

# ENVIRONMENT

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## INTRODUCTION

Over recent years genuine concern has been expressed about the quality of the environment at the local, national and international level. Much of this concern has arisen because of the increasing awareness that man's activities are contributing to the gradual destruction of the environment leading to such problems as acid rain, ozone layer depletion and global warming.

At the international level these problems were first highlighted in the Brundtland Report (1987) which introduced the concept of sustainable development. Central Government in Britain is now committed to dealing with these problems and the publication of the environmental White Paper "This Common Inheritance" in 1990 set down the Government's commitment to supporting the principle of sustainable development. Following on from the international Rio Earth Summit in 1992 the Government has also produced the UK strategy "Sustainable Development" (1994). This strategy, along with advice contained in Government planning policy guidance notes, highlights the importance of the need for land use planning to reflect the principles of sustainable development. This advice now finds expression in the Bury UDP which seeks to balance the needs for economic development and environmental protection in a manner consistent with the principles of sustainable development.

Locally, the past development and rapid growth of Bury associated with the industrial revolution has left a legacy of environmental problems which the Borough has only started to come to terms with over recent years. Nevertheless, Bury is considered to have a relatively good local environment, particularly when compared to many other metropolitan areas. This is reflected in the popularity of the Borough as a place to live, which in turn, is largely due to the diversity of settlements to be found and the open land around them giving an attractive blend of town and country.

Despite this, further environmental action is needed both to protect and enhance that which is good and to improve or reclaim that which has been adversely affected and is still in need of attention. This means considering not only the condition of the physical fabric of the environment, but also the many and various sources of environmental pollution resulting in damage to health and ecological systems.

Land use planning in general and the UDP in particular, have a central role in conserving the environment and facilitating its improvement. The quality of the environment is synonymous with the quality of life for the residents of the Borough and the image it projects to visitors. A high quality environment will help to attract inward investment, encourage tourism, create jobs and attract visitors. Much has already been done through derelict land reclamation and by encouraging initiatives such as the Red Rose Forest and the Mersey Basin Campaign.

Concern for the local environment, therefore, represents an important theme running through all topics covered by the UDP. Indeed, the Council has already stated through its Environmental Principles Statement (published in 1991) that it is keen to give a renewed and stronger emphasis to all environmental matters. The UDP, with its direct involvement in controlling and guiding the future development of land, is seen as presenting a major opportunity for the Council to demonstrate its concern for the environment through its land use policies.

## **STRATEGY, OBJECTIVES AND TARGETS**

### **Strategy**

The Strategy for the Plan emphasises the importance of protecting and improving the local environment, not just for environmental reasons, but also for the benefits a good quality environment can bring to local residents and for the image projected by the Borough.

The Strategy also highlights the role of land use planning in promoting and achieving a sustainable environment. The role of the planning system in such matters is clearly stated in PPG12 "Development Plans and Regional Planning Guidance", which states, "Local planning authorities should take account of the environment in the widest sense in plan preparation. They are familiar with the "traditional" issues of Green Belt, concern for landscape quality and nature conservation, the built heritage and Conservation Areas. They are familiar also with pollution control planning for healthier cities. The challenge is to ensure that newer environmental concerns, such as global warming and the consumption of non-renewable resources, are also reflected in the analysis of policies that form part of plan preparation", (PPG12, para 6.3).

In line with national planning policy and Strategic Guidance for Greater Manchester, the UDP aims to put in place a strong policy framework which will ensure that both traditional and newer environmental considerations are at the forefront in considering future development proposals and promoting sustainable development.

In this section, policies will be concerned to strengthen the conservation, protection and improvement of both the built and natural environment. Policies and proposals will be particularly concerned with controlling new development and encouraging better quality and design. In line with more recent concerns there are also policies aimed at encouraging and controlling the development of renewable energy resources and increasing energy efficiency.

Overall, the emphasis on 'quality' is intended to help maintain the attractiveness of the Borough as a popular residential area, whilst helping to attract beneficial investment and promote the Borough's developing role associated with leisure and tourism activities.

### **Objectives and Targets**

To achieve the broad aims for the environment policies set out in the Strategy, a number of more detailed objectives and targets are identified below. Each of these objectives is listed, followed by the relevant targets. It should be noted that some of the targets may relate to more than one objective, and where this occurs the target has been listed with what is felt to be the most appropriate objective.

#### **Objective 1: To protect and enhance the built environment.**

- The maintenance of the character, as well as the vitality, of the Borough's towns, villages and other settlements.
- The conservation of the built heritage.
- The encouragement of good design in new developments.
- The encouragement of high standards of civic and landscape design.
- The conservation of the Borough's archaeological heritage.
- The promotion of renewable energy and energy efficiency.

**Objective 2: To retain and manage the natural environment.**

- The protection of areas of wildlife interest.
- The promotion of nature conservation and the support of groups who work towards improving the natural environment.
- The implementation of on-going environmental improvement programmes.
- The reclamation of contaminated and derelict land.
- The improvement of other physically poor environments.

**Objective 3: To reduce pollution.**

- The control of development to limit the environmental impact of pollution.
- The encouragement of improvements in air, water and land quality.

**Objective 4: To retain trees and encourage new tree planting.**

- The retention of woods, copses and trees.
- The encouragement of new and replacement tree planting.
- The support of the Red Rose Forest initiative.

**Objective 5: To protect and improve landscape quality.**

- The conservation of landscapes of special value.

**Objective 6: To improve the environmental quality of the Borough.**

- The implementation of on-going environmental improvement programmes.
- The reclamation of contaminated and derelict land.
- The improvement of other physically poor environments.

## **POLICIES AND PROPOSALS**

The detailed development control policies and proposals concerning the environment are presented below. Following each of the policies there is a reasoned justification. The appropriate general land use policies, or Part I policies, which can be found collectively in Part I of the Plan, are included in this section preceding the relevant Part II policies. The reasoned justifications for these policies are also included here.

### **EN1 - BUILT ENVIRONMENT**

**The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.**

#### **Justification**

The quality of the built environment is a particularly important factor influencing the quality of life enjoyed by local residents and the perceptions of an area conveyed to visitors. It has to be recognised that all elements of the built environment exert an influence, be it positive or negative. Increasing regard will, therefore, be paid to the quality and design of new development and the improvement of existing structures.

#### **EN1/1 - Visual Amenity**

**Development will not be permitted where proposals would have a detrimental effect on:**

- **public views of prominent or important buildings, especially those in areas of architectural or historic interest;**
- **the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.**

#### **Justification**

Although proposals may be considered acceptable in principle, the wider consideration of the effect on visual amenity is necessary in sensitive areas to ensure that developments are not inappropriate by reason of their siting, materials or design. All new proposals should be carefully sited and designed so as not to have any serious detrimental effects on surrounding areas, buildings and views, or create built skyline ridges which will undermine the aims of this policy.

This policy applies the advice contained in PPG 2 'Green Belts', which states that proposals should not injure the visual amenity, either within, or where conspicuous from, the Green Belt.

#### **EN1/2 - Townscape and Built Design**

**The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:**

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;
- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision;
- landscaping, including the use of natural landscape features, and open space provision;
- the use of lighting.

