservation Area date from the 17th to the 20th Century. Traditional buildings are two storeys high, although the former farmhouse and numbers 523 and 527 Darwen Road have an additional attic storey, the latter properties having dormer windows.

Most buildings are constructed of coursed stone although a minority are rendered and painted. Two pairs of 20th Century houses fronting Darwen Road are constructed of red brick. Most properties have chimney stacks constructed of stone or brick to match the main structure. Many of these have traditional clay pots.

Apart from the former farmhouse which is roofed in stone flags the buildings have graded or Welsh slate roof coverings. A minority of 19th Century buildings have stone or cast iron gutters. The majority would originally have had wooden trough gutters, although many of these have now been replaced in plastic.

All properties have window openings with stone lintels and cills. Buildings in the former farm complex have window openings with stone mullions and jambs. Windows throughout the area have strong vertical proportions. Within the former farm complex, properties have a combination of fixed lights and side hinged casements. Some houses here have bulls eye windows on the upper floors.

Nineteenth Century buildings originally had vertical sliding sash windows although the majority of these have been replaced. Doorways have plain stone surrounds with flat, elliptical or semi circular heads. One of the former farm buildings has a large cart opening

which has been adapted to form a glazed entrance.

The majority of traditional buildings are of a plain vernacular design constructed of local materials. Early 20th Century brick built properties have bay windows. More recent houses have been built in a traditional style in order to harmonise with their surroundings.

There are two buildings which are Listed as being of Special Architectural or Historic Interest, Grade II, within the Conservation Area. These are:-

16 DUNSCAR FOLD

This former farmhouse dates from the 17th Century and has a later extension to the north. It is constructed of narrow coursed stone with large quoins, a stone flag roof and coped gables with finials. The windows have stone surrounds and mullions. There is a continuous drip mould to part of the ground floor and the entrance doorway has recessed reveals.

DUNSCAR HOUSE, DUNSCAR FOLD

This house dates from around 1830 and is constructed of stone with hipped slate roofs and two central stacks. It is two storeys high with part of the building recessed under a separate roof. There are sliding sash windows with glazing bars and an elliptical headed

entrance with an Ionic doorcase and porch. The northern end has a loggia recessed behind two round arches.

Negative Factors

A number of buildings in the Conservation Area have been altered in ways which detract from their traditional character. This includes rendering or painting stonework, refoofing in concrete tiles and the installation of modern windows and doors.

