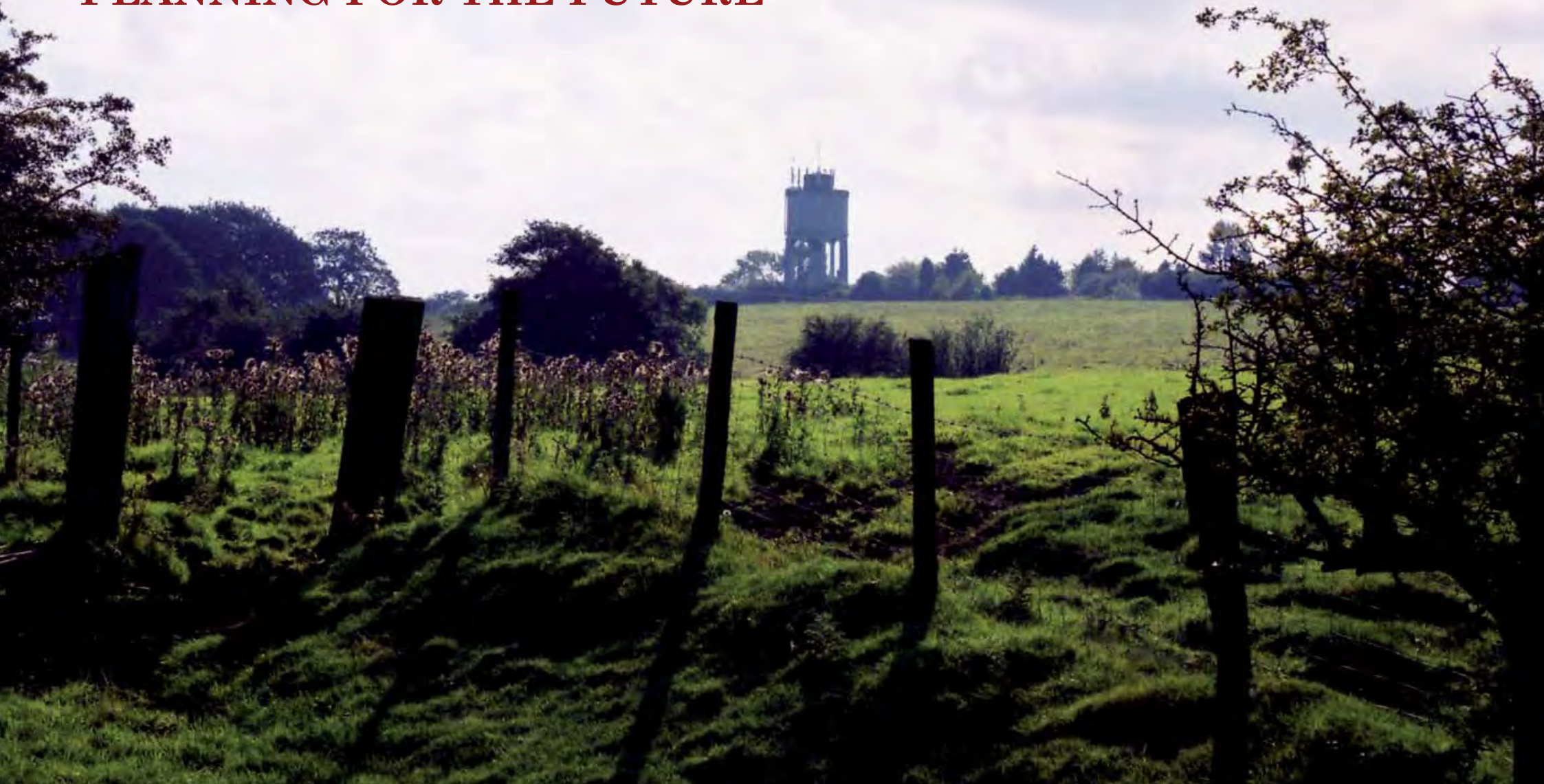


Ainsworth Village Design Statement

PLANNING FOR THE FUTURE



Acknowledgements



Lych gate to Ainsworth Parish Church

Ivan Lewis M.P. who recommended how Ainsworth was suited to a Village Design Statement.

The late **Sam Wrigley** who undertook the initial research.

The Team: - Anne Moss, Max Varnom, George Parker and for his time on the team Andrew Readyhough.

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Finally, all those **people of Ainsworth** who helped in any way to produce this Village Design Statement.



