

# Abbey Village

Conservation Area Appraisal and Management Proposals



# Conservation Area Appraisals and Management Proposals

## Preface

Readers of are advised that this publication is a supporting document in the Chorley Council Local Development Framework (LDF) and therefore forms part of the evidence base. It is NOT a Supplementary Planning Document (SPD).

This document seeks to define the special interest of St Laurence's Conservation Area and identify the issues that threaten the special qualities of the conservation area. It then provides guidelines to prevent harm and achieve environmental improvements within the area. It will be used to guide future developments to ensure that all alterations respect its character.

## Introduction

Conservation Areas are areas that are considered to have a special architectural or historic interest. It is important to preserve the special character of these areas for the future by imposing building restrictions to protect the appearance of these areas. Historical road layouts, grouping of buildings, street furniture and surfaces all add to the appearance and character of an area. Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council is required to review areas of special character that it thinks are worthy of preservation and designate them as conservation areas.

Within conservation areas the Council has powers to control demolition, extensions and other alterations. In some areas Article 4 Directions are used to control minor alterations that affect the appearance of buildings within the conservation area, such as installation of plastic framed windows and doors, installation of porches, creating hardstandings for cars in front gardens or any other alterations to the external appearance of the building.

Planning Permission or Conservation Area Consent is required for work to be carried out in the conservation area. This includes:

- Demolition of buildings
- Alterations or additions to the roof
- Extensions to the side or rear
- Cladding of any part of the building
- Erection of sheds, summer houses and other external buildings etc.
- Installing satellite antennae facing the street.

The Council also has powers to protect trees in conservation areas. Anyone wishing to undertake any work to a tree in a conservation would need to notify the Council and give at least six weeks' notice before starting any work. This is to ensure that the Trees and Woodlands Officer can decide whether the work is necessary and, whether a tree Preservation Order should protect the tree further.

Any enquiries concerning this document should be addressed to:

**The Conservation Officer**  
**Chorley Council**  
**Civic Offices**  
**Union Street**  
**Chorley**  
**PR7 1AL**

Or visit our web site at [www.chorley.gov.uk](http://www.chorley.gov.uk)

## Foreword

Conservation area designations are an invaluable way of protecting and enhancing our historic environment. Research evidence has shown that people value their historic environment and that its enhancement greatly contributes to their quality of life and economic prosperity. In this document Chorley Council in consultation with other stakeholders and, most importantly, the local community sets out its vision for the conservation area for the next five years. It is aimed at residents, businesses, agents and planners with the intention being to identify what is good and which areas need attention, and to help everyone to work together to enhance our valuable historic environment. I hope you find the contents both informative and stimulating.



**Councillor Peter Malpas**  
**Executive Member for Business**



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# Part 1

## Character Appraisal

### 1 Summary

#### Key characteristics

The appraisal of Abbey Village Conservation area concludes that the special interest of the area derives from the following key characteristics:

- Linear development either side of a focal point, Abbey Mill
- The dominant building materials are elevations faced with local sandstone and grey slate roofs
- Dominance of small, two-storey terraced houses. The smallest ones are the oldest (1840) and are nearest to the mill. Slightly larger ones are younger (1875) and situated on the edge of the village
- Modern development on the northwestern fringe

#### Key issues

The survey highlighted the following issues:

- Unsympathetic alterations using inappropriate materials
- A multitude of satellite dishes on front elevations
- Dominance of vehicles with heavy through traffic and on-street parking
- Unsympathetic modern developments using inappropriate designs and materials.

### 2 Introduction

#### Abbey Village conservation area

Chorley Borough Council originally designated Abbey Village Conservation Area on 10 June 1975.



It is centred on Abbey Mill and the surrounding mill workers houses. Indeed if it were not for the mill, Abbey Village would not exist, or at least not in the form we see today. The settlement follows a linear pattern of development on either side of the busy Bolton Road. All the historic buildings within the village are built from local sandstone with grey slate roofs. Although the mill is no longer the hive of activity that it once was, it is still occupied with a mixture of retail and industrial uses. Today Abbey Village's main role is as a commuter settlement for workers in nearby Bolton, Blackburn, Chorley and beyond.

#### 2.2 The purpose of a conservation area character appraisal

A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to English Heritage advice as set out in Guidance on Conservation Area Appraisals (August 2005) and Guidance on the Management of Conservation Areas (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). Government advice on archaeology, which is relevant to the Abbey Village Conservation Area, is set out in Planning Policy Guidance Note 16: Archaeology (PPG16).

