

Name	Organisation/ Address	Date Received	Q1 Y/N/P	Q1 Comments	Q2 Y/N/P	Q2 Comments	Q3 Y/N/P	Q3 Comments	Any other Comments	Reviewed by	Date	Officer response and recommendation	Recommendations Actioned in Document? Y/N or n/a How?
Anon	77 High Street, Milton	7.9.2016	Y	n/a	Y	n/a	Y	n/a	n/a	SS	18/10/2016	Noted: Recommendation: No change	n/a
Anon	not given	12.9.2016	Y	n/a	Y	n/a	Y	n/a	Well done!	SS	18/10/2016	Noted: Recommendation: No change	n/a
Anon	29 Willow Lane, Milton	13.9.2016	Y	n/a	Y	Seems to be a reasonable rationalisation of existing area	Y	n/a	n/a	SS	18/10/2016	Noted: Recommendation: No change	n/a
Anon	not given	16.9.2016	P	Long Cottage, 18 School Lnæ dates back to 1600s. I have a photo showing Long Cottage and Old Milton Cottage with Milton Cottage, before it was built up, as an outhouse attached to Long Cottage. Copy Included [n.b. electronic scan added to folder]	Y	n/a	n/a	n/a	n/a	SS	18/10/2016	Noted: Recommendation: Retain photo on file	n/a
Anon	9 Pembroke Lane	20.9.2016	Y	n/a	Y	n/a	Y	n/a	I fully support the Council and their Conservation Team with this draft Conservation Area Appraisal and thank them for their efforts to protect the special character of the village.	SS	18/10/2016	Noted: Recommendation: No change	n/a
J Saunders	by email	27.9.2016	Y	n/a	Y	n/a	Y	n/a	Good Presentation in St Blaise Church. Well done thanks.	SS	18/10/2016	Noted: Recommendation: No change	n/a
Tamsin Atley	on behalf of Oxfordshire County Council	28.9.2016	n/a	n/a	n/a	n/a	n/a	n/a	I have noticed that the document contains this proposed specific management action: <i>Clearance of debris from streams and drains including along Mill Lane and Pembroke Lane.</i> I do not know what debris is being referred to, but there may well be ecological issues with this proposed action in relation to protected species and habitat management. Please seek the advice of your ecologist, Dominic Lamb, on this Draft Conservation Area Appraisal	SS	18/10/2016	Noted: Recommendation: No change	n/a
anon	anon	29.9.2016	Y	n/a	Y	n/a	Y	n/a	n/a	SS	18/10/2016	Noted: Recommendation: No change	n/a
anon	anon	5.10.2016	Y	n/a	Y	n/a	Y	n/a	n/a	SS	18/10/2016	Noted: Recommendation: No change	n/a
anon	anon	5.10.2016	Y	n/a	Y	n/a	Y	n/a	We do think that the 'Gingerbread House' (as named by the team) and the 'Milton Wonder' (Apple Tree) should be included on the list.	SS	18/10/2016	Noted: Recommendation: No change	n/a
Natural England	Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire CW1 6GJ	14.10.2016	n/a	n/a	n/a	n/a	n/a	n/a	Natural England does not consider that this Draft Conservation Area Appraisal and Proposed Boundary Extension poses any likely risk or opportunity in relation to our statutory purpose, and do does not wish to comment on this consultation. [Full copy of letter received saved in Consultation responses file]	SS	18/10/2016	Noted: Recommendation: No change	n/a
Terry and Angela Kirk	Old Moor Grange, School Lane, Milton, OX14 4EH	16.10.2016	Y	n/a	Y	n/a	Y	n/a	We are in favour of the extension to Milton Conservation Area as proposed in the above document [by email]	SS	18/10/2016	Noted: Recommendation: No change	n/a

Linden Homes c/o Peter Hodgson	by email	16.10.2016	n/a	n/a	n/a	n/a	n/a	n/a	<p><i>Para3</i> "Unfortunately, I cannot accept that the proposed inclusion of the above parcel of land [bordering Pembroke Lane to the south and Old Moor to the east] in the Milton Conservation Area is appropriate. The primary reason for this is that, as stated in Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990, conservation areas need to be 'areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance'. The parcel of land referred to above is clearly an area without such intrinsic interest."</p> <p><i>Para4</i> "Whilst it is the case that the land in question has not been previously developed [...], there is nothing to suggest that there is any direct significant link between it and the village's various listed buildings, all of which (with the exception of Old Moor Grange/Steptone Cottage - formerly Hospital Farmhouse- and which has a large modern outbuilding- known as 'Serendipity'- attached to its southern side) lie quite some distance from it."</p> <p><i>Para5</i> "In this connection, it is worth drawing attention to the very clear and valid statement at paragraph 127 of the NPPF that 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'"</p> <p><i>Para7</i> "The parcel of land in which Linden Homes have a development interest is included in the Character Area called 'Farm Groups' on figure 8 of the draft Character Appraisal and is described [...] on p.18: [...]. This page of the Appraisal also includes a photograph of this area taken from Pembroke Lane, while under 'Boundary Changes' (pp.26-7) the justification for its inclusion seems to derive from the fact that it is considered 'to contribute to the rural and agricultural character of the settlement of Milton and (to) form a significant component of the Village.'"