

Appendix E: Group 2B Conservation Area Reviews (Emberton, Ravenstone, Sherington, Weston Underwood) – Consultation Response Schedule.

Emberton

Name	Comments	LPA Response and Comment	Changes to Text	Changes to Maps
<p>Graham & Judy Crocker (Residents)</p>	<p>Having reviewed the documentation I believe insufficient consideration has been given to;</p> <p>a) the role of tree lined boundaries that, containing mature trees, serve to frame views of the historic form of the village and provide a context to the buildings of architectural and historic interest.</p> <p>1.By removing several properties along the north side of West Lane from within the spatial area, a large number of mature trees forming the boundary to The Paddocks and those within the frontages along West Lane will be outside of the Conservation Area. These mature trees frame an important view of the Rectory and West Lane House (both listed buildings) as viewed towards the north east from the top of West Lane.</p> <p>2.The mature trees in the open frontages to these properties in West Lane are important in framing the view up West Lane, towards the west, culminating in the visual enclosure provided by the old farm barns at the top of the rise, now called Bolton’s House and Home Farm Court.</p>	<p>Agree.</p> <p>Attended site (15/2/24).</p>	<p>No changes to text required.</p>	<p>Boundary along north side of West Lane adjusted so that the front gardens, but not the houses, are included.</p>
	<p>b) the role of tree line boundaries that follow the line of historic boundaries.</p> <p>The trees along the historic boundary of the Old Rectory, now within the curtilage of Holcome House are an important visual feature and backdrop to the village as viewed from the church linking as they do to those in the listed Manor House and The Old Rectory. The proposal takes this remnant copse,</p>	<p>Partly Agree.</p> <p>The trees are of merit but not the focal point of views or of particular quality to have specific comment. Some are retained in the conservation area.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>

	<p>containing important mature trees out of the Conservation Area. In addition, these trees frame the view of the Old Rectory from Olney Road.</p> <p>Such lines of trees help to protect the rural character of the village and reinforces its local identity. Excluding these areas from the Conservation Area offers a risk that in future such important features can be damaged or removed without any consideration as to the impact of such actions on the historic and architectural character of the village. (Leaving aside any environmental detriment!)</p>			
	<p>c) The role of green open space that complements areas of historic importance. The green open frontages to the modern properties along the north side of West Lane are important in complimenting the open space opposite within the churchyard and the paddock beyond, providing a context for and framing the view of the barns to the west. The open space also reinforces the rural appearance of this part of the village, reinforcing the context of farms and barns often located historically on the edge of the village.</p>	<p>Partly Agree.</p> <p>Boundary along north side of West Lane adjusted so that the front gardens, but not the houses, are included.</p>	<p>No changes to text required.</p>	<p>Boundary along north side of West Lane adjusted so that the front gardens, but not the houses, are included.</p>
	<p>d) Consistency of application of decision making in determining the boundaries of the Conservation Area.</p>	<p>Disagree.</p> <p>Consistency has been shown in determining conservation area boundaries through application of the provisions of S69 of the Planning (Listed Buildings and Conservation Areas Act) 1990.</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>
	<p>It appears illogical to include the contemporary refurbished bungalow/house on the south side of the High Street at the entrance to the village from the A509, leaving aside its historic boundary wall, when the older stone built properties in West Farm Way off West Lane have been excluded. Arguably the latter properties have group value when seen against the adjoining historic properties, unlike the modern house/former bungalow.</p>	<p>Noted.</p> <p>The conservation area boundary at the east end of High St follows the line of a good stone wall that forms a strong 'on the ground' feature to define the conservation area.</p>	<p>No changes to text required.</p>	<p>Included as significant wall on the map.</p>

	<p>The medium height brick wall with historic half round brick copings at the entrance to Church farm, opposite the terrace of cottages in West Lane is within the Conservation Area but the lower brick wall the other side of the Church Farm entrance, also with half round brick copings and having equal character, is not.</p> <p>I ask that the above points are taken into account when preparing the final version of the new Conservation Area Appraisal to ensure that the boundary of the Area fully respects the comments made in the Statement of Special Interest (p9) concerning the importance of framework trees to the special qualities of the village.</p>	<p>Partly Agree.</p> <p>The wall being queried is a few courses lower than the one inside the conservation area so lacks the same degree of presence.</p> <p>A short east section of this wall already lies within the conservation area.</p>	<p>No changes to text required.</p>	<p>Map changed to show the brick wall referred to as making a positive contribution adjacent to and partly with the conservation area but no variation to the boundary necessary.</p>
<p>George Proud (Resident)</p>	<p>The proposal advises that ".....where possible properties and associated land should be wholly within or entirely outside to avoid mixed constraints....."</p> <p>However, in attempting to avoid mixed constraints, the proposal does the very opposite.</p> <p>Considering properties on West Lane, Hartoft to Church House, Completed development constructed within the constraints of the current Conservation Area boundaries will be in conflict with future development approved with differing constraints.</p> <p>Also, as stated, Conservation Areas preserve the character and appearance of villages. The properties above are upwards of 70 years old, one or two may be a lot older, and whilst they may not be "historic" they nevertheless establish a character of their own and may be considered to enhance the village.</p>	<p>Disagree.</p> <p>The duty is to preserve or enhance the conservation area or, under the current provisions of S206 of the NPPF, its setting. The houses identified are of a contemporary suburban character at variance to the older, more distinctive, stone built properties that establish the historic character of the village and which the Local Planning Authority (LPA) is seeking to protect. Whilst it is desirable to include or exclude whole plots it is not always possible to do so. The dwellings on the north side of Church Lane will remain in the setting of the conservation area and new development requiring planning permission will still be assessed in terms of possible impact in that regard.</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>

	In conclusion, it is argued that Conservation Areas, where possible, should never be reduced if the character of an area is to be retained.			
Lavinia, David & Diane Soul (Residents)	<p>In general, we welcome the plan to keep the existing situation in Emberton regarding there being no Article 4 direction.</p> <p>We wish to focus our response, however, specifically on the inclusion within the proposed conservation area of “all of the garden plot to The Mounts”, West Lane, Emberton, as described on page 12 (and shown on the diagrams on pages 13 and 14) of the consultation document.</p> <p>We appreciate the ambition that “Wherever possible, properties and associated land or gardens are placed wholly within the boundary or entirely outside to avoid mixed constraints under a single ownership.” (page 12). However, residents at The Mounts have lived without issue with the existing situation since the introduction of the conservation area several decades ago. The area at the back of The Mounts that falls within the current conservation area was the original rear garden to The Mounts properties. The remaining part of the grounds at the back of The Mounts – currently outside the conservation area boundary but proposed to be added in – only took on a use as garden by the present owner of The Mounts. It now provides a natural segue between the original rear garden into the open agricultural fields beyond. We would therefore like to request that the conservation area boundary as it relates to The Mounts is left unchanged from the current position.</p> <p>To further support our request, we would like to make the following observations:</p> <p>(a) The Mounts House gardens are at the rear of the property and are private. They are not open to or visible clearly from</p>	<p>Agree.</p> <p>The private garden does not contribute to the special interest of the conservation area. Area removed from conservation area amendment</p>	No changes to text required.	Boundary altered back to previous line.

	<p>any highway or public area and they contain none of the village's principal features. Therefore, having it all in the conservation area does not protect any public view and brings no benefit to the general public.</p> <p>(b) The planting in the part of the garden under consideration is not in any way special. We note the inclusion on the map on page 14 of the boundary planting as "significant trees and woodland", which we would argue is not the case. Before the present owner of The Mounts moved in, this part of the garden was all grass, save for a single crab-apple tree. There is no historical aspect to the land layout or its features. The trees now established in this part were either planted by the present owner (in the case of the maple trees, limes and cedar) or are fast-growing self-sets (sycamore, ash and hazel trees) and it is the self-set trees that lie on the boundary marked as "significant".</p> <p>(c) We are currently undertaking a multi-year programme of trimming and pollarding of the trees to manage their size and ensure their continued health and can do this at present without incurring the significant extra cost and paperwork involved in requiring any additional permissions that would come from them being within a conservation area.</p> <p>(d) The garden borders an open field and the next door walled garden (attached to West Farm House) is already within the existing conservation area boundaries. So, extending the boundary at The Mounts makes no difference to any other neighbouring areas or properties.</p> <p>(e) The only people who enjoy the views across the garden and into the open fields beyond are the residents of The Mounts and Sperrin Byre. No view from any other properties are impacted.</p>			
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	In summary, extending the conservation area boundary to include the whole of the Mounts' rear garden within the new conservation area adds extra cost and inconvenience to those who own and manage the land, and offers no benefit to the residents, the community or the borough. We would kindly request that the boundary is left as-is at The Mounts.			
Melanie Duncan (Resident)	<p>I agree with the response to the Conservation Area Review submitted by Emberton Parish Council.</p> <p>I am emailing to emphasise that Emberton has a strong village life and community spirit. It should not be portrayed as lifeless by your draft statement. There is plenty going on, as you will see from the attached photos, which include one of the regular pantomime and also the Church service held at All Saints earlier this year in support of Ukraine, filmed by the BBC.</p> <p>[Multiple images were attached as part of this response demonstrating activities that take place in the village. They include:</p> <ul style="list-style-type: none"> - Emberton Walking Football and Emberton Fete - Olney Town Colts Under 13 Girls Football Opportunities - Acorn Early Years Foundation new Nature Kindergarten - Emberton Speed watch - Pumpkin Picking at Stonepit Vineyard - Bingo at the Bell & Bear - Emberton Country Park Bat Walk - Various church and pub events] 	<p>Partly Agree</p> <p>Changes have been made to the text.</p> <p>However, during the weekday when visits took place the village was very quiet and little in the way of local facilities.</p> <p>Paragraph 5 page 4 now reads as</p> <p>“Local employment is still present, but home working and the draw of the new city means that the village is peaceful during the day, and there are with no shops or commercial services still regularly operating. However, there is a strong village community, and frequent sports and social events which bring the village together. The Bell and Bear Public House and All Saints Church act as social hubs for Emberton.”</p>	Text amended.	No changes to maps required.
Karen Goss (On behalf of Emberton)	<p>Historical Development</p> <p>As a general comment, the paragraphs on Historical Development jump around in time, rather than appearing chronologically. Please can these paragraphs be re-ordered and amended to read more fluently.</p>	<p>Partly Agree</p> <p>Preference for chronological timeframe in historical development.</p> <p>Historical development is understandable,</p>	No changes to text required.	No changes to maps required.