This document therefore seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of Part 1: Character Appraisal);
- Provide guidelines to prevent harm and achieve enhancement (in the form of the Part 2: Management Proposals). These have an important role to play in guiding the form of developments, not just within the conservation area, but also conspicuous from it.



## 2.3 The local and regional planning policy context

This appraisal provides a firm basis on which applications for development within Chorley can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Chorley Council. That framework is set out in a number of documents, including:

- Chorley Local Plan Review 2003:
  - Policy HT7 (Conservation Areas)
  - Policy HT10 (Locally Important Buildings)
- Chorley's emerging Local Development Framework Development Plan Documents:
  - Central Lancashire Core Strategy
  - Site Allocations and Development Management policies
- Householder design Guidance (Supplementary Planning Document)
- Sustainable Development DPD and Supplementary Planning Document

## 2.4 The effects of designation

The designation of conservation areas brings, contrary to popular belief, with it a limited number of additional planning controls over and above those that are found elsewhere:

- Total or substantial DEMOLITION
- Work to TREES (providing trunk diameter is greater than 7.5cm at 1.5m from the ground)
- Extensions to dwellinghouses where they extend the side elevation wall of the dwellinghouse.
- Extensions that are more than one storey in height and that extend beyond the rear wall of the original dwellinghouse
- Cladding the exterior of a dwellinghouse with stone, artificial stone, timber, plastic or tiles.
- Any alterations to the roof of a dwellinghouse resulting in a material alteration to the slope, notably dormer windows.
- Erection of a structure where any part of that structure would be between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.
- Installation, alteration or replacement of a chimney or flue or soil and vent pipe on a dwellinghouse where the chimney, flue, soil and bent pipe faces a highway or is on the

principal or side elevation of the dwellinghouse.

- Installation of satellite antennae on a wall, roof or chimney that faces onto or is visible from a highway or where the building to which it is to be attached is more than 15 metres in height.
- PLANNING APPLICATIONS should demonstrate that the proposals preserve or enhance the special interest of the area.

## 3 Location and Landscape Setting

### 3.1 Location and Activities

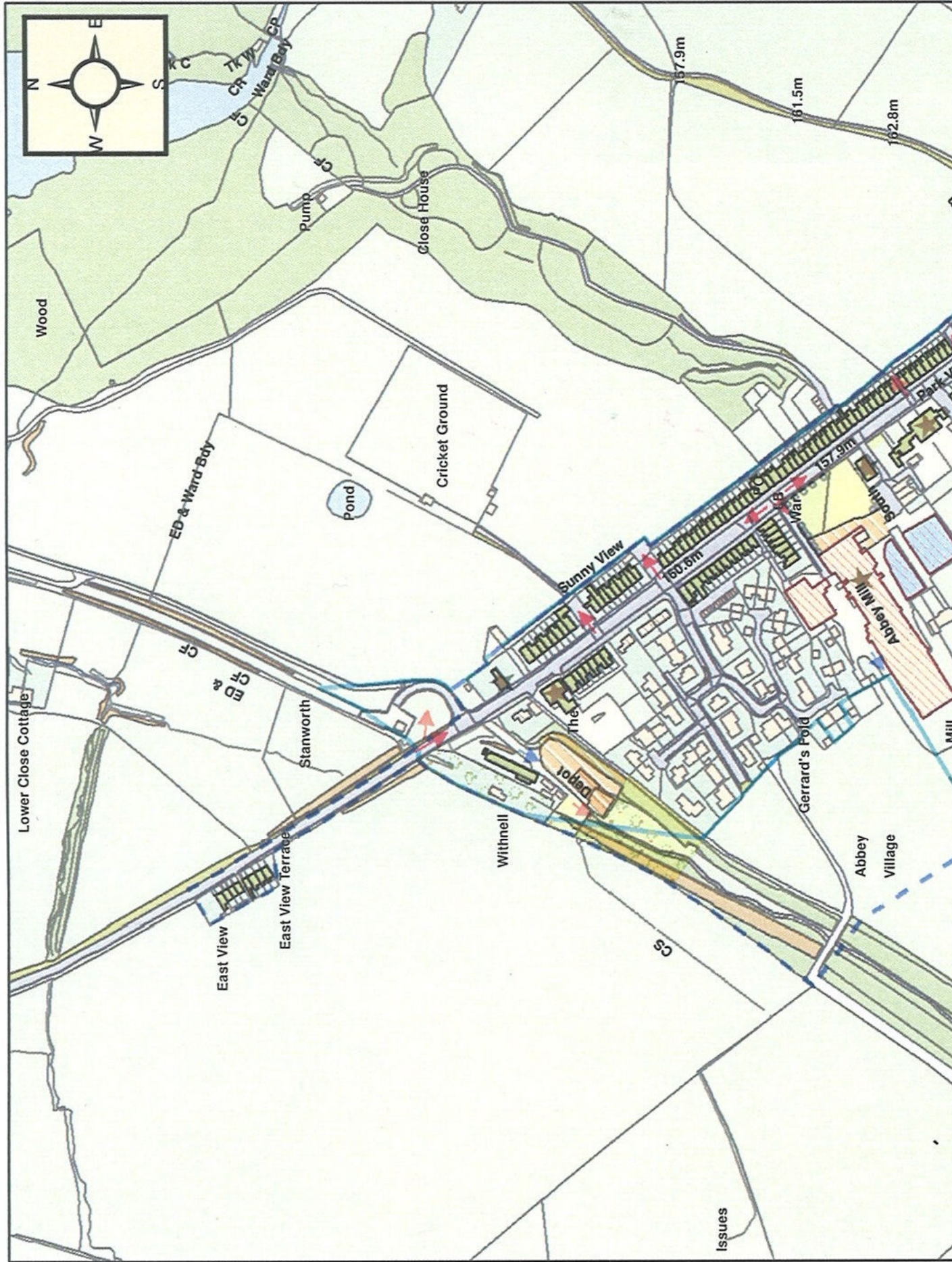
Abbey Village is located in the Pennine foothills to the north east of Chorley, within the parish of Withnell. It consists of a small village focused on Abbey Mill. Employment in the mill is today greatly reduced and the village is largely a dormitory for the surrounding towns and cities.