The Team - Max Varnom, Anne Moss, George Parker

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Introduction

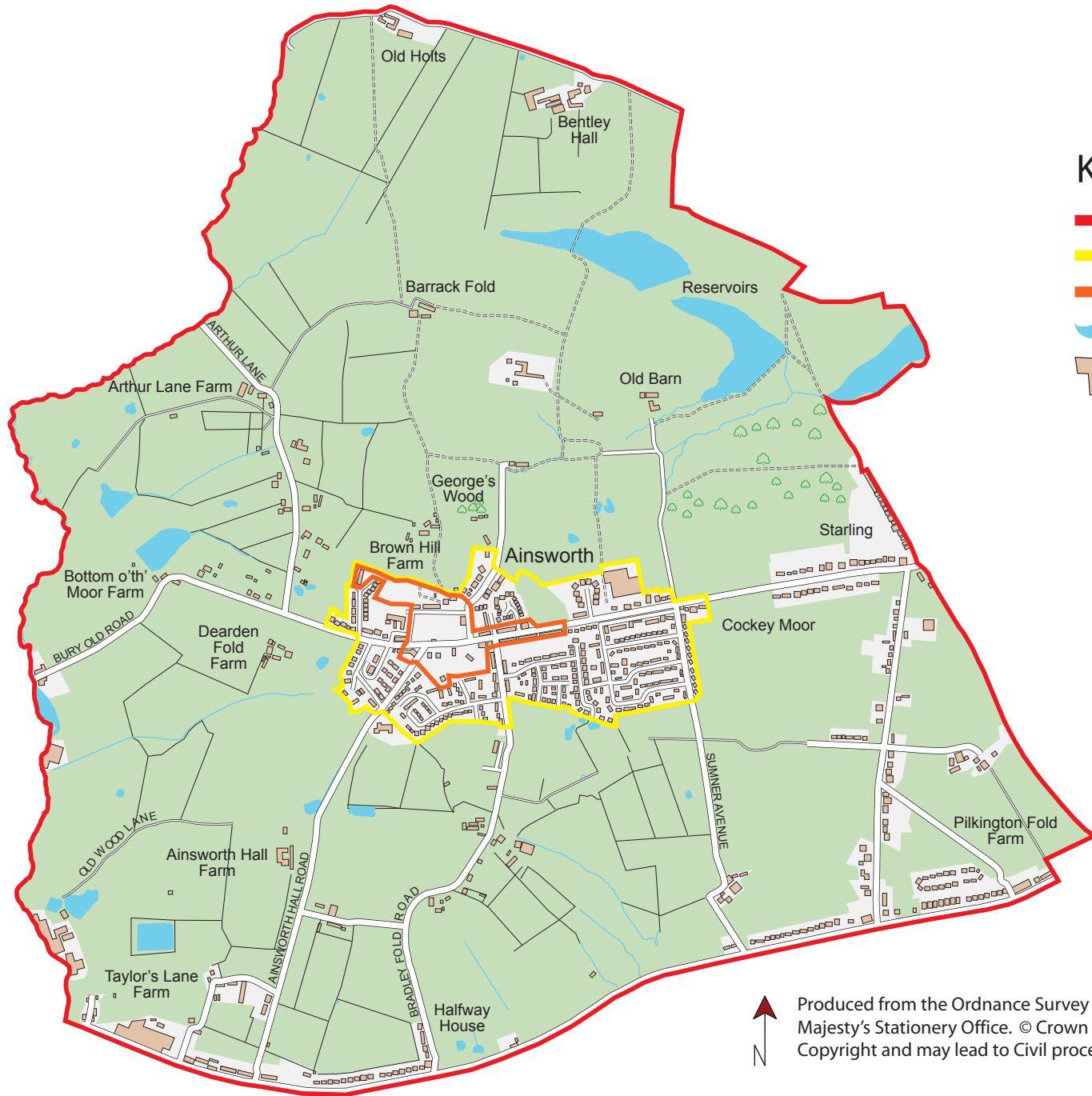
What is a Village Design Statement? The Village Design Statement (VDS) describes the distinctive character of Ainsworth and its surrounding countryside as it is today and highlights qualities valued by its residents. The local knowledge, views and ideas included were gained by continuous consultation and residents themselves have produced the statement.

What is its aim and who is it meant for? The aim is to ensure that future development and change, based on the areas past and present, will contribute positively to the future of Ainsworth in order to protect, promote and enhance its special nature. The VDS is for statutory bodies and the local authority planners, developers, builders, architects, designers, engineers, farmers, landowners, local community groups, householders and businesses. Please refer to the section '**local planning policies**' for a quick reference guide for those who wish to submit planning applications within the defined boundaries of Ainsworth (see pages 27 & 28).

What does it cover? The VDS covers building and other developments, land use and activities within the defined boundaries (see opposite page) but also includes changes brought about by smaller day-to-day adjustments to homes and gardens, open spaces, paths and hedges which alter the look and feel of the whole village.

The Ainsworth VDS was produced in partnership with the Ainsworth Community Association, the Radcliffe Area Board and Bury Metro Borough Council and was drawn up based on the Countryside Agency guidelines. The main policy references are listed at the beginning of the Assessment section (see pages 27 & 28).

A public meeting was held in April 2001 which led to the formation of a Village Design Team, open to anyone interested, to carry out the research and prepare the Statement. Three boundaries were defined - the VDS outer boundary on the edge of the village, the Village Envelope and the Conservation Area.



KEY

- █ Ainsworth VDS Boundary
- █ Ainsworth Village Envelope
- █ Ainsworth Conservation Area
- █ Water Bodies
- █ Buildings



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As early as 2000, the Ainsworth Community Association became aware of the concept of a VDS and a sub group was formed to begin the task of producing one. In February 2001, a seminar led by Jo Rose of the Countryside Agency, was arranged with an agenda of 'The VDS as a planning tool'. From these early beginnings the Ainsworth VDS was born.