Parish Council)	<p>Para 2, p3</p> <p>The second paragraph does not read grammatically. Please can it be replaced with the following:</p> <p>“Emberton’s name derives from Old English meaning Eanbeorht’s Farm. The village was referred to as Ambretone in the Domesday Book of 1086. By 1227 it was called Emberdestone in manorial records, and by the fourteenth century it was Embirtone.”</p>	<p>Agree.</p> <p>The paragraph has been altered to the following:</p> <p>“Emberton’s name derives from Old English meaning Eanbeorht’s Farm. The village was referred to as Ambretone in the Domesday Book of 1086. By 1227 it was called Emberdestone in manorial records, and by the fourteenth century it was Embirtone.”</p>	Text amended.	No changes to maps required.
	<p>Para 3, p3</p> <p>The third paragraph is misleading in its historical detail. As can be seen from Map 9 on page 196 of AC Chibnall’s “Beyond Sherington”, the current day Petsoe End is located within the historic village of Emberton. This third paragraph could accordingly be replaced with “The parish was formed of three villages or hamlets annexed together in 1650 for ecclesiastical purposes. The other two settlements were Petsoe and Ekeney to the east of the parish, but these have declined to a scattering of dwellings, together with the archaeological remains of Petsoe manor house and the Ancient Monument site of St Martin’s Chapel, Ekeney. The existing hamlet of Petsoe End, with its ancient spring, a heritage asset known as Mary’s Well, originally formed part of Emberton.”</p> <p>The parish of Emberton is bounded to the west by the River Great Ouse, crossed to the north of the parish by the ancient monument Grade II listed 18th Century Olney Bridge.”</p>	<p>Agree.</p> <p>Paragraph 3 (& 4) of page 3 now reads as the following:</p> <p>“The parish was formed of three villages or hamlets annexed together in 1650 for ecclesiastical purposes. The other two settlements were Petsoe and Ekeney to the east of the parish, but these have declined to a scattering of dwellings, together with the archaeological remains of Petsoe manor house and the Ancient Monument site of St Martin’s Chapel, Ekeney. The existing hamlet of Petsoe End, with its ancient spring, a heritage asset known as Mary’s Well, originally formed part of Emberton.</p> <p>The parish of Emberton is bounded to the west by the River Great Ouse, crossed to the north of the parish by the ancient monument and Grade II listed 18th Century Olney Bridge.”</p>	Text amended.	No changes to maps required.

		All references to the "Ouse" have now been corrected to the "Great Ouse".		
Para 4, p3	A meadow showing ridge and furrow can be seen at the Council-owned Field 13, lying between Hulton Drive and Emberton Country Park. There are also ridge and furrow meadows remaining at Grange Farm, Petsoe Manor.	Acknowledged. Checked on site, feature too distant from the CA and would not benefit from being included in the CA	No changes to text required.	No changes to maps required.
Para 5, p3	Please can you add in "The All Saints Church Emberton..." at the start of the fifth paragraph.	Agree. This has been added to the paragraph.	Text amended.	No changes to maps required.
Para 5, p3	Chibnall's reconstructed map of Emberton in the late middle ages c1450, shows buildings which can clearly be related to the surviving parish church, Rectory, Manor Close (Battles Manor House), West Farm and Church Farm.	Acknowledged – this is referred to in paragraph 8 on page 3	No changes to text required.	No changes to maps required.
Para 6, p3	The 1997 Conservation Area Character Statement for Emberton records in its Errata that "There was a Romano-British settlement (under the present Country Park) in the 1st Century AD, the Saxon settlement higher up is probably late 5th Century". Another interesting circumstance of Emberton's history could be included. Under the treaty of Alfred and Guthrum in c 886CE, Olney to the north of the Great Ouse came under the Vikings' Danelaw while Emberton remained under Anglo-Saxon rule as part of the Kingdom of Mercia. Emberton accordingly became something of a frontier settlement in the 9th century, divided from Olney by more than the Great Ouse	Acknowledged. This is somewhat distant historically and although interesting, any impact on the modern settlement's character is absent.	No changes to text required.	No changes to maps required.
Para 8, p3		Agree on both points. 'dog leg' had been changed to 'dogleg'.	Text amended.	No changes to maps required.

	<p>In the 8th paragraph “dog leg” should be one word. Is the clock tower central area really a square, not more of a triangle? The 1997 character statement refers to it as “a central space” and “central triangular space”.</p>	<p>‘Square’ has been replaced with ‘central space’ so the sentence now reads as follows: ‘overlooking a small but definite square central space at the core of the village centre, leaving no room for a village green’</p>		
<p>Para 9, p3</p> <p>The river here is called the Great Ouse (which distinguishes it from other river Ouses).</p> <p>There used to be at least two pubs in Emberton, the existing Bell & Bear pub on the High Street (formerly called The Bell) and The Bear pub. The Bear was sadly demolished to allow the A509 Emberton bypass to be constructed. Surely it is not unusual for a settlement the size of Emberton, on a turnpike road, to have had its own pubs, smithy and shops? The idea these existed merely to serve travellers to Olney stranded by floods seems implausible.</p>	<p>Agree.</p> <p>All references to the “Ouse” have now been corrected to the “Great Ouse”.</p> <p>Partly agree. The paragraph, on page 3, has been updated and now reads: “‘It is here, or close by, that a number of several shops, a smithy and an inn were located. These may have served the daily needs of local residents, or could possibly be located here to supply and lodge longer distance travellers on higher land, where journeys to Olney where disrupted by flooding. Why this should be is uncertain but perhaps one opportune reason might be that when the Ouse was in flood longer distance travellers wishing to cross into Olney were supplied and lodged here on the higher land.””</p>		<p>Text amended.</p>	<p>No changes to maps required.</p>
<p>Para 10, p3</p> <p>Is the 10th paragraph about the lack of an abbey, priory or grange necessary? Could it please be deleted as irrelevant.</p>	<p>Disagree.</p> <p>No impact on the village form or early economy from that direction, as at Ravenstone. No external ecclesiastical (or secular – Weston Underwood) patronage to support the local economy or shape the settlement needs to be pointed out.</p>		<p>No changes to text required.</p>	<p>No changes to maps required</p>
<p>Para 11, p3</p>	<p>Agree.</p>		<p>Text amended.</p>	<p>No changes to maps required.</p>

	Again, reference here should be to the Great Ouse .	All references to the “Ouse” have now been corrected to the “Great Ouse”.		
	<p>Para 1, p4</p> <p>The first paragraph at the start of page 4, relating to the Civil War skirmish at Olney Bridge, has the Royalists and the Parliamentary forces the wrong way around geographically. On the mkheritage.org.uk entry for Olney we read “During the Civil War between the Royalists and the Parliamentarians, Olney achieved some minor fame at the Battle of Olney Bridge in 1643. Parliament held Newport Pagnell and Olney was one of its outposts. Prince Rupert held Northampton for the King and marched on Olney intending to continue on to Newport. Prince Rupert and his troops took the Olney forces by surprise and the Parliamentarians retreated to the bridge where they made a defiant stand. The Royalists could have won decisively, had it not been for a rumour that Cromwell’s reinforcements were seen coming from Newport. The Royalists retreated and the battle was over.”</p> <p>This was only a skirmish however, not really a battle, with between 26 and 40 estimated killed.</p>	<p>Agree</p> <p>Text altered to: Lying close to a river crossing between Northampton and Newport Pagnell it may be assumed that Emberton could have been a settlement under considerable duress as ad hoc clashes and requisitioning occurred in the preamble to the Civil War Battle of Olney Bridge in 1643 where Parliamentary troops successfully resisted an attempted Royalist advance.</p> <p>‘Battle of Olney Bridge’ – No change required.</p>	Text amended.	No changes to maps required.
	Emberton was actively trading in the 17 th C, as the village had two traders or merchants who issued their own coins or tokens, both with the image of a pair of scales: Anthony Scaddwell (or Scaldwell) in 1663 (or 1665) and John Peirceson in 1668. The original coin tokens are held by the British Museum.	<p>Acknowledged.</p> <p>No detectable variation on village character stemming from this.</p>	No changes to text required.	No changes to map required.

	<p>It might be worthwhile to mention that the Kettering to Newport Pagnell Turnpike trust was established in 1747, with the toll road passing through Emberton and Olney. The toll gate on the Emberton side is referred to in Gulland. Accordingly in the 18th C Emberton is likely to have profited from passing stagecoaches and other travellers using the turnpike road.</p>	<p>Agree.</p> <p>The road is a strong influence on the form of the village and so it would be right to include this.</p> <p>The following has been added:</p> <p>“The Kettering to Newport Pagnell Turnpike trust was established in 1747, with the toll road passing through Emberton and Olney. Accordingly, in the C18th Emberton is likely to have profited from passing stagecoaches and other travellers using the turnpike road.”</p>	<p>Text amended.</p>	<p>No changes to map required.</p>
<p>Para 2, p4</p>	<p>A Topographical Dictionary of England by Samuel Lewis 1848 gives the population as 658 and states that nearly all the females are employed in making pillow lace.</p>	<p>Acknowledged.</p> <p>Does not appear to have affected the village’s-built character.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>
	<p>Para 3, p4</p> <p>It would be helpful to include the date for commencement and / or abandonment of the railway line. According to the northbuckswanderer.com, work on this section of the railway began in 1865 but was abandoned a decade or so later. The last piece of railway earthworks on the way to Olney can be found in Emberton Park. Up to a dozen feet high, it is now part of a children’s play area with a long slide down its steep bank.</p>	<p>Agree.</p> <p>Changes have been made and paragraph 3 on page 4 now reads as follows:</p> <p>“In 1865, construction began on a railway line intended to link Newport Pagnell to Northampton via Olney. However, approximately a decade later this scheme was abandoned was commenced and abandoned, leaving vestigial embankments and shallow cuttings in the fields to the west. The last piece of railway earthworks on the way to Olney can be found in Emberton Park. Up to a dozen feet high, it is now part</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>

		of a children’s play area with a long slide down its steep bank.”		
	In recording the history of Emberton, it would be relevant to include the fact that a gravel works site on the river Great Ouse in Emberton was transformed into a 200 acre country park in 1965, a haven for wildlife to which otters have recently returned.	Whilst interesting, this information is not necessary for this document.	No changes to text required.	No changes to maps required.
	<p>Para 4, p4</p> <p>In the 4th paragraph on page 4, the draft statement suggests that Emberton village was bypassed on the A509 in 1979 along with Sherington and Newport Pagnell or at least influenced by the 1967 New Town Designation Order. This is incorrect, as Emberton was bypassed in the early 1960’s – 1961ish? and before Prospect/Sherington which came much later. This is a significant milestone in the development of the core of the village and should therefore be recorded accurately within a historical development. When reading the original conservation area statement from 1971 this becomes obvious.</p> <p>The Bear pub to the North of Emberton High Street was demolished to make way for this new section of the A509.</p>	<p>Concern over incorrect dates for construction of the A509</p> <p>HER sources confirm construction of Newport Pagnell Bypass as between c1979 and 1981. Date not really the issue but the impact of removing through traffic and changing the experience of being in the village is.</p>	No changes to text required.	No changes to maps required.

