



Bolton by Bowland and Gisburn Forest  
Neighbourhood Plan 2014-2028  
Submission version  
September 2016



## **Acknowledgements**

**Bolton by Bowland, Gisburn Forest and Sawley Parish Council**

**Bolton by Bowland & Gisburn Forest Neighbourhood Plan Steering Group**

**Forest of Bowland AONB Sustainable Development Fund**

**Kirkwells**

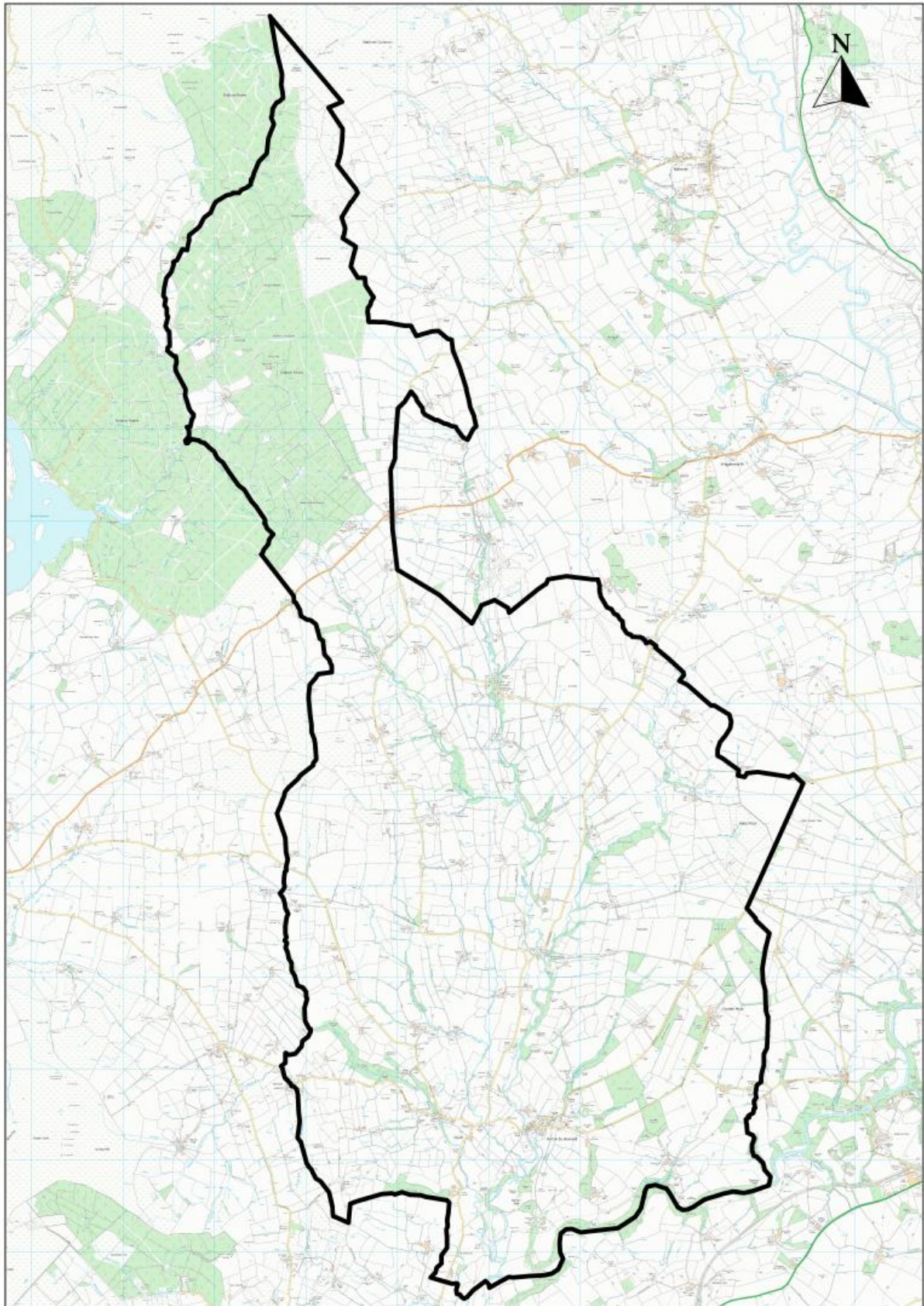
**Ribble Valley Borough Council**

**Locality – Supporting Communities in Neighbourhood Planning**

# Table of Contents

<b>Introduction .....</b>	<b>4</b>
<b>How long to prepare the neighbourhood plan? .....</b>	<b>11</b>
<b>Key issues for the Neighbourhood Plan.....</b>	<b>12</b>
<b>Aims and objectives.....</b>	<b>16</b>
<b>Polices and proposals .....</b>	<b>17</b>
Housing.....	17
Design and the Built Environment.....	25
Transport/ Infrastructure .....	28
Employment.....	30
Community Facilities.....	34
Landscape and Natural Environment.....	37
<b>Map 1 Bolton by Bowland Proposals Map.....</b>	<b>41</b>
<b>Map 2 Holden Proposals map.....</b>	<b>42</b>
<b>Map 3 Tosside Proposals Map .....</b>	<b>43</b>
<b>Glossary.....</b>	<b>44</b>
<b>Appendix A - National Planning Policy Framework (NPPF) .....</b>	<b>48</b>
<b>Appendix B – Conservation Area Map.....</b>	<b>51</b>
<b>Appendix C – Statutory Listed Buildings .....</b>	<b>52</b>
<b>Appendix D - Parish Actions .....</b>	<b>54</b>
<b>Appendix E – Site Assessments .....</b>	<b>57</b>

# Introduction



**Figure 1 – Bolton by Bowland and Gisburn Forest Designated Area**

- 1.1 Neighbourhood Plans are a new part of the statutory development planning system. Just as local authorities, such as Ribble Valley Borough Council, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land, so, too by preparing a neighbourhood plan, can Parish Councils.
- 1.2 Neighbourhood plans, when complete, form part of the statutory development plan for an area.
- 1.3 Bolton by Bowland, Gisburn Forest and Sawley are three individual parishes who have united to form a single Parish Council. The Parish Council think Neighbourhood Planning is an important right to exercise. In January 2014, a series of public meetings were held in each of the village halls in the areas covered by the three parishes. At the end of each meeting a vote was taken on whether there was support for continuing with the work towards a Neighbourhood Plan. Tosside (Gisburn Forest) and Bolton by Bowland were unanimous in support. In February 2014 the Parish Council applied to be designated a Neighbourhood Planning Area. Ribble Valley Borough Council approved this application covering the parishes of Bolton by Bowland and Gisburn Forest in May 2014. (See Figure 1). Since designation the Parish Council's Steering Group has been preparing this Draft Neighbourhood Plan. A plan that when finalised will give local people more say in the future development of the two areas of the parish.

## Background

- 1.4 Bolton by Bowland, is a parish in the Ribble Valley district of Lancashire. The parish is entirely within the Forest of Bowland Area of Outstanding Natural Beauty. The parish covers an area of 2550 hectares; has a population of 499, and contains 230 dwellings (2011 Census statistics).
- 1.5 The parish of Gisburn Forest (formerly part of Gisburn civil parish) covers an area of 1793 hectares, has a population of 151, and contains 67 dwellings (based on the 2011 Census statistics).
- 1.6 The neighbourhood plan area consists of the settlements of Bolton by Bowland with the hamlets of Tosside, and Holden, and many residents scattered across a widespread area.
- 1.7 Bolton by Bowland is a working village with an extremely strong community spirit. It nestles in the hills and dales of the Ribble Valley, some 5 miles north-east of Clitheroe and 14 miles west of Skipton.
- 1.8 Tosside is a hamlet within the parish of Gisburn Forest and is located on the Lancashire/Yorkshire border. The village is split, with the eastern half being in North Yorkshire and the western half being in Lancashire.

- 1.9 Holden is a hamlet within the parish of Bolton by Bowland about a mile west of the village of Bolton by Bowland, four miles west of Gisburn and five miles north of Clitheroe.

## History

### Bolton by Bowland

- 1.10 Arguably the most attractive village in the Ribble Valley, Bolton-by-Bowland was first recorded in the Domesday Book in 1087 as 'Bodeton', a derivative of bothl-tun which is Old English meaning an enclosure with dwellings; in other words, a hamlet. The village's next claim to fame arose in 1464 when Henry VI sought shelter with Ralph Pudsey at Bolton Hall after his defeat by the Yorkists at the battle of Hexham during the 'War of the Roses'. A somewhat strange haven, for Henry who was a Lancastrian and in 1464 Bolton-by-Bowland was in the Craven District of Yorkshire. Legend has it that during the twelve months he spent at Bolton Hall, Henry is alleged to have found a natural spring by dowsing, and the well remains within the Bolton Estate.
- 1.11 There is documentary evidence of a Church in the village in 1190, but the existing Church owes much to the generosity of the local landowners and residents of Bolton Hall, the Pudseys, who during the 13th, 14th, 15th and early 16th centuries supervised and paid for the improvements and extensions to the fabric of the building. It is uncertain where the Pudseys originated, as the first time the name appears was when Simon de Pudsey married Katherine, daughter of Richard de Bolton, in 1312. The Pudsey name remained in the village until the death of Bridget Pudsey at Bolton Hall in 1770. The Church holds the tomb of the 15th century landowner, Sir Ralph Pudsey, his three wives and twenty-five children.
- 1.12 A short walk from the village is Rainsber Scar, which is a beautiful spot but known locally as Pudseys Leap, where William Pudsey is said to have made the leap on horseback when being chased by the Customs for illegally minting his own coins. (According to legend his godmother, Queen Elizabeth I pardoned him). A local cottage is called Mint Cottage – and not only for the quality of the herbs grown in its lovely garden!
- 1.13 The village contains two village greens, one of which houses the remains of the 13th century market cross and stocks, and is bordered by the beautifully maintained memorial garden. The war memorial clearly demonstrated the impact of the First World War for there are 26 names of men from the village who fought and died, including two sets of brothers and two cousins.
- 1.14 During the summer months Bolton by Bowland is visited by tourists and relatively local people just wishing to enjoy a day out and perhaps a walk in beautiful surroundings. "We who live here feel lucky and proud to reside in an area that attracts visitors – and the good thing is we do not take our village and its surrounding area for granted. We wish it to remain an enjoyment for residents and visitors for the future."

## Tosside

- 1.15 Historically part of the West Riding of Yorkshire, following County boundary changes in the 1970's, the village now straddles the county border; the eastern part of the village is in Yorkshire and the western part of the village is in Lancashire.
- 1.16 The village of Tosside takes its name from the Anglo Saxon name Tod-Saetr meaning "the Summer upper moorland home (set) of Tod the Fox". It is thought that over time, and through use and local dialect, the name Tod-Saetr was shortened to Tossett, and from this, to present-day Tosside.
- 1.17 Originally there were two distinct villages of Tosside and Houghton. Tosside originally extended West, down the hill past the Mount Zion church. Over time, Tosside and Houghton amalgamated into one village. Ironically, the site of the former Houghton village is now the present-day Tosside, with the majority of the site of the original village of Tosside, no longer being discernable - old photos are all that's left now. It is thought that over time the name "Tosside with Houghton" as it was called at one stage, simply became known as Tosside.
- 1.18 It is for the reason stated above that Tosside church is sometimes referred to as Houghton Chapel. This former Chapel-of-Ease in the parish of Gisburn was noted in a Parliamentary Survey of 1650 recommending that the "Chapel be made a Parish Church". In actual fact it took 220 years to materialise, but Houghton Chapel eventually became St Bartholomew's Church, Tosside in 1870. The church is famous amongst other things, for its 17th century octagonal font made from local stone and its Jacobean pulpit dating from 1701.
- 1.19 The villages of Tosside and Houghton played a major part in the construction of Stocks Reservoir. Due to the use of early steam wagons, which could not safely negotiate the hill in and out of Slaidburn, it became necessary to construct a depot at Tosside and utilise a temporary light railway, in order to move construction materials between the road and the new reservoir dam site. The light railway left the road just below Mt Zion Church, the loading area still remains visible to this day. The railway was used solely for the construction of the reservoir and was then dismantled, but the route of the old railway for the most part can still be traced through the forest to the reservoir site. Stocks Reservoir was opened on 5th July 1932 by HRH Prince George in a ceremony called the "inauguration of the Hodder Supply".
- 1.20 A large part of the catchment area for the reservoir is now occupied by Gisburn Forest, which was first planted in 1948 by the Forestry Commission. Fylde Water Board became part of the North West Water Authority (NWWA) which in-turn became the Water Division of United Utilities. Typically, the area that is not covered by coniferous forest and open moorland comprises upland farms and rural family homes.
- 1.21 The friendly community has an active social scene with a wide variety of events, designed to suit most tastes organised throughout the year; all events are based around the modern purpose-built Community Hall.