Sam Wrigley, Anne Moss, George Parker and Jo Rose

Public consultation has been vital throughout all our work. After a preliminary questionnaire, 'the good, the bad and the ugly,' an Open Day was held in April 2002 including photographs showing good and bad points of the village, a display of art work done by pupils of the Primary School, local maps and two videos of the village. A photographic survey was done and a much more detailed questionnaire was sent out which ensured that the views and feelings of the people of Ainsworth are well represented in this Statement. It is important that developers should know something of Ainsworth's evolution so a short section on the historical background is included.



Public consultation on a wet Ainsworth Village Day



Completed draft presented at AMG of Ainsworth C.A. April 2006



The Delph circa 1947 before it was filled in during the mid 60s



At play outside Christ Church Ainsworth C.E. Primary School

What the children thought

Some of the pupils at the local school did their own version of 'The good, the bad and the ugly' which produced some very perceptive comments!

WHAT I think is ugly in Ainsworth

'People are knocking down houses and leaving the rubble there. It makes Ainsworth look messy. People also dump rubbish in fields which spoils them.'

'Smashed up bus stops look ugly and then buses don't go to that bus stop and builders have to rebuild it.'

WHAT I value most about Ainsworth

'We have interesting history that people could find out about.'

'The thing I value most about Ainsworth is the daffodils on all the roads leading to Ainsworth.'

WHAT I think is bad about Ainsworth

'The main road is too busy so I think we should have traffic lights and I don't like people who park on pavements so people can't get past'

'Every time I look down on the pavement there is chewing gum spat out everywhere white and horrible'

WHAT I think is good about Ainsworth

'I think that we have good woods and nice fields. You can have a bit of peace and quiet.'

'I really like where the trees are around the park and the field.'

Ainsworth, the ongoing story

The beginnings

The first major event in the area was the second Roman invasion, and although in AD 79 the main Manchester to Ribchester road was built there is no real evidence of a local settlement. As to the name 'Cockey' (found on the church sign) – the most likely derivation is from the old Celtic word 'Cock' meaning red, as in the colour of the earth on the moor; 'Ainsworth' probably means the farm or estate of the family originally named 'Ayne'. During the Dark Ages and right up to the beginning of the sixteenth century, nothing of note is recorded about the village but in 1515 records show the existence of a church and in 1577 a map of Lancashire was published which included one 'Cockley Chapel'.

After the Civil War period the Restoration was greeted with relief, although there was little noticeable change in Ainsworth and the Presbyterian chapel was built in 1715.

The Victorians and beyond

It was the realisation of the full possibilities firstly of steam and then electric power that transformed rural England so that even in a small village like Ainsworth, where quarrying, textiles, farming and coal mining were the main occupations, these changes would be significant. Coupled as they were with the enclosure of green fields by 'improving landlords' it all combined to transform the rural society to that of an urban one and in 1812 an award under the Enclosure Act was made to the Earl of Wilton for much of the land surrounding the village.

Life in Victorian Ainsworth must have been busy and thriving with employers including Moorside cotton mill on Church Street and the Whitehead bleach works at Lowercroft.

There was also, of course, still considerable farming. 1,803 inhabitants were recorded in 1861 and in 1864 the Co-operative Society opened on Church Street. There were three places of

worship, the Parish Church rebuilt in 1832, the Unitarian Chapel altered in 1845 and the Methodist Church built in 1847. Several day and Sunday schools existed, rail links were growing and to top it all in 1902 Henry Whitehead, a local industrialist, donated the recreation ground to the village.

The 20th century was marred by two World Wars both of which brought loss of life and deprivation to the village. In 1919 the Parochial Church Council was formed and then in 1933 Ainsworth ceased to be a township as it was taken over by Radcliffe Urban District Council. The village changed radically in the second half of the century, with the advent of the car enabling villagers to travel further, not only for employment, but also for shopping and recreation; by the 1970s the size of the village had doubled with much new building within the village envelope. In 1974 Ainsworth Conservation area was established, the Ainsworth Community Association formed and, together with Radcliffe, Ainsworth became part of the Metropolitan Borough of Bury.



Aerial view of Ainsworth surrounded by green fields

Ainsworth today

The main changes in the village have been brought about by the freedom of travel that car ownership has brought. Although beneficial in some ways, local shops and services have felt the effect - instead of the Co-op and various other shops there is now just one small supermarket and a post office. We have gained a dentist but lost the doctor and chemist. The local school has changed too, in that it now has a much wider catchment area.

Lack of a cohesive public transport network is a real disadvantage, with all services now controlled by the Greater Manchester Transport Authority. In particular the poor bus service to Radcliffe is felt very keenly and seen as social exclusion, particularly so with all the plans for the revitalisation of the town taking shape.

Increased traffic, often too fast, and at times severe parking problems, have resulted in a real decrease in road safety and although parking restrictions have increased over the years, what appears to be minimal enforcement of these has added to the problem.

Employment is limited to small businesses, some working from home, and one industrial site producing building chemicals and paint products. Farming still remains on greenbelt land with cattle and sheep the main activities. The need to diversify, however, has led to other uses of land with two local golf clubs extending from 9 to 18 holes and interest in horse riding as a pastime on the increase. Altogether there are 20 equestrian properties in the VDS area with private horse ownership standing at approximately 150 horses.

Primary and nursery education in the village are in the capable hands of Christ Church Ainsworth CE Primary School and the Ainsworth Scholars Playgroup who together give the children a real foundation for adult life.