	<p>Its location can be seen on the 1925 map attached to the 1997 Character Statement.</p>			
	<p>Para 5, p4</p> <p>The last sentence of this paragraph is unfair and misleading, and seemingly playing to a wider agenda to portray Emberton as some kind of dormitory village, which is far from the truth. The village is very much alive during the day, with many residents running their own businesses from Emberton, working from home using the internet, working in the home raising families or enjoying retirement, while several farms carry on their usual seasonal work in the fields around the village. The much loved Bell & Bear pub is a focal point for the village, as is the active All Saints Church with its regular services, coffee mornings, children’s church and working lunches for its volunteer maintenance team. Various events are run for the benefit of the residents and visitors at the Emberton Pavilion and at the Village Institute on the High Street, such as toddler groups, yoga, art classes and other societies or clubs. These spaces are also booked for private functions. The Emberton sports fields host frequent cricket and football matches for local teams. Residents can also book the tennis court at the Pavilion sports grounds. Emberton has a thriving preschool (completely booked up), run from the former primary school building, and a holiday forest school is run in the school playing fields. A forest school for preschoolers also operates from time to time in the ancient Hollington Wood to the south of Petsoe End. Emberton Country Park is a much used resource by Emberton residents and other visitors, for exercise, dog walking and enjoyment of nature. The Emberton sailing club is based at Emberton Country Park. Residents can also enjoy the café open in Emberton Country Park. There are two campsites or caravan parks, one in Emberton Country Park and the other at Wood Farm near Hollington Wood. Gardeners make good use of the popular</p>	<p>Partly Agree.</p> <p>Changes have been made to the text. Paragraph 5 page 4 now reads as:</p> <p>“Local employment is still present, but the draw of the new city means that the village is peaceful during the day, and there are with no shops or commercial services still regularly operating. There is a strong village community, and frequent sports and social events which bring the village together. The Bell and Bear Public House and All Saints Church act as social hubs for Emberton.”</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>

	<p>Acorn retail garden centre to the east of the A509 on Newton Road. In addition, there are many other businesses operating from Emberton, as follows:</p> <ul style="list-style-type: none"> - a fencing business on Newport Road - Sooty's Customs carry out motorbike repairs in the barns off the A509 - "On the Mat with Meg", a pilates business run from Olney Road - Stonepit Vineyard, planted a few years ago at Rectory Farm to the north of the parish, open for wine sales and holds regular open days in Summer - a riding school plus livery in Newton Road Petsoe End - an osteopath at Rectory Farm - a scaffolding company and a landscaping company based at Rectory Farm - Absent Friends, a pet sitting service, run from Olney Road - Drury Holidays, a coach holidays business, run from West Farm Way - Interior Fashion Limited, a bespoke curtain and blind making business, operating from the new replacement building at West Lane House. <p>The allotments at West Pits are well kept. There is a yearly highly successful village fete organised by volunteers. Street parties were recently held in the High Street for the late Queen's Platinum Jubilee and then for the King's Coronation. During the pandemic a team of volunteers ensured that vulnerable people received the help they needed. Emberton enjoys a lively community spirit and sense of belonging which is unrecognisable from the closing paragraphs of this draft statement.</p>			
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	<p>The Historic England guidance note for Conservation Areas (para 24, copy attached) recommends that assessors visit on more than one occasion, at different times of the day and during different weather conditions in order to experience the 'sense of place' etc. etc. Please confirm how and when the writer's assessment was made with regard to this guidance, and whether further visits are planned. We can supply for your attention recent photos taken in other seasons.</p> <p>[Multiple images were attached as part of the response demonstrating activities that take place in the village. These include photos of an art exhibition, beer festival, coronation celebrations, village fete, volunteer day, Morris dancers and Pilates classes.]</p>	<p>Several trips have been made to the village at different times of day.</p> <p>First visited in 2018 in respect of the conservation reviews. Several visits subsequently. The village is consistently a place of low level of activity during the working day, but this is not necessarily to be taken negatively.</p>		
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	<p>Para 6, p4</p> <p>This paragraph contains the phrase “farming activity is all but extinguished in the village”, which is misleading as the greater proportion of the land of the parish of Emberton remains dedicated to farming, with arable land and also grazing for livestock. The farmhouses in the parish of Emberton are for the most part still occupied by actively farming families, who in many cases have farmed the land for generations and expect to pass their businesses on to their children. The writer of the draft statement seems <u>disappointed to discover</u> that, since the industrial revolution, farmland is worked these days by smaller teams using large machinery, rather than by high numbers of farm labourers working by hand. It is still an every day occurrence in Emberton to see tractors, trailers and other farm vehicles using its lanes. Residents of Petsoe End still assist in herding cattle from field to field. The pump in the Pump Field to the north of West Lane is a popular local feature. Many residents of the village have fond memories of riding home on hay trailers after a day’s baling, before health and safety concerns intervened. The parish of Emberton is still very much a rural community, of a size where its residents expect to recognise their neighbours when meeting in the streets and to pass the time of day with them. The farmers are valued members of the community, ready to help with their tractors if cars get stuck on snow or ice. In turn the village residents are quick to alert the farmers if livestock escape or are ailing. Some farmers have diversified – for example, as mentioned above, Rectory Farm (lying to the east of the village on Newton Rd) has a vineyard, Stonepit Vineyard.</p>	<p>Partly Agree.</p> <p>There is adequate reference to farming in the wider Emberton Parish, whilst the conservation area itself sees little farming activity. It is a known and accepted trend for village-based farming to cease and move operations to larger sites with lower land values away from settlements leaving older obsolete outbuildings for conversion to alternative use, usually domestic.</p> <p>Text altered to:</p> <p>“Farming activity is all but extinguished is much reduced in the village, with modernisation of farming practices resulting in a reduction of employees working in the sector. Allotments, and some hobbyist activity, do remain.”</p>	<p>Text altered.</p>	<p>No changes to maps required.</p>
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	<p>The last sentence of this sixth paragraph reads “The village school too is now used as a nursey.” Perhaps this should read “as a thriving day nursery or preschool”, to make it clear it is not used as a nursery garden, after the previous reference to allotments and hobbyist activity. The day nursery serves not only Emberton parents but also families from Olney and neighbouring villages, as a valued local amenity.</p>	<p>Partly Agree</p> <p>Page 4 paragraph 6 now reads as the following:</p> <p>“The village school too is now used as a nursery”.</p> <p>“The former village school is now a day nursery and pre-school”.</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
	<p>A potential opportunity for improvement within the heart of the conservation area could be found at the Forge, a 20thC local authority development of flats for elderly people, built after demolition of the 17th C Smithy and cottages. This area could helpfully be shown coloured red as Negative Contributions on the plan on p14.</p> <p>The poor quality northern extension to the Village Institute near the clock tower could be advantageously redesigned in the future. Again, this extension could be shown coloured red as a Negative Contribution on p14.</p>	<p>Partly Agree.</p> <p>The bungalows are built of a natural stone that matches that used in the village and have a farm outbuilding linearity and height. The number of doors and windows and other domestic / institutional details give away their use. The flats at the back are largely heedless of the village context and are of a standardised design type which makes them easily recognisable for what they are. However, the blandness of design keeps their presence unassuming and low key sufficient to avoid being actively harmful to local character.</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>
	<p>The Feoffee cottages are an important survival of small workers’ cottages, where most others have been converted to single residences.</p>	<p>Agree.</p> <p>Cottages available in the village for charitable accommodation and form part of the settlement’s character.</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>

	<p>Para 7, p4 and photo</p> <p>Please delete the reference to “this daytime quietening and loss of services”.</p> <p>Emberton is very much alive during the day, and enjoys many varied services, including a pub, preschool, country park and café, sports grounds, regular events at the Emberton Pavilion and Village Institute and a busy garden centre.</p> <p>The photograph at the bottom of p4 claiming that “Emberton is quiet during the day...” misleadingly chooses to show a line of blank walls, not a likely place for people to gather in Winter, rather than the hives of activity around the Acorn preschool, the Emberton Pavilion and sports ground, the Emberton Country Park and its café, the Bell & Bear pub, the busy Acorn garden centre etc. We can supply more representative photographs.</p> <p>Buildings are not altered “exclusively for more housing”. For example, the recent major replacement building at West Lane House near the clock tower created a large sewing and cutting room for the resident’s business (Interior Fashion Limited) making bespoke curtains and blinds, a useful commercial service in Emberton</p> <p>The use of the outdated and politicised term “gentrification” in this paragraph is unnecessarily pejorative in tone, and should be replaced by language to the effect that the properties are generally well maintained and well presented.</p> <p>This final paragraph on p4 appears to be a generic strategic approach of the writer of the draft consultation statement - the paragraph can be seen duplicated word for word at the end of page 3 of the Sherington Conservation Area Review Consultation draft, beneath a photograph claiming that</p>	<p>Para 7, page 4 now reads as follows:</p> <p>“This daytime quietening and loss of services, whilst simultaneously adapting Adaptations to existing buildings or dividing and the division of existing plots exclusively often for more housing, business needs, or individual reasons, has led to some quite pronounced variations in the village’s appearance. This is exacerbated by the ‘gentrification’ modern fixes of to older houses and buildings. New and adaptive work, although often of high quality, tend to use generic designs and materials, which, if not managed, risk intruding upon and weakening the distinctive local character.”</p> <p>Photo caption changed from “quiet” to “peaceful”.</p> <p>“Gentrification” removed and replaced with “modern fixes”</p> <p>Noted.</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
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	<p>Sherington (presumably notwithstanding its primary school, preschool, pub, village shop, church, village hall, Pavilion, playing fields, garden centre and café!) also has a “prevailing daytime quietness”.</p>			
	<p>Dominant building styles, materials and details Para 5, p5</p> <p>A comma is needed after ““freestones” of Northamptonshire”.</p>	<p>Agree</p> <p>Comma added.</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
	<p>Para 6, p5</p> <p>A comma is needed after “early ordnance survey” and the word “it” is missing here.</p>	<p>Agree.</p> <p>“it” has been added to the sentence.</p> <p>Sentence now reads as follows:</p> <p>...early ordnance survey, it is likely that....</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
	<p>[Para 6, p5]</p> <p>There is evidence of quarrying at WestPits at the West of the village, close to Stonepits House on West Lane. There are also quarrying pits in the meadow in Petsoe End across the lane from Emotwell Farmhouse and Mary’s Well.</p>	<p>Acknowledged.</p> <p>This further information regarding historical quarries is of interest but the distance from the CA and lack of scope for management of</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>

