



**Green Hill, Wigan
Conservation Area Appraisal**

**Consultation Statement
29 March 2007**

Environmental Services Department

Green Hill, Wigan Conservation Area Appraisal

Consultation Statement, 29 March 2007

- 1 The preparation of the Conservation Area Appraisal was the subject of targeted consultation with the local community and key stakeholders. This consultees list included all residential occupiers in the proposed area and a list of other organisations with a potential interest in the area.
- 2 The first stage involved a formal public participation process, which commenced on 4 December 2006 and finished on 15 January 2007. A letter (copy attached at Appendix 1) was sent on 4 December 2006 to the list of consultees. In addition, internal Council departments, Ward Councillors and Cabinet portfolio holders were also consulted. The letter set out the background to the proposed draft Conservation Area Appraisal, explained the availability of the document and enclosed copy of the report and a comments form was provided. It sought comment on: the description and assessment of the individual character areas, the conclusions and issues raised and requested suggestions for improvement.
- 3 During the public participation period printed copies of the draft Conservation Area Appraisal report, including comments forms, were placed on deposit in Wigan library and at the Planning and Regeneration Department's offices at Civic Buildings, Wigan. Copies were provided to anyone who requested them.
- 4 The draft Conservation Area Appraisal and comments form could also be viewed on the Council's website at www.wigan.gov.uk/pub/planning and representations submitted.
- 5 The document has promoted by way of a public notice which appeared in the Wigan Observer dated Tuesday 12 December 2006. It was also promoted through a press release published on 15 December 2006, the contents of which appeared in an article in the Wigan Observer dated Tuesday 19 December 2006.
- 6 An information session was held at Trinity Reformed Church, Wigan Lane on 10 January 2007, from 3.00 to 7.00 p.m. This was attended by approximately forty residents.
- 7 The document was considered by the Heritage Network at their meeting on 18 December 2006.
- 8 Twenty four responses had been received by the 'deadline'. The comments received are summarised, together with the Council's response, in the table attached at Appendix 3. As a result of the comments received from the responses and the information session a number of amendments were proposed to the document. In particular there were views that additional properties should be included within the boundary of the proposed Conservation Area.
- 9 A second stage public participation was therefore held to ensure that the additional residential occupiers directly affected by a proposal to extend the area were consulted. A letter (copy attached at Appendix 2) was sent on 14 February 2007 to this list of additional consultees. The letter set out the background to the proposed draft Conservation Area Appraisal, explained the availability of the document and enclosed copy of the revised report and a comments form was provided. It sought comment on: the description and assessment of the

individual character areas, the conclusions and issues raised and requested suggestions for improvement. No responses had been received by the 'deadline'.

- 10 The final Conservation Area Appraisal will be reported for adoption to:
- Cabinet, on 29 March 2007
 - Planning Committee, on 3 April 2007

First letter

To address list
Occupiers of properties in proposed
Green Hill Conservation Area

Our reference: PR/FP/JK/JB/32.100J
Your reference:
Please ask for: Jason Kennedy
Extension: 4254
Direct line: 01942 404254
Date: 7 December 2006

Dear Sir or Madam

Proposed Green Hill Conservation Area Appraisal

You may be aware that Wigan Council has engaged a Conservation Consultant to carry out an appraisal of the proposed Green Hill Conservation Area. Your property is located within this area.

The draft report has now been completed and a copy is attached for your information. The report can be made available on request in alternative formats, such as large print, braille or other languages and, it will also be accessible on the Council's web site. It will also be available for viewing at Wigan Library and in the Planning and Regeneration office at the address above.

There will be a period of public consultation during December and January, which will also involve discussions with the Township Forum and a number of organisations. We also intend to hold an information session at Trinity Reformed Church, Wigan Lane on 10 January 2007, from 3.00 to 7.00 p.m. Comments received from the public consultation will inform the final version of the Appraisal, which will be reported to Planning Committee and Cabinet. If you have any comments on the draft report please let me have them by **Monday 15 January 2007**. These should be submitted on the comments sheet or in writing.

Yours sincerely

Jason Kennedy
Conservation and Design Officer

Second letter

To address list
Occupiers of properties in proposed
Green Hill Conservation Area extension

Our reference: PR/FP/JK/JB/32.100J
Your reference:
Please ask for: Jason Kennedy
Extension: 4254
Direct line: 01942 404254
Date: 14 February 2007

Dear Sir or Madam

Proposed Green Hill Conservation Area Appraisal

You may be aware that Wigan Council has engaged a Conservation Consultant to carry out an appraisal of the proposed Green Hill Conservation Area. The draft report was sent out in December 2006 and public consultation took place on 10 January 2007. Following consultation on the initial report, the boundaries have been extended to include those properties within Ludovic Crescent and Brock Mill Lane.

The revised report has now been completed and a copy is attached for your information. The report can be made available on request in alternative formats, such as large print, braille or other languages and, it is also be accessible on the Council's web site (www.wiganmbc.gov.uk). It will also be available for viewing at Wigan Library and in the Planning and Regeneration office at the address above.

If you have any comments regarding the revised Green Hill Conservation Area please let me have them in writing by **Thursday 1 March 2007**. Please find enclosed a comments form.