The three churches provide spiritual and social activities, and sport, too, has its place with a local football team, ladies rounders teams and a private bowling club.

Ainsworth's position on the edge of the West Pennine Moors makes it an ideal walking area for many locals and visitors. Refreshments can be taken at any of the five pubs (two in the village centre) or the one restaurant.

In order to survive, any community must have a strong sense of identity, which in turn promotes a feeling of well being and pride. Ainsworth has this, engendering a robust community spirit and making it a great place to live. This can only be sustained if social conditions are maintained.



Ainsworth Methodist Church



Ainsworth Bowling Club



Ainsworth Church and Community Hall



Sealocrete factory



Tractor at work on Bentley Hall Farm

Assessment of Ainsworth



The Delph

Size and shape of village settlement

The village settlement is estimated to be some two square miles and lies wholly within an area of green belt. Development has been limited to the 'village envelope', an irregular shaped boundary created by Radcliffe Borough prior to the formation of Bury MBC (see map page 3).

Situation

Travelling west from Bury on the B6196 (Cockey Moor Road) you pass Starling Water Tower on the right, continue over the moor and then enter the village. The main through road continues as Church Street then changes again to Bury Old Road heading towards Bolton.



Top end of Church Street

Impressions

Bordered on three sides by the conurbations of Bury, Radcliffe and Bolton, Ainsworth sits at the base of a corridor of open countryside which leads northwards through the West Pennine Moors towards the Lake District and the Yorkshire Dales. On reaching Cockey Moor Road and continuing up the hill, the full vista of the village then opens up before you – a ribbon development set in the middle of the moor with greenbelt open farmland and rural views on either side. To the north the land forms part of the West Pennine Moors and is known as Cockey Moor and Whitehead Lodges. (For more details of the value of this area see 'Environmental and Wildlife' page 18).



The B6222 leaving Ainsworth

Within the village, open spaces are provided by the Delph and the Whitehead Recreation Ground, both of which are situated by the main road and serve as village greens.

Village boundaries and borders

Both the visual border reflecting Ainsworth's character as a country village, plus the open aspects when looking outwards from the village, are very important and must be retained. The resultant feeling of space is highly valued by the villagers and must be considered when future development or property extensions are planned. The use of trees and hedges native to the area is important, as is the use of local materials when erecting or preserving

walls and fences. Concrete posts and panel fences are to be discouraged unless screened by greenery (see 'local planning policies' section page 27).

The Buildings



Weavers Cottages

At the entrance to the village, set back from the road and behind attractive cherry trees, is a local authority housing estate of red brick.



Local Authority housing estate

Beyond this, the houses through the village centre are mainly rows of locally quarried stone or red brick, with a minority rendered and coloured in pale shades. Branching off from the main road, newer houses have been developed in cul-de-sac estates, hidden



Small detached houses on Knowsley Road

from view of the village centre and consisting of detached, semi-detached houses and bungalows, varied in design and built with red or buff bricks. The building objectives of these newer homes were the use of modern



Broomfield Estate

materials and designs rather than to compliment the surrounding buildings. Fortunately the size and type of these developments has not destroyed the character of the village.

The mix of house types and size covers a varied price range, not to exclude first time buyers or those who wish to rent or those desiring a more expensive larger detached property.

Existing buildings do not exceed the height of two floors, other than those where the architectural design permits the roof space to be used for a third floor and those making use of cellars.

An exception to this is the Old Stables, a stone building in the Conservation area.



The Old Stables

Building features to be found in Ainsworth

- a) Local stone for walls and roofing
- b) Slate roofs
- c) Accrington red brick with stone lintels
- d) White or cream rendering
- e) Troughings and downspouts to be in character
- f) Sensitive treatment of boundaries



Local stone cottages, original ton slate roof, with reclaimed slate and modern concrete tiles at Hulmes Terrace



Pale rendered walls on Church Street



Date stone Dearden Fold farm



Red Accrington brick with local stone details



Library, showing later and darker red bricks, toning in with victorian terrace and contrasting with local stone of the pub



Local stone cottage, Ainsworth Hall Road, original ton slate roof, mullion windows sympathetically renovated



Plastic downspout on fine stone troughing



Boundaries formed by hedges and walls

Conservation Area of Ainsworth

The definition of a Conservation Area is 'an area of special architectural or historic interest whose character or appearance must be preserved or enhanced'. These areas can range in size from whole village or town centres to small groups of buildings as in the case of Ainsworth. Relevant Conservation Area planning policies can be found in the section 'local planning policies' page 27.

Almost totally found in the centre of the village, it includes 19th century stone terraces along Church St, earlier buildings around the church and chapel plus several listed buildings. Most of these are Grade II (buildings of special interest) but Dearden Fold Farmhouse 16th century and the Presbyterian Chapel 1715 are Grade II*(particularly important buildings of more than special interest).

The buildings are predominantly constructed of stone; the few that are rendered should continue to be either white or cream. All walls, trees and landscapes in the area are protected in addition to the buildings. Although new development and alterations to existing buildings can take place, they must enhance, or at the very least, not harm the character or appearance of the area and they are subject to very strict planning control.



IS YOUR HOUSE IN THE CONSERVATION AREA?