## A Spatial Portrait

### Bolton by Bowland

- 1.22 Within the individual Parish of Bolton by Bowland, the 2011 Census<sup>1</sup> listed the usual resident population as 499 people (254 males and 245 females). Of these:
- 74 people were aged 15 years and under (14.8%) compared to 18.5% across the District and 18.9% across England;
  - 315 people were aged 16 to 64 years (63.1%) compared to 61.3% across the District and 64.8% across England;
  - 110 people were aged 65 years and over (22%) compared to 20.2% across the District and 16.3% across England.
- 1.23 Economic activity levels in the Parish were similar to Ribble Valley and across England.
- 70.7% of those aged between 16 and 74 years were economically active compared to 71.9% in Ribble Valley and 69.9% across England).
  - 62% of these were employed full-time compared to 54.3% across Ribble Valley and 55.2% nationally
  - There were more people self-employed in Bolton by Bowland (39.6%) than Ribble Valley (18.5%) and England (14%).
  - A lower proportion were unemployed (1.9%) compared to 2.9% in Ribble Valley and 6.3% for England. 28.1% were economically inactive in Bolton by Bowland.
  - 20.3% of usual residents were retired compared to 18% in Ribble Valley and 13.7% across England.
- 1.24 There are 230 dwellings located within the Parish. Of these:
- 123 dwellings were detached (53.5%) compared to 31.5% in Ribble Valley and 22.3% across England;
  - 60 dwellings were semi-detached (26.1%) compared to 28.4% in Ribble Valley and 30.7% across England;
  - 41 dwellings were terraced (17.8%) compared to 30.9% in Ribble Valley and 24.5% across England;
  - 5 dwellings were Flats/apartments (2.1%) compared to 8% in Ribble Valley and 22.1% across England.
- 1.25 Of these dwellings, the number of bedrooms were as follows:
- 1 bedroom – 3.3% (Ribble Valley – 6.6%; England – 11.8%)
  - 2 bedrooms – 18.7% (Ribble Valley – 28.2%; England – 27.9%)
  - 3 bedrooms – 43% (Ribble Valley – 39.2%; England – 41.2%)
  - 4 bedrooms – 25.2% (Ribble Valley – 19.3%; England – 14.4%)

---

<sup>1</sup> <http://www.neighbourhood.statistics.gov.uk/dissemination/>



- 5 bedrooms or more – 9.8% (Ribble Valley – 6.6%; England – 4.6%)
- 1.26 A similar proportion of households in the parish of Bolton by Bowland were owned outright (43.9%) compared to 41.9% across the District with 29% owned with a mortgage/loan compared to 34.7% across the District. A higher proportion were in Shared Ownership (0.9%) compared to 0.6 % across the District, although there were no houses that were Social Rented from Council (compared to 1.5% across the District) and 0.5% in Social Rented (Other) (compared to 6.1% across the District). 24.8% of dwellings were privately rented accommodation compared to 13.7% across the District.
- 1.27 In terms of transport, local residents are more reliant on cars than elsewhere, with fewer households having no car or van (3.7%) compared to 13% in Ribble Valley and 25.8% across England.

## Gisburn Forest

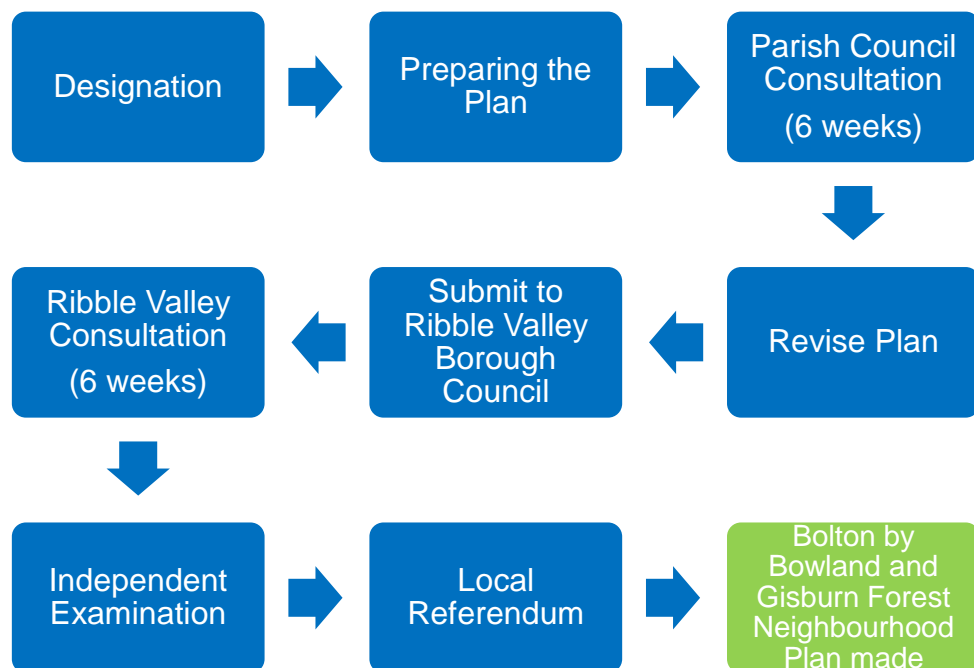
- 1.28 Within the individual parish of Gisburn Forest, the 2011 Census listed the usual resident population as 151 people (67 males and 84 females). Of these:
- 23 people were aged 15 years and under (15.2%) compared to 18.5% across the District and 18.9% across England;
  - 111 people were aged 16 to 64 years (73.5%) compared to 61.3% across the District and 64.8% across England;
  - 17 people were aged 65 years and over (11.3%) compared to 20.2% across the District and 16.3% across England.
- 1.29 Economic activity levels in the Parish were similar to Ribble Valley and across England.
- 78.4% of those aged between 16 and 74 years were economically active compared to 71.9% in Ribble Valley and 69.9% across England).
  - 37.8% of these were employed full-time (54.3%) compared to 56.8% across Ribble Valley and 55.2% nationally and 17.3% were employed part-time compared to 20.3% across Ribble Valley and 19.6% nationally.
  - There were more people self-employed in Gisburn Forest (38.8%) than Ribble Valley (18.5%) and England (14%).
  - There were no unemployed parishioners at the time of the Census compared to 2.9% in Ribble Valley and 6.3% for England. 21.6% were economically inactive in Gisburn Forest.
  - 12.8% of usual residents were retired compared to 18% in Ribble Valley and 13.7% across England.

- 1.30 There are 67 dwellings located within the Parish. Of these:
- 37 dwellings were detached (55.2%) compared to 31.5% in Ribble Valley and 22.3% across England;
  - 12 dwellings were semi-detached (17.9%) compared to 28.4% in Ribble Valley and 30.7% across England;
  - 17 dwellings were terraced (25.4%) compared to 30.9% in Ribble Valley and 24.5% across England;
  - 1 dwelling was a flat/apartment (1.5%) compared to 8% in Ribble Valley and 22.1% across England.
- 1.31 Of these dwellings, the number of bedrooms were as follows:
- 1 bedroom – 1.7% (Ribble Valley – 6.6%; England – 11.8%)
  - 2 bedrooms – 15% (Ribble Valley – 28.2%; England – 27.9%)
  - 3 bedrooms – 47% (Ribble Valley – 39.2%; England – 41.2%)
  - 4 bedrooms – 22% (Ribble Valley – 19.3%; England – 14.4%)
  - 5 bedrooms or more – 13.6% (Ribble Valley – 6.6%; England – 4.6%)
- 1.32 A lower proportion of households in the parish of Gisburn Forest were owned outright (37.3%) compared to 41.9% across the District with 35.6% owned with a mortgage/loan compared to 34.7% across the District. There were 13.6% in Social Rented (Other) (compared to 6.1% across the District). 10.2% of dwellings were privately rented accommodation compared to 13.7% across the District.
- 1.33 In terms of transport, local residents are more reliant on cars than elsewhere, with fewer households having no car or van (1.7%) compared to 13% in Ribble Valley and 25.8% across England.

# How long to prepare the neighbourhood plan?

- 2.1 Neighbourhood Plans have to be prepared following a procedure set by government.
- 2.2 This procedure must include two six week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the plan should be made part of the statutory development plan for Ribble Valley. The full process is shown below in Figure 2 below. The Bolton by Bowland and Gisburn Forest Neighbourhood Plan has now been revised following the six-week consultation period carried out in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012 and following the Strategic Environmental Assessment Report.

Figure 2 – The Neighbourhood Plan Preparation Process



- 2.3 The Bolton by Bowland and Gisburn Forest Neighbourhood Plan will be submitted to Ribble Valley Borough Council, who will carry out a further consultation for six weeks.
- 2.4 The Bolton by Bowland and Gisburn Forest Neighbourhood Plan will then be subject to independent examination. Once the Neighbourhood Plan has been examined it will have to be put to a vote, a referendum, of all those in the Designated Area, as to whether it should be made part of the statutory development plan system or not.

# Key issues for the Neighbourhood Plan

- 3.1 The Bolton by Bowland and Gisburn Forest Neighbourhood Plan must take account of national planning policy. This is, primarily, contained in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). The Neighbourhood Plan must also take account of all other relevant parts of planning legislation.
- 3.2 This means our Neighbourhood Plan must “plan positively to promote local development” and must “support the strategic development needs”.
- 3.3 Ribble Valley Council’s existing strategic planning policy is contained in the Ribble Valley Core Strategy (2008-2028). The Bolton by Bowland and Gisburn Forest Neighbourhood Plan has been prepared “in general conformity” with the policies in the Ribble Valley Core Strategy (2008-2028).
- 3.4 A list of the relevant policies and guidance is set out in Appendix A

## Locally Identified Issues

- 3.5 At its meeting on 4th Nov 2013, the Parish Council approved a proposal to start work on a Neighbourhood Plan.
- 3.6 The recommendations agreed were:
  - A Neighbourhood Plan be produced under the auspices of the Parish Council
  - That all 3 wards in the Parish are included in the designated area to be covered by the Plan
  - That a Steering Group be appointed to drive the production of the Plan
  - That the first stage of consultation with residents be implemented
  - That an initial budgetary provision of £2000 be allocated to the project.
- 3.7 Public meetings were held in each Village Hall as follows

Sawley	20th Jan	55 attended
Tosside	22nd Jan	20 attended
Bolton by Bowland	23rd Jan	57 attended

At the end of each meeting, a vote was taken on a show of hands on whether there was support for continuing with the work of putting together a Neighbourhood Plan.

