

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.