If so, and you need to alter or repair your property in any way, the end result must be considered very carefully. For example:

- Replace windows, doors etc
- Add a satellite dish or burglar alarm
- Paint the rendered walls of the house
- Build a garage or outbuilding
- Replace a wall or fence
- Chop down a tree

(Please note the above list is not comprehensive)

? What visual effect will it have on not only your building, but also on the other buildings within the group ?

? Will it alter the overall street scene ?

? Does it fulfil the criteria of either enhancing or at least not harming the area ?

Then finally, contact Bury Metro Conservation Officer on 0161 253 5317 to double check - this could save you both time and money.



Club houses, top of Delph Lane



Duke William pub



Presbyterian Chapel, Knowsley Road



(c) Les Carter



Sunset over the lodge

Environment and Wildlife

In general, environmental policy should facilitate the protection and enhancement of the environment and its wildlife. Ainsworth is blessed with many green areas on its outskirts which, by their diversity, provide a rich inheritance. Some, but not all, are protected.

Sites of Biological Importance

Cockey Moor Wood Pasture, Marsh and Wet Woodland. Grade B SBI

Both the wood pasture and wet woodland are examples of extremely rare habitat and are of priority significance in terms of the UK variety of life. Purple moor grass and rush pasture within the marshland are also priority habitat. Veteran oak and sweet chestnut trees dominate the woods which support a vast wealth of insects and fungi. There is also a bat roost.

Ponds to the north of Cockey Moor Road and Church Street. Grade B SBI

These are of special importance for breeding amphibians and insects.

Starling Road Reservoir. Grade C SBI

This site is designated for its flora.

All these SBI sites have a high level of protection.

*Pictures right and below:
Cockey Moor Wood
pasture and marsh.*



Local Sites of Wildlife Importance

1. **Whitehead lodges and the neighbouring fields** support a variety of waders and waterfowl. The unimproved acid grass and heath land slopes provide foraging opportunities for predators and are suited to a wide range of fungi.



Aerial view Whitehead Lodges

2. **Red or Blackshaw Brook Valley** is a complex matrix of lowland acid and marshy grassland including three lodges, all forming important habitats.
3. **Grazing pasture off Starling Road** forms part of the local open cast mining heritage with the purple moor grass and rush pasture presently used for horses.

4. **George's Wood** is a Woodland Trust reserve and significant local recreational resource off Knowsley Road.
5. **Other sites.** The VDS area also supports a wealth of subordinate sites, some including ponds or lodges, which although not yet recognised for wildlife importance are an integral part of the overall local biodiversity.

These sites support a great number of threatened birds, including amber and red listed birds, of which many are Priority Biodiversity Action Plan species, such as skylark, linnet, bullfinch, turtle dove, grey partridge, reed bunting and song thrush.

Footpaths and Bridleways

Ainsworth is quite well served by a network of footpaths linking it to the surrounding countryside, which is very important to the ethos of the village. The village has no designated bridleways. The paths are mainly used for recreational purposes, and although some were once wide enough for a horse and cart, many are now only suitable for walking. The upgrading of paths to bridleways to form a corridor between Bentley Hall Road and the Starmount



Long-eared Bat

lodge area would be very desirable. This could then link Ainsworth and the West Pennine Moors with the horse riding facilities provided at Moses Gate Park, and the Outwood Trail.

Wildlife corridors and stepping stones

These are vital for ease of movement for species to migrate and inhabit new territory; the valley of Red Brook / Blackshaw Brook and Whitehead lodges is a prime example. The brook can be followed from the Bolton boundary on Bury New Road past Red Bridge to Arthur Lane, then onwards to the Whitehead top lodge. Other features, such as ancient hedgerows, ponds and unimproved field margins, can also feature as stepping stones.

Fully protected on all sites are: barn owls, great crested newts, (both have been recorded in adjacent areas) badgers and bats.

Results of Questionnaire

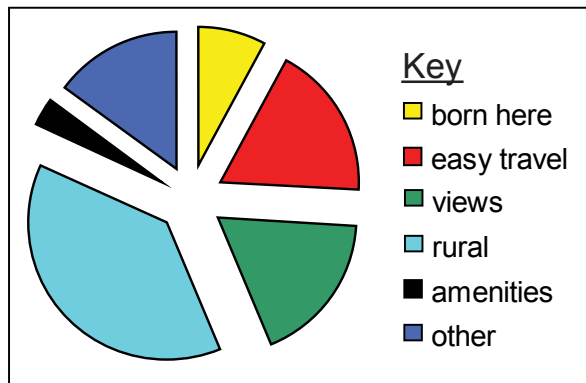
A detailed questionnaire was sent to every house within the Ainsworth Village Envelope in May 2002 and we received approximately 150 replies.

The Village Design Statement is based on the information we received, leading to the check list and recommendations that follow.

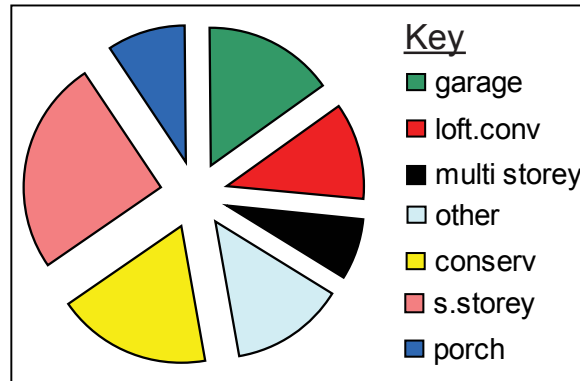
Everybody felt that a Green Belt Policy should be rigorously enforced AND 99% felt that attention should be given to local opinion as expressed in a Village Design Statement.