- 3.8 The Tosside and Bolton by Bowland meetings were unanimous in support. The Sawley meeting voted 20 in favour, 30 against and 5 abstentions.
- 3.9 The PC held a Special Meeting on 3rd Feb to consider the outcomes from the first phase of consultation and decided to go ahead with an application for designated area status covering the 2 wards in favour and reluctantly to exclude Sawley.
- 3.10 As well as the planning issues that the Bolton by Bowland and Gisburn Forest Neighbourhood Plan has to be aware of from national and local planning policy, there are also a number of issues that have been identified locally, through the work of the Bolton by Bowland and Gisburn Forest Neighbourhood Plan Steering Group and the workshop events that took place in April and May 2014.
- 3.11 A series of four workshops were held across the Neighbourhood Plan area, which were well attended by residents. The question posed to the workshops was “What are the issues we want our neighbourhood plan to address?”
- 3.12 The workshops were structured around the following points:
- Aim – discussion centred around the overall aim for the plan
  - Miracle Box – If you had a magic wand, what is the one thing above all else that you would make different
  - What is good about the area – including action points
  - What is not good about the area – including action points
- 3.13 The analysis of the outcomes from the workshops is divided into the following sections and has identified some key issues:

### Overall aim

- 3.9 The overall aim for the neighbourhood plan was developed at the workshops. Taking account of comments and suggestions the aim for the Neighbourhood Plan is as follows:
- ‘The purpose of the Neighbourhood Plan is to provide for sustainable growth which enhances the traditional character and lifestyle of our communities’*
- 3.10 This aim was supported at the Bolton by Bowland Issues Workshop by more than 90%. This aim was retested at the later Housing Consultation Event held in November 2014 and was endorsed by 90% of those attending.

## Housing

- 3.11 Comments were made in all the Issues workshops held in April/May 2014 on the sustainability of the community and preservation and extension of amenities into the future. It was felt that the age balance in the population profile would need to be addressed in that there is an aging profile and a relative lack of younger people.
- 3.12 In response to these housing comments the following suggested actions were recorded:
- Selective new housing and especially an investigation into affordable housing in the right places and on the right conditions, perhaps specifically for younger people.
  - Encouragement of conversion of barns/existing buildings for housing provision in the countryside.
  - Sheltered housing or housing for older residents.

## Community Facilities

- 3.13 All workshops emphasised the value of a strong sense of community, friendly people and active involvement in community activities. The importance of the existing village amenities was stressed and there was concern that some of these had been lost or were under threat, and so needed supporting and extending.
- 3.14 In response to these comments the following suggested actions were recorded:
- Support and encourage existing amenities i.e. churches and chapels, school, village halls, pubs, shop.
  - Encourage greater involvement in existing organisations by a wider cross section, and especially greater participation by younger people.
  - The main additional amenity suggested was playground/sports area/park/picnic area (in both Bolton by Bowland and Tosside)

## Environment

- 3.15 A lot of emphasis was placed on the attractive and unspoilt natural beauty of our environment, not only in terms of scenery and wildlife but also the traditional and historical, and yet diverse character of our villages. The importance of our AONB location was recognised as well as access to the countryside for walking and cycling, or just good fresh air.
- 3.16 In response to these comments the following suggested actions were recorded:
- Need to ensure the plan preserves the natural beauty of the area
  - The plan needs strict planning constraints to ensure any development preserves the traditional character of the environment, including landscape.

## Transport/Roads

- 3.17 General accessibility and relatively quiet roads are valued but widespread concern was expressed about deterioration in a number of areas. The bus services in the area are poor in Tosside and non-existent in Bolton by Bowland and Holden; the traffic volume and speeds create problems; and the lack of roadside footpaths in between villages; and roads are generally not pedestrian friendly.
- 3.18 In response to these comments the following suggested actions in relation to transport were recorded:
- Support improvements to bus services in the area.
  - Support improvements to roads to reduce the negative impacts of increased traffic volume, size and speeds.
  - Support improvements and creation of roadside footpaths in villages

## Infrastructure/Services

- 3.19 The designated area is in an AONB in an extensive rural setting. This location comes with a significant commuting disadvantage with the main employment areas. The plan should promote and improve teleworking (home working) within the designated area by supporting the projects to improve broadband speeds available to residents.
- 3.20 In response to these comments the following suggested actions were recorded:
- Support infrastructure developments necessary to increase broadband speeds across the area.
  - Support improvements to gas and water supplies in the area.

## Business Development/Tourism

- 3.21 There was support for promoting tourism and developing local businesses, including through conversion of old or unused buildings in appropriate ways, where it preserves and enhances local landscape character. Action in other areas such as improving public transport, better electronic communications and sustaining pubs and shops would also encourage further business development.
- 3.22 With regards to the concerns raised by the community, the relevant planning related issues have been taken forward in this Neighbourhood Plan, and those that are not planning related are identified at Appendix D as Parish Actions. These will be taken forward by the Parish Council.

# Aims and objectives

- 4.1 Our aim for the Bolton by Bowland and Gisburn Forest Neighbourhood Plan is that:

*‘The purpose of the Neighbourhood Plan is to provide for sustainable growth which enhances the traditional character and lifestyle of our communities’*

- 4.2 To achieve this aim we have identified the following six objectives for the Bolton by Bowland and Gisburn Forest Neighbourhood Plan.

## **OBJECTIVE 1**

To support a level of housing growth that is proportionate to the size and function of the designated area, its villages and hamlets and to ensure that new housing in the area is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the area in a suitable home, families are attracted to the area, and local housing needs are met.

## **OBJECTIVE 2**

To maintain the existing character and building styles of the area whilst allowing appropriate limited development.

## **OBJECTIVE 3**

To protect and improve existing transport facilities, infrastructure and services.

## **OBJECTIVE 4**

To promote local employment and ensure future development supports existing strengths of the area to enhance the rural economy and improve tourism facilities.

## **OBJECTIVE 5**

To protect and enhance existing community facilities.

## **OBJECTIVE 6**

To ensure that the Bolton by Bowland and Gisburn Forest Neighbourhood Plan promotes sustainable development for this and future generations by protecting key environmental assets (e.g. AONB, greenspaces and natural landscapes) and taking account of constraints (e.g. flooding).



# Polices and proposals

This section of the Bolton by Bowland and Gisburn Forest Neighbourhood Plan sets out the policies and proposals that will be used up to 2028 to achieve our aims and objectives. Each policy, or set of policies is set out under the appropriate objective.

## 5.1 Housing

### OBJECTIVE 1 – Housing Growth

**To support a level of housing growth that is proportionate to the size and function of the designated area, its villages and hamlets and to ensure that new housing in the area is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the area in a suitable home, families are attracted to the area, and local housing needs are met.**

#### Local Evidence

5.1.1 The suggested actions arising from the Issues workshops included:

- Selective new housing and especially an investigation into affordable housing in the right places and on the right conditions, perhaps specifically for younger people.
- Encouragement of conversion of barns/existing buildings for housing provision in the countryside.
- Sheltered housing or housing for older residents.

5.1.2 Comments were made in all workshops on the sustainability of the community and preservation/extension of amenities into the future. It was felt that the age balance in the population profile would need to be addressed in that there is an aging profile and a relative lack of younger people

#### Technical Evidence

5.1.3 The Ribble Valley Core Strategy advises that there is a housing requirement across the Borough of 5,600 additional dwellings by 2028. Reducing this figure by the number of permissions granted, results in a requirement of 2,058 more dwellings across the plan period, with 145 dwellings to be provided in “other settlements”.

5.1.4 Policy DS1 sets out the development strategy for the Ribble Valley;

*The majority of new housing development will be concentrated with in an identified strategic site located to the south of Clitheroe towards the A59 and the principal settlements of Clitheroe, Longridge and Whalley. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment, and the Samlesbury Enterprise Zone. New retail and*

*leisure development will be directed toward the centres of Clitheroe, Longridge and Whalley.*

*In addition to the identified strategic site at Standen and the borough's principal settlements, development will be focussed towards the Tier 1 villages, which are the more sustainable of the 32 defined settlements. In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD.*

*In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this strategy. The relevant constraints are set out as part of the strategic framework included in this plan.*

*Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.*

*Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.*

- 5.1.5 Bolton by Bowland, Holden and Tosside are defined as Tier 2 settlements within this strategy, where future housing development to meet proven needs, deliver regeneration benefits, or satisfies neighbourhood planning legislation is acceptable.
- 5.1.6 Policy DMG2 of the Ribble Valley Core Strategy states that *development should be in accordance with the core strategy development strategy and should support the spatial vision. Within the Tier 2 villages and outside the defined settlement areas, development must meet at least one of the following criteria:*
- 1. The development should be essential to the local economy or social well-being of the area.*
  - 2. The development is needed for the purposes of forestry or agriculture.*
  - 3. The development is for local needs housing which meets an identified need and is secured as such.*
  - 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
  - 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
  - 6. The development is compatible with the enterprise zone designation.*

- 5.1.7 Other relevant policies in the Ribble Valley Core Strategy (2008-2028) are DS2, H1, H2, H3, DMG1, DMH3, DMH4 and the Ribble Valley Strategic Housing Land Assessment (SHLAA) 2013 update.
- 5.1.8 Housing need is assessed through surveys that identify the shortage of housing in a specific area. This is more important than ever because paragraph 159 of the NPPF requires local planning authorities to have a clear understanding of housing needs in their area. This requires local planning authorities to gather evidence that provides an assessment of the full housing needs, covering the scale and mix of housing tenures, types of housing (including affordable housing) and the needs of different groups in the community such as families with children, older people, and people with disabilities. This is undertaken at a Borough level by the Strategic Housing Needs Assessment (SHMA).
- 5.1.9 A Local Housing Needs Survey was carried out in August/September 2014. The survey forms were posted during week commencing 4th August 2014 to 427 households within the Parish of Bolton by Bowland, Gisburn Forest and Sawley, in accordance with Ribble Valley's Council Tax records. Additional survey forms were made available for anyone likely to have a local affordable housing need in the next five years. An online response facility was also available.
- 5.1.10 Out of the total 427 survey forms issued a total of 175 replies were received. A response rate of 41% was achieved, this is a better than average response rate in comparison to other local Housing Needs Surveys undertaken by Ribble Valley.
- 5.1.11 The key findings (from the Housing Needs Survey 2014) were as follows:
- There is a lack of affordable housing within the three parishes.
  - Of those that responded and identified a housing need; 21 (42%) wanted a 2 bed-roomed property 15 (30%), a 3 bed-roomed property, 6 (12%), a 4 bed-roomed property and 4 (8%), a 1 bed-roomed property. (See Appendix 3 of Housing Needs Survey).
  - Most people who declared a housing need in the survey would prefer to buy their own home (91%). This is broken down to 52 respondents buying on open market and 30 preferring discount for local people.
- 5.1.12 The Steering Group have been working to identify possible housing opportunities in the village of Bolton by Bowland. This work has been undertaken to increase the sustainability of the village and try to retain the services that are presently available within the village. The Steering Group consider that Bolton by Bowland represents an ageing population, which was identified in the Ribble Valley Borough Council SHMA, and therefore it is essential to retain younger residents in the area by providing suitable housing.