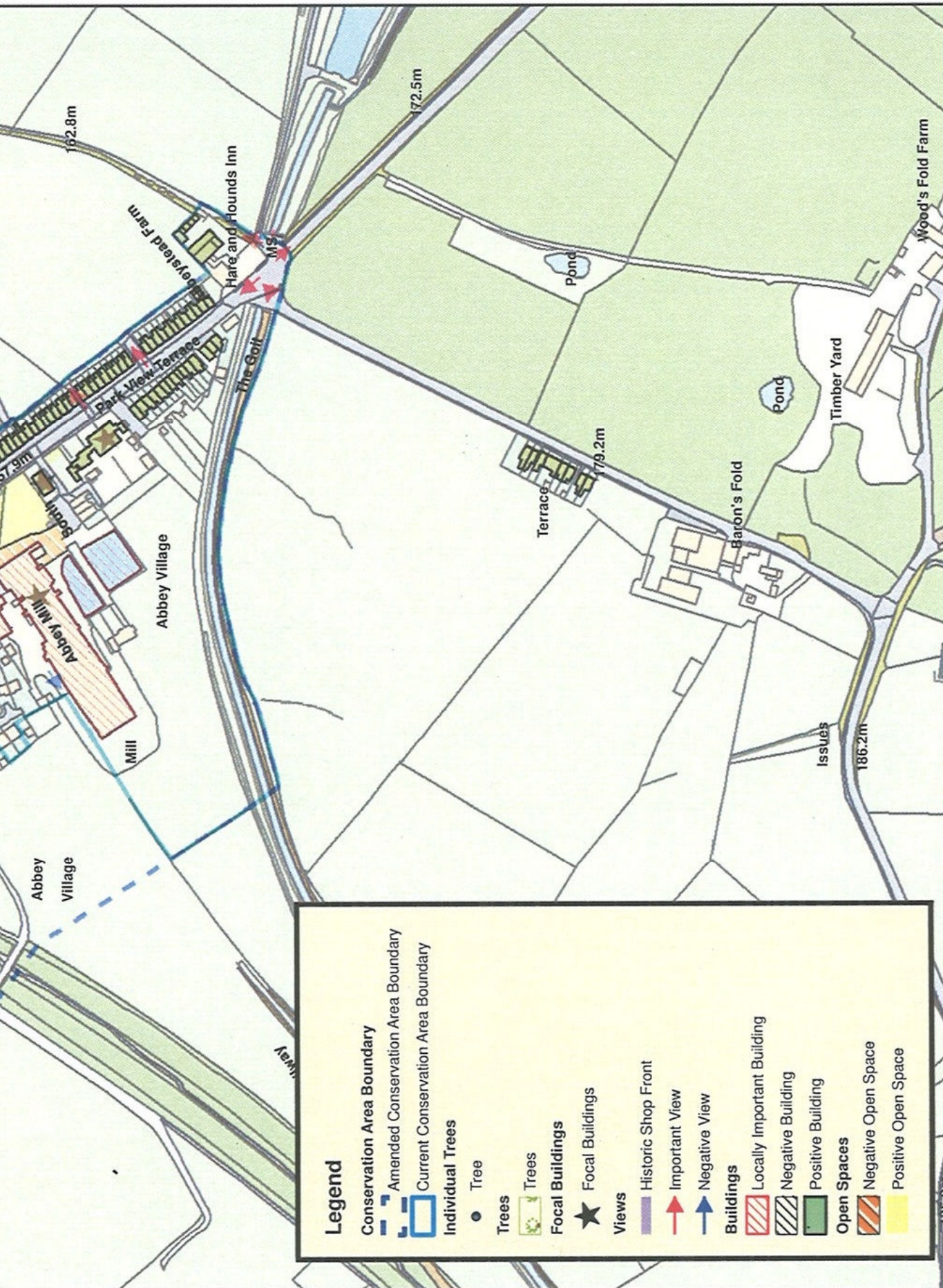
### 3.2 Topography and Geology

The surrounding landscape is varied with the rise to the Pennine moors to the east and the Lancashire Plain to the west. The underlying geology is Triassic Bunter Sandstone, overlaid with Westphalian coal measures. Soils are a mixture of fine textured calcareous with poor drainage qualities, millstone grit, carboniferous sandstones and shales, which without the addition of lime quickly become infertile.



# Abbey Village Conservation Area





**Legend**

- Conservation Area Boundary
- Amended Conservation Area Boundary
- Current Conservation Area Boundary
- Individual Trees
- Tree
- Trees
- Trees
- Focal Buildings
- Focal Buildings
- Views
- Historic Shop Front
- Important View
- Negative View
- Buildings
- Locally Important Building
- Negative Building
- Positive Building
- Open Spaces
- Negative Open Space
- Positive Open Space

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### 3.3 Relationship of the conservation area to its surroundings

Abbey Village sits at the edge of Withnell Moor on the eastern fringe of Chorley Council's administrative area on the border of the Blackburn with Darwen area. The settlement is aligned in a northwest to southeast direction following the main Bolton road, the A675 and lies adjacent to the more ancient area of Roddlesworth.

## 4 Historic development and archaeology

### 4.1 Historic development

The Parish of Withnell was within the 'Hundred of Leyland', in the County 'Palatine' of Lancashire. ('Hundred' and 'Palatine' are historic terms that date to the ancient pre Norman Conquest of 1066 administrative areas of England). The name 'Abbey' relates to Whalley Abbey, the monastic order which was the major landowner in the area until the Reformation. A route from Brinscall Hall to Whalley Abbey passed through the Roddlesworth area close to the site of Abbey Village.

Abbey Village itself has only existed since 1840 when John E Parke constructed the cotton spinning and weaving mill and the mill workers houses. The firm of Parke and Arkwright subsequently operated the mill and John Park & Son followed them. The Parke family were involved in the Methodist movement in the area and were instrumental in founding chapels and schools, including Abbey Village School in 1848. The school building was subsequently rebuilt in 1902.

In the latter part of the 19<sup>th</sup> Century the Lancashire and Yorkshire Railway built a line to connect Chorley directly to Blackburn, joining the Blackburn to Preston line near to Cherry Tree. In fact the line was shown as the 'Cherry Tree Branch' on maps of the period. A station was constructed where the line passed the northern edge of Abbey Village, although curiously it was named Withnell rather than Abbey Village by the railway company.

### 4.2 Archaeology

Planning Policy Guidance Note 16 (PPG16) emphasises the importance of archaeology when considering development proposals. In many instances this translates into a requirement for an archaeological watching brief to be undertaken to document any 'finds' during the development process. Scheduled Monuments are the archaeological equivalent of listed buildings in that they are protected by legislation.

However there are no Scheduled Monuments within the Abbey Village conservation area.