		any kind make it inappropriate to include within revised boundary.		
Para 7, p5	This paragraph describes 19 High Street (Cedar House) as a late 17th C farmhouse while the list description dates it to the 18th C with an east wing of 1837.	Agree, Text changed to '18 th '.	Text amended.	No changes top map required.
Para 2, p6	The statement regarding the use of lime mortars suggest this method has 'ceased' in general building. This is a harsh statement and probably should read 'all but ceased' or 'diminished' - general building could describe alterations and additions to existing buildings and over more recent years there has been an uplift in the use of lime mortars due to the variety of materials available and a stronger appetite for environmentally sound methods. This is slightly contradicted in the following sentence in this draft document whereby the writer acknowledges this very fact.	Agree. "ceased" has been changed to "declined". The paragraph now reads as follows: "Lime mortar in particular requires specialist skills and experienced hands so, as a result, its use in general building has declined ceased. "	Text amended.	No changes to maps required.
Para 1, p8	This paragraph does not do justice to the blue bricks and cobbles present in many areas of the CA and particularly identified on the plan at p11 of the 1997 Character Statement. Please can more detail be used to describe these.	Agreed. Area of paving now shown on the Principal Features map and a slight adjustment made to the text	Text changed to include slightly more detail.	Changes to show cobble and courtyard brick area in brown.
Statement of Special Interest Page 9	The following key sentence from the 1997 Character Statement for Emberton is missing from the draft Statement of Special Interest: "The setting of Emberton Conservation Area is particularly important, as there are open public views all around." The 1997 Character Statement reinforced "the	Partly Agree. Amend map to show important green space on village's eastern flank. Setting of heritage assets was not formally established in 1995 but now exists in the national Government advice. Not included in	No changes to text required.	No changes to maps required.

	<p>importance of retaining the open space between the village and the bypass, free from development” – this also has been lost in the present draft. Some reference to important views does appear at the end of the section on “Dominant building styles, materials and details” but this would be more appropriate appearing in the Statement of Special Interest section, and in the Management Plan.</p>	<p>1995 and no pressing need to bring this area of land into the conservation area now.</p>		
<p>Para 1, p9</p>	<p>The opening paragraph states a period of buildings ranging from the 18th to 20th century and completely ignores the important grouping of buildings in Olney Road of the Old Post House and probable ostlers’ cottages adjoining it which are recorded to date from at least the 17th Century - the house itself contains many important features from this period adequately described in the RCHM volume. It would be helpful to refer to the above properties within the historical development of the village, given that they relate to a historical use other than farming.</p>	<p>Reference the important grouping of buildings in Olney Road of the Old Post House and probable ostlers’ cottages adjoining it (para 1 page 9)</p> <p>The grade II listed buildings play a cumulative part in establishing the character of the locality. They are identified in the map.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>
<p>Para 2, p9</p>	<p>Again, there is reference to a “small square” bordered by a triangular arrangement of buildings. Aerial views show that this central space is triangular.</p> <p>The river is the Great Ouse.</p> <p>This paragraph and the following one both use “onto” as a single word, but it should be two separate words.</p>	<p>Agree.</p> <p>Text amended to the following:</p> <p>“Here, set around the mid-C19th clock-tower, is a small central space square bordered by a triangular arrangement of stone-built dwellings that has no equivalent in the local area.”</p> <p>All references to the “Ouse” have now been corrected to the “Great Ouse”.</p> <p>“Onto” changed to “on to”.</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
<p>Para 4, p9</p>		<p>Agree.</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>

	<p>This paragraph incorrectly names Church Farmhouse as “George Farmhouse”.</p>	<p>Paragraph now reads: “Church Lane terminates at the access drive leading up to the imposing George Church Farmhouse....”</p>		
	<p>Para 6, p9 You may wish to add “(now a thriving preschool)” after the reference to the primary school.</p>	<p>Agree “Heading down Olney Road, the primary school (now a pre-school) comes into view on the east side. It is another brick built, late C19th structure, in the CA, it is an exemplar of quality Victorian constructional polychromy, where different coloured bricks are arranged to form patterns”</p>	<p>Text updated.</p>	<p>No changes to maps required.</p>
	<p>Trees and landscaping get very little mention in this review, compared with the previous character statement from 1997 that was adopted. The 1997 statement contained a section noting the importance of trees within the village and suggesting it would be appropriate to carry out a survey of those trees, followed by proposals for the management of them. A management strategy providing continuity for the contribution of trees to the public realm through the CA designation would be welcomed. The plan on page 14 setting out the principal features within the conservation area has highlighted significant trees and woodland but removed from within the CA by suggesting alteration to the boundary, which seems wholly contradictory as an approach.</p> <p>The 1997 Character Statement gives more attention to the detail of trees in and around the Conservation Area. This detail should be repeated please to protect surviving trees.</p>	<p>Partly Agree. The value of trees is referred to in the Statement of Special Interest All trees in the conservation area are subject to the 6-week notification rule confirmed in the Management Plan.</p> <p>This review is a more concise document than that of 1995 but still included reference to the presence of trees and the impact of level changes.</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>
	<p>Draft Management Plan Para 1, p13 This paragraph should refer to Milton Keynes City Council.</p>	<p>Agree “City” added.</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>

<p>Para 3, p13</p> <p>We suggest the words “and extensions” are inserted after the phrase “replacement buildings”.</p>	<p>Agree.</p> <p>Extensions added to read as follows:</p> <p>“New or replacement buildings and extensions should remain complementary or subordinate in scale (height and massing) to other existing street frontage properties or preserve a sense of hierarchy within an existing plot.” (Paragraph 3, page 11)</p> <p>This has been added to Emberton, Sherington, Ravenstone and Weston Underwood conservation area review documents.</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
<p>Para 11, p13</p> <p>Please can the important open views identified be given similar protective wording to the open spaces within the CA, along the same lines as para 11 of p13.</p>	<p>Agree.</p> <p>Paragraph 11, page 13 now reads as follows:</p> <p>“The Council shall give careful consideration to the positive contribution made by the open spaces and important open views in the conservation area when considering proposals for development within or adjacent to them.”</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
<p>Page 13</p> <p>The draft Management Plan makes no reference to trees, although the importance of these to the Emberton Conservation Area was emphasised in the 1997 Character Statement. The relevant section on Page 6 of the 1997 Statement reads “Trees: The description of townscape quality has emphasised the important contribution made by the numerous mature trees in the village, to the character and appearance of the Conservation Area. All trees within the Conservation Area are given a measure of statutory</p>	<p>Disagree.</p> <p>The value of trees is mentioned in the Statement of Special Interest and the requirement to give 6 weeks’ notice before carrying out work is confirmed in the management plan.</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>

	<p>protection. It would be appropriate for a full survey of trees within the village to be carried out, followed by proposals for management to provide effective continuity without which the character of the Conservation Area will inevitably be prejudiced.” We ask that the Management Plan for Emberton gives some directions for the effective management of trees in the CA.</p>			
<p>Page 13</p> <p>Please can the Management Plan repeat the 1979 requirements regarding archaeology. The scheduled ancient monuments of Olney Bridge and the site of St Martin’s Chapel in the parish of Emberton are located at some distance from the CA. Nevertheless, because of the long history of settlement in and around the village, an assessment of the archaeological potential should be made, prior to any significant development within the CA.”</p>		<p>Partly disagree.</p> <p>This site is too distant to have an impact on village character. However, archaeological assessments may be required under the discretion of Milton Keynes City Councils archaeological officer during any application close to the site.</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>
	<p>Principal Changes to the Conservation Area [typo “Principle” in the draft heading]</p>	<p>Agree.</p> <p>Typo fixed.</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
<p>Para 1, page 12</p> <p>The review suggests reducing in size the existing conservation area in order to exclude newer properties in certain locations so as not to make conservation area planning constraint irrelevant to any further extensions to them. We do not accept the rationale here, as surely those very properties, many of which were constructed with conservation area conditions applied, were done so with consideration to scale, massing, context, materials and setting and therefore, in many ways, contribute themselves to the character of the area. There are important defining features such as materials used, relationship to the plot they are on and buildings around them and key landscaping features that could now be eroded if taken out of the</p>		<p>Noted.</p> <p>1 West Farm Way is detailed so that it recognises local character, but the rest of the group is weaker in that regard and should be left out.</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>