- 5.1.13 In order to accommodate future housing development, the Steering Group assessed the information in the Ribble Valley SHLAA update 2013. Initially the three top scoring sites were identified. These sites when mapped, resulted in an organic growth of the village in a way that is in keeping with its existing character and form, and were included in the first formal consultation Neighbourhood Plan (Regulation 14).
- 5.1.14 A consultation event was held on 10<sup>th</sup> November 2014, to explore these issues was held prior to the formal consultation. This was attended by 63 people.
- 5.1.15 Of the attendees, 90% were in favour of continuation with a Neighbourhood Plan based on growth.
- 76% were in favour of Site 1 (SHLAA Site 248)  
59% were in favour of Site 2 (SHLAA Site 252)  
29% were in favour of Site 3 (SHLAA Site 249)
- In relation to total growth over the plan period to 2028:  
43% wanted 5 or less houses.  
57% wanted 6 or more houses.
- 5.1.16 Whilst only 29% of the community were in favour of Site 3 for housing development, 90% were in favour of a Neighbourhood Plan with growth, and 57% were in favour of 6 or more dwellings.
- 5.1.17 Site 3 is the area to the rear of Nethergill Farm (SHLAA site ref: 249) and is within Flood Zone 3. Due to responses received during both informal and formal consultations, and the constraints of the site, the Steering Group agreed not to carry this site forward.
- 5.1.18 Given the location of the two remaining sites, in Bolton by Bowland, in or adjacent to the Conservation Area, and a Grade II Listed Building, and within the Forest of Bowland Area of Outstanding Natural Beauty further assessments were carried out in relation to the impact on the historic environment. This assessment is proportionate to the allocation of two small sites, and is included in Appendix E.
- 5.1.19 The Bolton by Bowland Conservation Area Appraisal indicates that open space is one of the defining characteristics of the village. Equally important are views of the immediately surrounding countryside, glimpsed between buildings which testify to the village's agricultural and rural background. It is important that any new development in the village has the capacity to retain its 'green feel' and important open views and this is reflected in the density assumptions in relation to the proposed housing sites.
- 5.1.20 In terms of the overall character of the village and the setting of heritage assets, the development proposed on both sites will impact on the setting of the Listed Building and the Conservation Area, however, this can be mitigated by the siting and design of any future development. Development on both sites will:

- Maintain the form of the village
  - Minimise any impact on the landscape through landscaping and provision of green spaces.
  - Not lead to loss of open spaces within the village that contribute to the setting of heritage assets
  - Offer opportunities to use existing on site features, such as hedgerows, trees and field boundaries, to maintain historic development patterns and minimise and landscape and visual impact.
- 5.1.21 The design and layout of the development of the allocated sites in Bolton by Bowland will be key to avoiding any impacts on the Conservation Area and neighbouring Listed Buildings. This will be guided by the design policies within this Neighbourhood Plan, Ribble Valley Core Strategy policies, relevant legislation and the Bolton by Bowland Conservation Area Management Guidance.
- 5.1.22 In the case of future housing development in Tosside, a possible site has been identified which could be used to satisfy local housing needs, and with the appropriate mix of affordable and open market homes could regenerate the village.
- 5.1.23 A consultation event was held to discuss the idea of a community-led development of this site which is known as Church Acre, and to see whether the community supported this development. The meeting was attended by 40 residents, and there was overwhelming support from the community.
- 5.1.24 In order to assess the impact on the landscape, any future planning application for new housing development will be expected to be accompanied by a Landscape and Visual Impact Assessment (LVIA), to ensure there is not detrimental effect on the landscape or character of the Area of Outstanding Natural Beauty

### **Policy BBGF1 – Scale and Type of New Housing Development**

Over the plan period, within the defined settlement boundaries of Bolton by Bowland, Tosside and Holden (Map 1, 2, and 3 respectively), proposals for new small scale housing development will only be permitted where it meets the following criteria:

- a) It is located on the preferred site shown on the proposals map for Bolton by Bowland and conserves and where possible enhances the character of the Bolton by Bowland Conservation Area; or
- b) It is located on the preferred site shown on Map 2 for Tosside; or
- c) It would not lead to the loss of open space, shops or other local facilities; and
- d) It has appropriate access; and
- e) Contributes to character and amenity of village; and
- f) Does not have a detrimental effect on the landscape or character of the Area of Outstanding Natural Beauty (AONB); and
- g) Is in accordance with all other relevant policies within the context of the surrounding area.

Development in Bolton by Bowland on the preferred sites (1 and 2) will be up to a maximum of 8 dwellings in total. The community would prefer that this development up to the maximum of the 8 dwellings should be accommodated on site 1 which is located between the school and the graveyard. However, the plan continues to include site 2 as a potential site to safeguard the plan's overall development objective should there be a problem with site 1.

Development in Tosside on the preferred site will be supported for up to 12 dwellings of an appropriate density consistent with the context of the surrounding area

- 5.1.25 We are seeking to preserve and enhance the traditional character of our environment. Analysis of current housing stock shows only 35.6% of dwellings in Bolton by Bowland parish lie within the main settlement boundaries of Bolton by Bowland and Holden, with 45.9% in relatively isolated locations as independent houses or farmsteads of 3 dwellings or less. There are also 10.7% of the total in relatively recent mews type developments at Closes Hall and King Henry Mews. The figures for Gisburn Forest are even more marked with 20.9% in the main settlement boundary for Tosside and 71.6% in independent locations.
- 5.1.26 The locations outside the main settlements define much of the character of our landscape, and the people who live in them are a key part of our community and contribute substantially to its current activities and future sustainability. In looking at future growth, we would expect to maintain this overall pattern.
- 5.1.27 As part of the development of the designated area, we are seeking to preserve and enhance the traditional character of our environment.
- 5.1.28 As farming methods continue to evolve we would anticipate opportunities becoming available to convert existing buildings in farmsteads to housing and we would want to encourage such developments provided they meet the criteria within BBGF2 and have regard to the *Historic Environment Local Management (HELM) Good Practice Guidance on the Conversion of Traditional Farm Buildings*.
- 5.1.29 We see these developments as small additions of 1 or 2 dwellings to existing farmsteads, obtained by conversions maintaining the character of existing traditional farm buildings. New buildings in such situations would only be considered in very exceptional circumstances in accordance with Ribble Valley Core Strategy Policies.
- 5.1.30 There may also be opportunity, in changing use of farm buildings, for the expansion of mews type developments, which have been successfully designed and developed in the Parishes.
- 5.1.31 A significant increase in such developments as described in paragraph 6.1.25 would alter the traditional character of the landscape. However, the recent developments at Close Hall and King Henry Mews have been a valuable addition to the local community over the last 20 years or so. Sympathetic consideration would be given to such developments over the life of the Plan

- 5.1.32 The Forest of Bowland AONB Partnership recognises the need to maintain resilient and sustainable communities within the area. Sensitive re-use or conversion of a group of buildings in a more isolated location (such as a farmstead) could be supported by the AONB, particularly where a development would help retain an important building or feature within the landscape and/or conserve and enhance landscape character.
- 5.1.33 Policies EN2, DMH3 and DMH4 of the Ribble Valley Core Strategy are relevant to development in open countryside.
- 5.1.34 Policy EN2 states that “*The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*”
- 5.1.35 The protection of the open countryside and the AONB from sporadic or visually harmful development is seen as a high priority to the community of the area.
- 5.1.36 The Steering Group consider that within the restrictions and criteria in policies in the Ribble Valley Core Strategy and in this Neighbourhood Plan, this type of development should be supported to allow organic growth within the area and not stifle high quality design and sustainable communities in the designated area.
- 5.1.37 The presence of unused, and at times dilapidated, buildings in the landscape can sometimes have detrimental impacts. These buildings offer unique opportunities for conversion, refurbishment and re-use, without impacting on the surrounding landscape.

### **Policy BBGF2 – Housing in Existing Hamlets and Farmsteads**

The presumption is in favour of the retention of existing traditional buildings in the countryside, where appropriate. New housing development will be limited to the conversion of traditional agricultural buildings providing:

- a) The building forms part of an existing group of buildings and is not in an isolated location (visually and physically); and
- b) There is no detrimental effect on the form, design, character and setting of the building; and
- c) The building is capable of conversion without significant extension; and
- d) The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction; and
- e) The conversion will not have a detrimental impact on the appearance or character of the landscape; and
- f) The conversion is in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, feature and building materials; and
- g) The conversion would not be detrimental to the continued agricultural operation of the farmstead as a whole.

The rebuilding or replacement of existing dwellings is acceptable subject to the following criteria:

- h) The residential use of the property should not have been abandoned.
- i) There would be no adverse impact on the landscape in relation to the setting, design or character of new dwelling.

Any proposals will be expected to meet all other relevant policies within this plan and the Ribble Valley Core Strategy and have regard to the Historic Environment Local Management (HELM) Good Practice Guidance on the Conversion of Traditional Farm Buildings.



## 5.2 Design and the Built Environment

### OBJECTIVE 2 – Maintaining Character

To maintain the existing character and building styles of the area whilst allowing appropriate limited development.

#### Local Evidence

- 5.2.1 During the workshops, a lot of emphasis was placed on the attractive and unspoilt natural beauty of our environment, not only in terms of scenery and wildlife but also the traditional and historical, and yet diverse character of our villages.
- 5.2.2 The consultees considered that strict planning constraints were required to ensure any development preserves the traditional character of the environment, including landscape

#### Technical Evidence

- 5.2.3 Bolton by Bowland village centre is designated as a Conservation Area with a Map included in Appendix B, with a significant number of Listed Buildings as identified in Appendix C.
- 5.2.4 The Bolton by Bowland Conservation Area was designated on 15th July 1974. The special interest that justifies designation of the Bolton by Bowland Conservation Area derives from the following features:
- Kirk Beck and its stone bridges;
  - The Church of St Peter and St Paul (grade I) elevated above Main Street and Hellifield Road;
  - Long association with the Pudsay family;
  - Medieval unplanned, nucleated settlement beside Skirden Beck;
  - Architectural and historic interest of the conservation area's buildings;
  - Prevalent use of local building stone;
  - Rural setting of the village;
  - Two village greens, one with ancient cross and stocks;
  - War Memorial and garden;
  - Trees, both in the surrounding landscape and beside the road;
  - Areas of historic floorscape;
  - Local details such as the 'YRY IM 1716' datestone at No. 4 Main Street, well head beside Stocks House, finger post beside the bridge;
- 5.2.5 The conservation area boundary encloses the whole of the settlement including the outlying farm buildings of Nook Laithe. The focus of the village is the village green in which stands an ancient stone cross at the junction of four roads; Main Street, entering the village over Skirden Bridge from Sawley and Clitheroe; Gisburn Road, a continuation of Main Street and part of the main thoroughfare, past St Peter and Paul's Church, through the village to Gisburn; Hellifield Road, a narrow minor road beside Kirk Beck and, finally, an un-named cul-de-sac lane to Nook Laithe. Buildings, mostly two storey, are located in a loose-knit fashion individually or in short rows beside the road. Some, such as nos. 2-14 Main Street and nos. 5-13 Gisburn Road sit close to the road but others,

such as Church Gates, Gisburn Road or nos. 13-15 Hellifield Road are set back from the road behind a small private front garden, or parking. Generally speaking, buildings lie in a haphazard fashion beside highways of varying width and there is a spacious feeling with gaps between buildings and a high proportion of public and private open space.

- 5.2.6 The village sits in open countryside beside Skirden Beck. It is bisected by the much smaller Kirk Beck, a tributary of Skirden Beck. From Skirden Bridge the land rises to the east, gently at first but more steeply after Kirk Beck, with the effect that, viewed from Skirden Bridge, the church tower stands above the cottages in Main Street, a picture postcard view.
- 5.2.7 Hellifield Road, which branches north-east from the Main Street/Gisburn Road thoroughfare, follows a fairly level course beside Kirk Beck so that, again, the church tower looms picturesquely above the cottages beside the road and tiny beck. Of note are the buildings at Jerusalem Hill which are situated on rising land beside the church, isolated from the village's thoroughfares and indicative of the unplanned, organic growth of the village.
- 5.2.8 Open fields press up against the road in the east ends of both Gisburn Road and Hellifield Road; fields along Gisburn Road are bounded by iron estate fencing beside the gates to the site of Bolton Hall (demolished) and have a more landscaped feel than the small fields and hedgerows beside Hellifield Road.
- 5.2.9 In relation to all heritage assets, all development proposals shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 5.2.10 Other relevant policies in the Ribble Valley Core Strategy are EN5, DMG1, DME2, and DME4.  
Appendix B – Bolton by Bowland Conservation Area,  
Appendix C – Listed Buildings.

### **Policy BBGF3 – Protecting Heritage Assets**

All new development within the conservation area and/or within the setting of a listed building will be expected to conserve and enhance the positive attributes of the designated heritage asset.

Development will not be permitted where it has a detrimental impact on the character of the conservation area, the setting of a listed building or on the identified open spaces within the conservation area.