## 5 Spatial analysis

### 5.1 Plan form and layout

The settlement follows the alignment of the A675, Bolton Road in a northwest to southeast direction. All the historic buildings are located either on or close to this road. Newer, 20<sup>th</sup> Century, development is situated on the northwestern edge of the conservation area and bears little relationship in terms of design and layout to the character to the rest of the village. It is comprised of one or two 1930s houses and some later 20<sup>th</sup> Century bungalows, barn conversions and detached houses. Whilst the latter do use stone in their construction, their design is unsympathetic to the conservation area.

### 5.2 Landmarks, focal points and views

The mill is the most prominent landmark, and is placed at the centre of the village. Other focal buildings as identified on the townscape appraisal map include:

- The School
- The Chapel
- The public houses: The Hare and Hounds and The Royal

### 5.3 Open spaces, trees and landscape

Although surrounded by open countryside, the key open space within the conservation area is the children's playground. This is bordered on two sides by attractive, mature deciduous trees.

The Withnell Nature Reserve, is a further area of open space, but is largely outside the conservation area at its most northwestern point, adjacent to the former station building. The station building is now a private residence having been closed, together with the line, under the Beeching axe during the railway rationalisation plan of the early 1960s. It remains an interesting reminder of an earlier age.

There are two areas of negative value adjacent to the positive areas of open space. These include a heavy goods vehicle maintenance depot between the former station and Withnell Nature Reserve, and a series of storage containers in front of the mill, next to the children's playground.



## 5.4 Public realm

The only open area of public realm is the playground, which is attractively furnished with play equipment for younger children. Pavements are finished with a mixture of modern concrete slabs and tarmac, although a small section in the centre of the village on the eastern side includes attractive stone detailing between the highway and the pavement where the difference in levels between the two surfaces is at its greatest. Otherwise no historic paving material remains.

## 6 The buildings of the conservation area

### 6.1 Building types

Building types fall into three distinct groups:

- The Mill buildings
- The Mill workers houses
- Modern buildings (20<sup>th</sup> Century)

All the historic buildings, and some of the modern ones, are constructed of local sandstone with grey slate roofs. In many cases the mill workers houses have been darkened by generations of industrial grime. Some have quite recently been sandblasted to their current pink shade of stone, and look quite incongruous compared to their more honest neighbours. The gritty hardworking character of the place seems more suited to darker buildings and the cleaned ones look over sanitised. Furthermore sandblasting can seriously damage the surface of the stone and can lead to enhanced rates of erosion and damp penetration.

Modern developments, even where they have used stone in their construction, are all quite alien to the character of the conservation area. Detached and semi-detached houses of distinctly modern (1930s to 1980s) design look out of place in an essentially working class, honest and simple village setting. Even those designs that ape rural buildings adjacent to the converted barn in Gerards Fold sit uncomfortably in this industrial setting.

### 6.2 Listed buildings

There are no listed buildings within the Abbey Village conservation area,

### 6.3 Key unlisted buildings

A number of unlisted buildings make a positive contribution to the character of the conservation area. These are identified on the Townscape Appraisal

Map as 'positive buildings'. This follows advice provided in English Heritage guidance on conservation area character appraisals, which stress the importance of identifying and protecting such buildings.

The criteria used for selection of positive buildings are those set out in Appendix 2 of English Heritage's Guidance on Conservation Area Appraisals (2005). Further analysis and consultation will determine whether or not these buildings are added to the 'List of Locally Important Buildings' published by Chorley Council.

The majority of the terraced houses are included as positive buildings because they form the essential character of the village. They have an honest, robust quality, simple in design but well made using local materials. Similarly the mill buildings are shown as 'locally important buildings', which affords them a higher level of importance than positive buildings, but at the same time does not provide them with the same level of protection as listing. The reason for this local designation reflects the significance of these buildings as without them, Abbey Village would not exist.

Where a building has been adversely affected by modern changes and restoration is either impractical or not possible, it is excluded.



Unsympathetic modern development

## 6.4 Building materials and local details

Local sandstone elevations, usually soot blackened, with grey slate roofs are the principle building materials. All of the houses would have originally had timber double-hung sash windows set in reveal, timber front doors and cast iron rainwater goods and drainpipes. Only one window in one house is the original. Modern materials, in many cases uPVC, have replaced all the others. Dry verges are almost universal, the notable exception being the higher status buildings – the chapel and the school – where raised, stone detailed verges with kneelers and finials can be seen. All the buildings have chimneys with plain, simple chimney pots, as all would have originally been heated by coal fires or coke combustion stoves.