## **Justification**

The appearance of proposed developments and their relationship to their surroundings are material planning considerations to be taken into account when assessing development proposals.

The Borough has a large diversity of settlements both old and modern with differing social and economic conditions. The established character of many parts of the Borough could be harmed by insensitive development out of scale with and unrelated to the street scene.

Development proposals should respect desirable precedents in the surrounding area. In particular, attention should be paid to established architectural detail, important roof lines, and the provision of interesting facades, where appropriate, together with the use of quality materials, colours and detail to create interest in the built environment.

The Council is prepared to work closely with developers to achieve a satisfactory design from the earliest planning stages. The focus is on good design rather than stifling experiment, originality or initiative. However, there is a desire to retain much of the traditional appearance of particular parts of the Borough.

## **EN1/3 - Landscaping Provision**

**Development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.**

### **Justification**

Landscaped areas associated with buildings can make an important contribution to the environmental quality of an area. The provision of carefully considered landscape works as an integral part of the design process can provide an attractive environment whilst improving a development's marketability. This policy will be implemented through negotiation with developers when proposals are submitted. Developers should demonstrate that they have considered the wider settings of the development, especially the appearance and treatment of the spaces between and around buildings.

Attention should be paid to the retention of trees, hedges and other ecological features within development sites. The carrying out of new planting, particularly of locally native species, will be encouraged.

Where proposals abut the open countryside, landscaping can soften the harsh line between open land and the built-up area. Proper landscaping will give relief to the built environment and enhance important aspects of the countryside.

Where appropriate, developers should provide incidental and amenity open space in their proposals particularly in urban areas.

## **EN1/4 - Street Furniture**

**The Council will encourage the provision of suitably located and well designed street furniture which satisfies the requirements of pedestrians, shoppers and other users, and enhances the character and appearance of the urban street scene, including open spaces.**

**In particular, the Council will seek to ensure that the siting and design of street furniture satisfies the following considerations:**

- **meets the needs of all users including the mobility impaired, in terms of safety and adequacy;**
- **does not detract from highway safety;**
- **does not interrupt main pedestrian flows or hinder access for emergency vehicles;**
- **reflects the traditional design and materials in the locality, is of robust construction and does not detract from the amenity and appearance of the street scene.**

## **Justification**

Street furniture, such as seats, litter bins, signposts, bollards, railings and lighting, is an essential feature of the urban environment, especially in town centres. Well sited and designed street furniture can make an important contribution to the quality of the urban environment whilst providing practical benefits for pedestrians. The careful design and siting of street furniture is particularly important when considering the requirements of the mobility impaired.

## **EN1/5 - Crime Prevention**

**The Council will encourage development proposals which include environmentally sensitive design features aimed at discouraging crime. In assessing development proposals particular attention will be paid to the:**

- **use and creation of defensible space;**
- **creation of opportunities for natural surveillance;**
- **location and design of street lighting;**
- **location of footpaths and access points;**
- **location and design of parking facilities;**
- **design of landscaping.**

## **Justification**

Much can be done to reduce opportunities for crime through management, design or changes in the environment. The design and layout of new proposals can make crime more difficult to commit and/or increase the risk of detection for potential offenders. Measures can include: improving the security and siting of car parks and open spaces so that they are visible from surrounding buildings; higher standards of street lighting; walls, footpaths and landscaping set out so that blind spots are avoided. See also Department of the Environment Circular 5/94 "Planning Out Crime".

## **EN1/6 - Public Art**

**The Council will encourage the incorporation of works of art in appropriate new developments.**

## **Justification**

The Arts Council has requested Local Authorities to accept the principle of promoting works of art in the context of new developments. Public art can provide an important social function by enlivening the street scene and promoting a sense of well being. The Council will therefore encourage developers to include public art in developments, especially those in prominent locations and those with public access, (for example, retail developments). Such developments can be made more interesting through the use of paintings, sculptures, murals, tiling and photographs, and in creating additional interest have the potential to increase the marketability and attractiveness of the development.

## **EN1/7 - Throughroutes and Gateways**

**The Council is concerned to improve the quality of development along throughroutes and at gateways, and will require new proposals fronting major throughroutes and at the identified gateways to display a high standard of design and landscaping.**

## **Justification**

Many people form their main impression of the Borough when travelling along the main throughroutes and at certain points of arrival ("gateways") to the Borough's town centres. Along the throughroutes listed below and at the gateways shown on the Proposals Map, there will be an emphasis on encouraging environmental improvements, removing dereliction and preserving/enhancing features of quality and importance in the street scene. When considering proposals for development along

throughroutes and at gateways, the Council will be especially concerned with encouraging a high standard of design and landscaping.

The Borough's main throughroutes are listed below:

Highways:- M60, M62, M66, A56, A58, A576, A665, A667, A676, A6044, A6053, B6196, B6198, B6213, B6214, B6221, B6222, B6473, Hollins Brow/Croft Lane/ Pilsworth Road, (between the A56 and M66).

Railways:- Bury - Manchester Metrolink line and the East Lancashire Railway.

Waterways:- The Rivers Irwell and Roch, and the Manchester, Bolton, and Bury Canal.

### **EN1/8 - Shop Fronts**

**The Council will seek to ensure that proposals for new and altered shop fronts properly respect the architectural elements of the building and the character of the surrounding street scene. Proposals which are unsympathetic to the building or its surroundings or which break up a harmonious group of buildings will not be permitted.**

#### **Justification**

A change of shop front can in some cases totally transform the appearance of a building. Some national commercial interests have adopted a 'corporate image' which makes their premises immediately recognisable throughout the country. This image normally involves a standard shop front design with corporate colours. This may be inappropriate in some circumstances, and such concerns should be flexible and ready to adapt to the requirements of traditional building styles, particularly in the town centre Conservation Areas. There is no reason why changes to shop fronts should not fully respect the architectural features of the building or the character of the street scene.

There is a growing tendency for shop keepers to erect security shutters over shop fronts. Secured metal shutters can reduce the opportunities for crime, but can also detract from the surrounding street scene. Careful consideration will be necessary in the choice of shutter design to ensure that, where possible, they detract as little as possible from the character of the building or the street scene.

The Council will prepare supplementary planning guidance as a more detailed basis for determining applications concerning shop fronts. Any such supplementary planning guidance will be issued for the guidance and assistance of planning applicants and will be consistent with the Plan and subject to Council approval. Where appropriate, public consultation will be carried out.

### **EN1/9 - Advertisements**

**The Council will seek to control advertisements in the interests of amenity and public safety in order to enhance the quality of the Borough's environment. In doing so the Council will have particular regard to the following considerations:**

- **the characteristics of the local neighbourhood, including scenic, historic, architectural and cultural features;**
- **the scale and massing of existing buildings and structures;**
- **the nature of the predominant land use in the locality;**
- **the presence of Listed Buildings or Conservation Areas;**
- **any proposals for land use change in the area;**
- **with reference to the countryside, land-form, the quality of immediate surroundings, landscape character and background features;**
- **the effect on the safe use of any form of transport, including the safety of pedestrians.**

## **Justification**

All advertisements affect the appearance of the building, structure or place where they are displayed. In line with the objective of protecting and enhancing the built environment, the Council will use its development control powers to control the visual effects of advertisements on their surroundings. In line with PPG19 "Advertisements", the Council will be especially concerned with controlling advertisements in the interests of amenity and public safety. In considering issues concerning amenity, the Council will examine the effect of a proposal on the appearance of a building and on visual amenity in the immediate neighbourhood where it is to be displayed, including its cumulative effect.