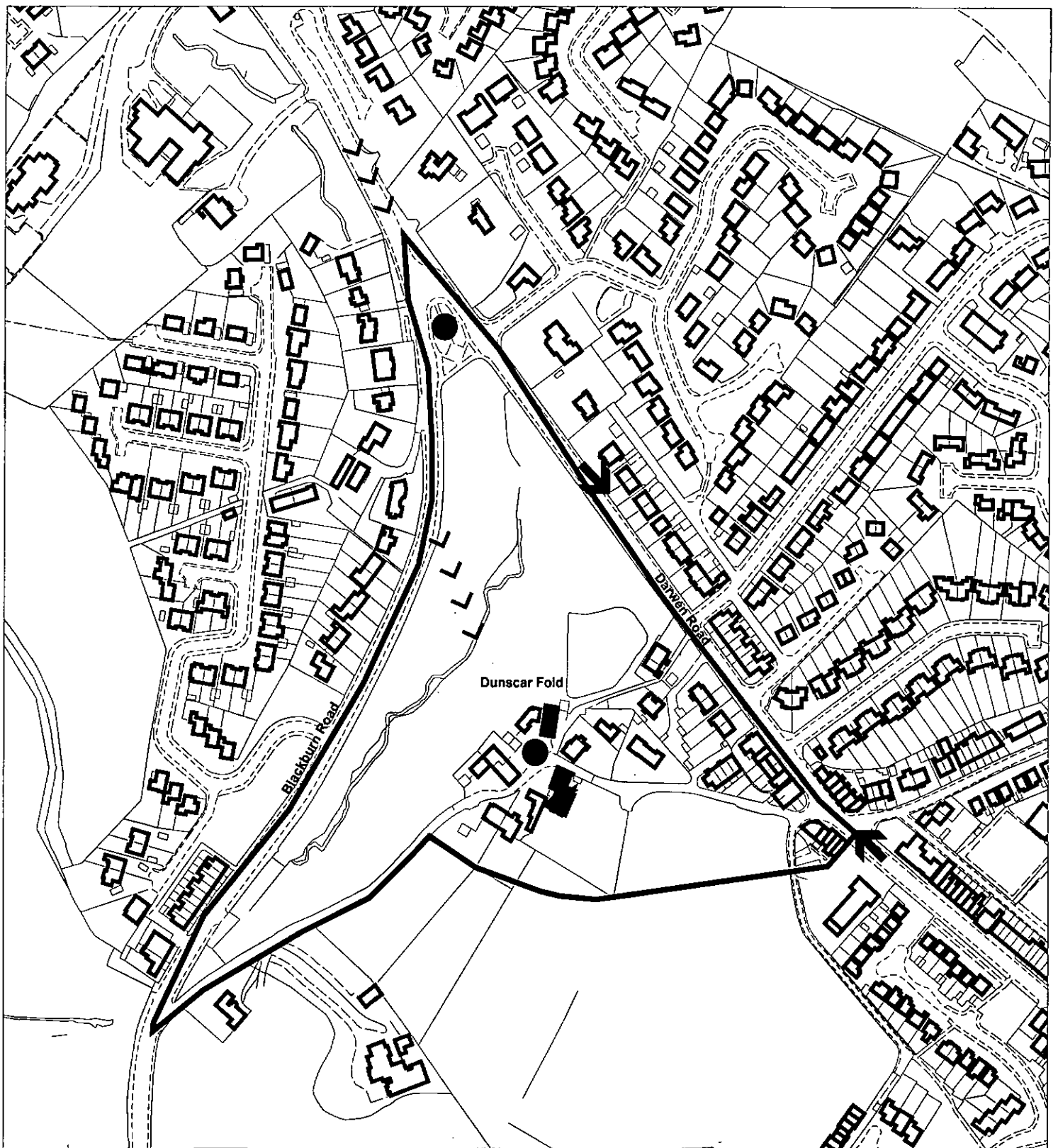
The design of a small number of houses constructed during the present century is not in keeping with the character of the area. Modern garden boundary treatments to certain properties are also out of keeping with the area's character.



Figure 12
16 Dunscar Fold, Former Farm House



Figure 2
Dunscar House



Dunscair Fold Conservation Area TOWNSCAPE

-  Boundary of Conservation Area
-  Listed Buildings
-  Landmark
-  Views
-  Views to Landmark



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SECTION TWO

Policy Guidelines

Statutory Controls

Dunscar Fold was designated as a Conservation Area in 1983. There are a range of Planning Controls to protect its character.

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 of a building.

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

Two buildings within the Conservation Area are Listed Grade II. Listed Building Consent is needed from the Council to demolish or extend a Listed Building or to alter it either outside or inside in any way, which would change its character. The majority of the Conservation Area is situated in the Green Belt, the Eagley Valley and an area of Special Landscape Value.

Bolton's Unitary Development Plan contains policies relating to Conservation Areas, Listed Buildings the Green Belt, the Eagley Valley and Areas of Special Landscape Value. All these policies are set out in the Appendix.

General Guidance on policy for Conservations Areas is given in Planning Control Policy Note 19, for Listed Buildings in Note 20 and for the Green Belt in Notes 15 and 16. Guidance on shop front design and advertisements is given in Planning control Policy Notes 4 and 6. These notes are available from the Environment Department.

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

Development Guidelines

- Consent will not usually be given to demolish buildings which make a positive contribution to the character of the Conservation Area.

Advertisement Control

- The Authority will apply high standards when considering applications for Advertisement consent in the Conservation Area. Certain categories of advertisements are not permitted in Conservation Areas and discontinuance action will be taken against existing signs where they do not conform to the guidelines given in Planning Control Policy Note 6 "The Display of Signs and Advertisements".

New Development

- 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 be considered.

STREET SURFACING AND FURNITURE

- Any original stone flags, setts and kerbs should be retained and relaid where necessary.
- New paving should be in reclaimed or new stone. Concrete flags incorporating an appropriate aggregate may be acceptable in some locations.

- Brick paving and black top should not be used as these materials are not in keeping with the character of the area.
- Any tarmacadam resurfacing to carriageways should incorporate an appropriate aggregate.
- Street furniture and signs should be kept to a minimum. Where they are necessary their style and location should reflect the character of the area.