Yours faithfully

Jason Kennedy
Conservation and Design Officer

Green Hill Conservation Area Appraisal

Summary of comments received at the formal public participation stage and Wigan Council's response

Name of Consultee	Summary of comments	Proposed response and action to be taken
Barrett SG	There are no architectural or historical facets in the area and the 1930s semi detached houses do not warrant conservation status	The Conservation Area report justifies the architectural quality of the area. No action taken.
Boon M & D	<p>No's 346 & 348 should be included in the boundaries of the Conservation Area.</p> <p>Thornhill should be considered as a separate area.</p> <p>The report is a fair appraisal of Greenhill but not of Thornhill.</p> <p>The report sets a precedent for including a modern apartment block in a Conservation Area.</p> <p>Further demolition and estate redevelopment on the opposite side of the Lane is inconsistent with their house being included in a Conservation Area.</p>	<p>Comments noted and taken into account and revised boundary reflects concern.</p> <p>It is not practical to designate a Thornhill Conservation Area.</p>
Rowlands G	<p>The appraisal does not provide a balanced assessment of the special qualities and distinctiveness of the proposed Conservation Area.</p> <p>It does not give sufficient weight to negative features in the area.</p> <p>The area does not justify designation as a Conservation Area</p>	<p>The Conservation Area appraisal provides for a full and balanced account of the area proposed within the boundary. In particular the qualities that justify a Conservation Area are fully identified and examined. No action taken.</p>
Hough C	Houses between Cherry Gardens, Woodfield	Properties within Brock Mill have been included

Name of Consultee	Summary of comments	Proposed response and action to be taken
	School and Brock Mill should be included. Overall, agrees with the points made in the draft, but stresses the importance of the history of the area and not just the buildings.	in revised boundary. Properties between Cherry gardens and Woodfield school are to be included within a proposed extension of Wigan Lane Conservation Area
Flatley P	The Conservation Area will benefit generations to come. Boundaries should be extended to Cherry Gardens.	Noted
Unsworth D	The Conservation Area is appropriate as the area needs to be protected and preserved.	Noted
Unsworth P	Supports the Conservation Area.	Noted
Atty SM	In full support of the Conservation Area.	Noted
Taylor J Wigan Borough Heritage Network	All concerned stakeholders should come together and work in partnership to preserve and protect the proposed Conservation Area.	Noted
Benfold GW	Supports the Conservation Area	Noted
Bates EB	In support of the Conservation Area	Noted
Parkinson J	Supports the Conservation Area	Noted
Jones C	Objects to proposed listing of their property (278) The Conservation Area boundary should extend to the Boars Head railway	Conservation Area status does not provide for property listing. Area beyond Conservation Area proposed boundary does not extend to include Boars head which does not contain significant character for inclusion. No action taken.

Name of Consultee	Summary of comments	Proposed response and action to be taken
Hough J	More detailed history should be included. Boundaries should extend to Broomhey and Cherry Gardens	Properties within Brock Mill have been included in revised boundary. Properties between Cherry gardens and Woodfield school are to be included within a proposed extension of Wigan Lane Conservation Area.
Taylor P Wigan Civic Trust	Enlarge the boundary of the Conservation Area.	Noted and actioned in response to boundary change and revised Conservation Area report outlines revised boundary.
Hayes A	Conservation of trees is important. Boundaries should be extended to include Brock Mill and Broomhey.	As above
Yates K	Assessment of the buildings and features is good.	Noted
Julien Mr & Mrs	It is important to preserve the large family houses and large gardens	Noted
Jackson I	What are the individual responsibilities of owners of the dwellings? The appraisal does not provide evidence of why it is worthy of Conservation Area status. 346 & 348 should be included to act as a natural boundary. Does not wish his property to be included in the Conservation Area unless the boundaries are altered.	Conservation Area appraisal addresses these issues, no action taken.

Name of Consultee	Summary of comments	Proposed response and action to be taken
Boon ME	<p>Of the opinion that people should have been made aware that the council was considering designating the Conservation Area.</p> <p>Thornhill properties should not be included in the Greenhill Conservation Area.</p> <p>No 375 (bungalow) was built in 1987 not 1931-1939 as the report suggests.</p> <p>Both sides of the road should be included in the Conservation Area or none at all.</p> <p>The Conservation Area is too late for Thornhill as there has been too much development.</p> <p>Thornhill has little to contribute to a Conservation Area.</p>	<p>Noted and actioned as a result revised report has covered the issues raised. Consultation procedures are set out in the consultation statement.</p>
Milner E	<p>Proposal is well intentioned for the Greenhill area, but properties in Thornhill should be excluded.</p> <p>The northern boundary of the Conservation Area should be redrawn to the parkland next to 377 Wigan Lane.</p>	<p>Not practical to distinguish between Green Hill & Thorn Hill. No action taken.</p>
Miller DL	<p>Objects to property being included in a Conservation Area</p>	<p>Noted</p>
Prest RB	<p>There is little group/architectural style cohesion within the proposed Conservation Area.</p> <p>The stature and character of many individual properties has been devalued by later C20th back-land development on the West side of Wigan Road south of Walter Scott Avenue.</p> <p>Many properties have suffered inappropriate</p>	<p>Conservation Area designation is not necessarily about preserving one particular architectural style. The proposed Conservation Area is characterised by its architectural history, house scale, and adherence to a common building line to name but a few.</p> <p>Conservation Area proposed is a result of</p>

Name of Consultee	Summary of comments	Proposed response and action to be taken
	<p>adaptations and alterations. Lack of particular era or architectural style of property, therefore the case of designating the Conservation Area has not been proven.</p>	<p>inappropriate development which has not led to an overall enhancement of the area and has put the further erosion of the areas character at risk.</p>
Dey NC & P	<p>The character of the area should remain as houses and green areas. Too many flats have been developed. Footpaths should be renovated.</p>	<p>Noted. Conservation Area will provide protection and improvement.</p>