Where public safety issues are raised, the Council will consider such matters as the likely behaviour of drivers of vehicles who will see the advertisement, possible confusion with any traffic sign or other signal, or possible interference with a navigational light or an aerial beacon. The vital consideration will be whether or not the advertisement itself, or the exact location proposed for its display, is likely to be so distracting, or so confusing, that it creates a hazard to, or endangers, people in the vicinity.

## **EN1/10 - Telecommunications**

**The Council will give favourable consideration to proposals for new telecommunications developments. In assessing such proposals the Council will have regard to the following:**

- **the operating requirements of available and new telecommunications technology, and the national telecommunications network;**
- **the legal requirements of telecommunications code system operators;**
- **siting and design - including the opportunity for sharing masts or siting on existing buildings, height, ancillary development, landscaping, screening and the type and colour of materials used;**
- **the visual and physical impact, especially on the Green Belt, river valleys, Special Landscape Areas, Listed Buildings, Conservation Areas, ancient monuments and archaeological remains.**

## **Justification**

Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy. Government guidance published in PPG 8 "Telecommunications", requires local planning authorities to respond positively to telecommunications development. The guidance also suggests that UDP's should take account of the 1984 Telecommunications Act; the limitations imposed by the nature of the telecommunications network and the technology; and the need to protect the best and most sensitive environments. This policy reflects this guidance and whilst endeavouring to respond to proposals for new telecommunications development the Council will seek to minimise any environmental impact. This will be particularly important in and around the Borough's more environmentally sensitive areas.

## **EN1/11 - Public Utility Infrastructure**

**The development of operational facilities for public utility provision will be permitted where this is necessary to implement the development objectives of this Plan or to meet relevant statutory obligations and environmental standards, and is consistent with other policies and proposals of the Plan.**

## **Justification**

The implementation of the Plan is dependent upon effective public utilities infrastructure. It is recognised that this can only be achieved by a continuing programme of investment involving the rationalisation and improvement of existing operational sites and/or the development of new facilities.



For the purposes of this policy, public utilities are taken to include gas, water, electricity and telecommunications. (See also Policy EN1/10 - Telecommunications)

## **EN2 - CONSERVATION AND LISTED BUILDINGS**

**The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.**

### **Justification**

Historic buildings and Conservation Areas are vitally important to the environmental quality of life in the Borough. They help to provide a diverse living environment, provide educational benefits and are important in improving the image of the Borough and its potential to attract visitors and investors. The protection and enhancement of Conservation Areas, Listed Buildings and areas considered to be of local historical importance is, therefore, considered to be an important element of the Plan.

### **EN2/1 - Character of Conservation Areas**

**The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas.**

**The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:**

- **retain, replace and restore features of historical and architectural interest;**
- **retain and enhance existing landscape features including trees, parks and gardens;**
- **initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;**
- **remove dereliction and bring unused land or buildings back into beneficial use;**
- **prepare and promote design guidelines to ensure sympathetic development.**

### **Justification**

Within any town or city there are areas which have a special character. This is usually derived from a sense of history, the existence of traditional buildings, and the spaces between buildings including the street pattern, trees, parks and gardens. Planning legislation recognises the value of these areas. It requires Local Planning Authorities to determine which parts of their area have a special architectural or historic interest which it is desirable to protect or enhance, and to designate these as Conservation Areas.

There are currently nine Conservation Areas in the Borough as shown on the Proposals Map. The identification of further areas worthy of conservation is constantly under review.

The aim of this policy is to ensure that the special character inherent in the Borough's Conservation Areas should not only be preserved but enhanced as far as possible. This aim will be carried out through the Council's development control decisions, the implementation of special projects and through the production of a series of Conservation Area Strategies. These Strategies will:

- **help to define in detail those aspects of each area's character and appearance which are worthy of preservation;**
- **provide a basis for the co-ordination of conservation projects;**
- **provide guidance for development control decisions;**
- **assist in providing advice for developers on design principles.**

Besides being important in their own right, the Borough's Conservation Areas also represent an important part of the Council's tourism package. Where appropriate, measures will be taken to enhance these areas to improve their visitor appeal in line with the principles laid out in this policy.

## **EN2/2 - Conservation Area Control**

**Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.**

**In considering proposals for development in Conservation Areas, regard will be had to the following criteria:**

- **the nature of the development in terms of its bulk, height, materials, colour, design and detailing;**
- **the relationship between the proposed development and the architectural and visual qualities of the surrounding area;**
- **where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;**
- **in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.**

### **Justification**

The sensitive character of Conservation Areas justifies proposals being given special attention in order to ensure that developments and changes of use make a positive contribution to the built environment in terms of their aesthetic quality. Often the emphasis will be on control rather than prevention, and to allow each area to remain alive and prosperous whilst at the same time ensuring that any new development accords with each area's special architectural and visual qualities. It will be especially important to ensure that every new building is designed not as a separate entity but within the context of the whole conservation area.

As such, in order to facilitate control over new developments in Conservation Areas, developers will be required to submit planning applications in sufficient detail to show how proposals are likely to affect the character of the area. Therefore, outline planning applications will not normally be considered acceptable for proposals within Conservation Areas.

Proposals for demolition will only be permitted where there is a suitable redevelopment scheme or it is considered that the demolition would enhance the appearance of the area.

Where possible, the re-use of buildings within Conservation Areas will be encouraged, particularly at upper floor level. Where such proposals are submitted they will be considered with regard to the likely impact on the character of the immediate area and the need for alterations to the fabric of the building.

The Council will also have regard to the protection of trees within Conservation Areas and every effort should be made to incorporate tree planting in new development proposals as appropriate.

## **EN2/3 - Listed Buildings**

**The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.**

**In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building;**

- **the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;**
- **the need to protect the setting of the Listed Building;**

- **the impact of associated ancillary facilities and infrastructure works.**

### **Justification**

Buildings of Special Architectural or Historic interest are "listed" by the Secretary of State for the Environment. The listing of a building provides statutory protection against its alteration or demolition. The Borough's valuable heritage is reflected in the large number of Listed Buildings in the area (316 in June 1996) and the Council is mindful of the desirability to preserve them and enhance their setting and appearance.

New uses for Listed Buildings may often be the key to their preservation especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character or appearance of such buildings.

The setting of a Listed Building is often an essential feature of its character; unsympathetic development in close proximity to a Listed Building can mar its appearance, make its future use unattractive or untenable, or physically damage its structure. It is therefore important to consider the effect that a proposed development may have on such buildings.

In respect of Listed Building Consent for demolition, applicants will have to demonstrate conclusively why the building cannot be retained.