Stone window and door surrounds, front garden walls

## 7 The character of the conservation area

The conservation area still has an industrial character akin, albeit on a smaller scale, to many mill towns and pit villages in the industrial North Country. The buildings have an honest simplicity where form follows function, the mill itself included. Most of the houses would originally have been modest two-up two-down dwellings, although virtually every one has subsequently had a rear extension added. The houses at the centre of the village, and therefore closest to the mill, are the smallest, oldest and most simple. Those slightly further out are slightly larger, slightly newer and with slightly more ornamentation. These were probably built for the higher paid of the workforce, the managers and senior foremen.

The village is a compact linear settlement, in most places only one house deep on either side of the arterial Bolton Road.



Stone front garden walls and gate posts, simple railings



'Sash' windows, stone window heads and sills



Local kerb detailing with sets

## PART 2

# MANAGEMENT PROPOSALS

## 8 Introduction

### 8.1 Format of the management proposals

Part 1 of this document, the Character Appraisal, has identified the features of the Abbey Village Conservation Area that contribute to the conservation area's special character and distinctiveness, and that should be conserved and enhanced.

Part 2 of this document, the Management Proposals tackles the negative features and builds upon the positive features identified, to provide a series of Issues and Recommendations for improvement and change.

The structure and scope of this document is based upon the suggested framework published by English Heritage in *Guidance on the Management of Conservation Areas (2005)*. Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in section 10.

## 9 Issues and recommendations

### 9.1 Unsympathetic alterations using inappropriate materials

As previously mentioned modern materials, often in unsympathetic styles, have replaced all except one of the original windows in the mill workers houses. In some cases the stone elevations have been sandblasted so that the previous uniform appearance of the street has now been lost and these bright, over sanitised, buildings stand out from their neighbours.



UPVC Windows, Abrasive stone cleaning

Stone mullions to larger, ground floor windows highlight these as better quality, slightly younger, senior mill foremen's and manager's houses.



## Recommendations:

- **CA4/1:** The Council will consider the possibility of increasing its' planning powers with the introduction of an Article 4(2) Direction to protect buildings from inappropriate alteration.
- **CA4/2:** The Council will investigate funding sources for property owners to help with the reversal of inappropriate alterations to buildings within the Conservation Area.
- **CA4/3:** The Council will undertake an audit of the buildings with a view to securing the retention of traditional features and taking enforcement action against any unauthorised alterations.

## 9.2 A multitude of satellite dishes on front elevations:

A considerable number of properties in the east side of the Conservation Area have satellite dishes attached to the front elevation. This causes considerable visual harm to the appearance of the Conservation Area.



A multitude of satellite dishes

## Recommendations:

- **CA4/4:** The Council will issue guidance to all residents on the sympathetic and appropriate location of satellite dishes for buildings within the Conservation Areas.
- **CA4/5:** Where necessary the Council will seek to exercise the enforcement powers to ensure that satellite dishes are sympathetically relocated.

## 9.2 Outlying historic buildings that still form an integral part of the settlement yet are excluded from the conservation area.



Stanworth and East View Terrace

There are a number of outlying historic buildings such as Stanworth and East View Terrace plus houses on Dole Lane that were constructed at a similar time to some of the buildings in Abbey Village, and in some cases by the same builder. These buildings whilst physically divorced from the centre of the village nevertheless have a close association with it.

### Recommendations:

- **CA4/6:** The Council will consider changes to the conservation area boundary to include where possible those buildings that are part of the character of Abbey Village. These include properties in Stanworth Terrace and at East View Terrace.
- **CA4/7:** Where other buildings are too distant to be included within the conservation area they will be identified as making a positive contribution to its setting. These include properties on Dole Lane.

#### 9.4 Dominance of vehicles with heavy through traffic and on-street parking

There is a near permanent procession of traffic, many of them heavy goods vehicles, passing through Abbey Village heading either to or from the Bolton Direction. There are also a considerable number of parked vehicles adjacent to the highway. As the village was built for the pre-car era it was never designed with motor vehicles in mind, so consequentially there is little or no parking provision for private cars other than adjacent to the highway.

These two factors together cause considerable visual blight, noise and disturbance to both residents and visitors alike, and can also be quite hazardous.