	<p>conservation area control through the outcomes of this review.</p> <p>We have no comment on the extension of the CA to unite ownerships, but we object to the shrinkage of the boundaries of the CA because the land and buildings released from additional constraint may be developed or altered in ways which adversely affect the CA.</p>			
	<p>Para 3, p12</p> <p>(Without prejudice to our comments above on reducing areas of the CA) we think the sentence “The generic houses to the rear of 5 to 11 and Stonepits House would be excluded” is ambiguous. This would read more clearly as “The generic houses to the rear of 5 to 11 and to the rear of Stonepits House would be excluded.”</p>	<p>Agree.</p> <p>The sentence now reads:</p> <p>“The generic houses to the rear of 5 to 11 and to the rear of Stonepits House would be excluded.”</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
	<p>Proposed Amendments to the Emberton Conservation Area Boundary</p> <p>Page 13 – Plan - Again, we have no comment on the extension of the CA to unite ownerships, but we object to the shrinkage of the boundaries of the CA because the land and buildings released from additional constraint may be developed or altered in ways which adversely affect the CA.</p>	<p>Disagree.</p> <p>Only small areas are to be released and, by virtue of lying in the setting of the conservation area, the quality of design and impact on the CA will continue to be a consideration when determining applications for planning permission.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>
	<p>Page 13 – Plan - The red dotting for the proposed new boundaries of the CA seems to be too broad brush to tell whether particular features (eg stone walls) fall inside or outside the CA. A better scale plan with clearer defining features should be used.</p>	<p>Disagree.</p> <p>Boundary defined acceptably for purpose.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>
	<p>Page 13 – Plan - We cannot see that the relevant properties on the boundaries of the CA have been effectively surveyed to avoid mixed constraints under a single ownership. It seems to us that more work is needed on this aspect.</p>	<p>Agree</p> <p>It is known that spaces relating to certain properties are not visible from public vantage points and the boundary should not be changed without checking. Officers were</p>	<p>No changes to text required.</p>	<p>Boundary adjusted back to previous line at the Mounts.</p>

		not able to visit the site and so it will be left out.		
	Page 13 – Plan - There is a cluster of historic buildings on the other side of the A509 from the main village of Emberton - Emberton House Farm and its stable building (The Barn), both listed buildings, and The Lodge, which could usefully be brought within the Conservation Area (if it is possible to disregard the A509 dividing these houses from the existing CA).	Disagree. The listed buildings on the opposite side of the A509 should not be added into the conservation area as they are too remote from the village, with the space dominated by the bypass.	No changes to text required.	No changes to map required.
	Emberton Conservation Area – Principal Features Page 14 – Plan Conservation Area Boundary Again, the red dotting for the proposed new boundaries of the CA seems to be too broad brush to tell whether particular features (eg stone walls) fall inside or outside the CA. A better scale plan with clearer defining features should ideally be used.	Disagree. Boundary marker deemed adequate for purpose.	No changes to text required.	No changes to map required.
	Page 14 – Plan Negative Contribution In the Key, the red colouring for negative contributions is unused. This red colouring could be applied to the areas currently in the CA which are being considered for removal. We would like these areas to remain in the CA to protect the overall appearance of the CA. Please consider showing the area of The Forge and the northern extension to the Village Institute coloured red as Negative Contributions also.	Partly Agree. The bungalows are built of a natural stone that matches that used in the village and have a farm outbuilding linearity and height. The number of doors and windows and other domestic / institutional details give away their use. The flats at the back are largely heedless of the village context and are of a standardised design type which makes them easily recognisable for what they are. However, uneventful nature of their design keeps their presence unassuming and low key sufficient to avoid being actively harmful to local character.	No changes to text required.	Red for negative contribution removed from the key.
	Page 14 – Plan Important Views	Partly Agree.	No changes to text required.	No changes to map required.

	<p>The important views identified by black arrows on this plan generally focus on the views into the centre of the village, whereas the views outwards are of equal importance to the CA. Could the arrow tips point in both directions please, where applicable?</p> <p>The following views are important to the CA and should please be identified on the Plan and ideally also in the Statement of Special Interest:</p> <ul style="list-style-type: none"> - view from the eastern end of the High Street of the listed building Emberton House Farm, its important listed boundary wall, and The Lodge on the far side of the A509, Newton Road bordered further down by trees and hedgerows, with attractive landscape views on to the watermeadows of the Great Ouse and the Olney church spire. This not only a key view towards buildings and landscape of character, but it also forms an important historical link to an area of the village that was cut off by the by passing of the A509 in the early 1960's and with the A509 itself forming a wildlife corridor through planning policy that is unlinked throughout this review. The 1997 Character Statement characterises the view towards The Lodge as providing "a significant closure to the view". - view up West Lane towards Stonepits House - views of the open space sheep paddocks between the main village of Emberton and the A509 - the southern approach along the A509 reveals a view of the All Saints church tower - the other important views identified by wording in the 1997 Character Statement - the other important views shown by arrows (in many cases pointing out from the village centre, not just inwards) on the plan at p11 of the 1997 Character Statement. 	<p>Key views are identified, but the text states that these are not exhaustive. There are numerous attractive views across the village.</p>		
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	<p>It is interesting to see that the pump field is proposed to be categorised as parkland or green space, whereas previously highlighted in the 1997 statement as an important open area. What is the reason for the change in characterisation?</p>	<p>What is the reason behind the change of pump field to 'parkland or green space' as opposed to 'important open area' (1997) The pump field is a valuable open space and recognised as such both in 1997 and now.</p>		
	<p>Page 14 – Plan Significant Trees and Woodland</p> <p>There are areas of significant trees and woodland which are identified on this plan but fall outside the Conservation Area. The significance of identifying them on this plan but leaving them outside the CA is unclear. We ask that these areas of significant trees and woodland be brought into the Conservation Area.</p>	<p>Partly Agree.</p> <p>No notification requirement for these trees but they still contribute to the village's setting and the prevailing greenery / rurality.</p> <p>The trees, and the paddocks between them and the village, do not form part of the settlement's special architectural or historic merit however and so it would not be appropriate to shift the boundary to include them. Trees threatened by development but which form setting to the CA would still be the subject to planning considerations.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>
	<p>Page 14 – Plan Parkland and Green Spaces</p> <p>The initial Conservation Area report and the 1997 Character Statement (p3 Para 4.0) both emphasised the importance of retaining the open space (sheep fields) between the village and the A509 bypass free from development. Accordingly these areas should be shaded green on the Plan to identify them as green space and referred to in the Statement of Special Interest.</p>	<p>Disagree</p> <p>The 'sheep fields' form part of the setting and add positively to the sense of a rural settlement but they are not themselves of architectural or historic merit. Their merit as a buffer between the road and village is also acknowledged. The review's Statement of Special Interest refers to the way in which mature trees form a backdrop to forward views out of the conservation area. The LPA should and will ensure that this stays the case.</p>	<p>No changes to text required</p>	<p>No changes to map required.</p>

	<p>Page 14 – Plan Local Landmark</p> <p>The clock tower in the centre of the village should be identified as a local landmark using the black circle symbol in the Key.</p> <p>There is a historic pump in the Pump Field to the South of West Lane (identified as Parkland and Green Space on the Plan), which could also be identified as a local landmark.</p>	<p>Disagree.</p> <p>The clock tower is not something that can be seen beyond the environs of the square so not really a landmark which forms a focal point for views or helps to place the village in the landscape. The church tower can be seen from Weston Underwood.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>
	<p>Page 14 – Plan</p> <p>The plan on page 14 should also please identify:</p> <p>(a) important walls and</p> <p>(b) traditional paving materials</p> <p>as set out on the plan on p11 of the 1997 Character Statement.</p>	<p>Agree.</p>	<p>No changes to text required.</p>	<p>Information added to the map</p>
	<p>Lastly, we support the helpful and detailed comments sent to you by Graham and Judith Crocker.</p>	<p>Noted.</p>	<p>No changes to text required.</p>	<p>No changes to maps required.</p>
	<p>I am concerned that the houses from Hartoft to Church House are to be excluded from the Conservation Area as this could then allow for current or new owners of those properties to remove trees (and the large visual impact this would have) without the need to inform the Council, preventing residents with an opportunity to comment/object. The trees of the village, are in my view as integral to the character of the village as the old buildings.</p>	<p>Partly agree.</p> <p>Adjust boundary to include the front gardens.</p>	<p>No changes to text required.</p>	<p>Map amended to include the front gardens along West Lane.</p>
<p>Samuel Flowers (Resident)</p>	<p>I note that the clock tower in the centre of the village is not registered as a landmark. The clock tower is a rather unique feature of Emberton and I would ask this be considered if it meets the criteria.</p>	<p>Disagree.</p> <p>The clock tower is not something that can be seen beyond the environs of the square so not really a landmark which forms a focal point for views or helps to place the village in the landscape. The church tower can be seen from Weston Underwood.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>

	I note that the ridge and furrow field adjacent to Harvey Drive and Emberton Country Park is not currently considered. As far as I am aware, this is the only well-preserved example within the village and ask that this be considered for protection is possible.	The ridge and furrow identified has no impact the special character or appearance of the conservation area but is part of the setting.	No changes to text required.	No changes to map required.
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Ravenstone

Name	Comments	LPA Response and Comment	Changes to Text	Changes to Maps
Les Postawa (On behalf of Ravenstone Parish Council)	In General Information best practice (provided on MKCC website) it says reviews should take place is every 5 years. It has been 23 years since the last review of Ravenstone. Why so long?	Acknowledged.	No changes to text required.	No changes to maps required.
	At the beginning of each review officers contact ward members, town/parish councils and, where appropriate, local stakeholders to discuss the existing conservation area. Each review then undergoes a period of public consultation of six weeks after which the final document is produced and adopted by the Council. Ravenstone Parish Council have only been asked to comment during consultation period.	Acknowledged. Respondent questions why the Parish Council were not contacted prior to the general consultation. Representatives of the parish council were spoken to prior to the review.	No changes to text required.	No changes to text required.
	Final paragraph on p3 is repeated. Same paragraph, it states During the day the village is very quiet despite the recent trend of homeworking. By implication this means that Ravenstone is not quiet at other times. This is not the case. Ravenstone is quiet at all times.	Agreed. Duplicate paragraph has been removed from the end of page 3. Following changes made to show the village is quiet at all times: “ During the day the village is very quiet....”	Text amended, repeated paragraph removed.	No changes to maps required.

		"Ravenstone is peaceful during the day a peaceful village".		
	<p>p4 states: This quietness and apparent inactivity is misleading, however, as it belies the new wealth and wellbeing that has come to the area in relatively recent times.</p> <p>What is the link between 'quietness and inactivity' and 'new wealth and wellbeing'. Please clarify.</p>	<p>Acknowledged.</p> <p>The quietness and low activity levels encountered during visits to the village is not indicative of decline and abandonment, indeed it was considered a positive characteristic. There are few problems arising from properties or outbuildings lying empty or unused, requiring investment. The daytime quietness of village life is attractive to many who seek its advantages.</p>	No changes to text required.	No changes to maps required.
	<p>p7 Final paragraph:</p> <p>Some Victorian or Edwardian era panel doors still survive (any plank doors?). Who is the question aimed at?</p>	<p>Agreed.</p> <p>Note on page 7 removed as below:</p> <p>"Some Victorian or Edwardian era panel doors still survive".</p>	Text amended to remove "(any plank doors?)".	No changes to maps required.
	<p>p8 Street Furniture/Views</p> <p>There is no mention of the view from the gate on Weston Road. This location gives a very clear view of the whole village and its curved character as it follows the road. It is judged to be of value by many residents and visitors and deserves a mention.</p>	<p>Agreed.</p> <p>Include the view from the gate on Weston Road on the Principal features map.</p>	No changes to text required.	Amend map to show view.
	<p>p8 Improvements in transport, DIY, fashions, and short-term cheap fixes have cumulatively caused a great deal of harm to characterful buildings but the variety of visually pleasing styles and quality of materials means that significant numbers of original features still survive, nonetheless. Can this be clarified as it is unclear what exactly it refers to? All parts of the country have had changes transport, DIY and fashion in the last 53 years surely. What does 'short term cheap fixes' refer to. Quite offensive. This paragraph is repeated in the reviews of Weston Underwood and Emberton but not in that of</p>	<p>Agreed.</p> <p>Paragraph altered in Emberton, Ravenstone and Weston Underwood documents.</p> <p>"Improvements in transport, DIY, fashions, and short term cheap fixes have cumulatively caused a great deal of harm to characterful buildings but Individualistic alterations and repairs to buildings with non-original materials within the village has</p>	Text amended in Emberton, Ravenstone and Weston Underwood documents, and added to the Sherington document.	No changes to map required.