### **EN2/4 - Historic Parks**

**The Council will ensure the protection of Philips Park as a registered park of historic interest, together with any other parks and gardens which may be identified in the future as being of historic interest.**

**In considering proposals for development in Historic Parks, regard will be had to the following factors:**

- **the need to preserve and enhance the special character and appearance of the park;**
- **the need to ensure sympathetic design and the use of appropriate materials.**

### **Justification**

Philips Park, Whitefield, is a registered Park of Historic Interest identified by the Historic Buildings and Monuments Commission for England. The conservation of this, and any other historic parks and gardens if identified, will be encouraged by development control decisions.

### **EN3 - ARCHAEOLOGY**

**The Council recognises the importance of archaeological remains as part of the Borough's heritage and will seek the protection of sites of archaeological importance as and where they are found.**

### **Justification**

Archaeological remains are irreplaceable, representing a finite and non-renewable resource of past human activity. Interest in archaeology is gaining in significance and the Government's publication of PPG16 "Archaeology and Planning", recognises the importance of archaeological remains 'for their own sake' as well as their obvious roles in education, leisure and tourism.

The best means of protecting sites is through their physical preservation, particularly the preservation of remains as and where they are found ("in-situ").

### **EN3/1 - Impact of Development on Archaeological Sites**

**Where a development proposal is submitted which will affect an archaeological site, the developer should submit sufficient information on the potential impact of the development to**

**allow the Council to make a full and proper investigation into its archaeological consequences.**

**The Council will have regard to the following criteria in determining the importance of an archaeological site and the impact of any proposal:**

- **the historic importance of the site;**
- **the quality and condition of the site;**
- **the rarity value of the site;**
- **the nature of the proposed development;**
- **the level/degree of disturbance;**
- **the permanence of the proposal;**
- **the siting of associated infrastructure/services.**

### **Justification**

This policy aims to ensure that the effects of development proposals on archaeological sites are properly assessed and evaluated before planning applications are determined. Where a proposal affects an archaeological site the Council will use the criteria in this policy to judge the importance of the archaeological site in question, and the principle of development.

In assessing the importance of a site the Council will also have regard to registered sites of archaeological importance in the Borough held on the Greater Manchester Sites and Monuments Record (SMR) and maintained by the Greater Manchester Archaeological Unit. This policy relates to all currently known sites and those which may be discovered over the Plan period.

### **EN3/2 - Development Affecting Archaeological Sites**

**On sites where development is considered to be acceptable in principle, consent will only be granted if:**

- **the development is designed in such a way as to minimise the level of disturbance and damage;**
- **development is programmed so that such sites and remains can be investigated in accordance with a previously agreed scheme of excavation and evaluation;**
- **where damage or disturbance is unavoidable, arrangements are made for the archaeological recording of the site prior to and during development.**

### **Justification**

Archaeological remains are best protected where they are found. Development demands, however, may require certain parts of sites to be examined, recorded and useful artefacts removed prior to development. Where appropriate, necessary arrangements will be made for the satisfactory excavation and recording of remains prior to development. Developers can help by sympathetic design, by using foundations which minimise damage, by raising ground levels under a proposed new structure, or by the careful siting of new buildings and landscaped areas over archaeological remains.

This policy relates to all currently known sites and those which may be discovered over the Plan period.

### **EN3/3 - Ancient Monuments**

**The Council will not permit development proposals which would adversely affect current and future scheduled ancient monuments and their settings. The Borough's current scheduled ancient monuments are listed below:**

EN3/3/1 - Affetside Cross, Affetside. This medieval cross is a prominent feature on the Roman road, Watling Street, in the village of Affetside.

EN3/3/2 - Castlesteads, Bury. The site constitutes a Bronze Age "Promontory Fort" recorded as occupied from about 200BC to 250AD. The fort occupies a hilltop location within Burrs Country Park. The site was subject to an archaeological investigation in 1992.

EN3/3/3 - Bury Castle, Bury. The site contains the remains of a manor house, fortified in the 15th Century, in the Castle Street/Cooper Street area of Bury Town Centre. There is the potential for the re-excavation and permanent display of the castle's remains.

EN3/3/4 - Radcliffe Tower, Radcliffe. This 15th Century tower has deteriorated over many years. There is potential to enhance the site as part of the wider intentions for improvements in the Radcliffe Ee's area.

### **Justification**

The Ancient Monuments and Archaeological Areas Act 1979, provides for the designation and statutory protection of monuments of national importance (Scheduled Ancient Monuments) by the Secretary of State for the Environment. Such monuments may consist of buried or standing archaeological remains, ruins and buildings.

Although works affecting Scheduled Ancient Monuments require the written consent of the Secretary of State, a procedure separate from the planning process, the effect of a proposal on an ancient monument and its setting is a material planning consideration. Given the special importance of Scheduled Ancient Monuments, both nationally and in terms of the Borough's local heritage, the Council will not permit development which would adversely affect an ancient monument, either directly or indirectly. In addition, the Council will seek to promote and enhance the four monuments listed in this policy, together with any others identified in the future.

## **EN4 - ENERGY CONSERVATION**

**The Council will encourage development which contributes to energy conservation in the Borough. The use of renewable energy resources and the incorporation of energy efficiency measures in built development and the transport system will be encouraged.**

### **Justification**

PPG12 "Development Plans and Regional Planning Guidance" acknowledges that the conservation of energy is a key issue to which local authorities should have particular regard when producing development plans.

This involves the development of environmentally acceptable renewable energy resources and the corresponding reduction in processes which increase the levels of "greenhouse gases". It also involves the promotion of greater energy efficiency in built developments, including their location, design, and relationship to the transport system. Without prejudice to other policies and proposals in the Plan, the Council will therefore be keen to see a greater emphasis on developments which accord with these principles.

### **EN4/1 - Renewable Energy**

**The Council will encourage proposals for the provision of renewable energy sources, subject to compliance with other policies and proposals of the Plan. In particular, the Council will seek to ensure that proposals:**

- **do not involve an unacceptable loss of amenity, for example through visual intrusion and noise;**
- **would not have an unacceptable adverse impact on the setting of scheduled ancient monuments, Conservation Areas, Listed Buildings and archaeological remains;**
- **would not have an unacceptable adverse impact on areas of Green Belt, Special Landscape Areas and areas of ecological importance;**
- **would not result in a health or safety risk, or nuisance to the public;**

- **where necessary, include an environmental assessment as part of the planning application;**
- **would not have an unacceptable adverse impact on the Borough's natural environment.**

### **Justification**

Renewable energy is the term used to cover those energy flows that occur naturally and repeatedly in the environment - energy from the sun, the wind and water.

Such energy sources offer the hope of reducing harmful emissions to the environment, especially the so called "greenhouse gases", and their use is consistent with the principle of sustainability. However, no form of energy production is without its environmental and amenity implications. Accordingly, it is important that developers of renewable energy sources carefully assess the impact of proposals on the environment and the local population.

PPG22 "Renewable Energy" indicates that where the impact of a renewable energy proposal is uncertain, the Council may consider granting a temporary planning permission in order to give the proposal a "trial run". Further, the Council will wish to ensure that as soon as the whole or part of any site approved under this policy becomes permanently inoperative, the associated structures are removed and the site fully restored in a manner acceptable to the Council; either under the terms of a Section 106 agreement or under the terms of a planning condition.

