



**Bolton by Bowland and Gisburn Forest**  
**Neighbourhood Plan**  
**Regulation 14 Consultation Draft**  
**January 2015**



## **Acknowledgements**

**Parish Council**

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

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**Kirkwells**

**Ribble Valley Borough Council**

**Locality – Supporting Communities in Neighbourhood Planning**

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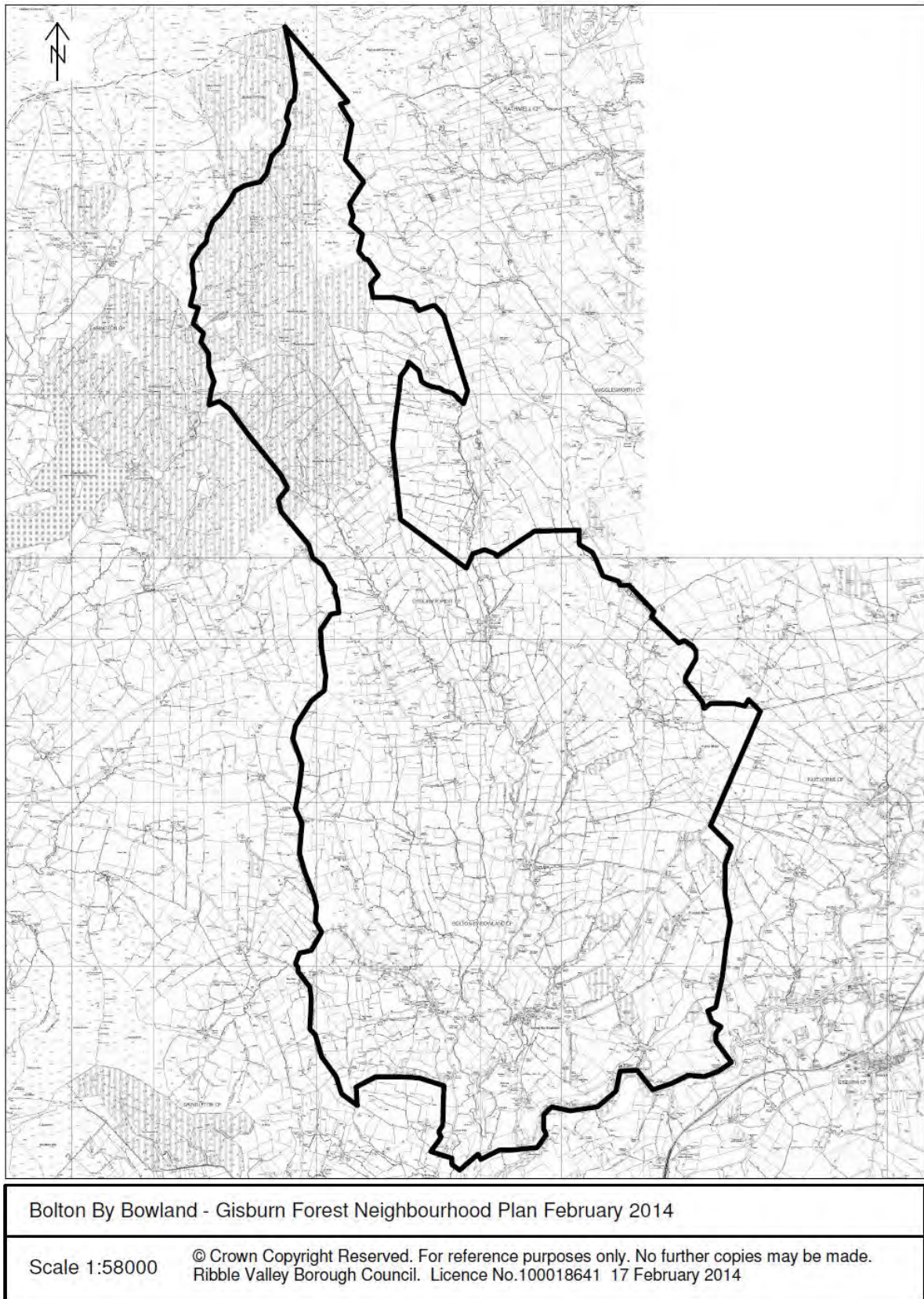
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# Introduction



(Figure 1) Designation Map

- 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, Sawley and Gisburn Forest 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 meetings 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 have 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 (based on the 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 pretty 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 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 is still 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 Pudsays, 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 Pudsays originated for the first time the name appears was when Simon de Pudsey married Katherine, daughter of Richard de Bolton, in 1312, and the Pudsey name remained in the village until the death of Bridget Pudsey at Bolton Hall in 1770. In the Church is 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 Pudsays 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).
  - 36.2% of these were employed full-time (54.3%) compared to 56.8% across Ribble Valley and 55.2% nationally) and 18.7% were employed part-time compared to 20.3% across Ribble Valley and 19.6% 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

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

- 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%)
  - 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<sup>2</sup> 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.

