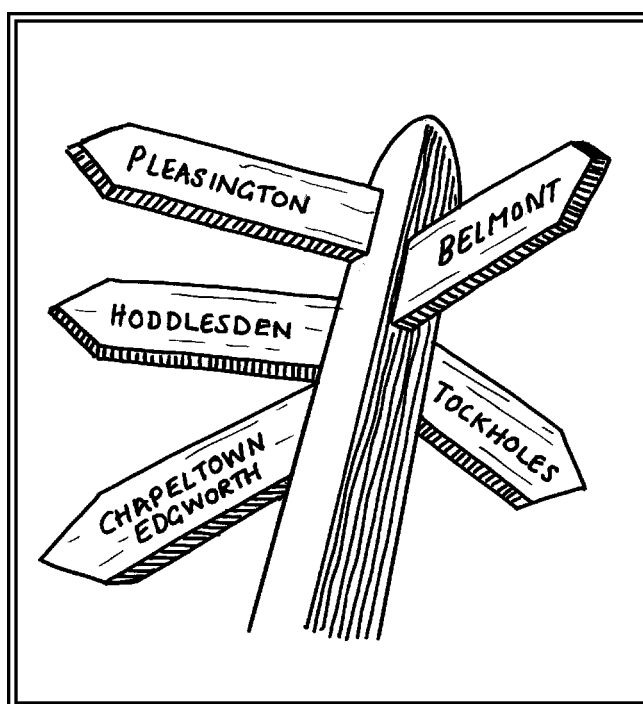




BLACKBURN
with
DARWEN
BOROUGH COUNCIL

SUPPLEMENTARY PLANNING GUIDANCE

Village Appraisals



**BLACKBURN WITH DARWEN
BOROUGH LOCAL PLAN**

SUPPLEMENTARY PLANNING GUIDANCE

This is one of a series of supplementary planning guidance notes prepared by the Council to raise awareness of good design and to improve the quality of new development.

The following titles are available from the Council's Technical Services Department at Blackburn and Darwen Town Halls.

Residential and Other Related Uses

1. New Residential Development
2. Extensions for Detached and Semi-detached Houses
3. Extensions for Terraced Houses
4. Community and Other Uses within Residential Areas
5. Residential Institutions

Conservation and Design

6. Listed Buildings
7. Conservation Areas
8. Outdoor Advertisements and Signs
9. Shopfront Design and Security
10. Industrial and Warehousing Buildings

Rural Areas

11. Agricultural Buildings
12. The Conversion of Buildings in the Countryside
13. Village Appraisals

Natural Environment

14. Landscaping and Wildlife Habitat Creation
15. Species Protection

VILLAGE APPRAISALS

The Borough's villages are located mainly within the South and West Pennines Open Moorland Landscape Character Tract with a mixture of 18th and 19th century housing and other development, built in local materials. Pleasington, Hoddlesden, Tockholes, Belmont, Edgworth and Chapeltown are an integral part of the variety, character and quality of the Borough.

Pleasington Village

Pleasington, to the west of Blackburn is a linear village, about 1 kilometre long, comprising some 215 people in 92 houses. There are extensive views to open countryside east and west of the village. At its southern edge, it is very close to the Feniscowles area of Blackburn.