On-street parking problems, excessive highways demarcation

## Recommendations:

- **CA4/7:** The Council will work with stakeholders and residents to seek solutions to mitigate the effect of heavy vehicles and heavy traffic flows through the village.
- **CA4/8:** The Council will work with stakeholders and residents to seek solutions to the issue of parking adjacent to the highway.
- **CA4/9:** The Council will work with the Highways authority to ensure road markings are sympathetic to the Conservation Area status of the village.

## 10 Monitoring review

As recommended by English Heritage this document will be reviewed every five years from the date of its formal adoption. It will be assessed in terms of the emerging Local Development Framework and government policy generally. The review will include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of officers from the Council. This would enable the local community to become more involved with the process and would raise public awareness of the issues, including the problems associated with enforcement.



Unsympathetic red tarmac – is this appropriate for a conservation area?

Ian Heywood  
Conservation Officer  
October 2010.

## Appendices

### Appendix 1

#### Bibliography

The Victoria County History of Lancashire, Vol 6

Lancashire's Architectural Heritage, John Champness, Lancs County Council Planning Dept., 1989, Preston.

The Lancashire Village Book, Lancashire Federation of Women's Institutes, 1990, Newbury.

Lancashire County Record Office: Parke family of Withnell Fold Ref DDX912



## Appendix 2

### Public consultation response report

| Reference Number | Respondents Details   | Comments  | Response/Action  |
|------------------|---|---|--|
| AV001/05/2010    | Brian & Carolyn Duckworth, Close House, Abbey Village, PR6 8BY. | Make distinction between conservation and sterilisation. The mill is now something of an eyesore. More recent development is still part of the community. Suggest extending area to include the cricket field, East View, Stanworth and Edge End and the houses on Dole Lane. Satellite dishes are a fact of modern life. Car Parking on street, whilst unsightly it does help to reduce traffic speed. Traffic, particularly HGVs are a problem – why can't they use the M61 instead – suggest ban on such vehicles as has been done on the A674. The area has become a Police no go area. | Agreed that Conservation is the process of managing change and that the mill needs to evolve and adapt. East View to be included in revised conservation area boundary, however Dole Lane is too far beyond the boundary to be included. These properties could be identified as making a positive contribution to the setting of the Conservation Area. Traffic issues are included in the Management Proposals and discussions will take place with LCC Highways on this and a number of issues. The Cricket Field is a designated play area and the land surrounding the conservation area is 'Green Belt' so are already afforded protection from development. |
| AV002/05/2010    | Local resident  | Extend area to include woodland and fields behind odd numbered houses on Bolton Road. Stop the cutting of trees in this area as well.   | This area is designated as 'Green Belt' so is already protected from development.  |
| AV003/05/2010    | Carole M Snape, 12 Victoria Terrace, Abbey Village, PR6 8DB.    | Extend the area to include Stanworth. Some of the houses were built speculatively by a John Proctor in 1900, i.e. not specifically for mill workers. Additional protection for  | These properties will be included in a revised boundary. Fields surrounding the village are within designated 'Green Belt' so are already protected from development.  |

endangered wild flower species – orchids – would be useful. Traffic and parking is a grave problem – feels like living in a car park at times. The footpath between Abbey Village and Withnell is in a poor state, no longer maintained in a usable condition. A pond near the cricket field is in very poor condition.

Issues of parking and traffic are addressed in the Management Proposals and will be pursued with the highway authority, LCC.

AV004/05/2010 Mrs Fifer, Withnell Station, Abbey Village, PR6 8DA.

The buildings behind the Hare and Hounds are worthy of protection and should be marked as positive buildings on the appraisal map. Gerards Fold is actually the oldest part of the village and predates the mill. Parking for residents is a problem in the village in general. Could the church/school yards be considered for residents parking in the evening/weekends? The conservation area boundary should be extended to include the former railway line 'service bridge'. The newly erected brown sign for the Withnell Nature reserve is far too large and virtually blocks the pavement. Why could both signs be mounted on the same poles located on the south bound side of Bolton Road? There are problems of drainage for surface water from the new nature reserve such that the garden area regularly floods. The adjacent house, known as Bridgend is in a vacant and increasingly dilapidated state, prone to vandalism, overgrown trees and accumulated refuse.