All new development within the Conservation Area will be expected to:

- a) Achieve continuity in street frontage and building lines set on the back edge of the pavement;

- b) Maintain the historic pattern of development by respecting the layout associated with the historic plots and the historic evolution of development in the immediate area;
- c) Complement the human scale, height and massing of the historic development in the immediate streetscape and the wider conservation area;
- d) Reflect the proportion of wall to openings found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features or detailing;
- e) Respect the historic hierarchy of development and detailing between principal and secondary street frontages, and within plots between frontage and rear elevations;
- f) Conceal any parking or servicing areas behind built frontages of appropriate scale;
- g) Reinforce local identity by the use of the traditional materials used in the conservation area;
- h) Re-use traditional buildings which contribute to townscape quality.

There will be a presumption in favour of the retention of undesignated heritage assets within the Conservation Area.

#### **POLICY BBGF4 – General Design Principles**

All new development within the designated area will be permitted when it meets the following criteria:

- a) Demonstrates consideration has been given to the use of brownfield sites/conversion of existing buildings;
- b) Is capable of being connected to essential infrastructure and services;
- c) Does not have a detrimental effect on residential amenity by reason of noise or another nuisance;
- d) Does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure;
- e) Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function;
- f) Does not have a detrimental effect on the character of the surrounding landscape;
- g) Makes a contribution to local identity, and sense of place;
- h) Is suitable in terms of the overall design and appearance of the proposed development (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, spaces, and other features of the street scene;
- i) Uses, and where appropriate re-uses local and traditional materials or suitable artificial alternatives;
- j) Ensures the use of space and landscape design is appropriate to the locality;
- k) Ensures movement to, within, around, and through the development is acceptable;
- l) Encourages originality, innovation and initiative, where appropriate;
- m) Includes energy efficiency and conservation measures;
- n) Uses Sustainable Drainage Systems, where appropriate;
- o) Is in accordance with all relevant policies of the Neighbourhood Plan and the Ribble Valley Core Strategy.

### 5.3 Transport/ Infrastructure

#### OBJECTIVE 3 – Transport/Infrastructure

To protect and improve existing transport facilities, infrastructure and services.

##### Local Evidence

- 5.3.1 General accessibility and relatively quiet roads are valued but widespread concern was expressed about deterioration in a number of areas. The bus services in the area are poor; the traffic volume and speeds create problems; and the lack of roadside footpaths in between villages; and roads are generally not pedestrian friendly.
- 5.3.2 In response to these comments the following suggested actions were recorded:
- Support improvements to bus services in the area.
  - Support improvements to roads to reduce the negative impacts of increased traffic volume, size and speeds.
  - Support improvements and creation of roadside footpaths in villages

##### Technical Evidence

- 5.3.3 Policy DMG3 of the Ribble Valley Core Strategy in relation to Transport and Mobility states that in making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to specific criteria (inter alia) such as sustainability, road network, accessibility, and strengthening existing village centres
- 5.3.4 Policy DMI1 of the Ribble Valley Core Strategy states that *Planning Obligations will be used as a mechanism to deliver development that covers the needs of local communities and sustainable development. Improvements required for highway safety is within the list of priorities. In addition, RVBC will develop as appropriate a Community Infrastructure Levy approach to infrastructure delivery.*
- 5.3.5 Other relevant policies in the Ribble Valley Core Strategy are DMI1, DMI2, DMG1, DMG2, and DMB5

#### Policy BBGF5 – Transport Improvements

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the parish:

- a) Highway improvement schemes to promote the safety of pedestrians and cycle users;
- b) Traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the village centre;

- c) Increasing public and community transport to and from the designated area.

All proposed transport improvements will be expected to conserve and enhance landscape character of the designated area

The parish council will work with and encourage providers of public transport to provide as full a service as is needed to support future development in the village (See Appendix D)

### **Policy BBGF6 – Supporting Development of Communications Infrastructure**

The development of new, high speed broadband infrastructure and mobile infrastructure to serve the Parish will be supported where it is sympathetically designed, and significant landscape and visual effects have been adequately mitigated.

All new development will be required to make provision for high speed broadband.

### **Policy BBGF7 – Footpaths/Connectivity**

Proposals for the enhancement and improvement of the existing footpath network within the designated area will be supported.

Proposals for improved linkages and accessibility within Bolton by Bowland and Gisburn Forest and to the areas beyond will be supported.

All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

- a) Enhanced public access and appropriate signage from residential areas;
- b) New footpaths and cycle routes linking to existing and new networks;
- c) Linkages to wildlife corridors and actions to promote biodiversity conservation along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

## 5.4 Employment

### **OBJECTIVE 4 – Promoting employment**

**To promote local employment and ensure future development supports existing strengths of the area to enhance the rural economy and improve tourism facilities.**

#### **Local Evidence**

- 5.4.1 At the workshops much reference has been made to the gradual erosion of facilities in the villages. Shops which were numerous 40 years ago have dwindled to very few and those which still exist have difficulty for the most part in attracting custom. This to a large degree has been due to the changing shopping habits of the population as a whole - the growth of supermarkets (there are four in Clitheroe) and the fact that people mainly work away from the village and don't have the time to support local businesses.
- 5.4.2 It was generally felt that lack of investment in new housing over a considerable period had helped undermine the viability of retail businesses and contributed to their demise. Also setting up a new business invariably involves a major financial risk and the gradual decline of small retail shops in our settlements is bound to have been an influencing factor for anyone considering doing so. All of these factors also impact on tourism. We are blessed with beautiful scenery and attractive villages which will always attract tourists but it is important that visitors have access to proper facilities, shops and local hostelries which will enhance their experience and encourage them to return.
- 5.4.3 Many jobs in our area and in tourism areas generally, are of a seasonal nature. Bed and Breakfast, holiday cottages, caravan parks etc. require regular labour during the summer months but only on an ad hoc basis out of season. Whilst we should continue to encourage the development of these types of businesses to stimulate tourism, we should also be sympathetic to attracting non-seasonal businesses which would provide secure fulltime jobs particularly for the young. The effect of this would be to encourage them to remain in the area and impact on future housing needs – affordable housing etc.
- 5.4.4 The workshops repeatedly highlighted the lack of younger people in our settlements and the effect it has on the community and its schools etc. and if long term sustainability is to be achieved then it is vital that our young people have reasons to stay.
- 5.4.5 Following on from this the case for “high value low volume” businesses should be borne in mind, these type of businesses tend to attract fewer but more permanent jobs and also have a less impact on traffic volume.
- 5.4.6 Roads in our settlements are generally narrow and not particularly well maintained. This subject is dealt with as a separate issue elsewhere in the Plan but it could have a substantial impact on future business development. Volumes and size of traffic have increased substantially in the last 20 years, due to more cars per family, the exponential

increase in internet buying, the increasing size of farm machinery etc. and the question of road infrastructure will be an important factor if businesses and potential employers are to locate to the area.

- 5.4.7 Location of new businesses should be influenced by accessibility and be sited near to main roads whilst at the same time being suitably landscaped for minimum environmental impact.
- 5.4.8 According to Ribble Valley Borough Council 3.6 million tourists visited the Ribble Valley in 2012 and spent £170 million an average of approx. £50 per head and this is set to increase. It is important for the sustainability of our settlements that we continue to support all measures which will enhance their appeal as tourist destinations and tap into the financial benefits to be gained from them.
- 5.4.9 The following are a combination of suggestions put forward at our workshops and issues raised during conversations whilst preparing this progress report.
- 5.4.10 There is currently good quality tourist accommodation across the area but wherever desirable we should continue to support applications for extensions to existing properties and change of use to disused agricultural buildings etc. The Neighbourhood Plan should lend support to all developments which benefit our local shops, public houses, sports venues, places of worship etc.
- 5.4.11 In addition, the Neighbourhood Plan should support the creation of new retail businesses which as well as meeting local needs are also an attraction to tourists: examples
- a. Farm shops
  - b. Delicatessens
  - c. Leisurewear outlets

### Technical Evidence

- 5.4.12 Policy EC1 of the Ribble Valley Core Strategy states that land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, where appropriate, be considered favourably.

Developments that contribute to farm diversification, strengthening of the wider rural and village economies will be supported in principle.

Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.

- 5.4.13 Other relevant Ribble Valley Core Strategy policies are DS1, DS2, EC1, EC2, EC3, DMB1, DMB2, and DMB3.

**Policy BBGF8 – Supporting Existing Local Employment.**

Existing sources of local employment will be protected, wherever possible.

Development or change of use of existing employment premises to alternative uses will only be permitted when:

- a) The employment premises have been empty for a period of six months or more and during that time actively marketed without securing a viable alternative employment use;
- b) it is in accordance with the relevant policies of the Ribble Valley Core Strategy.

**Policy BBGF9 – New Local Employment Opportunities.**

The development of new local employment opportunities will be permitted within the Neighbourhood Plan area providing that they:

- a) Do not have a detrimental impact on surrounding residential amenity;
- b) Do not lead to the loss of open space or green infrastructure;
- c) Are located close to existing highways and do not have an unacceptable impact on traffic.
- d) Are sustainable
- e) Are in accordance with all other relevant policies of this plan and the Ribble Valley Core Strategy.

**Policy BBGF10 – Rural Enterprise and Farm Diversification.**

The presumption is in favour of the retention of existing traditional buildings in the countryside, where appropriate. New employment development will be limited to the conversion of traditional agricultural buildings providing:

- a) The building forms part of an existing group of buildings and is not in an isolated location (visually and physically); and
- b) There is no detrimental effect on the form, design, character and setting of the building; and
- c) The building is capable of conversion without significant extension; and
- d) The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction; and
- e) The conversion will not have a detrimental impact on the appearance or character of the landscape; and
- f) The conversion is in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, feature and building materials; and
- g) The conversion would not be detrimental to the continued agricultural operation of the farmstead as a whole.

Any proposals will be expected to meet all other relevant policies within this plan and the Ribble Valley Core Strategy and have regard to the Historic Environment Local Management (HELM) Good Practice Guidance on the Conversion of Traditional Farm Buildings.



**Policy BBGF11 – Tourism Development.**

Proposals that contribute to the visitor economy and new visitor accommodation will be encouraged by the Neighbourhood Plan subject to the criteria within the relevant policies of the Ribble Valley Core Strategy.

Proposals to change the use of existing holiday accommodation to permanent residential use will be resisted unless the development satisfies all the following criteria:

- a) Is in a sustainable location and forms part of an existing group of buildings; and
- b) Evidenced justification for the loss of the property as holiday accommodation; and
- c) It involves the change of use to a dwelling for identified local need in accordance with Policies BBGF2 of this plan and Policy DMH1 of the Ribble Valley Core Strategy; and
- d) The building is capable of being permanently occupied without the need for any major reconstruction, extension or alteration that could be harmful to the character of the building or the amenity of neighbouring properties; and
- e) Sufficient curtilage space can be provided without harming the setting of the building or the character of the surrounding landscape.

## 5.5 Community Facilities

### OBJECTIVE 5 – Community Facilities

**To protect, improve and enhance existing community facilities and local Green Spaces.**

#### Local Evidence

5.5.1 All workshops emphasised the value of a strong sense of community, friendly people and active involvement in community activities. The importance of the existing village amenities was stressed and there was concern that some of these had been lost or were under threat, and so needed supporting and extending.

5.5.2 Suggested Actions:

- Support and encourage existing amenities i.e. churches and chapels, school, village halls, pubs, shop.
- Encourage greater involvement in existing organisations by a wider cross section, and especially greater participation by younger people.
- The main additional amenity suggested was playground/sports area/park/picnic area.

#### Technical Evidence

5.5.3 Relevant Ribble Valley Core Strategy Policies are EC2, DMB4

5.5.4 Paragraph 76 of the National Planning Policy Framework (NPPF) advises that *“local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”*.