	<p>Sherington. Does it not also apply to Sherington if it applies anywhere?</p>	<p>cumulatively caused harm to characterful buildings. However, the variety of visually pleasing styles and quality of materials means that significant numbers of original features still survive, nonetheless”.</p>		
	<p>Statement of Special Interest</p> <p>There is no reference to All Saints Church other than At the top stands the church (p 9) The church is Grade 1 listed by Historic England RCHM T1 251 MONI. It has 11th Century features and surely deserves a more specific mention.</p> <p>There is no mention of the Scheduled Ancient Monument which is the Augustinian Priory and Fishponds. The Union Chapel is also omitted. There are a total of 30 listed buildings in the village (30%) which is a very high proportion of the total.</p>	<p>Reference and discuss All Saints Church. Disagree, the church is on the front cover and on page 10 is described as forming part of an important group with the vicarage and almshouses. Views out of the churchyard are noted.</p> <p>Reference and discuss Augustinian Priory and Fishponds (Scheduled Ancient Monument)</p> <p>Include reference of the high number of listed buildings in the village (30)</p> <p>Priory mentioned several times in the text. Protected by SAM status rather than CA controls.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>
	<p>Principle Changes to the Conservation Area</p> <p>It is presumed that by including additional green spaces in the Conservation Area this will give them increased protection from change in the future. Is this the case?</p>	<p>Acknowledged.</p> <p>CA designation need not be about ‘protection from change’ but making sure new additions to the village recognise the sensitivity of context and that the special character is taken into account when making planning decisions. Some open spaces provide more than a positive contribution to setting because they form part of the village character.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>
	<p>Could we have an explanation of why the exclusions have been made? Prior to this review the village in its entirety was part of the Conservation Area. The exclusion of a few</p>	<p>Disagree.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>

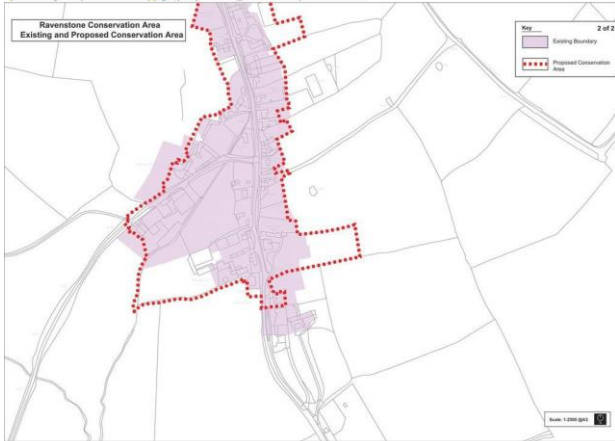
	<p>buildings at the entry points to the village could detract from the quite unique quality of the village. When the Conservation Area was originally designated they warranted inclusion so we question why they no longer do.</p>	<p>Respondent expresses concern over some exclusions at the entrance of the village and the potential impact on character.</p> <p>Buildings at the southern end are much altered. At the northern end the excluded dwellings are a C20th post war extension to the village of a standard design. There is therefore nothing of sufficient architectural or historic merit to warrant inclusion.</p>		
	<p>Similar buildings in other villages under review continue to be included in Conservation Areas and this is inconsistent. (e.g. The Close, Weston Underwood, The Forge development, Emberton) Please can this be explained.</p>	<p>Acknowledged.</p> <p>Normally an 'on balance' decision depending on contribution to special character of a settlement, whether positive, neutral or harmful. There are occasions where the more everyday buildings and developments remain in conservation areas, perhaps in order to prevent a tortuous boundary, or because the prevailing character of a place outweighs the harmful presence of a group of mismatched buildings.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>
<p>Robin Cooper (Resident)</p>	<p>I was delighted to see the Ravenstone Neighbourhood Plan mentioned in the very first sentence of the Consultation Draft Review. The Neighbourhood Plan, adopted in 2019, was overwhelmingly supported in the Referendum by 93% of residents who voted (turnout 69%). The Plan emphasised the character and setting of the parish and can best be summed up in the opening paragraph in the Forward:</p> <p>"Ravenstone has been loved and cherished by its inhabitants for countless generations deriving its distinctive character from the rural setting and historic roots. The protection of this character is paramount to</p>	<p>Agree.</p> <p>This is a valuable view out of the village. Map amended to show the view from the gate.</p>	<p>No changes to text required.</p>	<p>The view over The Paddock has been added to the Principal Features map.</p> <p>The paddock is deemed to contribute to the rural pastoral quality of the village context.</p>

	<p>ensure the village is passed on to successive generations in a recognisable form”.</p> <p>The Neighbourhood Plan “allowed the community to have a say in future development proposals and ensure that they respect the character and appearance of the village, the Conservation Area and any listed buildings”.</p> <p>Previous village plans identified key views, stone walls, trees and important buildings that all contribute to the character and heritage of Ravenstone. The 2019 Neighbourhood Plan maintains that tradition, ensuring the village evolves in a managed way for the benefit of future generations. The various policies specified in the Plan are designed specifically to support the vision “to maintain and where possible enhance the rural character and special identity of Ravenstone, whilst allowing the village to evolve to meet the community’s needs, now and in the future”.</p> <p>Conservation, of course, featured strongly in the Plan and its policies and so the current review of the Conservation Area is welcome.</p> <p>In developing the Neighbourhood Plan, considerable time was spent on reviewing green spaces and associated important views. The Steering Group took into account submissions gathered during the public consultations as well as considering previous plans and other historic documents. The Draft Neighbourhood Plan submitted for Examination included a policy and map specifically addressing this area. However, the Examiner recommended that this section and map be deleted giving the following reason: “As there has not been an up to date assessment to evaluate the significance and the value of the contribution of open areas, it is not possible to identify those sites that make an important contribution to the</p>			
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	<p>Conservation Area on the Ravenstone Neighbourhood Plan Proposals Map” (Examiner Report Section 3.20). “I am therefore recommending deleting reference to protecting views in the objectives and policies. Figure 15 and the areas shown in green as “Important Views” on the Proposals Map should consequently be deleted” (Examiner Report Section 3.21). The final (Referendum) version of the Plan proceeded without this earlier section.</p> <p>The fact that the current Conservation Area Review includes important views is to be applauded. The earlier Plan section had concentrated largely on the “green lungs” of farmland abutting the roads in Ravenstone and are shown on the map taken from the pre-examination version of the Plan. I would ask that consideration be given to adding to your “Important Views” any of the areas shown on the map which are missing. Specifically I would request that the view across the field (historically referred to as The Paddock) between Ravenstone House and Lower Farmhouse be added. This view, from the five bar gate on Common Street, is a planned stop for organised walking groups as well as individuals and generally shows sheep (occasionally cattle) grazing.</p> <p>To emphasise the importance of this view I would also request that the current Conservation Area boundary associated with this field be maintained and not changed as is being proposed. I have shown this in a second accompanying map (taken from your map “Ravenstone Conservation Area Existing and Proposed Conservation Area Part 2). There must have been good reasons in the past to include this section of agricultural land in the Conservation Area and I can see no compelling reason to take it away now.</p> <p>I broadly support the other changes to the Conservation Area boundary.</p>			
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Map 6: The Ravenstone Proposals Map



[Existing (purple) and Proposed (red) Conservation Area]

In an effort to help and assure quality control, may I point out that there are a number of typographical errors in the text of the Review and part of one paragraph is repeated i.e. “During the day the village is very quiet despite the recent trend of homeworking. There is now no school or shop or public house although two village-based farms continue at the north and” appears on both Page 3 and Page 4.

Agreed.
Repeated paragraph removed.

Text amended.

No changes to map required.

Sherington

Name	Comments	LPA Response and Comment	Changes to Text	Changes to Maps
Keith Carey (Resident)	<p>I wish to comment as follows in respect of the New Revised Conservation Area Proposals - Principal Features.</p> <p>I believe that this latest version will deliver considerable improvement over and above the existing plan both in terms of the built environment and the soft green/landscaped areas.</p> <p>What has been achieved is a more harmonious and aesthetic street scene that will transform the village well into the future.</p> <p>Sherington is located in an appealing setting and will be immensely enhanced through adopting and implementing modifications demonstrated within 'Principal Features'.</p> <p>My congratulations to those who have been responsible for creating and designing such worthy improvements to Sherington Conservation Area</p>	Acknowledged.	No changes to text required.	No changes to map required.
	I would wish to add that I feel strongly that the newly created 'parkland and woodland area (between the east side of the High Street, to the south of a designated 'Conservation Area' and to the east of 'Souls Field') should be better managed by the owner.	<p>Acknowledged.</p> <p>The question of the management of the land might be best brought up with the Parish Council. Conservation area controls relate to</p>	No changes to map required.	No changes to map required.

	Currently it is very unkempt and detracts significantly from the public footpath and highly attractive rural surroundings.	development proposals and so not relevant here.		
David & Sharron Wright (Residents)	<p>As 25+ year residents of Sherington, my wife and I are keen to maintain the historic character of the village.</p> <p>Reviewing the plan, the overall proposed changes to Sherington's Conservation Area look relatively insignificant. However, as you'll appreciate, when proposed changes directly affect your own property, perspective is somewhat different.</p> <p>Looking specifically at the changes relating to Village Farm, the proposed boundary amendment includes more of our garden, plus additional land currently defined as Open Countryside and outside the Development Boundary.</p> <p>I also note, Milton Keynes mapping data differs from DEFRA's Magic Map application. Hence, the area shown on the MK map as "Traditional Orchard", shown in solid green, is no longer defined as such by DEFRA.</p>	<p>Agreed.</p> <p>Visited owner and noted the ornamental or formal garden at the back of the house and the less closely managed areas beyond which contribute to setting.</p>	No changes to text required.	Boundary amended in accordance with findings (returned to the original line).