Questions

a) Why did you come to Ainsworth?

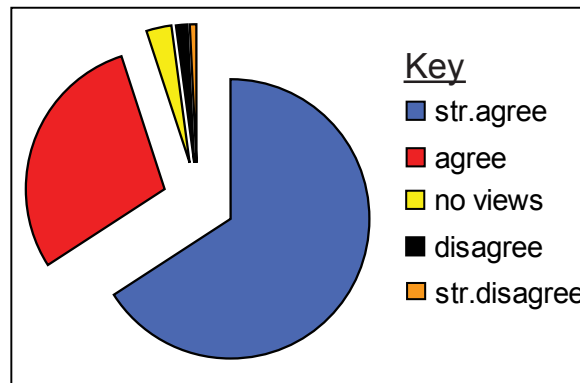


b) 50% said their house had been extended.



c) The vast majority would prefer hedges as a property boundary and were generally happy with most boundaries in Ainsworth.

d) Do you agree that the network of footpaths around Ainsworth is a desirable feature of the village?



(most people had used the footpaths).

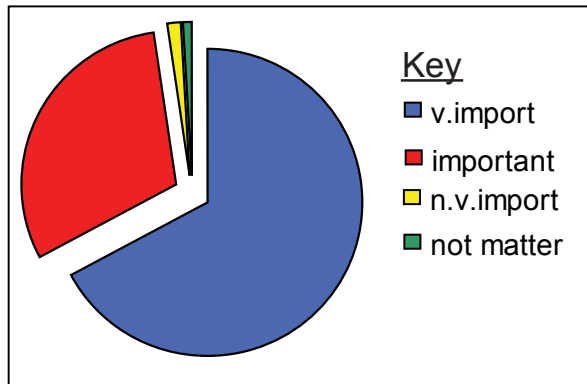
e) The majority thought that it was very important/important that buildings should be screened with hedges and trees.

f) Most people thought traffic through the village too fast, with existing traffic calming measures ineffective. Mainly preferred were speed cameras and speed bumps.

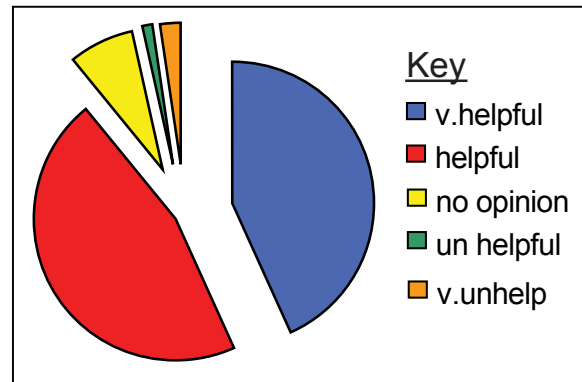


Examples of speed deterrents

g) How important do you think it is to have safe street parking?



i) Do you think it helpful to have village guidelines for building alterations including small extensions and conservatories?



h) The first three planning principles preferred, are as follows :

1. All new buildings should use materials complementary to their locality.
2. Tree and shrub planting should be included as part of all new developments; and
3. New developments should reflect local traditional designs and not those foreign to the region.

The complete results of the questionnaire are available to view in the dossier in the Ainsworth Library.



Top of Delph Lane



Back of cottage opposite Red Bridge

Recommendations

We can now summarise our recommendations, which relate to the whole VDS area, as it all forms part of the village scene.

Councillors, planning officers, developers, designers and local residents, involved in any type of development in Ainsworth, should not only visit the site but study its surroundings and Ainsworth as a whole.

1. Inspiration should be drawn from existing buildings. Everything should fit in sympathetically with its neighbours and surroundings relating to patterns and proportions of existing architecture. New buildings should draw on tradition but not just mimic the past. Pattern book designs are not appropriate to Ainsworth.
2. It is important that planning applications should contain appropriate details of construction, architectural detail and boundaries. Generally, stonewalls, hedges and trees should be conserved. Post and panel boundary fences should be discouraged.
3. Building materials must be in keeping with what is already in the village. Use of natural stone, stock bricks in keeping or white / cream colour wash render and slate are more appropriate than yellow, orange or brown bricks and multi-coloured renders.
4. Architectural detail should relate to the character of the village. Roof level and pitch should be in harmony with neighbours.
5. Garages and extensions should complement the main building. In particular, garages should not be over scale, and should be built of traditional materials. Concrete garages with flat roofs and metal doors are not appropriate to the village.
6. Site lines, skylines and existing views should be respected.
7. Hedges and trees, which are important to the landscape, should be preserved.
8. The boundaries of the conservation area should be reviewed.
9. The concept of the 'Village Envelope' should be retained and enforced.



At present, local statutory planning policies are contained in the Bury Unitary Development Plan (UDP), which was adopted in 1997.

Bury UDP policies are supplemented by 'Supplementary Planning Documents' - which are also referred to as 'Development Control Guidance Notes' in Bury.