### **EN4/2 - Energy Efficiency**

**The Council will encourage energy efficiency in development proposals through:**

- **the promotion of energy efficient modes of transport such as walking, cycling and public transport;**
- **seeking the location of new development in areas easily accessible to public transport and local facilities;**
- **promoting the efficient use of energy in the design and layout of development.**

### **Justification**

Land use planning has an important role to play in encouraging energy efficiency by guiding and controlling the location and form of development that takes place.

A main aim of Government advice is to control the level of harmful gas emissions generated by motor vehicles. This policy therefore aims to guide new development to locations which reduce the need for car journeys, and the distances driven, whilst being accessible to public transport. This will involve ensuring that developments make full and effective use of land within the existing urban area, whilst avoiding town cramming, and are located close to the public transport network, including the Metrolink system and bus services. Other forms of transport, such as cycling, are also to be encouraged.

Planning policies can also encourage energy efficiency through the way in which development is designed and built, for example through the orientation of dwellings, the use of energy saving measures in the lighting, heating and insulation of buildings, and the use of environmentally friendly and non-pollutant materials. Whilst the Council is keen to encourage measures which increase energy efficiency, it will also be important to ensure that their design and appearance does not detract from the visual amenity of the surrounding area.

### **EN5 - FLOOD PROTECTION AND DEFENCE**

**The Council will seek to control development in a manner consistent with flood protection and the maintenance of flood defence systems.**

### **Justification**

Circular 30/92 "Development and Flood Risk" acknowledges that the risk of inland flooding will become an increasingly important issue given the expected rises in sea level, increases in storm severity and changes in weather patterns arising from predicted global climate changes. As such, the Government is looking to local authorities to guide development away from areas that may be affected by flooding, and to restrict development that would itself increase the risk of flooding or would interfere with the ability of the Environment Agency (EA) or other bodies to carry out flood control work and maintenance.

Under Section 105(2) of the Water Resources Act 1991, the NRA, now incorporated into the EA, is conducting a survey of areas of potential flood risk. The Council will have regard to published information, and will operate this policy in consultation with the EA.

#### **EN5/1 - New Development and Flood Risk**

**The Council will not permit new development, including the raising of land and the intensification of development, where such development would be at risk from flooding, would be likely to increase the risk of flooding elsewhere, or would adversely affect river flood defences. When assessing proposals against this policy, the following criteria will apply:**

- **the impact on the floodplain;**
- **the increase in surface water run-off as a result of the proposal;**
- **the impact on fluvial flood defences;**
- **the incorporation of mitigating works.**

#### **Justification**

Circular 30/92 "Development and Flood Risk" states that where flood defence considerations arise, they should always be taken into account by local planning authorities in preparing development plans and in determining planning applications. This policy follows this advice, the aim being to ensure that new development or the intensification of existing development is not at risk from flooding and does not increase the risk of flooding elsewhere.

Within the floodplain, new development may be liable to flooding and may also increase the risk of flooding elsewhere by reducing the storage capacity of the floodplain and impeding flood flows. New developments may also result in a substantial increase in surface water run-off because of impermeable surfaces such as roofs and paving. This may result in an increased risk of flooding downstream and a reduction in infiltration to groundwater. A breach in river flood defences could lead to flooding and as such the Council will need to assess the impact of developments on the stability and continuity of any river flood defences.

When assessing proposals against this policy, the Council will consult the Environment Agency before determining the application. Where the principle of development is accepted, the Council may require the developer to undertake works to mitigate the impact of any development.

#### **EN6 - CONSERVATION OF THE NATURAL ENVIRONMENT**

**The Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.**

#### **Justification**

In referring to the so-called "natural" environment it is recognised in an area like Bury, that what is taken to be natural is in reality the product of man's activities on the environment over many years. Nevertheless, interest in the quantity and quality of the natural environment and the habitats it supports, is an increasingly important public concern. Strategic Guidance for Greater Manchester indicates the need to protect areas of scientific and ecological importance.

This policy recognises the importance of the natural environment and its value for aesthetic, scientific, recreational and educational activities. Once destroyed, the natural environment is difficult or impossible to replace. It is therefore the Council's intention to work towards ensuring that development and growth are sustainable in line with current Government guidance and in this context the Council recognises the importance of environmental and ecological considerations.

The Council is already committed to protecting the natural environment through its Environmental Principles Statement (approved 1991) and the Bury Wildlife Strategy (approved 1993). In implementing this policy the Council will consult the Greater Manchester Ecology Unit. The Unit will give advice on development proposals and planning applications and also on the comments the Council receives from local ecology groups.

**EN6/1 - Sites of Nature Conservation Interest** (Sites of Special Scientific Interest, National Nature Reserves and Grade A Sites of Biological Importance)

**Planning permission will not be granted for development in or in the vicinity of a designated or proposed site of national or county/regional importance (Site of Special Scientific Interest or National Nature Reserve or Site of Biological Importance which has been identified as of national or county/regional importance i.e. Grade A) which would destroy or adversely affect, either directly or indirectly, the nature conservation interest of the site, unless it can be demonstrated that other material considerations outweigh the special interest of the site.**

#### **Justification**

These designated sites are the areas of greatest nature conservation interest in the Borough and will continue to be the cornerstone of long-term wildlife protection and management policies.

There is currently one SSSI at Ash Clough, Radcliffe which is a site of geological interest and to which the Council will apply strict protection.

Areas of wildlife interest are listed in the register of Sites of Biological Importance (SBI's). These sites tend to be of five broad types; marsh or open water areas, semi-natural woodland, moorland, wildflower meadows and colonised derelict land. Each site is graded according to its scientific interest A, B or C. In land-use terms all SBI's are important and will be protected. Grade B and C sites are listed under Policy EN6/2.

Grade A SBI's are of county or regional importance. These sites constitute a significant material consideration in determining planning applications for development. There are currently 15 Grade A SBI's identified in the Borough although the number is likely to change during the Plan period. Current Grade A SBI's are listed below:

Grade A SBI's - Hawkshaw Brook; Manchester, Bolton and Bury Canal; Bull Hill and Holcombe Moor; Ringley Woods; Redisher Woods and Holcombe Brook; Elton Reservoir; Kirklees Brook; Broad Hey Wood and Woodhey; Mere Clough and North Wood; Lower Hinds; Gollinrod Wood; Black Lane, Radcliffe; Coggra Fold; Spenleach Lane Wetlands; Hawkshaw and Boardmans Farms.

NB: This policy relates to all currently known SSSI's, NNR's and Grade A SBI's and those which may be identified over the Plan period.

National Nature Reserves (NNR's) are sites which have been declared by English Nature or its predecessors under Section 19 of the National Parks and Access to the Countryside Act 1949 or Section 35 of the Wildlife and Countryside Act 1981. They are either owned or controlled by English Nature or held by approved bodies such as wildlife trusts.

There are currently no NNR's in the Borough.



With all sites of nature conservation interest, it may be necessary, through negotiation, to consider the need for the establishment of "buffer zones" where development proposals could have an impact on the protected sites. In such instances, development proposals will be required to make provision for adequate protection measures, such as open land strips, planted areas or screening the boundary of sites of nature conservation interest.