Paragraph 77 of the NPPF advises that *“the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.”*

5.5.5 Sites are identified in the Plan for designation as Local green spaces in Bolton by Bowland. Some of these are existing open and public access whose maintenance and upkeep will continue under existing

arrangements. The main additional site is the croft between Church and Hellifield Road

- 5.5.6 Once this is designated as Local Green Space it is proposed to develop proposals for discussion with the landowner to open this up to public access and to develop it as a village amenity.
- 5.5.7 Proposals could include:
- Public footpath as part of Heritage Trail through village
  - Restoration of former use as orchard with traditional fruit tree varieties
  - Development of existing water source (spring?) as pond or similar water feature
  - Clearance and general improvement of banks alongside Kirk Beck
  - Traditional meadowland/wildflower area with appropriate maintenance regime
  - Seating area including shelter
- 5.5.8 With regards to the Parkland towards King Henry Mews the proposal is to identify this area as Local Green Space because of its importance to the traditional character and attractiveness of the village, looking in and looking out. Preservation of the trees is an integral feature and may need a tree succession plan. It is not intended that any change is made from its current usage as grazing land

### **Policy BBGF12 – Protection of Local Green Spaces**

The following local green spaces listed below and shown on the Proposals Map are protected from development in accordance with Paragraphs 76 and 77 of the NPPF:

#### **Bolton by Bowland**

1. Village Green
2. Stocks Green
3. War memorial and garden
4. Cricket Field/adjoining sports area
5. Croft between church and Hellifield Road
6. Parkland towards King Henry Mews

Development will be ruled out except in very special circumstances.

Table1 – Local Greenspace – NPPF Criteria

<b>Name of Site</b>	<b>Distance from Local Community</b>	<b>Special Qualities/Local Significance</b>	<b>Not an extensive tract of land</b>
1. Village Green	Within village centre	Traditional village green used for annual fair providing a setting for Court House and School	No

2. Stocks Green	Within village centre	A traditional open space at the meeting of several roads. Includes the cross and stocks.	No
3. War memorial and garden	Within village centre	Area of land in centre of village containing the war memorial. Maintained by War Memorial Committee	No
4. Cricket field and adjoining sports area	Edge of village	Cricket ground and associated land leased to the Cricket Club by Bolton Hall Estate, maintaining village based sporting activities.	No
5. Croft between church and Hellifield Road	Within village boundary	Contributes to the character of the Bolton by Bowland Conservation Area, providing a green 'breathing space' in the centre of the village and adding to the spacious feeling of the churchyard	No
6. Parkland towards King Henry Mews	Edge of village	Green open space that adds significantly to the character of the village of Bolton by Bowland	No

### **Policy BBGF13 - Protection of Local Community Facilities**

There will be a presumption in favour of the re-use of local community facilities for health and community type uses. (Use Class D1)

The change of use of existing facilities to other uses will not be permitted unless the proposals would bring defined and demonstrable benefits. This will include the following:

- a) any proposal investigates alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by, walking and cycling and have adequate car parking; and
- b) satisfactory evidence is produced that there is no longer a need for the facility.
- c) The loss of the facility will include significant benefits to the local community in accordance with Policy EC2 of the Ribble Valley Core Strategy.

The Neighbourhood Plan will support proposals for new, and improvements to, existing community facilities. Development will be permitted where it is in accordance with the following criteria:

- d) the site is, wherever possible, located in or adjacent to the settlement boundary;
- e) the site is accessible by walking and cycling;
- f) there are opportunities to integrate services;
- g) detrimental impacts on road safety or traffic flow can be satisfactorily mitigated in the interests of both road users and users of the proposed development; and
- h) the proposal would not have an adverse effect on residential amenity.
- i) The proposal is in accordance with all other relevant policies.

## 5.6 Landscape and Natural Environment

### 5.6 OBJECTIVE 6 – Natural Environment

To ensure that the Bolton by Bowland and Gisburn Forest Neighbourhood Plan promotes sustainable development for this and future generations by protecting key environmental assets (e.g. AONB, and natural landscapes) and taking account of constraints (e.g. flooding).

#### Local Evidence

5.6.1 A lot of emphasis was placed on the attractive and unspoilt natural beauty of our environment, not only in terms of scenery and wildlife but also the traditional and historical, and yet diverse character of our villages. The importance of our AONB location was recognised as well as access to the countryside for walking and cycling, or just good fresh air.

5.6.2 Suggested Actions:

- Need to include plan to preserve the natural beauty of the area
- Strict planning constraints to ensure any development preserves the traditional character of the environment, including landscape

#### Technical Evidence

5.6.3 Policy EN2 of the Ribble Valley Core Strategy which refers to landscape states that *the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

*The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.*

*As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*

5.6.4 Other relevant Ribble Valley Core Strategy Policies include DS2, EN2, EN3, DME1, DME2, DME5, DME6, and Forest of Bowland Renewable Energy Position Statement 2011

5.6.5 The National Planning Policy Framework and Technical guidance and the online National Planning Practice Guidance contain information in relation to development and flood risk. All development should take into account any flood risks.

- 5.6.6 The Forest of Bowland Landscape Character Assessment has confirmed the diversity of the Forest of Bowland's landscapes, identifying, mapping and describing 14 Landscape Character Types and 82 Landscape Character Areas within only 803 square kilometres.
- 5.6.7 This Assessment seeks to provide a framework for developing a shared understanding of the current character of the Study Area's landscapes and its future management needs. It is intended to be a reference document for everyone with an interest in the future planning and management of the AONB including residents, businesses, national and local agencies, farmers and other land managers. The Assessment also seeks to provide an inspirational source of ideas and guidance to help encourage locally appropriate management and use of land in ways that conserve and/or enhance valued features of the landscape. In this way, the Assessment will provide an evidence base against which proposals for change can be judged in an objective and transparent manner.
- 5.6.8 The Forest of Bowland AONB vision is to ensure that *“Every change in the built environment of Bowland should conserve or improve the character of the Area of Outstanding Natural Beauty”*
- 5.6.9 The Forest of Bowland AONB will achieve this vision by:
- Encouraging visitors to respect the countryside and follow the Countryside code, protecting property, including roadside verges, plants, and animals, taking their litter home and leaving no trace on the landscape.
  - Encouraging land owners to maintain and in some cases reinstate traditional boundaries; hedges, dry stone walls, ditches and the like.
  - Encouraging and providing information for home owners to alter, extend, repair and reinstate features of their property, curtilage and gardens taking note of locally distinctive design using local materials and craftsmen where possible.
  - Working with planning authorities to improve information given to householders and businesses by the agreement and implementation of Supplementary planning guidance.
  - Working with highways authorities to reduce signage clutter and lighting pollution reinstating and/or repairing locally distinctive signage and lighting where appropriate.

### **Policy BBGF14 - Protecting and Enhancing Local Landscape Character**

All development proposals will have to show regard to the distinctive landscape character of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). New development proposals will be required to demonstrate consideration of the following landscape design principles in addition to all other relevant policies:

- a) Outside the identified settlement boundaries, retaining the development form of scattered hamlets and farmsteads within the wide setting of the area;

- b) Retaining existing field patterns and boundaries, including low hedgerows and tree cover;
- c) Protecting and enhancing areas of woodland.
- d) Using appropriate local building materials, which respect the building vernacular of existing settlements.

### **Policy BBGF15 Water Management and surface water run-off**

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented wherever possible.

The design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities.

Water attenuation facilities such as lagoons, ponds and swales should be provided within development sites.

Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.

Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.

- 5.6.10 The Parish Council support and encourage the installation of renewable energy systems to provide power to heat and light an individual, group of houses or settlements subject to minimising the impact on the Forest of Bowland AONB.
- 5.6.11 Collective action to reduce, purchase and manage energy is supported to both save money and reduce our carbon footprint.
- 5.6.12 The Forest of Bowland AONB Unit have produced a Renewable Energy Position Statement in 2011. The document sets out the position with regards to the siting of renewable energy developments within and adjacent to the boundaries of the Forest of Bowland AONB.
- 5.6.13 This policy should be read in conjunction with the Forest of Bowland Renewable Energy Position Statement 2011.

### **Policy BBGF16 – Renewable Energy**

Where appropriate, micro and small scale renewable energy schemes as defined below may be accommodated within the landscape.

Micro scale wind energy development, particularly in locations where there would be a strong functional relationship with existing development such as farm buildings and views of it would be constrained by the topography, is likely to be the most appropriate form of wind energy development for the AONB. Small scale

wind farms may be appropriate for the AONB provided that they do not cause unacceptable harm to the natural beauty and special quality of the landscape. In all instances, micro and small scale wind energy development should:

- be of a form and design that is appropriate for the landscape and visual characteristics of the location; and
- be an appropriate scale for the location; and
- not be sited on a skyline or close to a prominent feature or within the setting of important historic features or landscapes; and
- not have significant cumulative impacts with other operational or consented wind energy development; and
- be located away from remote and wilder areas; and
- be within existing built areas – e.g. farmstead or settlement – where a strong functional relationship would be established rather than in isolated locations away from other built structures.

A micro hydro scheme will only be supported where it satisfies the following criteria:

- it appears as a minor, isolated feature within a large scale landscape or in locations where there is a direct relationship with existing development such as settlements or access routes;
- Buildings or other associated developments are of an appropriate scale, carefully sited and sympathetic to the local vernacular; and
- It includes mitigation of landscape and visual impact.

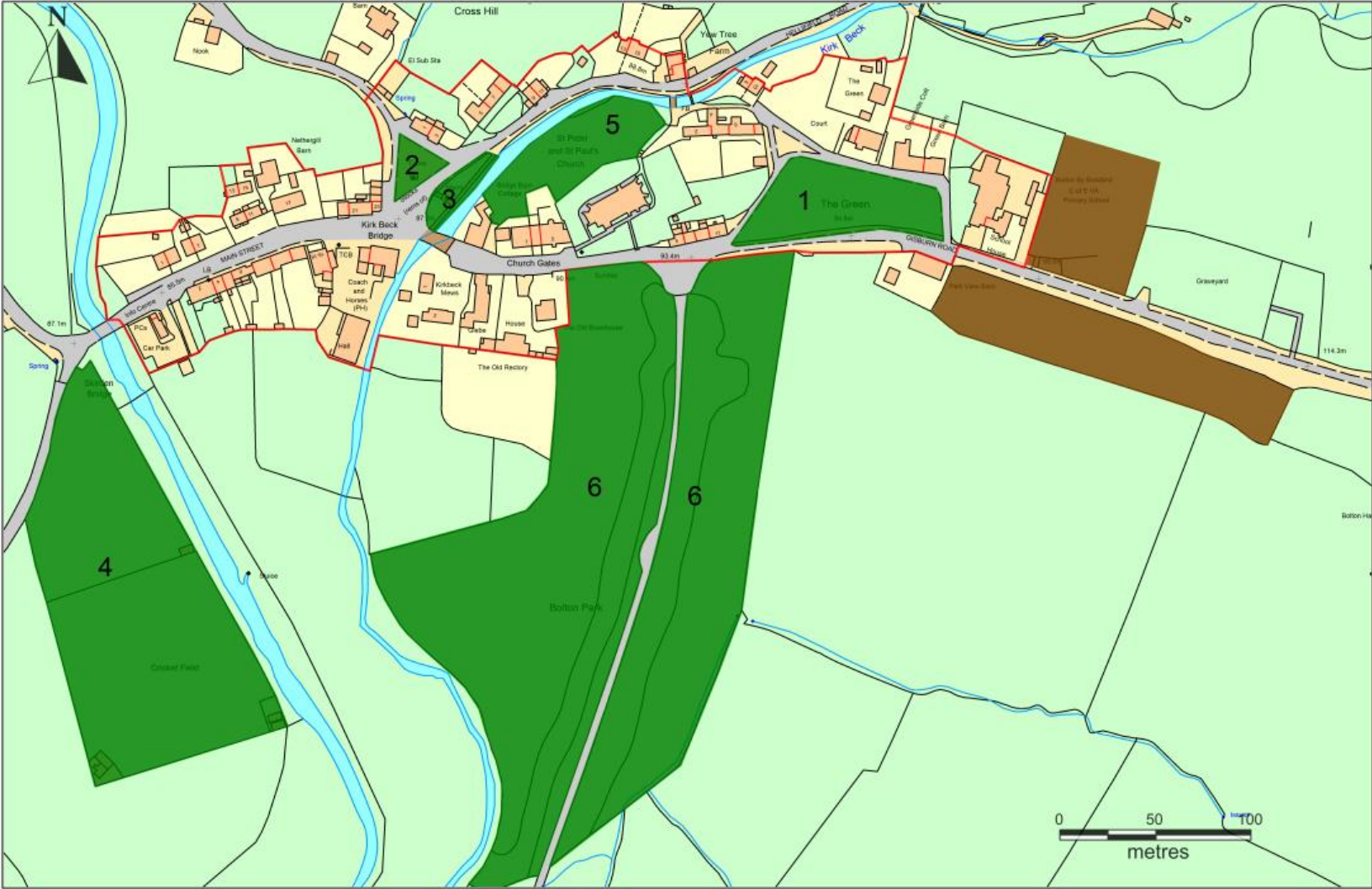
Development for Photovoltaics, Biomass, Anaerobic Digestion and Heatpumps will be supported where proposals are in accordance with the guidance within the Forest of Bowland Renewable Energy Position Statement and the policies of the Ribble Valley Core Strategy