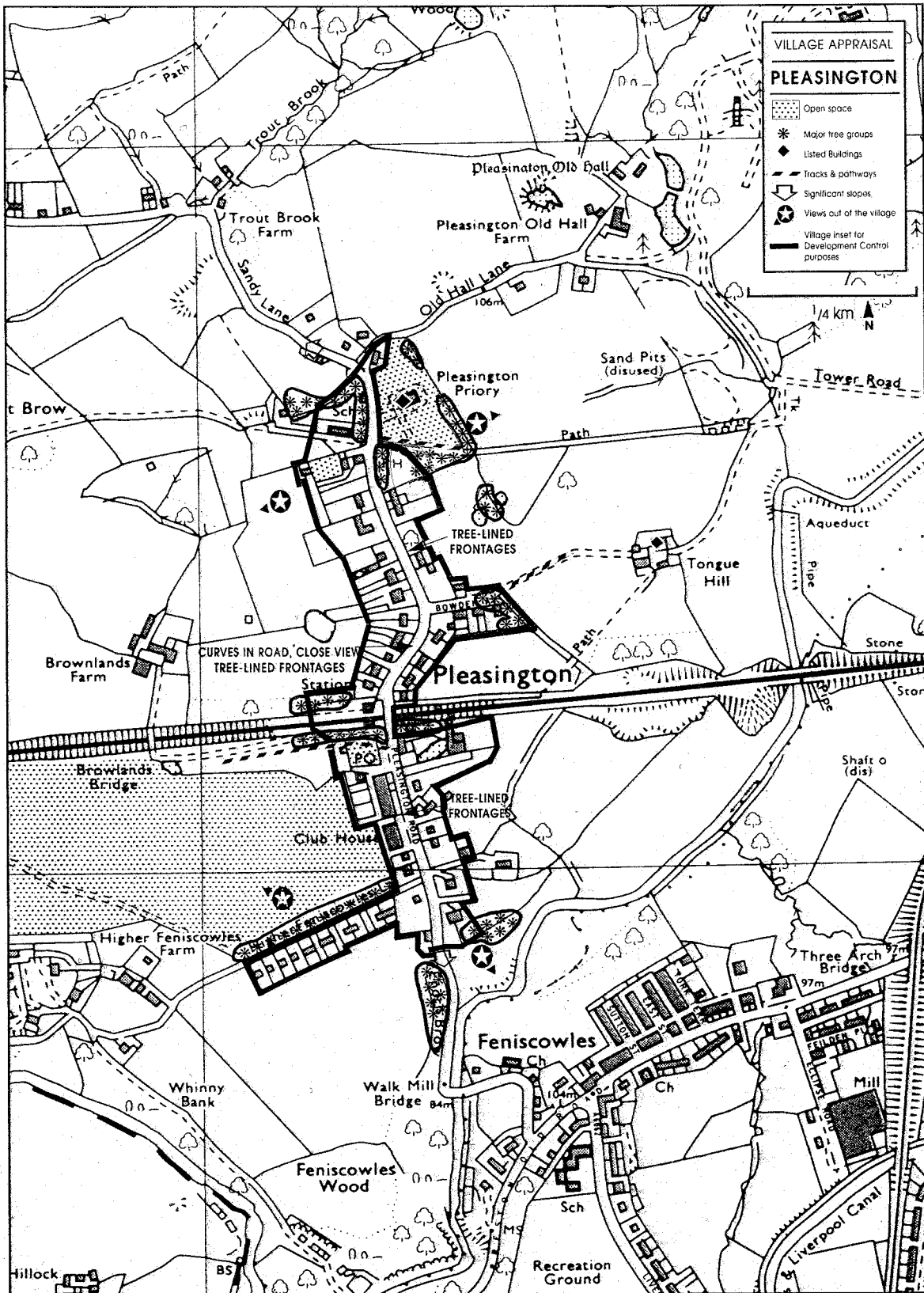
The main road is wide, particularly along the level section north of the railway bridge, but at each end of the village the road quickly assumes the character of a winding county lane. This road through the village is lined with trees and there are several larger tree groups, for example in the vicinity of the Priory, which are covered by Tree Preservation Orders. This well tree'd appearance, together with numerous villas and dwellings in large curtilages, gives the village an attractive character. Pleasington Priory is one of only two Grade I listed buildings in the Borough and is an important church both historically and architecturally.

There have been two small housing developments totalling 8 dwellings built at the north end of the village in the last 10 years. There has been no modern development on any scale at Pleasington but a number of infill plots have been built up over the years. It is estimated that of the 92 houses in the village, 18 have been built since 1965.

The Lancashire Structure Plan defines Pleasington as an 'inset village' within the Green Belt. Its village inset boundary has been operative since 1983. In the Deposit Local Plan, Policy RA13 limits development within Pleasington primarily to infill plots and the reuse of existing buildings. Other acceptable development might include affordable housing to meet a recognised local need or that which meets a particular local community or employment need.

The Council considers that Pleasington has now reached its natural limits in development terms. To allocate further land for development would destroy the very pleasant character of the village and intrude into the attractive surrounding Green Belt countryside. At the southern end of the village, the open gap between Pleasington and suburban Blackburn narrows to 200 yards and the release of land for development in this area runs the risk of coalescence of the two built up areas.

VILLAGE APPRAISALS



Hoddlesden Village

Hoddlesden comprises approximately 1300 people in 480 dwellings. It lies just to the east of Darwen and the gap between the two settlements is only 600 metres at its narrowest point. The distinction and visual separation between the two settlements is however reinforced by the high ridge line running along Blacksnape Road, which reaches 265 metres in height. The village is very elevated and its hillside setting affords extensive views eastwards.

The character of the village has two main components. A nineteenth century village core of stone built terraced housing with its focus on Queen's Square, and peripheral modern housing developments in brick, mainly built during the 1970s, the largest of which extends up the hillside westwards towards Darwen. The village has 4 shops and a primary school.