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<sup>2</sup> <http://www.neighbourhood.statistics.gov.uk/dissemination/>

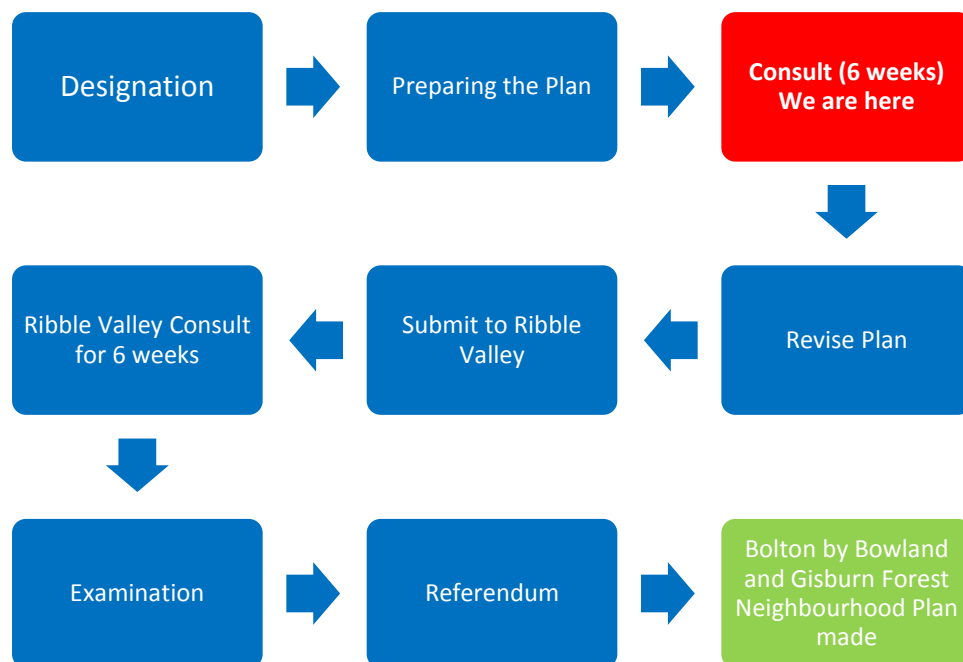
- 12.8% of usual residents were retired compared to 18% in Ribble Valley and 13.7% across England.
- 1.30 There are 67 dwellings located within the Parish. Of these:
- 37 dwellings were detached (55.2%) compared to 31.5% in Ribble Valley and 22.3% across England;
  - 12 dwellings were semi-detached (17.9%) 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 dwellings was a flats/apartments (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 will it take 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 reached Draft Plan stage and this document is being consulted upon for six weeks.

Figure 2 - The Neighbourhood Plan Preparation Process



- 2.3 After this six week consultation the Bolton by Bowland and Gisburn Forest Neighbourhood Plan will be revised and submitted to Ribble Valley Borough Council. They will consult on this Submitted Draft for a further six weeks.

- 2.4 The Bolton by Bowland and Gisburn Forest Neighbourhood Plan will then, in all likelihood, 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.
- 2.5 We hope to reach referendum stage by July 2015, and have a final Bolton by Bowland and Gisburn Forest Neighborhood Plan by August 2015.

# How to comment on this document

3.1 This is the Regulation 14 Consultation Draft of the Bolton by Bowland and Gisburn Forest Neighbourhood Plan. The consultation period will run from 19<sup>th</sup> January 2015 to 1<sup>st</sup> March 2015. **All comments must be received by 5pm on 1<sup>st</sup> March 2015.**

3.2 If you would like to comment or make representations on this document, please use a representation form available from the locations below.

3.3 The document, executive summary and representation form are all available to view and downloads at the following website address:

[www.tsbparish.org.uk](http://www.tsbparish.org.uk)

3.4 Hard copies of these document are available to view at the following locations:

Village Hall - Bolton by Bowland  
Village Shop - Bolton by Bowland  
Information Centre - Bolton by Bowland  
St Peter & St Paul's Church - Bolton by Bowland  
Community Hall - Tosside.  
St Bartholomew's CE Church - Tosside

In addition all Parish Council members and Neighbourhood Plan Steering Group members have a copy available for viewing.

3.5 All comments should be returned to:

Cathy Holmes  
Clerk to Bolton by Bowland, Gisburn Forest and Sawley Parish Council  
Higher Scarloom House,  
Holden,  
Lancashire.  
BB4 7PF

[jrd.holmes@btinternet.com](mailto:jrd.holmes@btinternet.com)



# Key local issues for Bolton by Bowland

- 4.1 The Bolton by Bowland and Gisburn Forest Neighbourhood Plan must take account of national planning policy. This is, primarily, contained in one document the National Planning Policy Framework (NPPF) and the online National Planning Practice Guidance (NPPG).
- 4.2 This means our Neighbourhood Plan must “plan positively to promote local development” and must “support the strategic development needs”. Therefore, our Neighbourhood Plan has been prepared to be in “general conformity” with existing policies and “take account of” emerging planning policies.
- 4.3 Ribble Valley Council’s existing strategic planning policy is contained in the Ribble Valley Core Strategy (2008-2028).
- 4.4 The relevant policies are set out in Appendix A

## Locally Identified Issues

- 4.5 As well as all 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.
- 4.6 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?”
- 4.7 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
- 4.8 The analysis of the outcomes from the workshops is divided into the following sections and has identified the following issues:

## Overall aim

- 4.9 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’*

- 4.10 This aim was supported at the Bolton by Bowland Housing event 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

- 4.11 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.
- 4.12 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

- 4.13 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.
- 4.14 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

- 4.15 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.
- 4.16 In response to these comments the following suggested actions were recorded:
- 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.

## Transport/Roads

- 4.17 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; there is inadequate parking provision within Holden, and it is debatable in Tosside and Holden; and the lack of roadside footpaths in villages and roads are generally not pedestrian friendly.
- 4.18 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 to car parking provision in villages.
  - Support improvements and creation of roadside footpaths in villages

## Infrastructure/Services

- 4.19 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 of Manchester and Leeds being between two and four hour daily commuting times. The plan should promote and improve teleworking (home working) within the designated area by supporting the projects to improve broadband speeds available to residents.
- 4.20 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**

- 4.21 There was support for promoting tourism and developing local businesses, including through conversion of old or unused buildings in appropriate ways. Action in other areas such as improving public transport, better electronic communications and sustaining pubs and shops would also encourage further business development.
- 4.22 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 4 as Parish Actions. These will be taken forward by the Parish Council.