BUILDING MATERIALS

- Alterations should utilise traditional materials to match those used to construct the building. These include stone, brick and slate. 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 or brick 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 datestones should be retained.

WINDOWS AND DOORS

- Stone window cills, lintels, door surrounds and stone steps should be retained together with any original windows and doors.
- The integrity of the stone terraces 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
- external shutters
- changes in size or shape of window and door openings
- dormer windows (where these are not an original feature of the building)

- 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.

18th and 19th Century Properties

- Window openings with stone mullions should have a combination of fixed lights and side hinged casements.
- Window openings with a horizontal emphasis should have a combination of fixed lights and side hinged casements or horizontal sliding sashes.
- Window openings with a vertical emphasis should have vertical sliding sashes with small panes on early properties, sashes with a single vertical glazing bar to each opening light on mid 19th Century properties and plain sashes on late 19th Century properties.
- Eighteenth Century properties should have vertically boarded doors.
- Early 19th Century properties should have vertically boarded or six panelled doors and later 19th Century properties should have four panelled doors.

Early 20th Century Properties.

- Windows should have a combination of fixed lights and side hinged casements.
- Doors should be panelled, incorporating glazing in the upper portion.
- 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. U.P.V.C. windows and doors are not acceptable as they are not in keeping with the character of traditional buildings.
- New windows and 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. If rebuilding is necessary this should be in the same materials used to construct the remainder of the building, which may be brick or stone with clay pots. Where central heating flues are installed, these should be contained within the original chimney pot or traditional replacement.
- Roof repairs or replacements should be in stone flags or natural slate. Where ridge tiles need replacing these should be in stone or blue clay.

- New rooflights 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 or moulded aluminium with a black coating.

BOUNDARY WALLS AND GATES

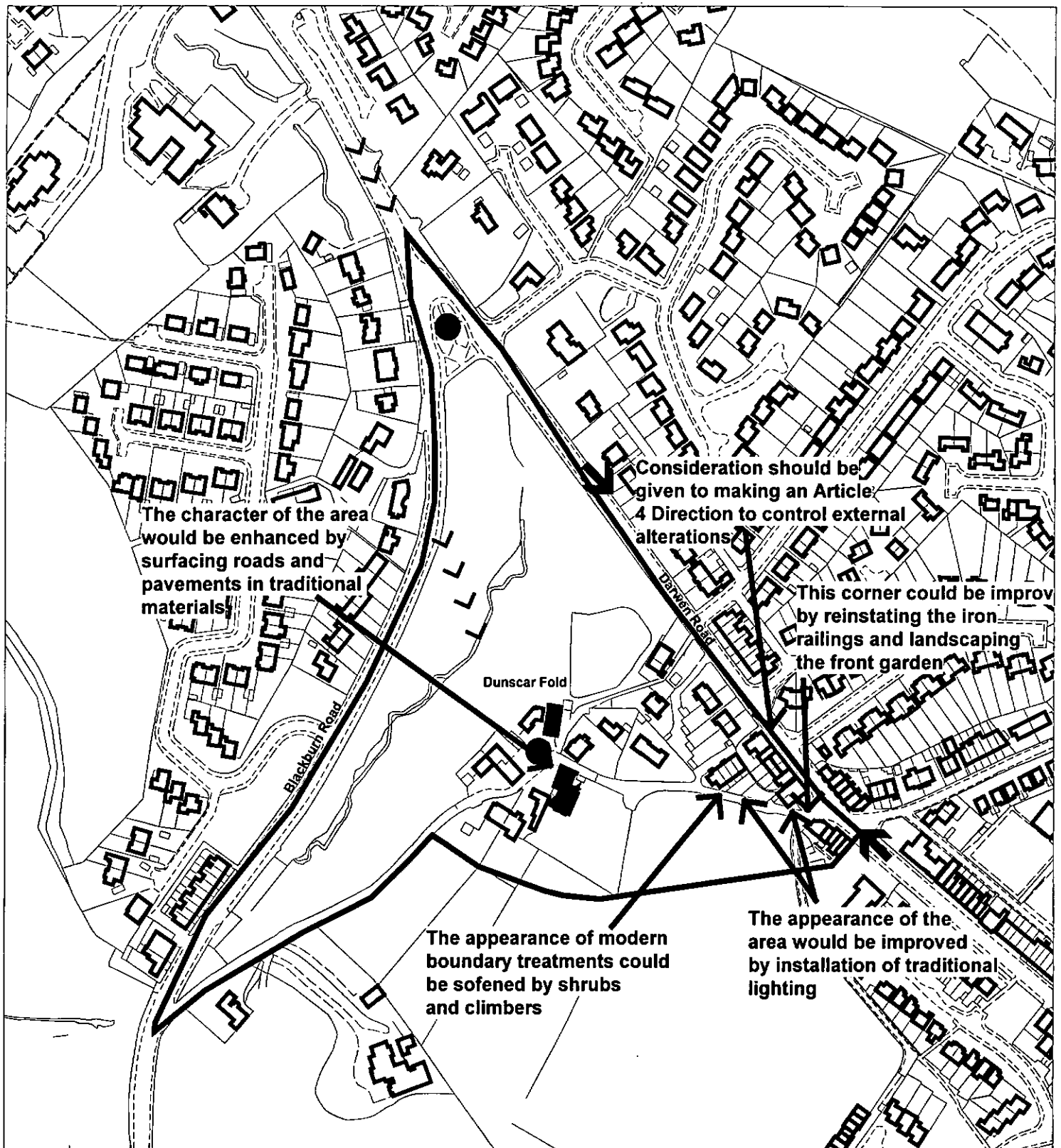
- Brick and stone boundary walls, iron railings and gates should be retained and any repairs carried out using the same materials and methods of workmanship.