</p> <p><i>Para8</i> "Neither this description nor analysis seems to me particularly thorough or compelling, especially in the context of paragraph 127 of the NPPF referred to above"</p>	SS	18/10/2016	<p><i>Para3 - Para8</i> As described within the Appraisal and as noted in the following paragraphs of the Respondant's letter, the undeveloped, open and rural nature of the area is considered to be a key historic characteristic which makes an important contribution to the identified features of special interest which warrant inclusion within the Milton Conservation Area. The assessment of this land is that it is, therefore, of intrinsic interest to the significance of Milton and worthy of inclusion within the designated conservation area.</p> <p>The assessment of land has not been made with regard to occupiers of the land but the value of that land as a contributor to the special architectural or historic interest of the conservation area and proposed extension. It is considered that the land makes a contribution to the understanding of the development of Milton and therefore to the historic and architectural significance of the area worthy of inclusion within the designated conservation area.</p> <p>Inclusion of land within the Conservation Area does not preclude development and the council is not proposing any additional measures, such as Article 4 directions, to inhibit the future development of any areas. Proposed new development throughout the conservation area will be considered in line with the statutory duties of the LPA under Section 71 of the Planning (LB&CA) Act 1990 and the National Planning Policy Framework which instructs LPAs to look for opportunities to better reveal or enhance the special interest of designated assets.</p> <p>We remain of the opinion that the land should be included within the designated boundary.</p> <p>Recommendation: No change</p>	n/a
									<p><i>Para9</i> "That is not to say that I do not have some sympathy with the Council officers' view that the existing boundary of the conservation area could justifiably be extended in some parts of the village."</p> <p><i>Para12</i> "There is also an extensive belt of mature trees along the southern boundary of the recreation ground, which it is noted on p.12 of the draft appraisal, 'provide(s) a green backdrop to this public open space'. It is this belt of trees that separates the recreation ground from the land in which Linden Homes have a development interest."</p> <p><i>Para13</i> "Largely because of the presence of the recreation ground and the historic buildings around it [...], it therefore seems to me that there is a good case to be made for including the 'School Lane' Character area within the extended conservation area, even if as presently drawn it would also mean bringing some rather nondescript modern houses on the south and east sides of the lane, which are currently outside the conservation area, into it."</p> <p><i>Para14</i> "I also feel that, as proposed in the draft Character Appraisal, there is adequate justification for bringing the Methodist Church and all of its associated grounds into the conservation area. Although the building itself (a rather utilitarian brick structure of the 1950s) is hardly a 'positive' contributor to the conservation area [...], the church is clearly visible from the High Street and given this 'central location' any new development on this site would be likely to have an impact on the character and appearance of the conservation area."</p> <p><i>Para15</i> "It should be noted here that I have not given any consideration to the proposed inclusion of the land to the north of Mill Lane within the extended conservation area as this falls outside the scope of this letter. Similarly, if it is felt that the group of obviously historic buildings at Manor Farm is worthy of protection, seeking their addition to the statutory list would seem to me an appropriate course of action for the Council take."</p>	SS	18/10/2016	<p><i>Para15</i> It is unfortunate that the response to the proposed boundary changes has not been considered with regard to all the proposed alterations and the justification for those additional areas of land. This is of particular importance given that one of the overwhelming features of significance of Milton has been judged to be its historic agricultural setting which includes areas of open farmland that directly relate to the outlying farmsteads which characterise the settlement edge. As such, the decision to include both open land to the north and open land to the south-east of the main settlement core was made because of the intrinsic value these spaces provide to the special historical and