# Aims and objectives of the Bolton by Bowland and Gisburn Forest Neighbourhood Plan

- 5.1 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’*

- 5.2 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 of the Bolton by Bowland and Gisburn Forest Neighbourhood Plan

- 6.1 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.

## 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

- 6.2 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.
- 6.3 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

- 6.4 The Ribble Valley Core Strategy advises that there is a housing requirement across the Borough of 4000 additional dwellings by 2028. Reducing this figure by the number of permissions granted, results in a requirement of 1494 more dwellings across the plan period, with 583 dwellings to be provided in “other settlements”.
- 6.5 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 allocated to defined settlements listed in this policy. 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 policy. 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

- 6.6 **Bolton by Bowland' Holden and Tosside are all defined settlements within this policy, however further work defining the more sustainable settlements has resulted in all three being identified as less sustainable settlements (Tier 2 village), and therefore local needs housing, development which has a regeneration benefit, or development which satisfies neighbourhood planning legislation is acceptable.**
- 6.7 Other relevant policies - DMG2, DMH3, DMH4
- 6.8 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.
- 6.9 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.

- 6.10 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.
- 6.11 The key findings (as taken from the Housing Needs Survey) 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 in housing need 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
- 6.12 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 we have. Initially two sites were identified (Sites 1 and 2 on proposals map), however further work with Bolton Hall Estate (the landowner) has identified an additional site (Site 3), which may come forward for future development.
- 6.13 A consultation event to explore these issues was held. This was attended by 63 people.

Of the attendees, 90% were in favour of continuation with a Neighbourhood Plan based on growth.

76% were in favour of Site 1  
59% were in favour of Site 2  
29% were in favour of Site 3

In relation to total growth over the plan period to 2028

43% wanted 5 or less houses.  
57% wanted 6 or more houses.

- 6.14 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. The Steering Group and the landowner consider this to be a site with potential for housing development in the future. However a large proportion of the site is presently in Flood Zone 3, although flood defence works have been carried out on Skirden Beck and Kirk Beck.



- 6.15 At this present moment in time, the Environment Agency have indicated that the works carried out will not change the Flood Risk maps (Appendix B). However the Steering Group wish to retain the site within the plan as a site for future mixed development (local greenspace and housing) so that it can be reconsidered as part of a Phase 2 review (see below), should the development of other sites not be completed.
- 6.16 For a site in Flood Zone 3 to come forward, both a Sequential Test and an Exception Test would be required. Paragraph 102 of the National Planning Policy Framework states that if, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:
- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
  - a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 6.17 The Steering Group envisage each site being developed for housing and an area of greenspace/amenity space.

### **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:

- It is located on the preferred sites shown on the proposals map for Bolton by Bowland;
- It is located on the preferred site shown on Map 2 for Tosside;
- It would not lead to the loss of open space, shops or other local facilities;
- It has appropriate access;
- Contributes to character and amenity of village.
- Is in accordance with all other relevant policies within this plan.

Development in Bolton by Bowland on the preferred sites will be up to 6 dwellings on each site allocated to a maximum of 12 dwellings in total.

Development in Tosside on the preferred site will be a maximum of 12 dwellings in total.

## Policy BBGF2- Phasing of New Housing Development

New housing in Bolton by Bowland on allocated sites will be provided in a phased manner over the plan period (up to 2028) to avoid over provision at the beginning of the plan period and to meet future demand.

### Phase 1

Site 1 to be developed as a mixed local greenspace/housing site for a maximum of 6 houses to include both market housing and affordable housing.

### Phase 2

A review will be undertaken by the Parish Council 5 years after the completion of Site 1 to establish the extent to which this development has contributed to the overall aim and objectives of this Plan. The Parish Council will then organise a full consultation exercise with the community on whether a second phase is needed and whether Site 2 or Site 3 is most appropriate. Site 3 will only be developed if this consultation exercise shows that it has the support of the majority of the community.

The future development will be a maximum of 6 dwellings, and appropriate greenspace/local amenity space.

- 6.18 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.
- 6.19 These 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 therefore we would expect to maintain this overall pattern.
- 6.20 As part of this development of the designated area, we are seeking to preserve and enhance the traditional character of our environment
- 6.21 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 following criteria
- 6.22 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.

- 6.23 There may also be opportunity, in changing use of farm buildings, for the expansion of mews type developments to provide for slightly larger settlements of, say, 6 houses or more.
- 6.24 A significant increase in such developments as described in paragraph 6.23 would alter the traditional character of the landscape. However the recent development at Close Hall and King Henry Mews has been a valuable addition to our community over the last 20 years or so. Sympathetic consideration would be given to 1, or perhaps 2 such developments over the life of the Plan
- 6.25 This view of development proposed in independent locations is supported by the Forest of Bowland AONB, who do not want to see the landscape preserved in 'aspic', and would like to see development within the area which enhances the character of the area.
- 6.26 The Government has recently brought in permitted development rights in The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014
- 6.27 The above amendments inserts Class MB into the Town and Country Planning (General Permitted Development (England) Order 1995 which allows the change of use of agricultural buildings to residential (C3) subject to prior approval and conditions. However this rights is not permitted on Article 1(5) land within which Area of outstanding natural beauty falls
- 6.28 The Steering Group consider that with restrictions and criteria, this development should be supported to allow organic growth within the area and not stifle high quality design and sustainable communities in the designated area.
- 6.29 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 BBGF3 – Housing in Existing Countryside Settlements and Farmsteads**