The current boundary, shown in brown, runs through the middle of our back garden. I accept there's probably logic to include the garden up to the Orchard (currently categorised as Open Countryside). However, extending to include this small fillet of land seems and looks odd.

Also, the approach to Village Farm conflicts with our neighbouring property (57a High Street), where none of the back garden is currently or is proposed to be included. In which case, should all our garden be excluded from the Conservation Area, making it consistent with 57a High Street? Please could you explain the difference?

Met with the enquirer, a modification to the map has been made to return the line to the original boundary.

Gary Gay
(Resident)

My wife and I have reviewed the maps contained in the report pages 15-16, and it appears to us that you are seeking to extend the area currently designated within the conservation area, to include further parts of our garden at the address above, which we are struggling to see any justification for, and thus wish to formally register our opposition to the proposed extended boundary.

Agreed

Met with the enquirer, a modification to the map has been made to return the line to the original boundary.

No changes to text required.

Boundary returned to previous line.

	<p>We can see no justification to this part of the proposal, as the garden area proposed has been developed by ourselves during the 17 years we have owned the property, and as the purpose of defining an area as within a conservation area is as per your definition:</p> <p>Conservation areas are designated areas that possess “a special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.</p> <p>We struggle to see how the garden meets the criteria.</p> <p>We would encourage you to visit the site, and then you would see an Oak Framed building manufactured and erected within the past 10 years, new herbaceous flower border plus numerous trees planted by ourselves, and a low stone rocky type dry wall, installed around 14 years ago, and a pea shingle gravel driveway / parking area; yes, we have significantly enhanced the garden and landscaped what was just an untidy, overgrown grass area when we purchased 17 years ago; but I can't see how you can justify its inclusion within the conservation zone proposed.</p> <p>We remain more than happy to discuss this further, but would request you consider our objections, and further request that if you still remain minded to include the land within the revised boundary, that you at the very least explain to us the justification for its inclusion.</p>			
<p>Robert Brewis (Resident)</p>	<p>I refer to the above document, which I find alarming in the number of errors it contains. While these may not invalidate the primary purpose of the document, I am deeply concerned that they may colour opinions of the village if not robustly challenged.</p>	<p>Partly Agree</p> <p>Page 3 paragraph adjusted:</p> <p>“A recent survey completed by the MKCC Inward Investment team identified 43 commercial enterprises operating in</p>	<p>Paragraph changed.</p>	<p>No changes to map required.</p>

<p>Principally, in Historical Development on page 3, third paragraph, it is stated:</p> <p>“the village is quiet during the day and there are few shops and commercial services still regularly operating”*</p> <p>This gives the impression that the village is declining into a sort of dormitory housing estate. This is not the impression that I have as a long term resident: we have a delightful shop where I frequently meet and chat with other residents; we have a delightful pub; we have a regular post office service; we have a regular bus service; we have regular church services. There are a number of businesses operating in the village.</p> <p>* maybe this originates in another “cut & paste” error.</p>	<p>Sherington. However, while local employment is still present, but the draw of the new city means that the village is quiet peaceful during the day. and there are few shops and commercial services still regularly operating.</p> <p>The White Hart public house and hotel, Saint Laud's Church and a shop are highly valued by local residents.</p> <p>There is economic activity in the village but it is a generally peaceful environment away from busy roads and shopping districts”.</p>			
<p>“Farming activity is all but extinguished in the village”</p> <p>This statement seems bizarre. Manor Farm has its modern and vigorous yard in the village adjacent to the conservation area. A number of people keep livestock in the village. The agricultural output of the parish is almost certainly higher than it has ever been in the past. The basis upon which the assertion is made is unclear, but it is certainly not agricultural.</p>	<p>Disagree.</p> <p>Farming only requires a fraction of employees that once worked in the sector. Agree that the output is higher than it has been in the past but this is down to improvements in farming practices.</p> <p>Text amended:</p> <p>“Farming activity is all but extinguished in the village</p> <p>The number of active farms in the village has decreased, with modernisation of farming practices also resulting in a reduction of employees working in the sector”.</p>	Text amended.		No changes to map required.
<p>“the village school ... is now used only as a nursery”</p> <p>This is simply not true. Sherington School remains a primary school with Reception, Year 1 and Year 2</p>	<p>Agree.</p> <p>Amend text on page 3 to:</p>	Text amended.		No changes to maps required.

	<p>classes. It could be that the comment has been included as a “cut & paste” error from the text for Emberton.</p>	<p>“..... the village school too is now used only as a nursery. The Sherington Church of England School is now part of the Village Schools Federation. The Federation is a group of six local village schools providing first school education for children aged 4-7 years old”.</p>		
	<p>In addition, the reference to Ravenstone on page 12 is puzzling, but this is probably another “cut & paste” error.</p> <p>There is a good deal of confusion around road names, and particularly Church Road and Park Road being erroneously called Lane in places. There are spelling errors.</p> <p>As I have said, these errors do not invalidate the primary purpose of the document, and the Draft Management Plan and Principal Changes to the Conservation Area seem sensible.</p>	<p>Agree.</p> <p>Change made to paragraph 6 page 12: “Ravenstone” changed to “Sherington”.</p> <p>Change made to correct ‘Church Lane’ to ‘Church Road’ in para 5, page 10 and para 4 page 13.</p> <p>‘Park Lane’ to Park Road’ in para 3, page 10, and para 5, page 13.</p>	Text amended.	No changes to map required.
<p>Councillor Vic Kitchingham (Sherington Parish Council)</p>	<p>Whilst we have no issue generally with the amendments to the proposed amendments to the conservation area as indicated in the draft document, we are in full agreement with the parishioner concerns we have received in respect of the description of Sherington in the Historical Development section of the document.</p> <p>Some of the comments in this section are inaccurate and misleading, and in at least one case are totally incorrect. There is some concern that these errors paint Sherington as a declining and fading village and community, which could not be further from the truth. Sherington is a thriving and vital village, which is proud and thankful for its strong community ethic and engagement, and we feel it to be most important that your draft document does not imply otherwise.</p>	Acknowledged.	Text amended.	No changes to map required.

	<p>The three main areas of concern in the document are as follows:</p> <p>The document describes the village as having “few shops and commercial activities still regularly operating”. This comment is inaccurate – whilst we do have only one shop, it is a bustling and thriving, purpose built and designed village store, which is not only supported by villagers, but attracts shoppers from outside the village too. In addition to the shop, we have a thriving pub/restaurant/hotel, which also draws in visitors from outside the village in significant numbers. In addition to these village-specific enterprises, a recent survey completed by the MKCC Inward Investment team identified 43 commercial enterprises operating in Sherington which are registered for PAYE and VAT which employ over 300 people. This of course doesn’t include the very many smaller businesses operating in the village which are not registered as employers. The description in the document implying that Sherington is a silent “commercial desert” is therefore misleading and potentially damaging.</p>	<p>Page 3 paragraph adjusted:</p> <p>A recent survey completed by the MKCC Inward Investment team identified 43 commercial enterprises operating in Sherington. However, while local employment is still present, but the draw of the new city means that the village is quiet peaceful during the day. and there are few shops and commercial services still regularly operating.</p> <p>The White Hart public house and hotel, Saint Laud's Church and a shop are highly valued by local residents.</p> <p>The review did not describe the village as a “commercial desert”. The village is quiet during the day, it’s one of the positive benefits of village life.</p>		
	<p>The document describes “farming activity as being almost extinguished”.</p> <p>This again is misleading and inaccurate. Aside from Manor Farm, which is located within Sherington itself, and is a busy and extensive working farm, there are also several other working farms on all sides and within the village itself. Whilst mainly arable, there is also an active livestock sector, with livestock frequently grazing right in the centre of the village itself. Again, this description in the document does not represent the facts and gives a misleading view.</p>	<p>Agree.</p> <p>Now only one working farm when there were at least four. Village based farming is disappearing.</p> <p>Amend text: Farming activity is all but extinguished in the village.</p> <p>“The number of active farms in the village has decreased, with modernisation of farming practices also resulting in a</p>	Text amended.	No changes to map required.

	<p>The document describes Sherington C Of E School as being “used only as a nursery”.</p> <p>This statement is entirely wrong. Sherington school is a fully functioning primary school, which follows the National Curriculum and is part of a federation of 5 Church of England schools dedicated to inspiring and educating their pupils as well as encouraging them to be aspirational and to flourish. The description in the document in this case really is potentially damaging and is clearly completely erroneous and should be addressed as a matter of urgency.</p>	<p>reduction of employees working in the sector”.</p> <p>Agree</p> <p>Text changed on page 3 to:</p> <p>..... the village school too is now used only as a nursery. The Sherington Church of England School is part of the Village Schools Federation. The Federation is a group of six local village schools providing education for children aged 4-7 years old.</p>	<p>Text amended.</p>	<p>No changes to maps required.</p>
	<p>In addition to the preceding individual items that are of concern, we feel it worth emphasizing certain other elements of Sherington life that we believe form part of a true picture of village life here, rather than the image of a declining, fading, and uninteresting village and community that the Historical Development section of the draft document currently implies. Some of these are as follows:</p> <p>We have a thriving and busy village hall which is constantly fully booked and accommodates a pre-school nursery, an indoor bowls club, the Sherington Historical Society, the Sherington Folk Band, a dance school, a vibrant Women’s Institute (current membership 108), and various other regular and advance-booked activities.</p> <p>We have a full-scale sports pavilion, football pitch and MUGA, all regularly used for both seasonally booked matches and activities and pre-booked events, weddings, and parties etc.</p>	<p>Disagree.</p> <p>There is no doubt that this is a thriving community.</p> <p>However, no further action in respect of the review and identifying a revised boundary etc.</p> <p>The activities, whilst good to hear of, have a marginal impact on Sherington’s special architectural or historic character. CA designation is a development control tool.</p>	<p>No changes to text required.</p>	<p>No changes to map required.</p>

	<p>We have a village angling club, walking groups, book club, art clubs, craft lessons, gardening club etc.</p> <p>Whilst these elements of Sherington life do not necessarily belong specifically in a description of the historical development of the village, we feel that they are relevant to the general “feel” of the current life in Sherington, and therefore properly belong in a true and accurate reflection of Sherington today. It is worth remembering that all of the foregoing (and more) takes place in a village of approx just 900 people.</p> <p>We believe that the Historical Development section of the review document should at the very least be amended to correct the inaccuracies but should also include some of the information here to ensure that the description of the village and its community is a true one.</p>			
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Weston Underwood