The old central part of Hoddlesden is a nineteenth century industrial village, initially built to service the many small coal pits and the clay pipe works in the area and then the cotton industry. The railway branch line to Hoddlesden was built in 1876. The railway is now closed but Hoddlesden Mill is still standing and operational and indeed is a major employer. The village core was designated a conservation area in 1975 and contains several listed buildings, including a fine terrace at Browning Street. Modern development in the King's Drive area relates reasonably well to the old village, being located on the lower slopes and backed in part by mature trees. The large modern housing developments to the east of the village centre however extend up the hillside to the open countryside.

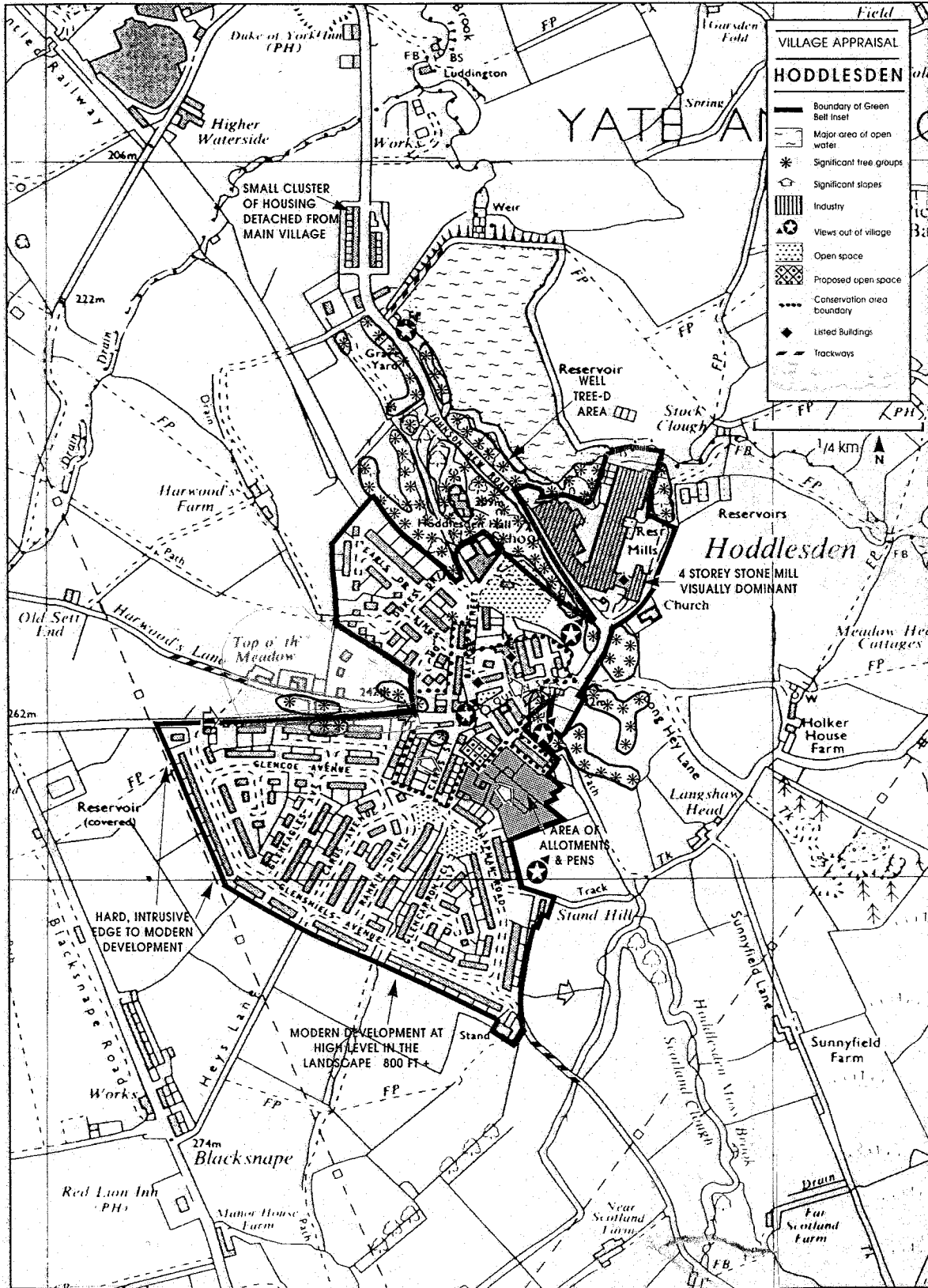
The village has seen considerable residential expansion in recent years. 60% of all the houses in the village have been built in the last 30 years. The village has spilled out from its valley setting and sprawled eastwards up the hill towards the Blacksnape ridge.