New housing development will be permitted in existing countryside settlements and farmsteads subject to the following criteria

- The conversion of traditional agricultural buildings to dwellings will be permitted providing:
  - The building forms part of an existing group of buildings and is not in an isolated location

- There is no detrimental effect on the form, design, character and setting of the building;
  - The building is capable of conversion without significant extension;
  - The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction;
  - The conversion would not have a detrimental impact on the appearance or character of the landscape;
  - The conversion would not be detrimental to the continued agricultural operation of the site as a whole.
- The rebuilding or replacement of existing dwellings is acceptable subject to the following criteria:
    - The residential use of the property should not have been abandoned.
    - There would be no adverse impact on the landscape in relation to the setting, design or character of new dwelling.
  - The development meets an identified local need.

## OBJECTIVE 2 – Maintaining Character

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

### Local Evidence

- 6.30 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.
- 6.31 The consultees considered that strict planning constraints were required to ensure any development preserves the traditional character of the environment, including landscape

### Technical Evidence

- 6.32 Bolton by Bowland village centre is designated as a Conservation Area, with a significant number of Listed Buildings as identified in Section 7.6 of the National and Local Planning Policy Assessment.
- 6.33 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, including 21 listed 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 and a GR post box;
- 6.34 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 SS Peter and Paul's Church, through the village to Gisburn; Hellifield Road, a narrow minor road beside Kirk Beck and, finally, an unnamed 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.

- 6.35 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.
- 6.36 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.
- 6.37 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.
- 6.38 Other relevant policies  
Core Strategy EN5, DMG1, DMG2, DME2, DME 4  
Appendix C – Listed Buildings

#### **Policy BBGF4 – Protecting Heritage Assets**

All new development within the conservation area and/or within the setting of a listed building will be expected to preserve and enhance to positive attributes of the 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 and views within the conservation area.

All new development will be expected to

- Achieve continuity in street frontage building lines set on the back edge of the pavement;
- Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of development in the immediate area;

- Complement the human scale, height and massing of historic development in the immediate streetscape and the wider conservation area;
- Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding fussy or gimmicky use of applied features or detailing;
- Respect the historic hierarchy of development and detailing between principal and secondary street frontages and within plots between frontage and rear elevations;
- Conceal any parking or servicing areas behind built frontages of appropriate scale;
- Reinforce local identity by the use of the traditional materials used in the conservation area;
- Re-use traditional buildings which contribute to townscape quality.

### **POLICY BBGF5 – General Design Principles**

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

- (a) Gives priority to the use of brownfield sites/conversion of existing buildings;
- (b) exploits existing services and facilities;
- (c) does not have a detrimental effect on residential amenity by reason of noise or other nuisance;
- (d) does not have a detrimental 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

The designated area of Bolton by Bowland and Gisburn Forest has a distinctive and special character. Development will be permitted which would make a positive contribution to that distinctive character and be of good design and quality. In seeking to protect and enhance the unique identity of the area, all development will take account of the following:

- (a) contribution to local identity, and sense of place;
- (b) suitability 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, vegetation, water areas and other features of the street scene;
- (c) use, and where appropriate re-use, of local and traditional materials or suitable artificial alternatives;
- (d) use of space and landscape design;
- (e) movement to, within, around, and through the development;
- (f) originality, innovation and initiative;
- (g) inclusion of energy efficiency and conservation measures;
- (h) use of Sustainable Drainage Systems;

### OBJECTIVE 3 – Transport/Infrastructure

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

#### Local Evidence

- 6.39 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; there is inadequate parking provision in Holden ; and the lack of roadside footpaths in villages and roads are generally not pedestrian friendly
- 6.40 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 to car parking provision in villages.
  - Support improvements and creation of roadside footpaths in villages

#### Technical Evidence

- 6.41 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

Other relevant policies

Core Strategy DM12, DMG1, DMG2, DMB5

#### **Policy BBGF6 – Traffic Management**

Proposals for improvements in road safety and traffic management and the provision of/improvements to public transport will be fully supported by the Neighbourhood Plan. This includes proposals for traffic calming in Bolton by Bowland and the road from Bolton by Bowland to Holden.

#### **Policy BBGF7 – Transport Improvements**

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

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

- Increasing public and community transport to and from 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.

### **Policy BBGF8 – Supporting Development of Communications Infrastructure**

The development of new, high speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and when appropriate suitably camouflaged.

All new development will be required to make provision for high speed broadband and other communication networks.

### **Policy BBGF9 – 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:

- enhanced public access and appropriate signage from residential areas;
- new footpaths and cycle routes linking to existing and new networks;
- linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.

## 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

- 6.42 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.
- 6.43 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.
- 6.44 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. 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.
- 6.45 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.
- 6.46 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.

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.

- 6.47 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.
- 6.48 The following are a combination of suggestions put forward at our workshops and issues raised during conversations whilst preparing this progress report.

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.

- 6.49 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

- 6.50 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.

- 6.51 Other relevant Core Strategy policies - DS1, EC1, EC2, EC3, DMB1, DMB2, DMB3, DMR3

**Policy BBGF10 – Supporting Existing Local Employment.**

Existing sources of local employment will be protected.

Redevelopment or change of use of existing employment premises will only be permitted when:

- A) The employment premises have been empty for a significant period of time and during that time actively marketed without securing a viable alternative employment use;
- B) Equivalent, or better, provision is made, elsewhere within the settlement boundary, to replace the proposed loss of local employment space.