The appraisal map will be altered to suit these suggestions and the boundary is to be extended. Issues of traffic and parking are included in the Management Proposals and will be pursued with the highway authority, LCC. Signage issues are a general issue for all areas and will be also discussed with the highway authority. 'Bridgend' will be marked as a negative property.

|               |                |  |   |
|---------------|----------------|--|---|
| AV005/05/2010 | Local resident | Expand the boundary to include some of the surrounding fields to protect the area from future development.   | Whilst some extension of the boundary will be included the surrounding fields are already designated as 'Green Belt   |
| AV006/05/2010 | Local resident | Check roof material on a property in Garden Street – original slates replaced by sheet asbestos. Gerards Fold is the oldest part of the village – although all the original buildings were demolished the present ones are built on the original footprints of nos. 1, 2, 3, 4 & 7 and used at least some of the original materials – keep these buildings.  | Enforcement issues will be progressed where appropriate. Changes to the boundary will be addressed.   |
| AV007/05/2010 | Local resident | Speeding traffic is a <u>big</u> problem.  | To be included in discussions with LCC.   |
| AV008/05/2010 | Local resident | Extend the boundary to include Stanworth. Look into traffic reduction and/or traffic calming.  | The boundary will be amended to include these properties. Traffic issues to be addressed.   |
| AV009/05/2010 | Local resident | Increase the boundary to include reservoirs and outlying farms. Use a less obtrusive sign for Withnell nature reserve. Instigate an individual house by house assessment of how each house breaks conservation area rules and advice on fixing. A lot of these are housing association houses so the Council could work with them in future, advising on replacement windows, paint, exteriors etc. At least one house has been sandblasted within the last seven years. | Outlying areas are already protected by virtue of being designated 'Green Belt', although some amendment of the boundary is being incorporated. Enforcement issues with owners will be addressed accordingly. |
| AV010/05/2010 | Local resident | Extend boundary to include Edge End Terrace and East View Terrace. Bridgend House should be marked as negative. Problems with HGV traffic through the village. Additional traffic calming measures are   | The appraisal map is to be amended accordingly.   |



|               |  |   |   |
|---------------|--|---|---|
| AV011/05/2010 | Local resident   | <p>required. The mill needs development.</p> <p>Traffic management is a problem – slow the trucks down. Could the dip in the road on Dole Lane be levelled to make it safe? At present you are forced to pull over to the wrong side of the road due to parked cars but cannot see what is coming until the very last minute whilst the road appears to be clear.</p> | <p>Highways issues will be progressed with the highway authority, LCC.</p>  |
| AV012/05/2010 | <p>Mrs SM Driver, 1<br/>Park View Terrace,<br/>Abbey Village, PR6<br/>8DR.</p> | <p>To include the properties up to and including Stanworth and Edge End Terraces which are in Abbey Village and in keeping with the other properties in the Conservation area. The agricultural land to the southeast of Abbeystead Farm contains a large patch of Marsh Orchids, which is spreading and should be preserved.</p>                                     | <p>The boundary will be amended accordingly.</p>  |
| AV013/05/2010 | Local resident   | <p>Agree with the appraisal plans.</p>  |   |
| AV014/05/2010 | Local resident   | <p>Change the boundary to leave out the modern estate.</p>  | <p>It is not possible to leave out these properties as they are in the centre of the conservation areas revised boundary. Are they not part of the history too?</p> |
| AV015/05/2010 | Local resident   | <p>Extend the boundary beyond the rear of the odd numbered properties on Bolton Road i.e. beyond the Post Office etc). Address the issue of traffic in a more robust way.</p>   | <p>This area is already protected from development as it is designated 'Green Belt'.</p>  |
| AV016/05/2010 | Local resident   | <p>Agree with the appraisal.</p>  |   |



The former Withnell railway station in Abbey Village, a private house since being bought directly from British Rail in the 1960s



The former railway track-bed has recently been transformed into the Withnell Nature Reserve



Possibly the only surviving original timber sash window in Abbey Village?



Open countryside surrounding Abbey Village

We can provide this form in larger print or translated into your own language. Please phone **01257 515410**

અમે આ માહિતી મોટી છપાઈ, સાંભળવાની ટેપ, અને તમારી પોતાની ભાષામાં પૂરી પાડી શકીએ છીએ. મહેરબાની કરીને 01257 515822 ઉપર ટેલિફોન કરો.

ہم یہ معلومات بڑے حروف میں، آڈیو ٹیپ پر، یا آپکی اپنی زبان میں مہیا کر سکتے ہیں۔ برائے مہربانی 01257 515823 پر ٹیلیفون کریں۔