The Council has defined the settlement boundary quite tightly around the present limits of the developed area in order to contain the village at its present extent and help to preserve its character.

The eastern and southern edges of the village are at high level and extend into the open elevated landscape of the Blacksnape/Hoddlesden Moss area. Further development in this vicinity could only exacerbate this landscape intrusion and contribute to the peripheral sprawl of the village.

The Johnson New Road area is contained within a valley setting but development here on any scale would result in significant tree loss and result in a straggle of development northwards from the village. There is already a small detached cluster of mainly 19th century housing near the reservoir and a few hundred yards north of that is the small village of Waterside. Coalescence of these built up areas is undesirable and would lead to ribbon development, detracting from what is an attractive stretch of landscape.

VILLAGE APPRAISALS



Tockholes

Tockholes is a scattering of several groups of dwellings rather than a clearly defined village settlement, spread over about half a mile.

The village possesses two public houses and two churches. There is also a village hall. Tockholes has a primary school, located adjacent to St. Stephen's Church. A 'C' class road runs through the village and connects to the north with Blackburn and to the south with the A675, a main link between west Blackburn and Bolton. Despite its rural quality, Tockholes is in fact very close to the Blackburn urban area, little over a mile away from the edge of the built up area at Livesey/Ewood.

The village is elevated at over 200 metres above sea level and the upper slopes are characterised by upland pastures with stone walls and a relative absence of trees. More tree cover is apparent on the lower slopes and steep sided cloughs, for example in the vicinity of Lower Crow Trees.

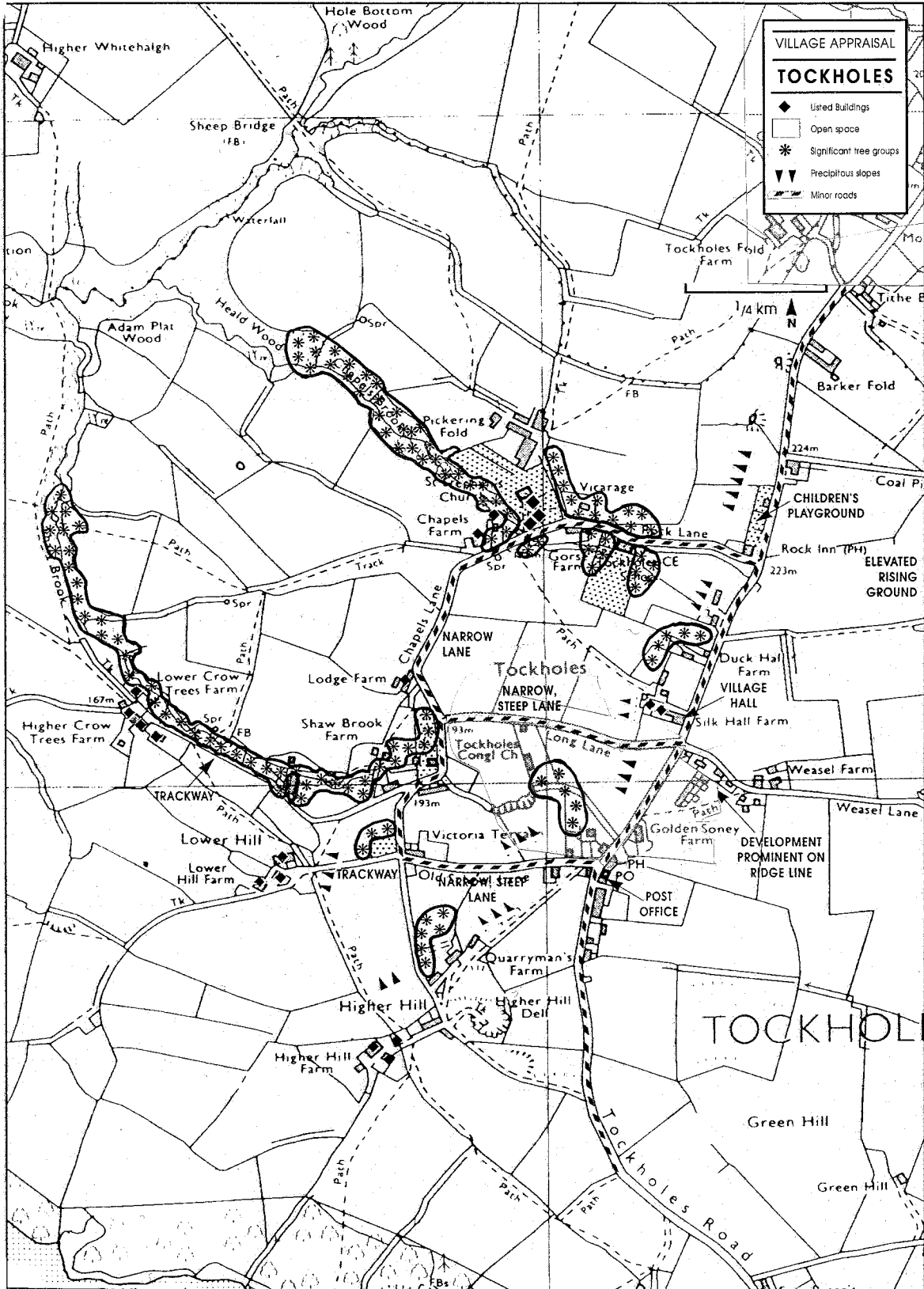
Most of the buildings in the village are stone built and there are several listed buildings associated with the older farm and cottage groups. There has been very little new building in the village in the last 10 years.