**EN6/2 - Sites of Nature Conservation Interest** (Local Nature Reserves and Grade B and C Sites of Biological Importance)

**Planning permission will not be granted for development which would damage either directly or indirectly, the nature conservation interests of sites of particular ecological significance (Local Nature Reserves or Grade B and C Sites of Biological Importance) unless conditions can be imposed that would acceptably mitigate those impacts.**

### **Justification**

These designated sites are areas of important nature conservation interest in the Borough and will continue to be part of the Council's long-term wildlife protection and management policies.

Areas of wildlife interest are listed in the register of Sites of Biological Importance (SBI's). These sites tend to be of five broad types; marsh or open water areas, semi-natural woodland, moorland, wildflower meadows, and colonised derelict land. Each site is graded according to its scientific interest A, B or C. In land-use terms all SBI's are important and will be protected. Grade A sites are listed under Policy EN6/1.

Grade B SBI's are those of district importance and Grade C SBI's are those of more than local importance. Each is considered to have substantive nature conservation value. The presence of a Grade B or C SBI is a material consideration in determining an application for development.

There are currently 32 Grade B and C SBI's identified in the Borough although the number is likely to change during the Plan period. Current Grade B and C SBI's are listed below:

Grade B SBI's - Shore Top Reservoir; Wood at Bottoms Hall; Reservoirs at Chapelfield; Cyrus Ainsworth's Nurseries; Swan Lodge; Daisyfield; Prestwich Clough; Hollins Vale; Baldingstone; Pilsworth; Goyt, Near Elton Reservoir; Edgar's Field; Withins Reservoir; Kirklees Meadow and Marsh; Springside Flushes; Dickfield Clough Meadow; Gorses Quarry; Bradley Fold; Old Hall Farm, Tottington.

Grade C SBI's - Ainsworth Lodge; Wetland near Radcliffe; Ox Hey Wood; Sailor's Brow and Springwater Park; Lodges at Shuttleworth; Heaton Park Reservoir; Crow Lumb Wood, Ramsbottom; Hollins Plantation; Dingle Reservoir, Radcliffe; Parr Brook Flushes; Ponds off Cockey Moor Road; Smethurst Wood; Pilsworth Bleachworks.

NB: This policy relates to all currently known Grade B and C SBI's and those which may be identified over the Plan period.

In connection with Local Nature Reserves (LNR's), local authorities are empowered under the National Parks and Access to the Countryside Act 1949 to establish LNR's by the acquisition and management of land for certain stated purposes. These purposes include the provision of opportunities for the preservation, study and research into flora, fauna, geological or physiographical features of special interest and are a means of promoting nature conservation.

There are currently no LNR's in the Borough, however, the Phase 1 Habitat Survey has identified areas to be considered for possible future designation. This policy relates to all LNR's which may be identified during the Plan period.

With all sites of nature conservation interest, it may be necessary, through negotiation, to consider the need for the establishment of "buffer zones" where development proposals could have an impact on the protected sites. In such instances, development proposals will be required to make provision for adequate protection measures, such as open land strips, planted areas or screening the boundary of sites of nature conservation interest.

### **EN6/3 - Features of Ecological Value**

**The effect of land use changes on existing features of ecological or wildlife value will be taken into account when assessing development proposals. Any proposal should seek to retain such features and incorporate them into the development.**

#### **Justification**

The retention of ecological features such as hedgerows, mature trees and ponds, lodges and other water features, is of benefit to wildlife. The sensitive incorporation of natural features into development proposals makes good design practice. This policy is in line with the Council's Environmental Principles Statement and is intended to protect from unnecessary loss, all areas of flora and fauna which are subject to development proposals.

In assessing features of ecological value, the Council's Phase 1 and 2 Habitat Surveys will be of assistance in identifying features which are important both for their intrinsic value and in meeting the present and future needs of the natural environment.

The transplanting of valuable flora, which are under threat can be a difficult operation and should only be investigated as a last resort, following a thorough evaluation of all available options.

The Council will seek to negotiate with developers, where appropriate, to mitigate the potential effects of development on features of ecological value.

### **EN6/4 - Wildlife Links and Corridors**

**The Council will seek to consolidate and, where appropriate, strengthen wildlife links and corridors, and will not permit development which would adversely affect identified areas. In particular, the Council will seek to ensure that new development within or adjacent to identified links or corridors contributes to their effectiveness through the design, landscaping and siting of development proposals and mitigation works, where appropriate.**

#### **Justification**

A network of wildlife links and corridors has been defined on the basis of Phase 1 (1990/91) and Phase 2 (1991/92) Habitat Surveys of the Borough. Such areas are important as routes for species migration and dispersal, and often comprise diverse semi-natural habitats. The identified network of wildlife links and corridors connect designated SBI's and other identified areas of high and medium wildlife value. Figure 6 gives a diagrammatic indication of the broad areas concerned and the more detailed boundaries of these areas are identified on the Proposals Map.

For the purpose of clarification wildlife corridors are defined as the major routes by which species migrate or disperse. Wildlife links are generally narrower than corridors but perform an equally important function and mainly consist of roadside verges, active or disused railway land and the Manchester, Bolton and Bury Canal.

The wildlife value of land depends to a large extent on its management. Thus, the management of land in accordance with nature conservation principles is necessary to generally enhance the quality and quantity of wildlife habitats. The Bury Wildlife Strategy details the requirements and methods of management for sites of nature conservation value, as well as promoting the social, educational and environmental benefits accessible natural areas can bring to the local community.

Existing wildlife corridors include:

- the Irwell Valley
- the valley of Holcombe Brook
- the valley of Hawkshaw Brook
- the Kirklees Valley
- the Roch Valley
- Hollins Brook
- Whittle Brook
- the valley of Blackshaw Brook
- the valley of Elton Brook

Existing wildlife links include:

- the East Lancashire Railway line
- the old railway lines from Bury to Bolton, Holcombe Brook and Ringley
- the M60/M62/M66 corridors
- the Manchester, Bolton and Bury Canal
- Manchester to Bury Metrolink line

#### **EN6/5 - Sites of Geological Interest**

**Development will not be allowed where it would have a significant detrimental effect upon sites of geological importance.**

##### **Justification**

The Borough currently has one nationally designated site of geological interest which is the SSSI at Ash Clough. In addition to protecting this, it is important to preserve any other areas which may be recognised as having local geological importance.

This policy relates to the site identified above, as shown on the Proposals Map and any other sites which may be identified over the Plan period.

#### **EN7 - POLLUTION CONTROL**

**The Council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.**

##### **Justification**

Increasing public awareness of the adverse effects of pollution on the environment and concern for a more caring attitude towards the environment are creating growing pressures for better environmental pollution control. The Plan, through its powers to control development and the use of land, will be concerned to ensure that pollution levels are minimised in accordance with advice in PPG23 "Planning and Pollution Control" and current legislation and standards, including the use of environmental assessments in the determination of development proposals.

In reaching a decision about potential pollution from a proposed development, the Council will have regard to the available scientific evidence and will seek the advice of the relevant pollution control authorities and the Borough Environmental Services Officer.