#### Definitions

Technology	Micro	Small Scale
Wind Turbines	25m tall or less to blade tip	25-60m to blade tip
Hydro Power	<10 kW	
Photovoltaics	Household c 5kW	Household business or farm based < 10kW
Biomass	Household	Household, business or farm based
Anaerobic Digestion	Household or farm based	Clusters of farms site <0.5ha
Heat Pumps	Household	Business or farm based



# Map 1 Bolton by Bowland Proposals Map



— Settlement Boundary    Housing Allocation    Local Green Space

# Map 2 Holden Proposals map



— Settlement Boundary



# Glossary

**AFFORDABLE HOUSING** – Housing, irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to occupy homes generally available on the open market.

**ALLOCATION** – The use assigned to a piece of land in a development plan.

**AMENITY** – An element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors. Amenities can include such facilities as Post offices, schools, local shops, open space and play areas and bus stops.

**AREA OF OUTSTANDING NATURAL BEAUTY (AONB)** – A national designation which carries with it certain obligations on the Local Planning Authority when formulating policy or assessing planning applications

**BROWNFIELD** – See Previously Developed Land

**COMMUNITY FACILITIES** – Facilities which provide for the health and wellbeing, social education, spiritual, recreational, leisure and cultural needs of the community.

**COMMUNITY INFRASTRUCTURE LEVY (C.I.L)** – An alternative or complement to a Section 106 agreement for planning obligations with a set tariff of financial contributions. The future of this levy is in doubt and has not been adopted by RVBC.

**CONSERVATION (FOR HERITAGE POLICY)** – The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**CORE STRATEGY** - The Core Strategy is the central document of the Local Development Framework and sets out the development principles for the Ribble Valley.

**DEFINED SETTLEMENT** – A defined settlement is one which contains at least 20 dwellings and a shop or public house or place of worship or school or village hall, i.e. they are of a size and form that justifies treatment as a settlement.

Settlements smaller than this limit will not be given settlement boundaries as they are not considered to be large enough

or to contain enough facilities to allow for growth beyond that delivering regeneration benefits or local needs housing.

**DEVELOPMENT MANAGEMENT POLICIES** – These are the policies that will be used by Ribble Valley Borough Council's Development Control department to determine planning applications.

**OLDER PERSONS PROVISION** – Generally taken as provision for people aged 55 years or over.

**EXPANSION** – This is limited growth of a settlement generally it should be development which is in scale and keeping with the existing urban area.

**FARMSTEAD** - The buildings and adjacent service areas of a farm; broadly: a farm with its buildings

**FUNCTIONAL and FINANCIAL TEST** – In considering proposals for permanent agricultural, forestry and other essential dwellings, the following criteria will be applied:

- Is there a clearly established existing functional need?
- Does the need relate to a full time worker or one who is primarily employed rather than a part time requirement?
- Have the unit and the agricultural activity concerned been established for at least 3 years, been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so?
- Could the functional need be fulfilled by another existing dwelling on the unit?

**GREENFIELD** – This is land that has not previously had development upon it. It is not the same as Green belt land as it is not necessarily protected from development.

**HAMLET** - A hamlet is a type of small settlement, with a small population that is usually under 100, in a rural area.

**HERITAGE ASSET** – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**HISTORIC ENVIRONMENT** – All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**HOUSING NEEDS SURVEYS** – surveys carried out in each main settlement to gauge housing need particularly for affordable housing.

**LISTED BUILDINGS** – The Secretary of State for Culture, Media and Sport is responsible for compiling the statutory list of buildings of special architectural

or historic interest. English Heritage provides expert advice on which buildings meet the criteria for listing, and administer the process. Buildings are graded to indicate their relative importance.

**LOCAL NEEDS HOUSING** – Local needs housing is the housing developed to meet the needs of existing and concealed households living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish, the Housing Waiting List and the Strategic Housing Market Assessment.

**OPEN COUNTRYSIDE** – This is a designation currently defined within the proposals map of the RV Districtwide Plan mainly of land outside Settlement Areas but not designated Greenbelt or AONB Core Strategy Adoption version

**PREVIOUSLY DEVELOPED LAND (PDL)** – Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**RIBBLE VALLEY SETTLEMENT HIERARCHY** – see Settlement Hierarchy below.

**ROUNDING OFF** – Development which is essentially part of rather than an extension to the built up part of the settlement. It can be defined as the development of land within the settlement boundary (which is not covered by any protected designation) where at least two thirds of the perimeter are already built up with consolidated development.

**SEA** – See Strategic Environmental Assessment below.

**SECTION 106 AGREEMENT** – This is an agreement under Section 106 of the Town and Country Planning Act negotiated between a developer and the Council imposing certain planning obligations which must be met before planning permission is granted.

**SECTION 278 AGREEMENT** – similar to Section 106 agreement but concerned with Highway matters.

**SETTING OF A HERITAGE ASSET** – The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and

its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

SETTLEMENT – see Defined Settlement

SETTLEMENT HIERARCHY – The hierarchy lists the current level of services in settlements and aids decisions on the sustainability of developments in them. (see Understanding the Area in the Ribble Valley Core Strategy).

SHLAA – Strategic Housing Land Availability Assessment – This is an evidence base document for the LDF which looks at the potential of land for residential development and makes estimates on when this potential land may come forward. (see Understanding the Area).

SHMA – Strategic Housing Market Assessment. – This is an evidence base document for the LDF that looks at the level of affordability in the borough and the types and tenures of housing that are present in the borough. (see Understanding the Area in the Ribble Valley Core Strategy).

SIGNIFICANCE (FOR HERITAGE POLICY) – The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

SSSI – SITE OF SPECIAL SCIENTIFIC INTEREST – A national designation that carries with it certain obligations on the Local Planning Authority when formulating policy or assessing planning applications.

STRATEGIC ENVIRONMENTAL ASSESSMENT – This is an assessment, which must be carried out in accordance with a European Directive where significant environmental effects are expected as a result of a plan. It assesses the anticipated social, economic and environmental effects of a plan and can be combined with the Sustainability Appraisal requirements so that one single document is produced.

SUSTAINABLE DEVELOPMENT – The most commonly used definition is that of the 1987 World Commission on Environment and Development, the Brundtland Commission: 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.

TPO – Tree Preservation Order. These are made by the Local Authority to protect trees.

VILLAGES – These are the smaller settlements within the Ribble Valley borough and relates to all settlements in the borough excluding Clitheroe, Longridge, Whalley and Wilpshire.

# Appendix A - National Planning Policy Framework (NPPF)

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

## Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.



- 1. Building a strong, competitive economy.**
- 2. Ensuring the vitality of town centres**
- 3. Supporting a prosperous rural economy**
- 4. Promoting sustainable transport**
- 5. Supporting high quality communications infrastructure**
- 6. Delivering a wide choice of high quality homes**
- 7. Requiring Good Design**
- 8. Promoting healthy communities**
- 10. Meeting the challenge of climate change, flooding and coastal change**
- 11. Conserving and enhancing the natural environment**
- 12. Conserving and enhancing the historic environment**
- 13. Facilitating the sustainable use of minerals**

## **Plan-making**

### **Neighbourhood plans**

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

**Ribble Valley Core Strategy (2008-2028)**

Key Statement DS1: Development Strategy  
Key Statement DS2: Presumption in Favour of Sustainable Development  
Key Statement EN2: Landscape  
Key Statement EN3: Sustainable Development and Climate Change  
Key Statement EN5: Heritage Assets  
Key Statement H1: Housing Provision  
Key Statement H2: Housing Balance  
Key Statement H3: Affordable Housing  
Key Statement EC1: Business and Employment Development  
Key Statement EC2: Development of Retail, Shops and Community Facilities and Services  
Key Statement EC3: Visitor Economy  
Key Statement DMI1: Planning Obligations  
Key Statement DMI2: Transport Considerations  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport and Mobility  
Policy DME1: Protecting Trees and Woodlands  
Policy DME2: Landscape and Townscape Protection  
Policy DME4: Protecting Heritage Assets  
Policy DME6: Water Management  
Policy DMH1: Affordable Housing Criteria  
Policy DMH3: Dwellings in The Open Countryside and AONB  
Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings  
Policy DMH5: Residential and Curtilage Extensions  
Policy DMB2: The Conversion of Barns and Other Rural Buildings for Employment Uses  
Policy DMB3: Recreation and Tourism Development  
Policy DMB4: Open Space Provision  
DMB5: Footpaths and Bridleways

Ribble Valley Strategic Housing Land Availability Assessment (SHLAA) 2013 update.

Bolton by Bowland, Gisburn Forest and Sawley Housing Needs Survey 2014.

Forest of Bowland Renewable Energy Position Statement 2011



# Appendix C – Statutory Listed Buildings

## Listed Buildings, English Heritage

As at July 2016, there are 54 Listed Buildings and 2 Scheduled Monuments in the designated Neighbourhood Plan Area. These are as follows:

### **Bolton-by-Bowland**

#### ***Grade I***

Church of St. Peter and St. Paul, Gisburn Road

#### ***Grade II\****

Fooden Hall, Fooden Lane

Alder House, Holden Lane

#### ***Grade II***

Holden Chapel and house adjoining, Barret Hill Brow

Fooden Farmhouse, Fooden Lane

Church Gates No. 5, Gisburn Road

Sundial base in SW corner of churchyard, church of St. Peter and St. Paul, Gisburn Road

Wall, steps and gate piers south of Church of St. Peter and St. Paul

No. 5, 7, 9, 11 and 13 Gisburn Road

Bolton by Bowland Church of England Primary School and School House

The Old Rectory, Gisburn Road

2 pairs of gate piers SE of church, at entrance to Bolton Hall drive

Old Courthouse, The Green

No's 5 and 7, Hellifield Road (Fernside)

Nos. 13 and 15 Hellifield Road

Stump Cross, Hellifield Road

Broxup House and Broxup Cottage, Holden

Wycongill Farmhouse, off Holden Lane

Greaves, Holden Lane

Barn adjoining to SW of Howgills House

Skirden Bridge, Main Street

No. 9 and 11, Main Street

No. 21 and barn adjoining to east

No. 23, Main Street

No. 4 (Primrose Cottage) and No. 6

No. 8 and 8a, Main Street

No. 10 and 12, Main Street

No. 14, Main Street

The Coach and Horses Public House

Chadwick's Farmhouse, Settle Road

Stoop Lane Farmhouse, Settle Road

Forest Becks Bridge, Settle Road

Beckfoot Farmhouse and farm adjoining to west  
Bolton Peel Farmhouse  
Barn 13m north of Bolton Peel Farmhouse  
Bolton Peel Cross  
Cross base on east side of drive to Bolton Hall, approx. 680m south of Church  
Cross base, 90m west of Bolton Mill  
Fox Ghyll  
Higher Heights Farmhouse and farm buildings in same range  
Hungryll Farmhouse  
Village Cross  
Stocks, adjacent to the west of Village Cross  
Wellhouse, King Henry's Well

***Scheduled Monument***

Moated site 50m NE of Holden Green Farm

**Gisburn Forest**

***Grade II***

Tosside Chapel and Chapel House  
Dog and Partridge Public House  
Church of St. Bartholomew  
Lane Side Farmhouse  
Lower Gill Farmhouse  
Hindley Head  
Cracoe (Or Cracow) Hill Farmhouse  
Geldard Laithe  
Sedgwicks Farmhouse and Farm Buildings Adjoining  
Manor House

***Scheduled Monument***

Bowl Barrow East of Brown Hills Beck

# Appendix D - Parish Actions

In the Issues Workshops, a lot of emphasis was placed on the value of the attractive and unspoilt beauty of our environment and the need was identified for a plan to preserve it.