The Tockholes area is within the Green Belt. Development boundaries have not been defined because of its scattered and fragmented nature. Instead, the Green Belt 'washes over' the settlement. Policy RA4 of the Local Plan identifies Tockholes as a named settlement washed over by Green Belt where residential development may be permitted provided that:

1. The site is a narrow gap in an otherwise built-up frontage; and
2. the development is in scale and keeping with adjacent properties and where these properties are of architectural or historic merit, the development should be of traditional materials and design, in keeping with the character of adjacent properties; and
3. the provision of access, parking and servicing is satisfactory and does not detract from the landscape or townscape character of the area; and
4. the development does not reduce the openness of the Green Belt.

In other cases, normal Green Belt policy will apply (Policy RA3).

VILLAGE APPRAISALS



Belmont

Belmont lies in an attractive moorland setting. East of the main A675 road which runs through the village, the land slopes steeply down to the Belmont or Eagley Brook. The village is in a rather exposed setting, especially the northern part, though the village is fortunate in possessing several mature tree groups which soften the immediate landscape setting.

The village is architecturally attractive and coherent, with several rows of nineteenth century stone cottages dominating the village character and townscape.

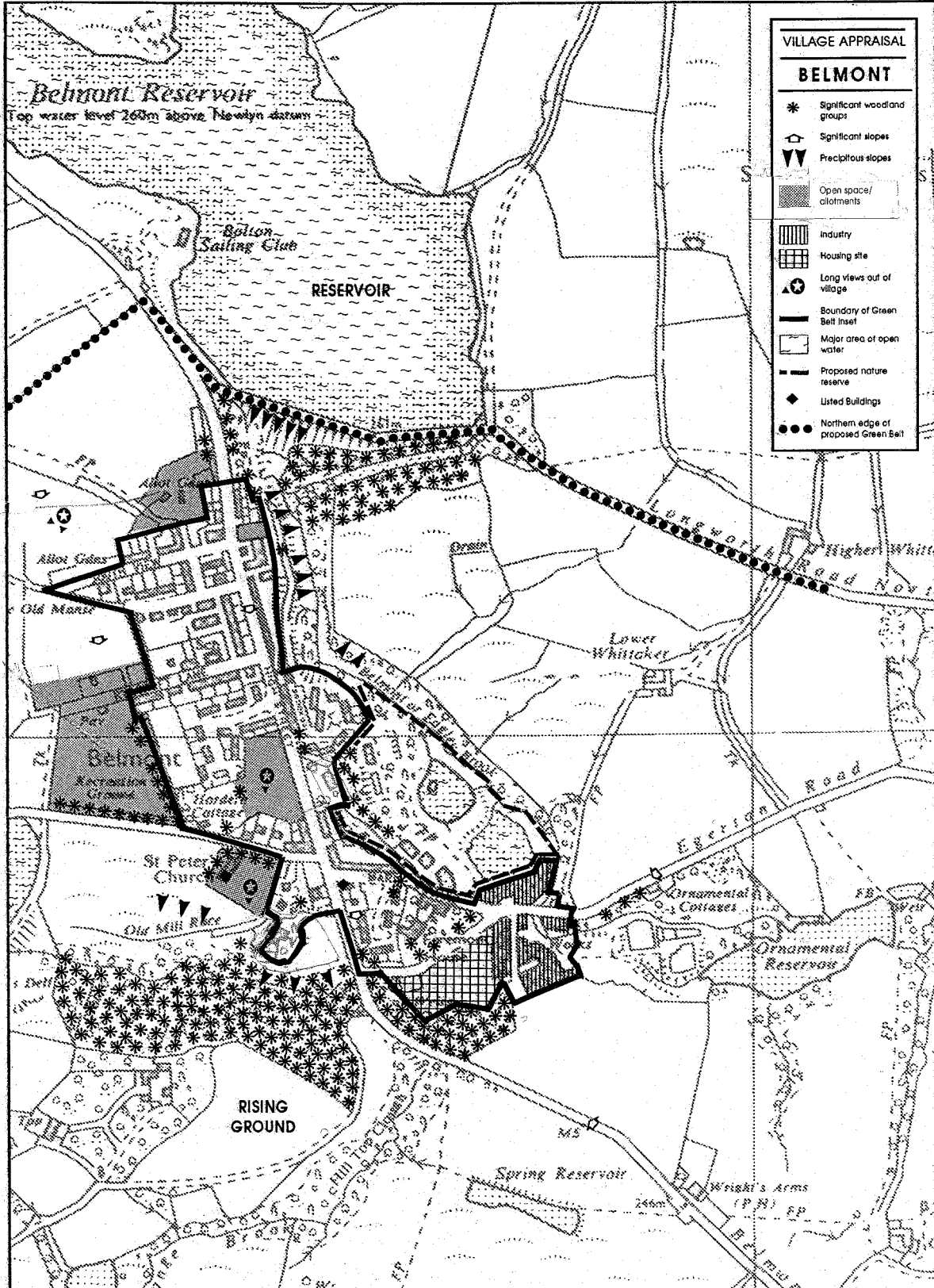
Belmont is a Green Belt Inset within countryside that is designated Green Belt as far north as Belmont Reservoir. The Council has defined the Village Inset boundary around the present limits of the developed area. This will contain Belmont at its present extent and help to preserve its character. In the Local Plan, Policy RA13 limits development within Belmont primarily to infill plots and the reuse of existing buildings. Other acceptable development might include affordable housing to meet a recognised local need or that which meets a particular local community or employment need.