MINOR FIXTURES

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

WHEELIE BINS

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



Dunsicar Fold Conservation Area OPPORTUNITIES

——— Boundary of Conservation Area



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SECTION THREE

Opportunities for Enhancement

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

Street Enhancement

The character and appearance of Dunscar Fold would be enhanced by relaying the carriageways of the access roads in stone setts and relaying the footway to Darwen Road in stone flags.

Street Lighting

The appearance of the Conservation Area would be enhanced by the replacement of existing street lights by columns and lanterns of a traditional design which is more in keeping with its character. Traditional lighting would enhance the character of the access roads to Dunscar Fold and improve safety.

Article 4 Direction

Consideration should be given to making an Article 4 Direction with respect to Non-Listed

residential buildings. This would control external alterations such as porches, external rendering, new windows and doors and changes to roofing materials.

Dunscar Square

The appearance of modern garden boundary treatments in and around Dunscar Square would be improved by planting shrubs and climbers to soften their hard lines and alien materials.

537 Darwen Road

This corner property would be improved by landscaping the front garden and reinstating iron railings on the stone plinth along the garden boundary.

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 building takes place as quickly as possible after demolition.

Consent from the Council is not 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 to 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 the 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 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 the 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 developments 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 Planning 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 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.

Areas of special Landscape Value

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.

The River Valleys

CE17. The Council will conserve and enhance the open character and recreational value of the valleys of the Croal, the Irwell, the Douglas, Middle Brook, Eagley and Bradshaw.

River Valleys are an important component of Bolton's countryside, providing a system of wedges linking the Town Centre with the surrounding open areas. The Valleys also support a significant agricultural industry, extensive habitats for a wide variety of plants and animals and provide for many of the recreational needs of the population. The Council will seek to restore, protect and enhance the best features of the Valleys and to provide much needed recreational facilities for the residents of the urban areas through which the Valleys pass.

The Council will continue to work with adjoining local authorities in order to implement the policies within the River Valleys. Cooperation between the relevant local authorities will ensure that the land in the Valleys is used to its best advantage.

The policies for the River Valleys have also been extended to include the Eagley and Middle Brook Valleys which have not previously been covered by River Valley policies in a Local Plan.

CE17/1. The Council will carry out and encourage improvements to the built environment within the Valleys.

This will be particularly aimed at:

- (a) improving the appearance of industrial areas;**
- (b) screening unsightly or unduly prominent development;**
- (c) making canal and riverside areas more attractive.**

The Council will seek to relocate unsightly and unneighbourly activities on land or premises which fall under the exceptional circumstances defined in policy E2.

River Valleys, riverside and canalside areas are important features in the landscape and may

merit special attention in order to retain these assets. Environmental improvements may enhance the landscape in certain areas of the Valleys.