**Policy BBGF11 – New Local Employment Opportunities.**

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

- Do not have a detrimental impact on surrounding residential amenity;
- Do not lead to the loss of open space or green infrastructure;
- Are located close to existing highways and do not have an unacceptable impact on traffic.
- Are sustainable

**Policy BBGF12 – Rural Enterprise and Farm Diversification.**

New employment development will be permitted in existing countryside settlements and farmsteads subject to the following criteria:

- The conversion of traditional agricultural buildings to other uses will be permitted providing:
  - The building forms part of an existing group of buildings and is not in an isolated location;
  - There is no detrimental effect on the form, design, character and setting of the building;
  - The building is capable of conversion without significant extension;
  - The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction;
  - The conversion would not have a detrimental impact on the appearance or character of the landscape;
  - The conversion would not be detrimental to the continued agricultural operation of the site as a whole.

**Policy BBGF13 – Tourism Development.**

Proposals that contribute to the visitor economy and new visitor accommodation will be encouraged by the Neighbourhood Plan subject to the following criteria:

- There is a justified need for the accommodation;
- Involve the conversion of an existing building;
- No detrimental impact on surrounding residential amenity;
- No loss of open space or green infrastructure;
- Located close to existing highways and do not have an unacceptable impact on traffic;
- Display a high standard of design appropriate to the area;
- Not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).

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

- Is in a sustainable location and forms part of an existing group of buildings;
- Evidenced justification for the loss of the property as holiday accommodation;
- It involves the change of use to a dwelling for identified local need in accordance with Policies BB2 and BB3 of the Bolton by Bowland Neighbourhood Plan and Policy DMH1 of the Ribble Valley Core Strategy; and
- 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
- Sufficient curtilage space can be provided without harming the setting of the building or the character of the surrounding landscape.

## OBJECTIVE 5 – Community Facilities

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

### Local Evidence

- 6.52 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.
- 6.53 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 (in both Bolton by Bowland and Tosside)

### Technical Evidence

- 6.54 Relevant Ribble Valley Core Strategy Policies are EC2, DMB4
- 6.55 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.”*

**Policy BBGF14 – 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

New development which impacts adversely on the openness of these sites will not be permitted.

**Policy BBGF15 - 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.

The change of use of existing facilities to other uses will not be permitted unless the following can be demonstrated:

- a) the proposal includes 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; or
- b) satisfactory evidence is produced that there is no longer a need for the facility

The Neighbourhood Plan will permit proposals for new, and improvements to, existing community facilities provided that:

- the site is, wherever possible, located in or adjacent to the settlement boundary;
- the site is accessible by walking and cycling;
- there are opportunities to integrate services;
- 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
- the proposal would not have an adverse effect on residential amenity.



## 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

- 6.56 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.
- 6.57 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

- 6.58 Policy EN2 of the Ribble Valley Core Strategy which refers to landscape states 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. Kirkwells

Other relevant Core Strategy Policies include DS2, EN2, EN3, EN4, DME1, DME2, DME3, DME5, DMB5

- 6.59 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.
- 6.60 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.

6.61 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”*

6.62 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 BBGF16 - 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:

- Outside the identified settlement boundaries, retaining the development form of scattered hamlets and farmsteads within the wide setting of the area;
- Retaining existing field patterns and boundaries, including low hedgerows and tree cover;
- Protecting important views
- Protecting and enhancing areas of woodland.
- Using appropriate local building materials

**Policy BBGF17 - Flooding**

All new development (in Flood Zone 2 or 3) is required to be flood resilient. Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding.

Such measures should include the following:

- The use of water-resistant materials for floors, walls and fixtures;
- The siting of electrical controls, cables and appliances at a higher than normal level;
- Setting the ground floor level where practical / feasible sufficiently high not to be affected by the flood;
- Raising land to create high ground where this would not result in increased flood risk elsewhere.

The lowest floor level should be raised above the predicted flood level, and consideration must be given to providing access for those with restricted mobility.

New development should also incorporate flood-resistant construction to prevent entry of water or to minimise the amount of water that may enter a building, where there is flooding outside. This could include boundary walls and fencing such as solid gates with waterproof seals, and where possible integral drains or fencing where the lower levels are constructed to be more resistant to flooding.

**Policy BBGF18 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.

6.63 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.

- 6.64 The Bolton by Bowland Neighbourhood Plan will support the development of community and resident's renewable energy projects where appropriate.