The Council's policy is directed towards safeguarding the countryside from further encroachment and preserving the special character of the village.

The village has seen relatively large amounts of new house building in the last 30 years compared with the original size of the village. Of the 256 dwellings in the village, it is estimated that 100 have been built since 1965. There is one housing allocation on part of the Bleach Works site off Egerton Road.

It is considered that the village has reached a size where the shops, school and bus service can be supported. The village is contained on its eastern side by the steep slopes of the Eagley Brook Valley. Any expansion to the west and north would intrude into open, elevated countryside and would be visually very intrusive in the landscape. To the south, the edges of the village are more in a valley setting and backed by woodland groups and it is considered that further building in this area would unduly urbanise and prejudice the village character.

VILLAGE APPRAISALS



Edgworth and Chapeltown

Edgworth and Chapeltown are two distinct villages, though the gap between them in the Turton Bottoms area narrows to a few hundred yards. The character of both villages is influenced by slopes and the well defined topography. The surrounding landscape on the fringe of the moors is of high quality. The Council has substantially expanded the Green Belt in the North Turton area to ensure consistency with adjoining local authorities.

Edgworth/Turton Bottoms is a long straggling village over a mile in extent north-south. The village has two foci, one at the cross-roads at the north end of the village and secondly at the small cluster of shops and post office halfway down the hill to Turton Bottoms.

Turton Bottoms still retains its essentially 19th century cottage character, though there has been some modern infill housing. Edgworth however has been transformed by modern housing developments and its original village character has been substantially altered.

In Edgworth, the conservation area is confined to the southern half of the village and extends from Turton Bottoms to Brandwood Fold. The village contains relatively few individually listed buildings but has many attractive terraced rows of cottages in local stone.

Much of the village character is enhanced by significant woodland and tree cover; particularly in Turton Bottoms, in the vicinity of the Barlow Institute and at Greenthorne, at the north end of the village. A major area of open space affords excellent views over the Wayoh reservoir and nearby valley and uplands. Traffic conditions through Turton Bottoms can be difficult with steep hills and side turnings but volumes of traffic are modest. The southern edges of both villages are close to the suburban edge of Greater Bolton, about a mile away at Bromley Cross. The highway network is inadequate to deal satisfactorily with substantial increases in traffic and much of it retains the character of a country lane.

The Lancashire Structure Plan defines Edgworth as a Policy 9 Settlement. Policy RA12 of the Local Plan defines acceptable development within Edgworth as development and redevelopment of land wholly within the defined settlement boundary, infill plots and the reuse of existing buildings. Other acceptable development might include affordable housing to meet a recognised local need or that which meets a particular local community or employment need.

Edgworth has seen considerable growth in the recent past and about 280 new houses have been built there since 1965.