Name	Comments	LPA Response and Comment	Changes to Text	Changes to Maps
Mark, John & Pat Covington (Residents)	By removing the new development in Cross Lane it also excludes two stone barn conversions that definitely do qualify to still be part of the conservation area. So for the same reasons that Cowpers Orchard has remained inside ie would make a messy boundary line we feel the existing line is far more appropriate.	Agreed. Concern over the removal of 2 stone barn conversions in Cross Lane (new development) - dating back to 18 th / 19 th C Reinstate Cross Lane development boundaries.	No changes to text required.	The development has been brought back into the conservation area
	Apple Tree Cottage, this being a thatched cottage at the bottom of Chapel Lane although not listed should be marked “purple” having a positive contribution.	Agreed.	No changes to text required.	Apple Tree Cottage is Grade II listed – map amended
	The view down the meadows opposite the Old Post Office adjacent to the Church should be arrowed as an important	Agreed.	No changes to text required.	Arrow added to map.

	view it looks towards the Mansions and downwards over the Roman remains towards the river.			
Jeremy Howson (Resident)	<p>Conservation Area Boundary.</p> <p>The majority of the adjustments that are being proposed consist of tidying up inconsistencies where the boundary was cutting through properties and this is entirely sensible.</p> <p>Where I do have concerns is in the area of the modern development in Cross Lane on the former site of Grange Farm. Your proposal for a complete removal of this area has the effect of removing both the converted threshing barn and the converted “L” shaped stables from the conservation area. The 18th C threshing barn that is attached to Grange Farm House and the 19thC stables were both sympathetically converted in the 1990’s & early 2000’s respectively and are an important reminder that this area was previously a working farm.</p>	<p>Agree.</p> <p>Supportive of boundary tidy-up.</p>	No changes to text required.	Development brought back into the conservation area
	There also remains one (admittedly not particularly attractive) farm building in the vicinity that I am sure at some time will be converted into a further dwelling. It is important that this area is within the conservation area so that controls can be placed on any development so that it does not detract from either of these existing converted farm buildings.	<p>Agree.</p> <p>Respondent identifies one (currently unattractive) farm building which they believe should be in the CA to control the inevitable conversion into a dwelling in the future.</p>	No changes to the text required.	Development brought back into the conservation area.
	The modern development in Grange Farm is also very close to the listed 17C Manor Cottage and I would have thought that this alone would be a good reason to keep this area within the conservation area.	<p>Agree.</p> <p>Modern Grange Farm development should remain in the CA due to its proximity to 17th C Manor Cottage.</p>	No changes to the text required	The development has been brought back into the conservation area.
	The paddock to the north of Hall Barns and the Clock House was formally part of Weston Park and gives perspective to the views that the original Weston House would have enjoyed. Although there is now a beech hedge on the boundary, there is still a feeling of openness that is not felt in the rest of the village. It is for this reason that I consider	<p>Partly agree.</p> <p>Paddock to the north of Hall Barns and the Clock House to the CA – unique strong feeling of openness.</p>	No changes to the text required.	No changes to the map required.

	<p>that the paddock should be added into the conservation area.</p>	<p>The paddock forms setting to the conservation area but does not contribute part of the special architectural character of the conservation area</p>		
	<p>Listed Buildings</p> <p>There are a number of listed buildings that are not marked on the map as being listed buildings. I do appreciate that it is difficult to locate some properties when they only give house names and no numbers!</p> <p>Oaklands (opposite the church) is shown in pink when it is listed. (Only the attached garages are coloured as listed on the plan)</p> <p>Appletrees at the bottom of Chapel Lane is not shown as listed on the plan.</p> <p>The Cottage (also known as Cross Lane Cottage), adjacent to Denham Lodge in Cross Lane is not shown as listed, although the attached extension is shown in pink.</p> <p>Yew Tree Cottage, Cross Lane, (to the East of “The Cottage”) is not marked on the plan as listed.</p>	<p>Agree.</p> <p>Ensure the buildings highlighted are shown on the maps as listed.</p>	<p>No changes to the text required.</p>	<p>Listed buildings have been correctly located.</p>
	<p>Buildings with a Positive Contribution</p> <p>I believe that following buildings should be considered as adding a positive contribution to the street scenes.</p> <p>Dane Cottage, 2 Pevers Lane & Kosicot are a terrace of three thatched cottages in Pevers Lane. Although Dane Cottage has a rather unattractive modern extension, the two other cottage with their front doors to the rear of the properties are very original. These along with the much-extended Meadow Cottage create an enclosed feel to the lower end of Pevers Lane. These three cottages plus Meadow cottage and</p>	<p>Agree.</p> <p>Dane Cottage and Kosicot are grade II listed. Meadow Cottage, Pevers Cottage and the unconverted 19th C barn are buildings with a positive contribution. Also noted that Mansion Cottages are also grade II listed buildings, not Pevers Cottage.</p>	<p>No changes to the text required.</p>	<p>Map updated to show the listed buildings correctly and Meadow Cottage, Pevers Cottage and the unconverted barn as making a positive contribution.</p>

<p>the unconverted 19th C barn in this area should be considered as providing a positive contribution to the streetscape of Pevers Lane.</p>			
<p>[Additional Buildings with a Positive Contribution:]</p> <p>White Cottage (opposite the Cowpers Oak) is the only remaining property from the “Burrough” a row of cottages that stood at the front of what is now the Green. These were demolished after the Council houses were built c 1948. The Burrough was thatched, and the doors were again at the back of the properties. Although White Cottage has lost its thatch and has been extended it still has no door on the front elevation and gives perspective to how the Burrough would have looked.</p>	<p>Partly Agree.</p> <p>Notwithstanding its past the building sits relatively modestly in the village environment and is part of a cumulative contribution to local character.</p>	<p>No changes to the text required.</p>	<p>No changes to the map required.</p>
<p>[Additional Buildings with a Positive Contribution:]</p> <p>Grange Barn in Stewarts Lane along with the milk stand provides evidence that this was once the access to a working farm and the converted barn should be considered as a building providing a positive contribution.</p>	<p>Agree.</p> <p>Grange Barn added to buildings with a positive contribution.</p> <p>Correction made.</p>	<p>No changes to the text required.</p>	<p>Updated map to include Grange barn.</p>
<p>Important Views</p> <p>In addition to the views that you have already indicated I would like you to consider the following.</p> <p>From the High Street, looking into Cowpers Orchard and down to Park Farm gives a particularly nice view of Emberton church on the South bank of the Ouse Valley.</p> <p>From the High Street, looking across the field towards The Mansions. This view gives an idea of the location of the original Pevers Manor in relation to the medieval fishponds, motte and the church.</p>	<p>Agree.</p> <p>These views have been included on page 10.</p>	<p>No changes to the text required.</p>	<p>Updated map to show the view.</p>
<p>Observations</p> <p>You mention in your report under Historical Development that there is no evidence of a vicarage.</p>	<p>Agree.</p>	<p>Text amended.</p>	<p>No changes to the map required.</p>

	<p>Weston Underwood has always been a joint benefice with Ravenstone and the vicar historically lived at Ravenstone. At various times there has been a curate living in Weston and the house provided for the curate was always Peartree House. The house got its name because the rent paid to the Throckmorton estate by the curate was by way of a basket of pears every year. The most famous curate to live there was Thomas Scott who wrote a commentary on the bible (1770s)</p>	<p>This has been included in the final paragraph of page 4 / beginning of page 5 after the first sentence:</p> <p>“However, Weston Underwood has always been a joint benefice with Ravenstone, with the vicar historically living in Ravenstone. At various times there has been a curate living in Weston Underwood and the house provided for the curate was always Peartree House. The house got its name because the rent paid to the Throckmorton estate by the curate was by way of a basket of pears every year. The most famous curate to live there was Thomas Scott who wrote a commentary on the bible (1770s)”.</p>		
	<p>[Observations:]</p> <p>There is no record of any historic windmill in the village, but we own a field on the Ravenstone Road that is known as “Little Windmill”. It is on the ridge of land before the ground starts to fall towards Ravenstone, so it may be that there was once a windmill in that field although there is no evidence of it now.</p>	<p>Agree.</p> <p>This text has been inserted after the first sentence of paragraph 2 on page 5:</p> <p>However, on Ravenstone Road, a field known as “Little Windmill” sits on the ridge of land before the ground starts to fall towards Ravenstone. This may be the site of a former windmill, although there is no evidence of it now.</p>	Text amended.	No changes to the map required.
Mike Clarke (Resident)	<p>The consultation draft maps do not include an accurate record of all listed buildings. For example, Cross Lane Cottage and Yew Tree Cottage are not shown as listed buildings on the plans. They are both shown as Grade II listed buildings with English Heritage. A detailed audit of listed buildings should be undertaken to ensure the plans are accurate.</p>	<p>Agree.</p> <p>Cross Lane Cottage and Yew Tree Cottage should be marked as listed buildings.</p>	No changes to text required.	Cross Lane Cottage and Yew Tree Cottage now marked as listed buildings.
	<p>We disagree with the removal of the development off Cross Lane from the conservation area due to the potential impact</p>	<p>Agreed.</p>	No changes to text required.	Boundary redrawn to reinstate the

	<p>this could have on nearby listed buildings. The removal of protections from conservation area status will enable owners of houses in close proximity to listed buildings to demolish or fundamentally change the visual impact of their houses and cause harm to the visual impact of the conservation area buildings.</p>			<p>Cross Lane development.</p>
	<p>It seems inconsistent to remove the development off Cross Lane whilst adding the paddock to the south east of The Green and White Cottage on the basis that they feel” feel sufficiently integrated into the body of the village.”</p>	<p>Agreed.</p>	<p>No changes to text required.</p>	<p>Boundary redrawn to reinstate the Cross Lane development.</p>
	<p>The “Principal Features” map is inaccurate and should be amended. It shows a track running from our garage on Cross Lane opposite Cross Lane Cottage to the rear of the development off Cross Lane. This track does not exist and has never existed except when the former adjoining owner temporarily laid the track to hoodwink the planning authority that the access existed off Cross Lane. This was disproved at planning appeal and therefore it is important that no formal planning documents give credence to this track. Please remove this plan from all public documents to avoid future confusion.</p>	<p>Disagree.</p> <p>This appears to be part of the base map rather than an annotation.</p>	<p>No change to text required.</p>	<p>No change to map.</p>