#### **EN7/1 - Atmospheric Pollution**

**In seeking to limit atmospheric pollution the Council will not permit development which:**

- **would result in unacceptable levels of atmospheric pollution; and/or**

- **is not compatible with the achievement of the Council's long term air quality standards.**

### **Justification**

The Borough's air quality can be protected by restricting developments likely to cause atmospheric pollution problems. The Council's Environmental Principles Statement (approved by Council 1991), as part of its intention to reduce air pollution emissions, has made reference to developing and maintaining an "air pollution monitoring network".

This policy will be implemented in liaison with the Council's Environmental Health Division which will not attempt to duplicate the work of other Pollution Control Authorities. The Council will also have regard to the proposed Greater Manchester Air Quality Strategy, which is to be produced following the requirements of the Environment Act 1995. This Act requires local authorities to assess and manage air quality.

### **EN7/2 - Noise Pollution**

**In seeking to limit noise pollution the Council will not permit:**

- **development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users;**
- **development close to a permanent source of noise.**

### **Justification**

Noise is an environmental problem which can cause damage to people's health as well as the amenity of an area. This policy seeks to control the location of development in relation to noise pollution in order to reduce the impact of this form of pollution. Proposals for noisy developments likely to generate an unacceptable noise nuisance will not be permitted. Similarly, proposals for development close to permanent noise sources, such as motorways will not be permitted where it would lead to unacceptable noise nuisance for the occupiers or users of the proposed development. In certain cases, there may be opportunities to prescribe forms of screening, mounding and landscaping to reduce the impact of noise, which will benefit the quality of life for people living and working close to areas where there is noise generation or a noise pollution problem. For proposals involving recreational pursuits which generate noise or nuisance, see Recreation and Tourism Policy RT3/5. Guidance on noise pollution is provided in PPG24 "Planning and Noise".

### **EN7/3 - Water Pollution**

**The Council will not permit development which would have an unacceptable adverse effect in terms of pollution upon the water quality of the Borough's water courses and other water features.**

### **Justification**

Improvements in water quality and control of water pollution are the responsibility of the Environment Agency (EA) and North West Water (NWW). The Council can restrict development likely to have a detrimental effect on the Borough's watercourses and other water features, and it can support measures to raise water quality standards. Water pollution incidents can also be reported to the above agencies to encourage positive action.

Working closely with the EA and NWW will help to demonstrate the Council's commitment to improving water quality in the Borough. Encouraging water quality improvement is also seen to be an integral part of the Council's wider objectives of improving and developing the Borough's river valleys for recreation and tourism activities.

### **EN7/4 - Groundwater Protection**

**The Council will not permit development proposals which would have an unacceptable adverse effect on groundwater resources, particularly in terms of their quality and/or supply.**

### **Justification**

Groundwater resources are an invaluable source of water for public supply and industry, as well as sustaining the base flows of rivers. Some activities, such as the disposal of effluent in soakaways, landfilling in unsealed sites over permeable bedrock, the disturbance of contaminated sites, or inappropriate storage of chemicals can result in the pollution of groundwater.

Similarly, abstraction and dewatering can affect quantities available, and engineering works can obstruct groundwater flow within an aquifer. Since the clean up of contaminated groundwater or the restoration of quantities or flows is difficult, the Council will seek to prevent or reduce the risk of groundwater pollution, depletion or obstruction by not permitting developments which it considers would pose an unacceptable risk.

This policy will be implemented by the Council in consultation with the Environment Agency. Guidance on considerations affecting the acceptability of development from a groundwater protection viewpoint has been published by the National Rivers Authority (NRA) (now the Environment Agency) in its "Policy and Practice for the Protection of Groundwater". Guidance specific to the Bury area was also published by the NRA in its "Summary Groundwater Vulnerability Map with Explanatory Notes."

### **EN7/5 - Waste Water Management**

**In seeking to limit surface water pollution the Council will not permit development which:**

- **does not have satisfactory arrangements for the disposal of foul sewage, trade effluent and contaminated surface water;**
- **will exacerbate existing problems, such as premature or increased frequency of discharges through storm sewer overflows due to inadequate infrastructure or lack of sewer capacity;**
- **would present an unacceptable risk of spillage or leakage of stored oils/chemicals or other potentially polluting substances.**

### **Justification**

The Bury area, like many parts of the North West, has a sewer system which is, in parts, becoming overloaded. Further development may lead to the pollution of the Borough's watercourses, unless additional infrastructure is provided. In some cases, development may have to be phased where it is recognised that major off-site sewerage or sewage treatment improvements are required to ensure proposals do not threaten water quality, water-based recreation, fisheries or nature conservation.

In pursuing this policy, developers will be required to demonstrate that foul sewers and sewage treatment works of adequate capacity and design are available, or will be provided in time, to serve the development. In addition, detailed design of proposals should be prepared so that waste water management is properly accommodated.

In rural areas, the use of septic tanks will only be considered if connection to the mains sewerage system is not feasible, and only then if the ground conditions are satisfactory and the plot of land is of sufficient size to provide an adequate subsoil drainage system.

This policy will be implemented in consultation with the Environment Agency and North West Water.

### **EN8 - WOODLAND AND TREES**

**The Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.**

## **Justification**

Due to its history of industrialisation and development the Bury area, like many parts of the North West, has a very low degree of tree cover. With increasing environmental awareness it is now recognised that developing tree cover in the Borough would be of great benefit, not just in environmental and nature conservation terms, but also in terms of improving the general appearance of the Borough making it more attractive for residents and visitors to the area.

In pursuing this policy it will be important to encourage new tree planting, to incorporate trees in new developments and to protect and improve existing woodland areas and trees. In particular the Council will be keen to encourage the retention and planting of locally native species of trees, though in certain circumstances it may be more appropriate to encourage natural regeneration. The Council will formulate appropriate strategies and programmes to this end.

Comprehensive guidance and a basis for deciding planning applications and stipulating development control conditions is contained in BS5837 "Trees in Relation to Construction", and BS3998 "Tree Work".

## **EN8/1 - Tree Preservation Orders**

**The Council will make Tree Preservation Orders where they are needed to protect trees and woodlands.**

## **Justification**

The Council makes Tree Preservation Orders (TPO's) where it is expedient, in the interests of amenity, to protect trees from being lopped, topped or felled and to secure replanting when necessary. The express consent of the Council is needed to carry out any of the above works on trees covered by Orders. At mid 1993 there were 104 TPO's in the Borough and these Orders vary in size from single trees to woodland areas. Further TPO's will be made as and when trees come to the Council's attention, which are considered worthy of this protection.

## **EN8/2 - Woodland and Tree Planting**

**The Council will support and encourage new woodland and tree planting in the Borough. In considering development proposals, the Council will encourage the planting of hedges, trees and woodlands using locally native species.**

## **Justification**

The Borough has limited woodland coverage and so protecting existing woodland and increasing the amount and quality of new woodland and tree planting is important. Woodlands and trees help to improve the visual environment and can help to reduce the effects of pollution. Whilst woodlands can serve as important habitats for wildlife, new tree planting should not damage existing areas of ecological merit.