The character of **Chapeltown** is that of a small, stone built 19th century village, set in an attractive landscape. The conservation area encompasses the majority of the village which is stone built with a typically Pennine character and contains several listed buildings along the High Street. The spire of St Anne's church is a prominent local landmark.

Substantial new development on the edge of the village would erode the character of the attractive conservation area and make for a more ragged transition between village and country. Issues of the scale and impact on amenity of any new housing

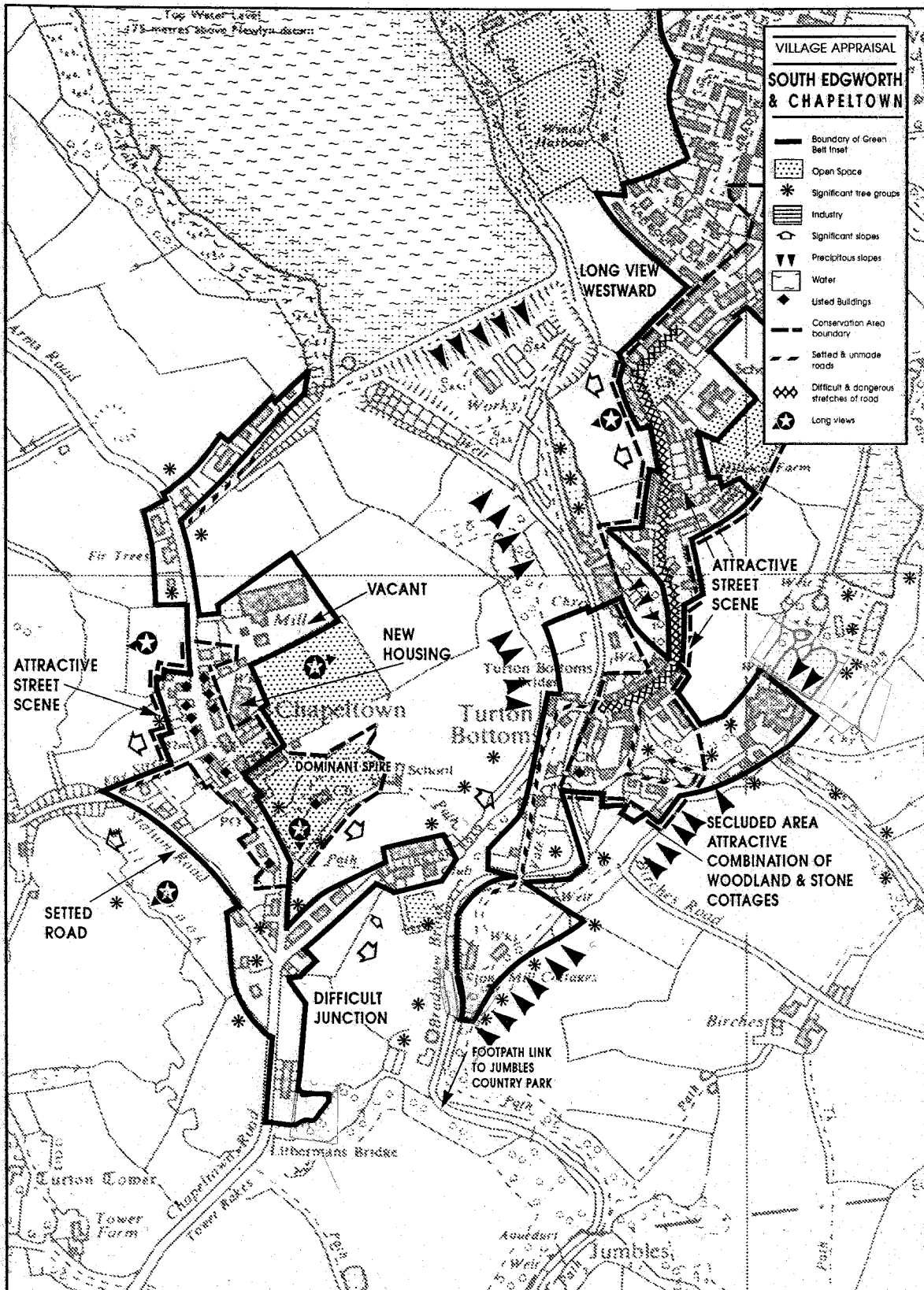
VILLAGE APPRAISALS

in Chapeltown village are very important, as the present character of the village is small scale, homogeneous and coherent.