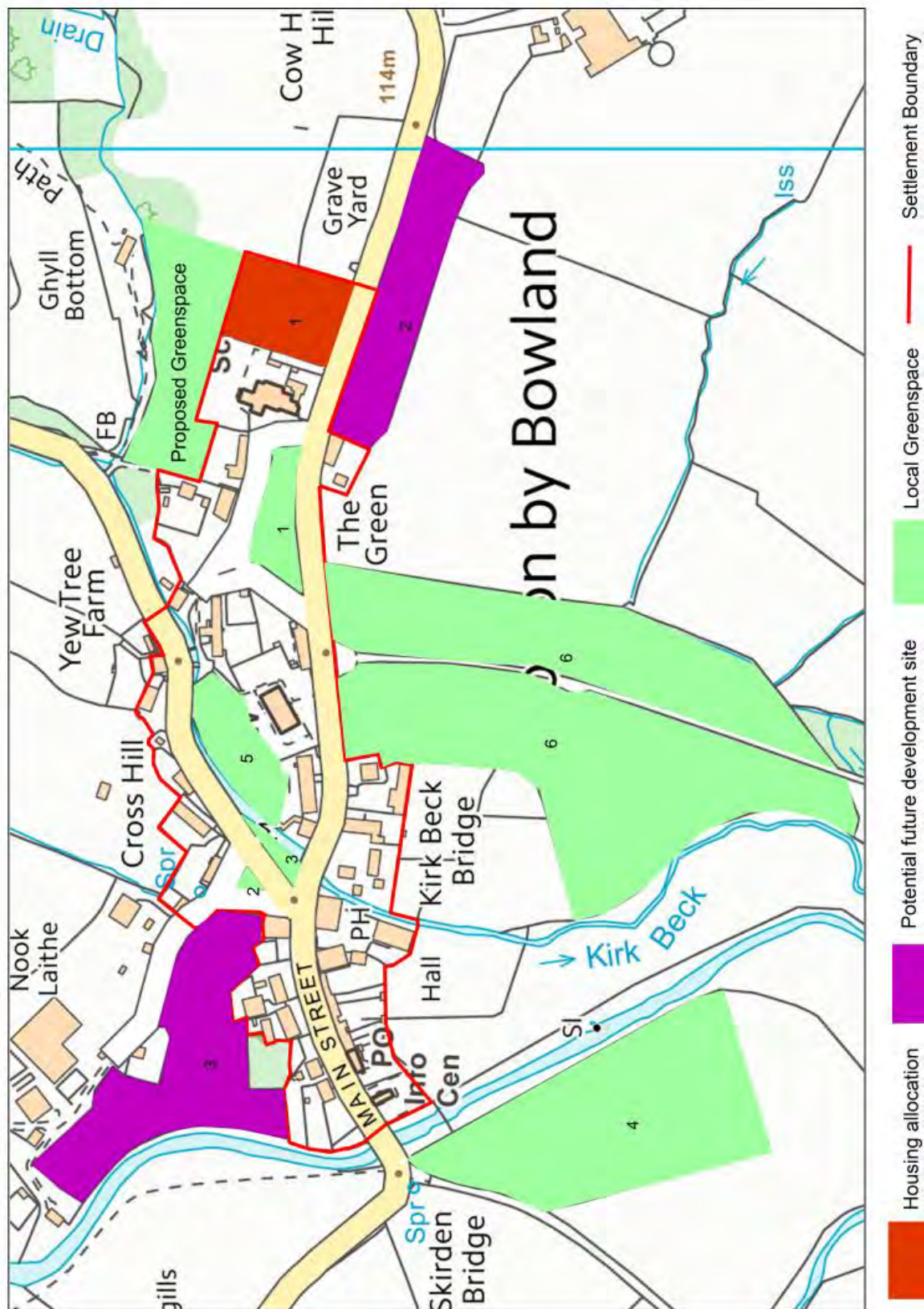
### **Policy BBGF19 – Renewable Energy**

Where appropriate, micro and small scale wind energy development 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:

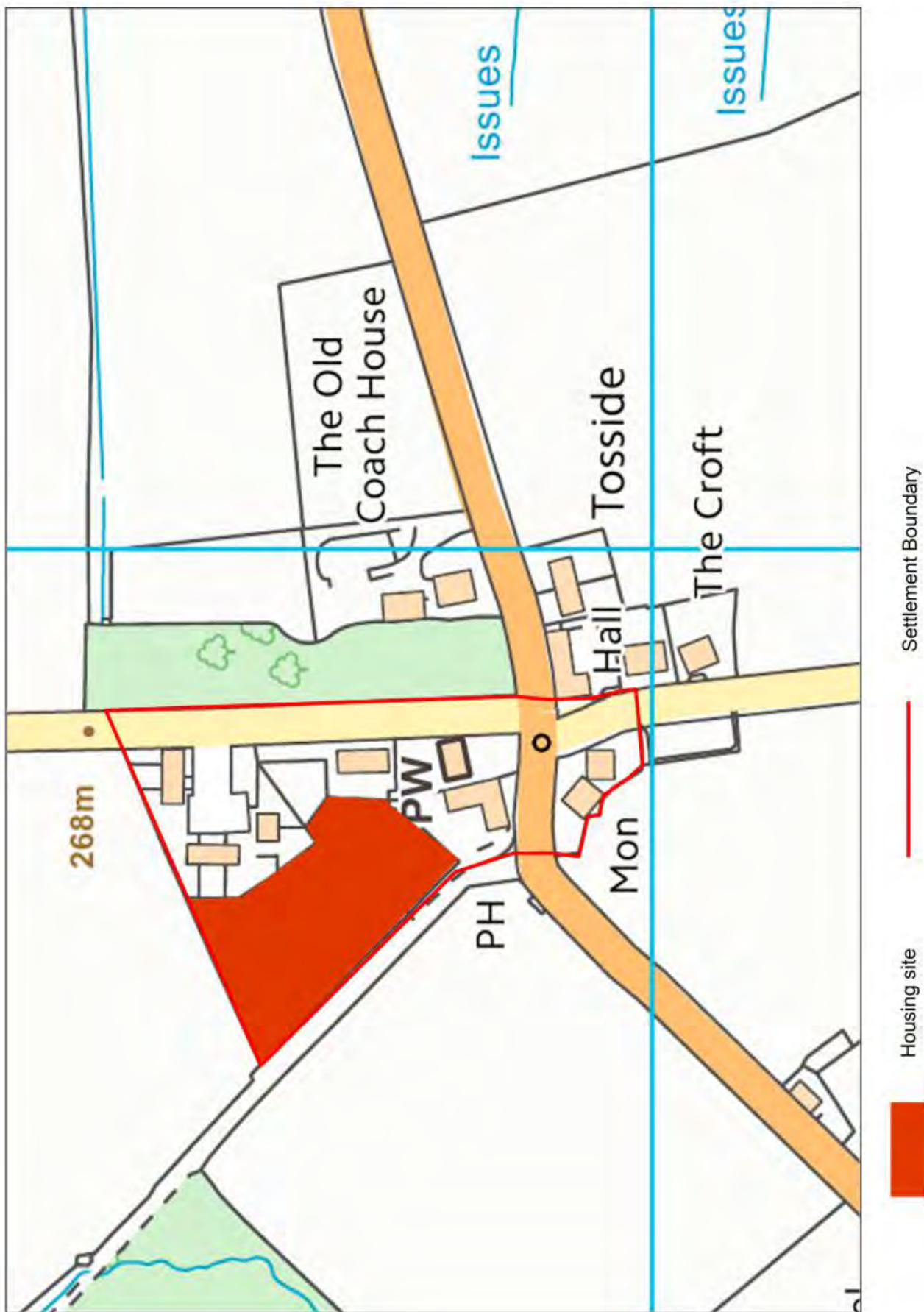
- be of a form and design that is appropriate for the landscape and visual characteristics of the location;
- be an appropriate scale for the location;
- not be sited on a skyline or close to a prominent feature or within the setting of important historic features or landscapes;
- not have significant cumulative impacts with other operational or consented wind energy development.
- located away from remote and wilder areas
- 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.