This requirement is addressed in the Neighbourhood Plan in policies set out under Objective 2 (Maintaining Character), Objective 3 (Infrastructure and Services), Objective 5 (Community Facilities and Local Green Space) and Objective 6 (Natural Environment)

Within the general framework of the policies set out in these sections, there are initiatives which lie outside the strict remit of the Neighbourhood Plan and which can be progressed under the existing authority of the Parish Council.

There are therefore a number of initiatives on which work has already started and which will be progressed alongside work arising from the Neighbourhood Plan.

## 1 Local Green Spaces

Sites are identified in the Plan for designation as Local green spaces in Bolton by Bowland. Some of these are existing open and public access whose maintenance and upkeep will continue under existing arrangements. The main additional site is the croft between Church and Hellifield Road

Once this is designated as Local Green Space it is proposed to develop proposals for discussion with the landowner to open this up to public access and to develop it as a village amenity.

Proposals could include:

- Public footpath as part of Heritage Trail through village
- Restoration of former use as orchard with traditional fruit tree varieties
- Development of existing water source (spring?) as pond or similar water feature
- Clearance and general improvement of banks alongside Kirk Beck
- Traditional meadowland/wildflower area with appropriate maintenance regime
- Seating area including shelter

With regards to the Parkland towards King Henry Mews the proposal is to identify this area as Local Green Space because of its importance to the traditional character and attractiveness of the village, looking in and looking out. Preservation of the trees is an integral feature and may need a tree succession plan. It is not intended that any change is made from its current usage as grazing land

## 2 Children's Playground/Picnic Area

This was identified as a requirement in the Issues Workshops.

We are investigating possibilities within one of the areas designated as Local Green.

### **3 Heritage and Nature Trails**

#### *i) Heritage Trail*

It is proposed to create a Heritage Trail in Bolton by Bowland which will be a marked route through the village centre identifying buildings and points of historical interest. A reasonably good quality leaflet and appropriate website entries will publicise it.

The intention is to create something which residents can enjoy and identify with, as well as helping to attract visitors.

From discussions so far with AONB, RVBC it is likely that this initiative will also include an upgrading of the Information Centre.

#### *ii) Nature Trails*

Two circular walks from Bolton by Bowland centre have been identified, both of which are existing rights of way, with perhaps minor adjustments.

Our intention is to upgrade both (e.g. better waymarks, improvements to terrain, possible plantings/protection of trees/vegetation, and maybe notices to draw attention to points of interest along the walk.

Publicity would again be from leaflets and use of websites, which would include detailed directions for the walks. Again this is intended to be for the benefit of local residents, and to attract visitors

### **4 Countryside Partnership**

Work has been done to identify the key sites already recognised by various bodies as being of particular value/interest in our local natural environment.

These are primarily 2 Sites of Special Scientific Interest (SSSI's), 2 Regionally Important Geological Sites (RIG's) and 26 Biological Heritage Sites (BHS's).

There may be others that need to be added to the list e.g. all roadside verges. Current responsibility for maintenance and general supervision is mixed and not always clear.

The proposal is to establish a 'Countryside Partnership' led by the Parish Council but including all organisations with an interest/responsibility in the identified sites. The key task of the Countryside partnership would be to agree a complete list of sites, establish an annual maintenance/management regime for each one, and monitor its implementation as well as looking at improvement projects and additions where appropriate.

Organisations the Parish Council would need to involve include AONB; Natural England, RVBC, LCC Ribble Rivers Trust, Woodland Trust.

Part of the Parish Council's role would be to consult with local residents and owners and ensure that the maintenance schedule meets expressed needs e.g. securing a balance between road safety and protection of natural habitat in looking at roadside verges.

## **5 Trees and Ancient Woodland**

A number of the above sites, in whole or in part, are ancient woodland and so would be included in Countryside Partnership proposals. We will also look at the possibility of creating small areas of new woodland as part of proposals on Local Green Spaces, Nature trails and the 'village amenity' element of 'mixed sites'.

## **6 Roads to Holden & Bolton by Bowland/Holden Bus Services**

The consultation workshops indicated a strong feeling from Holden residents and other locals that the attractive dry stone walled lane from Copy Nook to Holden intended for local and farming traffic is now having to cope with vast amounts of leisure traffic either carrying bikers to Gisburn Forest or visitors to the Holden Clough restaurant, a purpose for which it was never intended and one for which it is extremely unsuitable. This has been communicated to Lancashire County Council but with limited budget they are not proposing any changes. The Parish Council has adopted this issue and will continue to propose & discuss with the County Council possible improvements to the road that are appropriate to the rural area.

Timetabled Bus services to Holden and Bolton-By-Bowland are non-existent. As part of the Neighbourhood Plan this issue was discussed with Lancashire Council. There are no plans to divert or provide new services to these settlements but the Council have noted the absence of services and stated they will continue to review the situation. In particular the Neighbourhood team promoted the possibility of diverting the 282 services through Bolton-By-Bowland. The Parish Council has been tasked to continue to promote availability of bus services.



# Appendix E – Site Assessments

## 1. Introduction

- 1.1 This short note sets out how full account of heritage assets has been undertaken in preparation of the Bolton by Bowland and Gisburn Forest Neighbourhood Development Plan. It has been prepared following discussions with Ribble Valley Borough Council and correspondence from Historic England with regard to site allocations in the Neighbourhood Development Plan.
- 1.2 The Bolton by Bowland and Gisburn Forest Neighbourhood Development Plan (NDP) has been prepared using an iterative approach that at each stage has taken full account of heritage assets.
- 1.3 Initially, heritage assets were considered in desk based *Planning Policy Assessment and Evidence Base* review. This work identified those assets on the Historic Environment Record and was used as a key reference resource by the Neighbourhood Development Plan Steering Group (NDPSG).
- 1.4 The decision was taken to propose growth in Bolton by Bowland and Tosside in order to retain existing services within the villages. The RVBC SHLAA information on included sites was used to identify future available sites. Initially the three top scoring sites were identified. These sites when mapped, result in an organic growth of the village in a way that is in keeping with its existing character and form, and do not represent over development of a small village, and were included in the first formal consultation Neighbourhood Plan.

## 2. Baselineing

- 2.1 The work on the Bolton by Bowland and Gisburn Forest NDP has been based on a thorough understanding and analysis of the area, including designated and non-designated heritage assets.
- 2.2 The baseline information used to inform the plan preparation and decision making process is summarised in the *Bolton by Bowland and Gisburn Forest Planning Policy Assessment and Evidence Base Review*, PPA for short.
- 2.3 The PPA sets out in a number of chapters the information sources and records used to inform the Bolton by Bowland and Gisburn Forest NDP these include:
- An assessment of national and local planning policy
  - Information on designated heritage assets in the parish
  - Access to information on landscaper character
  - Reference to Bolton by Bowland Conservation Area Appraisal and Management Guidance documents
- 2.4 This baseline information and its detailed resources and reports was used throughout the preparation and decision-making on the Bolton by Bowland and Gisburn Forest NDP.
- 2.5 This work has also been supplemented by the advice and information provided by Ribble Valley Borough Council.

### 3. Site Appraisals

- 3.1 The baseline information referred to in section 2 was also used to inform the work on the site selection process.
- 3.2 The RVBC SHLAA information on included sites was used to identify future available sites. Initially the three top scoring sites were identified. These sites when mapped, result in an organic growth of the village in a way that is in keeping with its existing character and form, and do not represent over development of a small village, and were included in the first formal consultation Neighbourhood Plan.
- 3.3 All sites were assessed using the same site assessment framework, both desk-top work, and other baseline information, including that in the PPA. The site assessment framework and the site appraisals were informed by the guidance available from Historic England in Good Practice Advice note 3 “*The Setting of Heritage Assets*”; and *Strategic Environmental Assessment and Sustainability Appraisal and the Historic Environment*.
- 3.4 All sites were also assessed on site and full account was taken of the impact on designated and non-designated heritage assets, landscape and views.

## 4. The Selected Sites

- 4.1 The sites that were selected and incorporated in to the Draft Regulation 14 Bolton by Bowland and Gisburn Forest NDP were the higher scoring SHLAA sites 248, 249 and 252. See Plan at Appendix 1.
- 4.2 Overall these sites scored better than others and were included in the RVBC SHLAA update (2013) on the defined site appraisal criteria, including impact on the historic environment.
- 4.3 Following comments received during the Regulation 14 formal consultation from Ribble Valley Borough Council and Historic England, in addition to comments received on the Strategic Environmental Assessment Screening, a decision was made to look at the sites in more detail. All three sites were felt to score favourably in terms of how they could maintain the form of the village and, at the same time minimise impact on the landscape and landscape setting. This was felt to be particularly important given the location of the village within the Forest of Bowland Area of Outstanding Natural Beauty.
- 4.4 Taking each of the three sites in slightly more detail:

Site 1, SHLAA site 248 – Site sits on the edge of the village in a prominent position adjacent to a Grade II Listed Building which is defined as a focal building in the Bolton by Bowland Conservation Area Appraisal. Site located adjacent to the boundary of Bolton by Bowland Conservation Area. Site represents an open area adjacent to the school and school house and contributes to the overall setting of the Listed Building. Future development could possibly have a detrimental effect on the setting of a Grade II Listed Building, however siting and design could mitigate any future impact.

Site 2, SHLAA site 252 – Site sits on the edge of the village adjacent to a traditional barn conversion. Located opposite a Grade II Listed Building, but does not impact on setting. Care will be required in terms of design of development and impact on Conservation Area. In terms of the wider landscape

and village, impact will be minimal. Further change in this location will not detract from the setting of the nearby Listed Building or the Conservation Area.

Site 3, SHLAA site 249 - this allocation has been withdrawn, due to the location of a large part of the site in Flood Zone 3.

4.5 In terms of the overall character of the village and the setting of heritage assets, the development proposed on the two sites has been assessed as having some impact on the Conservation Area and Listed Buildings, however, this can be mitigated/minimised through the use of appropriate materials and design and careful siting. Development of both sites will:

- Maintain the form of the village
- Minimise any impact on the landscape through existing landscaping
- Not lead to loss of open spaces within the village that contribute to the setting of heritage assets
- Offer opportunities to use existing on site features, such as hedgerows, trees and field boundaries, to maintain historic development patterns and minimise and landscape and visual impact.

## **5. Conclusion**

- 5.1 The sites allocated in the submission Bolton by Bowland and Gisburn Forest NDP have been identified after a robust selection and appraisal process. This includes a proportionate assessment of impact on the historic environment. Of the three sites, the two selected sites have the least impact on the setting of heritage assets, which can be alleviated through the design and siting of future development.

# Appendix 1 – Bolton by Bowland and Gisburn Forest selected sites (Regulation 14 stage)