## **EN8/3 - Red Rose Forest**

**The Council will seek an increase in tree cover in the Borough as part of its contribution to the development of the Red Rose Forest.**

**In particular, this will be achieved and promoted through the following measures:**

- **the Council undertaking tree planting on its own land;**
- **private land owners being encouraged to undertake tree planting and participate in partnership schemes;**
- **the Council seeking the planting of trees or hedges as part of development proposals, where appropriate;**
- **the inclusion of tree planting as part of environmental improvement or derelict land reclamation schemes, where appropriate.**

## **Justification**

The Countryside Commission and Forestry Commission have promoted a major initiative to establish a new "forest for the community" along the western edge of the Greater Manchester conurbation to be known as the Red Rose Forest. The whole of the Borough is included within the forest. The initiative is backed by the Council and other agencies. The aim is to create a well wooded landscape to improve the appearance of the many open areas around and within our towns, providing opportunities for leisure activities, a natural history resource and a timber crop. The Council will be keen to take a lead in supporting the woodland development initiative by carrying out tree planting on its own land and encouraging such planting elsewhere, as and when opportunities arise. Opportunities will be taken to encourage planting of hedges, trees and woodlands with species in keeping with existing tree cover in the area. The planting of non-native species will be discouraged.

The Red Rose Forest Plan was published in August 1994 and received Government approval on 23 November 1994. The aim of the Plan is to guide the initial 40 year development phase of the forest. In the initial stages the Plan proposes development of seven Core Forest Areas (CFA's). CFA1 is the Croal Irwell Valley with Prestwich Forest Park being identified as one of the focal points.

As the initiative gains momentum, further opportunities for tree and woodland planting will occur throughout the Borough ranging from small landscape schemes to large woodland planting.

## **EN9 - LANDSCAPE**

**The Council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes, where appropriate.**

### **Justification**

The distinctive character of landscapes is dependent upon a combination of many different elements; including topography, the type and location of trees, woodlands and other vegetation, the character of settlements, the nature of river valleys and local farming techniques. These various landscapes serve a valuable open land function. Encouraging and developing the quality of landscapes can give rise to areas of ecological interest.

The Government is encouraging Councils to include land-use policies in their UDP's designed to secure the conservation of natural beauty and amenity of land. This policy sets out the Council's commitment to conserving this resource, which is fundamental in not only raising the quality of life for the Borough's residents, but also in improving the image for potential investors and visitors. Landscape enhancement schemes, can restore and even produce new landscape features by creating distinctiveness through sensitive design and positive reclamation of derelict land. These intentions may be furthered by the production of future landscape strategies and programmes.

### **EN9/1 - Special Landscape Areas**

**In those areas identified on the Proposals Map as Special Landscape Areas, any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.**

### **Justification**

Those areas where the landscape is of high quality merit special protection from unsympathetic development and inappropriate uses. Development in those areas will not be prevented, but will be subject to strict control to protect or enhance the character of these areas. This will help to safeguard the pleasant environment of these areas.

This policy complies with Strategic Guidance for Greater Manchester which requires Local Planning Authorities to protect areas of scenic value, and is consistent with the approach taken by the previous

strategic planning document, the Greater Manchester Structure Plan (1st Alteration, approved 1986). This identified a number of broad areas of Special Landscape to be defined in local plans. The Special Landscape Areas shown on the Proposals Map are based upon the broad areas identified in Structure Plan Policy OL8 and information contained in the Bury Open Land Study (Bury MBC, 1978). They also include areas identified in the Croal/Irwell Valley Local Plan and the Tottington Area Local Plan.

Part of the Special Landscape Area at Holcombe Moor and to the west of Tottington and Greenmount is also covered by Open Land Policy OL7/2 - West Pennine Moors, which affords special protection to the important moorland and open land character of that part of the Borough. This policy should, therefore, be read in conjunction with Open Land Policy OL7/2.

## **EN10 - ENVIRONMENTAL IMPROVEMENT**

**The Council will seek to improve the environmental quality of the Borough, within which priority will be given to an on-going environmental improvement programme.**

### **Justification**

This policy targets the Council's fundamental environmental priorities, which are concerned with the reclamation and improvement of untidy and derelict sites throughout the Borough. The Council's Derelict Land Reclamation Strategy and Programme, together with other initiatives, will continue to be concerned with tidying-up, landscaping and putting to positive uses untidy and derelict sites, particularly where they can provide beneficial community uses, such as public open spaces. Many derelict sites provide important habitats for wildlife and this should be taken into account in planning for their reclamation.

Within this policy, public involvement and awareness campaigns will be actively promoted, encouraging environmental education as a means of achieving long term environmental care.

In seeking to protect the environmental quality of the Borough the Council will ensure that, where appropriate, planning applications for proposals as listed in the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, are accompanied by an Environmental Assessment statement. The Council will wish to be assured that, as part of the preparation of environmental assessments, the full range of possible environmental implications have been identified and taken into account.

### **EN10/1 - Derelict Land**

**The Council will encourage the reclamation and beneficial use of derelict land by the public and private sectors, including the redevelopment of derelict sites in accordance with the Council's programme for derelict land reclamation.**

### **Justification**

Derelict land represents an underuse of valuable land resources and is often a blight on the environmental quality of the Borough. Industrial change has left a legacy of dereliction throughout Greater Manchester and Bury has inherited an appreciable share. However, the Council's reclamation strategy and programme has grown steadily throughout the 1980's. This commitment to reduce dereliction has resulted in "Rolling Programme" status for certain major schemes in order to provide a consistent flow of funding to programmed works. There is currently seen to be a concentration of derelict land in the Irwell Valley and this is where a large proportion of current resources are being directed. This situation is likely to continue throughout the Plan period.

As many derelict sites provide important habitats for wildlife, the ecological status of any derelict site should be ascertained before reclamation begins. Reclamation proposals should take into account any existing nature conservation interests and the ecological value of the site and, if necessary, include measures for their protection, incorporation and/or enhancement. Whilst many derelict sites,



particularly those within the Irwell Valley, are reclaimed for informal recreation and agriculture, the proposed afteruse is dependent upon the character and location of each individual site.

### **EN10/2 - Riverside and Canalside Improvement in Urban Areas**

**When considering new proposals for development adjoining and adjacent to rivers and canals in the urban area, the Council will, where appropriate, require schemes to include improvements to waterside areas, including tree planting, provision of waterside walks and the refurbishment or clearance of redundant buildings and other structures.**

#### **Justification**

The areas indicated on the Proposals Map for riverside and canalside improvements are mainly areas of older development, which in the past often turned their backs on waterside areas. Today many of these areas are neglected and untidy and detract from the wider initiatives now being pursued to bring about improvements in the river valleys and other waterside areas.

Some improvements have occurred in these areas where opportunities have arisen and this policy continues past intentions to bring about positive change in the river valleys and waterside areas.

This policy is intended to complement open land objectives in the river valleys, seeking to prevent inappropriate development locating adjacent to the rivers in the urban areas and should be read in conjunction with Open Land Policies OL5, OL5/1, OL5/2 and OL5/3. Where opportunities arise, development proposals should make a positive contribution to their particular waterside setting and environment.