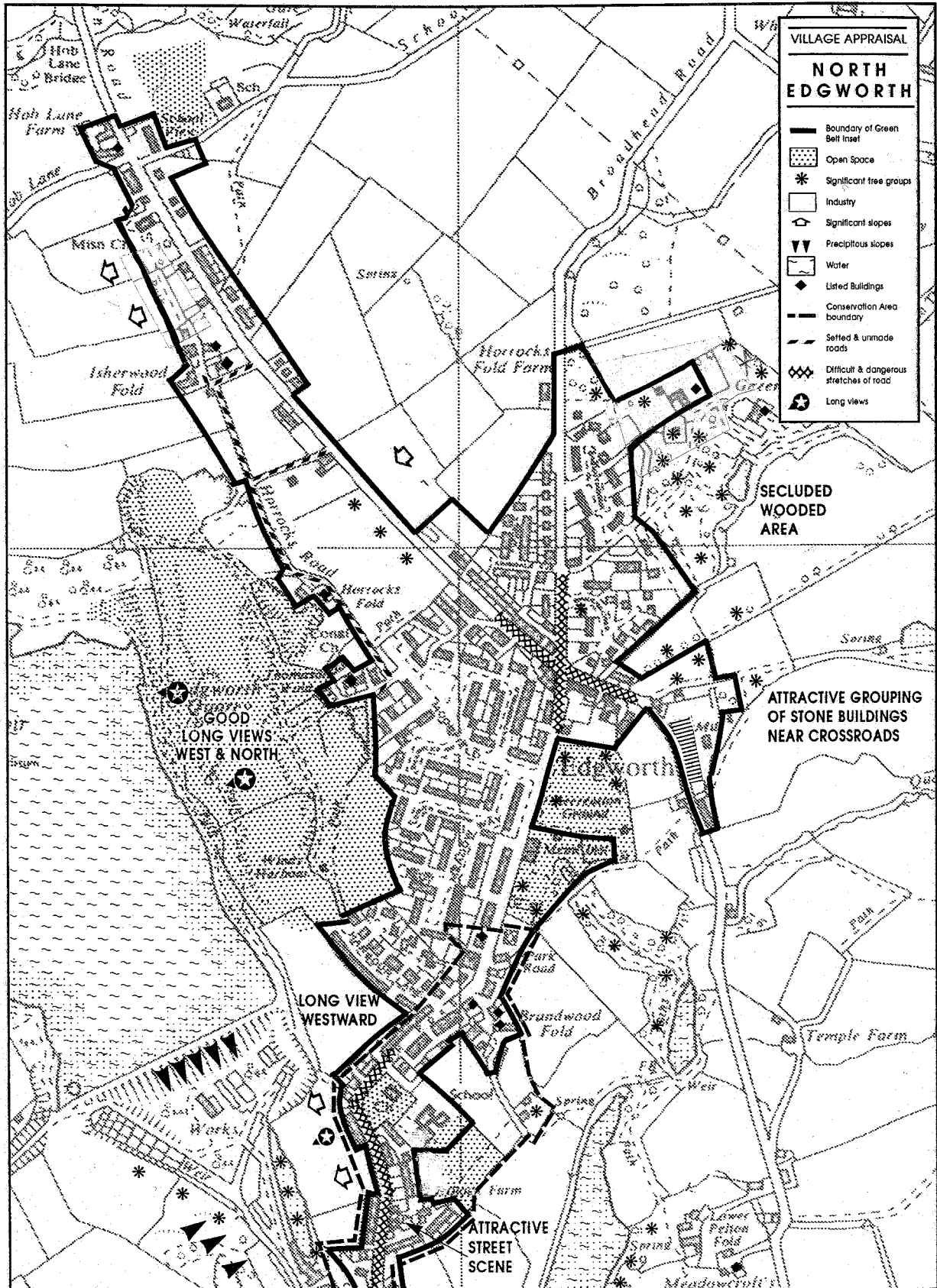
Recent expansion has been less than in Edgworth, 53 dwellings having been built since the mid-1960s out of a total dwelling stock of 158.

The Lancashire Structure Plan defines Chapeltown as an 'inset village' within the Green Belt. In the Local Plan, Policy RA13 limits development within Chapeltown primarily to infill plots and the reuse of existing buildings. Other acceptable development might include affordable housing to meet a recognised local need or that which meets a particular local community or employment need.

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SUPPLEMENTARY PLANNING GUIDANCE

Further information is available from:
Development Control Group ☎ (01254) 585638
Forward Planning and Transportation Group ☎ (01254) 585356



BUILDING CONTROL

- Once you have received Planning Approval you will then need to consider obtaining Building Regulation Approval - Can we help?
- ◆ We are happy to give informal pre-submission advice.
 - ◆ We will deal with your plans quickly.
 - ◆ Our approach is flexible and can be tailored to meet your particular requirements
 - ◆ We will provide a same day inspection service.

For more information telephone (01254) 585747