The information on page 27 shows how Ainsworth VDS recommendations relate to these planning policies.

Check List

Any future building must relate well - in materials, shape, scale and landscaping - to its neighbours.

We understand that Ainsworth has grown up in a piecemeal fashion, with changes taking place over the years. All we ask is that future developments take their inspiration from the older buildings in the village. With this in mind we have compiled the following check list, which it is hoped will inspire designers of future buildings.

Scale

- in relation to size of plot
- in relation to neighbouring properties
- how buildings fit or sit together.

Materials

- stone
- brick
- cream or white colour wash
- mixture of above materials
- slate or stone roofs

Outline

- roof lines
- roof pitches

Landscaping

- walls
- hedges
- trees

Before



After



Recent changes on Church Street



This Village Design Statement

1. **Sees** the need for dialogue with Farmers, Land Owners and Bury MBC, to create a network of bridleways and improvements for other outdoor leisure activities.
2. **Urges** Bury MBC Planning department to provide increased advice to property owners within the conservation area, and to use enforcement law to maintain it.
3. **Urges** Bury MBC to improve the Delph by way of drainage, to increase its recreational use, and to upgrade and maintain Whitehead recreational ground and its surroundings, to become the valued focal point of the village.
4. **Strongly opposes** permission to build new 'permanent' agricultural buildings such as stables, storage buildings and garages, which are suited for easy conversion to residential use. We urge the Planning Department and Councillors to refuse such applications and to apply enforcement whenever necessary.
5. **Encourages** proper management of Cockey Moor Wood to enable its sustained future.
6. **Strongly recommends** that the Policy Framework should introduce and enforce buffer zones around Sites of Biological Importance (SBI), and maintain wildlife corridors.
7. **Supports** Local Nature Reserve (LNR) status around the area centred on the Whitehead Lodges and Cockey Moor Wood.
8. **Notes** that Protected Species, (badger, barn owl, great crested newts and bats) require monitoring in the VDS area.
9. **Advocates** that any new development or redevelopment should cater for the provision of at least two vehicles per household, within the development itself. Consideration for any off street parking facilities should be supported; any such schemes should be landscaped to provide minimal visual intrusion on the general appearance of the area.



and finally ...

As a result of more than 6 years research and consultation, commencing with the launch meeting then regular public meetings, an open day, two detailed questionnaires, publicity by newspapers and radio, the VDS team is confident it has reflected the feelings of the community in this document.

In the view of what is seen by the community of Ainsworth as past planning errors, we express a hope that the planning authority will follow closely the precepts of the policy and guidance statements and so act in the interest of Ainsworth and its people.

We must give some thought to the management of the Local Development Framework, to ensure that standards do not slip. In this respect the community has a role to play (see 'making it work' section page 26).

The adoption of this document as part of the Local Development Framework for Ainsworth should not be the end of the story, for a natural adjunct would be acceptance by Bury MBC of a landscape assessment document. We state the necessity in maintaining the natural features and wildlife habitat within and adjacent to the village.



The Delph



Spring in Ainsworth

Making it work

(a) Local Planning Authority

While the local planning authority will generally follow the policy in the Unitary Development Plan and the guidance contained in the Village Design Statement, plus any other Local Development Framework, it is important that close liaison be maintained between the authority and the Ainsworth Community Association over key planning applications.

(b) Ainsworth Community Association

The role of the Community Association, as elected representatives of the community, in considering planning applications remains crucial. The time allotted to the Community Association to deal with applications should be used efficiently to enable Bury MBC Planning Committee to make site visits to all but minor applications; inevitably this will call for an increase in the work of the Community Association.

(c) The people of Ainsworth

The continued interest of the community in general is of major importance.

This can be shown by non-executive committee members of the Community Association (i.e. all residents of Ainsworth) giving help and advice on any issues affecting Ainsworth and its environment.



Winter at the lodge



Spring on Church Street



Celebrating the new roof of the Church and Community Hall. (c) Bolton Evening News

Local Planning Policies



The following highlights design aspirations that are stated in this VDS and relevant local planning policies. It is intended to be a quick reference guide to Ainsworth VDS for planners, residents, developers, architects and planning professionals alike.

At present, local statutory planning policies are contained in the Bury Unitary Development Plan (UDP) which was adopted in 1997, and also in Supplementary Planning Documents

(SPDs - which are also referred to as being 'Development Control Policy Guidance Notes'). The Bury UDP and its associated SPDs form part of Bury's statutory development plan, which all planning applications are determined against. Policies contained in Bury's UDP will eventually be superseded by policies contained in Bury's Local Development Framework. The Bury UDP, its associated SPDs and regional planning guidance (the 'Regional Spatial Strategy') part of Bury's statutory development plan.

Statements contained within Ainsworth VDS may potentially be a material consideration when planning applications are being determined. Regional and national planning guidance may also be appropriate material considerations when planning applications are being considered in Ainsworth. It is important to note that the relevance of the UDP and SPD policies stated below would depend upon the nature of the individual planning application being considered.