Map 1

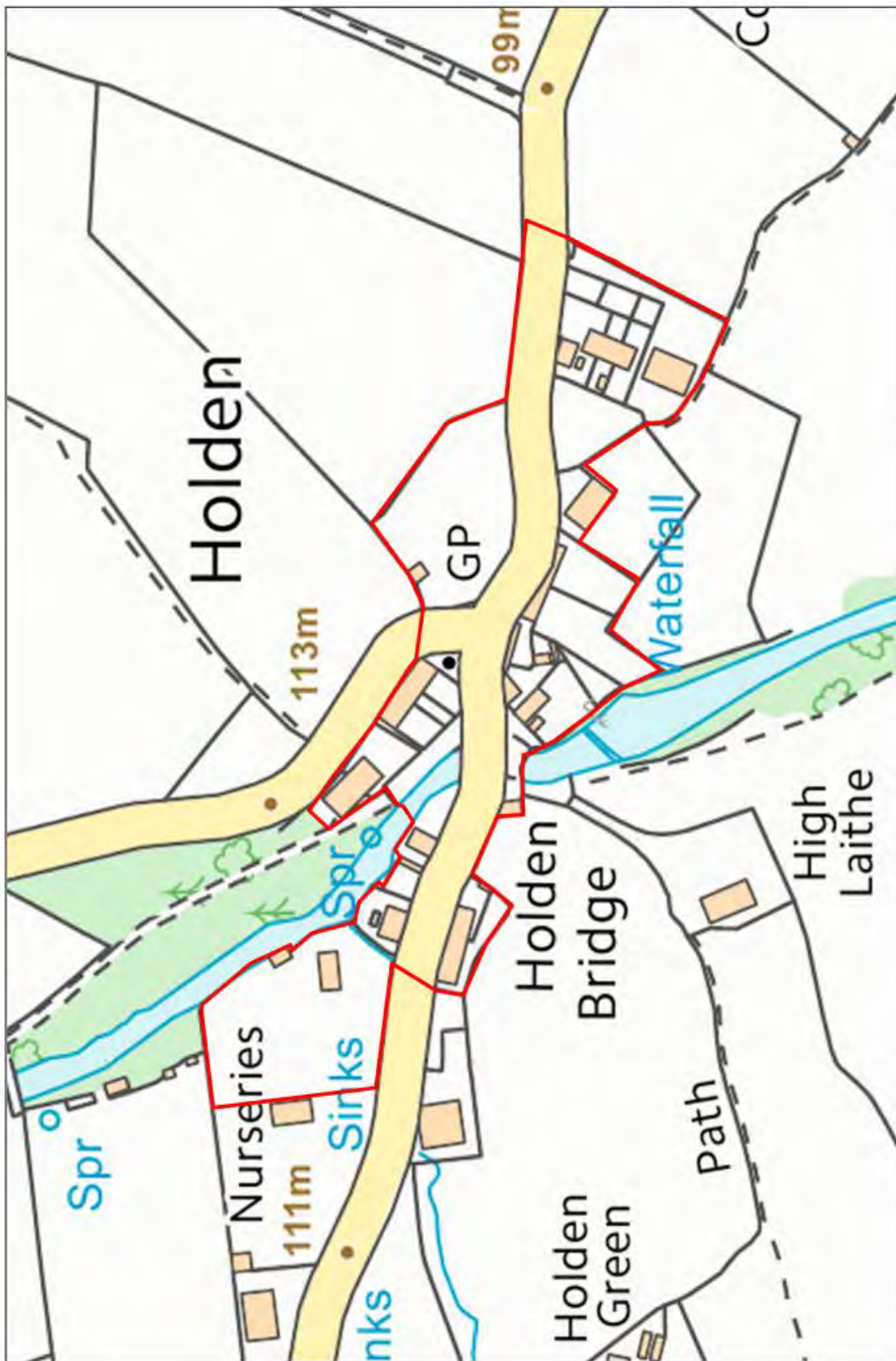


Map 2





Map 3



## Appendix A

### National Planning Policy Framework (NPPF)<sup>3</sup>

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.***

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<sup>3</sup>

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

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

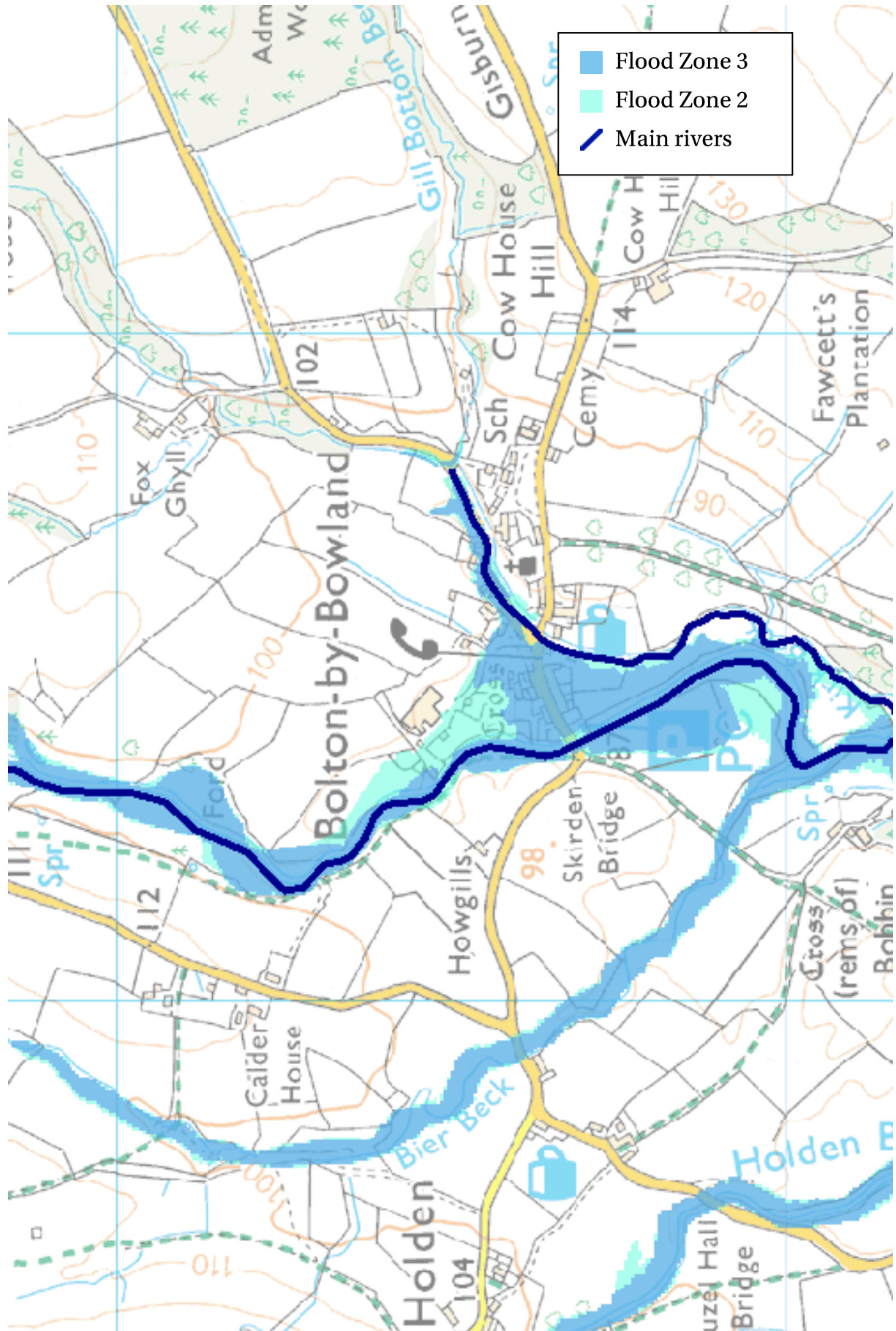
KEY STATEMENT DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

KEY STATEMENT EN2: LANDSCAPE

KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE  
KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY  
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  
DMG2: STRATEGIC CONSIDERATIONS  
DMG3: TRANSPORT AND MOBILITY  
DME1: PROTECTING TREES AND WOODLANDS  
POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION  
POLICY DME3: SITE AND SPECIES PROTECTION AND CONSERVATION  
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



## Appendix B



## Appendix C

### Listed Buildings, English Heritage<sup>45</sup>

There are a number of Listed Buildings and 2 Scheduled Monuments in the designated Neighbourhood Plan Area. These are:

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

Holden Chapel and house adjoining, Barret Hill Brow  
 Fooden Farmhouse, Fooden Lane  
 Fooden Hall, Fooden Lane  
 Church Gates No. 5, Gisburn Road  
 Church of St. Peter and St. Paul, 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  
 Alder House, 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

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<sup>4</sup><http://list.english-heritage.org.uk/mapsearch.aspx>

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[https://www.ribblevalley.gov.uk/info/200359/conservation\\_and\\_listed\\_buildings/472/listed\\_buildings\\_in\\_the\\_ribble\\_valley](https://www.ribblevalley.gov.uk/info/200359/conservation_and_listed_buildings/472/listed_buildings_in_the_ribble_valley)



Cross base, 90m west of Bolton Mill  
Fox Ghyll  
Higher Heights Farmhouse and farm buildings in same range  
Hungrill Farmhouse  
Village Cross  
Stocks, adjacent to the west of Village Cross  
Wellhouse, King Henry's Well  
Moated site 50m NE of Holden Green Farm Scheduled Monument)

### **Gisburn Forest**

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  
Bowl Barrow East Of Brown Hills Beck (Scheduled Monument)

## 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 either within one of the areas designated as Local Green space or as part of the local amenity element of development of Site 1 as a 'mixed' site.

### 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 we 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 that the road from the Copy Nook to Holden village was too small for the current traffic volumes. 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.

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.