Design Aspirations contained in Ainsworth VDS

Relevant Bury UDP and SPD policies

Residential Extensions and Alterations

- Valued open space must be considered where future development or property extensions are being brought forward.
- Garages and extensions should complement the main building. In particular, garages should not be over scale, and should be built of traditional materials. Concrete garages with flat roofs and metal doors are not appropriate to the village.
- Architectural detail should relate to the character of the village. Roof level and pitch should be in harmony with neighbours (see 'Conservation Areas').

- For policies relating to residential extensions and alterations, see:
- Development Control Policy Guidance Note 6 'Alterations and Extensions to Residential Properties'
 - Policy H2/3 (relating to residential extensions and alterations) of the Bury UDP.

Landscape and Visual Amenity Considerations

- Site lines, skylines and existing views should be respected.
- Generally, stone walls, hedges and trees should be conserved.
- Post and panel boundary fences should be discouraged, unless screened by greenery.
- We would prefer the use of native trees and hedges, plus use of local and good quality materials.

- The following policies of the Bury UDP may be relevant:
- EN1/1 (visual amenity in the built environment)
 - EN1/2 (townscape and built design)
 - EN1/3 (landscaping provision)
 - EN6/3 (features of ecological value)
 - EN9/1 (special landscape areas).

Conservation Areas/Listed Buildings

- New development and alterations must enhance, or at the very least not harm the character or appearance of the area.
- Inspiration should be drawn from existing buildings. Everything should fit in sympathetically with its neighbours and surroundings relating to patterns and proportions of existing architecture. New buildings should draw on tradition and not just mimic the past. Pattern book designs are not appropriate to Ainsworth.
- Building features and materials should be in character with surrounding buildings/appropriate features. Use of natural stone, stock bricks in keeping or white/cream colour wash render and slate are more appropriate than yellow, orange or brown bricks and multi-coloured renders.
- Listed Buildings that are rendered to be in either white or cream.
- Boundaries should be treated sensitively.
- Concept of the 'Village Envelope' should be retained and enforced.

- For Conservation Areas, see policies EN2, EN2/1, EN2/2 of the Bury UDP.
- Applications in conservation areas are subject to different legislation and may also require Conservation Area Consent (see Contacts opposite to obtain further advice).
- Work to Listed Buildings may also require Listed Building Consent, policy EN2/3 may be relevant (see Contacts opposite to obtain further advice).
- Dependent upon the nature of the application, Policies EN1/1, EN1/2, EN1/3 of the Bury UDP may also be relevant.

Nature Conservation and Biodiversity

The VDS supports all of Ainsworth's areas of biological importance, local sites of wildlife importance and wildlife corridors, including the following areas:

- Cockey Moor Wood pasture, Marsh and Wet Woodland, Grade B SBI
- Ponds to the north of Cockey Moor Road and Church Street, Grade B SBI
- Starling Road Reservoir, Grade C SBI
- Whitehead lodges and neighbouring fields
- Red or Blackshaw Brook Valley
- Grazing Pasture off Starling Road
- George's Wood
- Wildlife corridors and stepping stones
- Other areas not officially recognised for wildlife importance.

- Policies: EN6/2, EN6/4, OL7/2, EN9/1 of the Bury UDP
- 'Development Control Policy Guidance Note 2 'Wildlife Links and Corridors' (adopted 2001)
- For applications in the Green Belt and open land, please refer to policies contained in Development Control Policy Guidance Notes 8, 9 & 10 and policies OL1/1 – OL1/4 of the Bury UDP.

References

Ainsworth Village Design Statement (published 2007), produced by Ainsworth Village Design Team supported by Ainsworth Community Association.

Bury Unitary Development Plan (adopted 1997), Bury MBC, Bury. Updated policy information will be available when the Local Development Framework is published.

Development Control Policy Guidance Note 6 ‘Alterations and Extensions to Residential Properties’, Bury MBC

Development Control Policy Guidance Note 2 ‘Wildlife Links and Corridors’ Bury MBC

Development Control Guidance Note 8 – ‘New Buildings and Associated Development in the Green Belt’ Bury MBC

Development Control Guidance Note 9 – ‘Conversion and Re-Use of Buildings in the Green Belt’ Bury MBC

Development Control Guidance Note 10 – ‘Planning For Equestrian Development’ Bury MBC

Note: Bury’s Planning Department have also produced a series of planning advice leaflets which cover a variety of topics, such as planning procedures, environment and design notes, residential and commercial advice notes.

For more information and to obtain copies of the above Bury MBC references, please refer to the following website:
www.bury.gov.uk/environment/planning

Contacts

For further advice and information on planning policies and applications, please refer to the following Bury MBC contacts:

Conservation and Listed Buildings

Mick Nightingale
Telephone: 0161 253 5317

Wildlife, Biodiversity and Sites of Biological Importance

David Dutton
Telephone: 0161 796 6404

Local Nature Reserves and Wildspaces

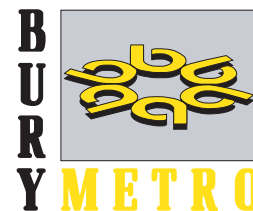
Paul Robinson
Telephone: 0161 253 7668

Local Development Framework and Planning Policy

Paul Allen
Telephone: 0161 253 5283

Development Control and Planning Applications

Tom Mitchell
Telephone: 0161 253 5432



Bury MBC
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AINSWORTH
Village Design Statement

PLANNING FOR THE FUTURE

January 2007

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