architectural interest of the conservation area. To isolate the reasons for designation of additional land within the proposed boundary without considering the implication of the revision to the whole of the conservation area misses the main purpose of the document and the proposed boundary extension, contrary to good practice guidance within the documents referenced in this response letter; namely, ""</p> <p><i>Para15</i> It should be noted that as part of the conservation area appraisal work, the C&D team have identified certain buildings including Manor Farm for potential listing and have applied to the designation branch of Historic England. A decision from Historic England and the SoS is awaited. If this building were to be included with the statutory list, development within its setting would become a material consideration as per Section 69 of the Planning (LB&CA) Act 1990.</p> <p>Recommendation: No change</p>	n/a
									<p><i>Para16</i> "Certainly, this would be a far more effective that 'tagging' them onto the end of an extended conservation area primarily based on the area of land to the east of Old Moor, which for the reasons set out in this letter, I do not consider is of sufficient heritage value to warrant inclusion in the Milton Conservation Area."</p> <p><i>Relevant abstracts taken from 'Objection Letter 14 10 16' written on behalf of Linden Homes and received 17.10.2016. It should be noted that the letter is dated 14 October 2014 but we have taken this to be an accidental error with 2016 being the intended date.</i></p>	SS	18/10/2016	<p>As above, the inclusion of Manor Farm on the statutory list is a decision for the secretary of state. Should it be considered worthy of inclusion, development within its setting would be considered with regard to the impact upon its special architectural and historic interest and significance. Aside from their potential listing, the farm group and the open land between are considered worthy of inclusion within the proposed conservation area for the contribution they make to character and appearance illustrative of the agrarian origins of the settlement as outlined in the appraisal document. Our recommendation is that the land remains within the proposed boundary as no new evidence that the land is not of the interest has been brought to our attention.</p> <p>Recommendation: No change</p>	n/a
									<p>"We are pleased to see the preparation of conservation area appraisals as an important element of a positive strategy for the management of the historic environment. They are an important means for the Council to ensure they are correctly discharging their statutory duty to pay special attention to the desirability of preserving or enhancing the character of appearance of the area and to prepare management proposals for its preservation or enhancement.</p> <p>We note the relatively large extensions to the conservation area, which the Council are proposing as part of the responsibility to review their area from time to time and to propose new areas that should be protected through this designation. We are happy to support both extensions which respond to very specific elements of the area's special historic or architectural interest and can be seen to contribute to the significance (i.e. the special historic or architectural interest) of the conservation area as a whole.</p>	SS	18/10/2016		

Historic England c/o Robert Lloyd-Sweet	by email	17.10.2016	n/a	n/a	n/a	n/a	n/a	n/a	We note that the Council have sought to introduce innovative methods of analysing and presenting both the special interest of the conservation area (using the Heritage Values set out in our Conservation Principles publication) and its key character features. This has included using elements seen in other recent appraisals (borrowed from other local authorities) and entirely original elements, in addition to those used in our published advice. We are pleased to see these developments as part of the process of moving the management of conservation areas forward and will take them into account as we review our advice over the next twelve months. Finally we are pleased to see that the appraisal is particularly well illustrated including mapping that among other information, provides the evidence for the two extensions to the area on grounds of the special architectural interest or special historic interest these areas contribute to the significance of the conservation area as a whole. As such, we commend the appraisal to the Council and will be pleased to see its implementation "	SS	18/10/2016	Noted with thanks. Recommendation: No change	n/a
Jack Smith	Manor Farm, Old Moor, Milton	17.10.2016	Y	n/a	N	No, I do not agree with the boundary, I am a resident at Manor Farm in Milton and the boundary should be 15ft West as discussed and agreed with Mr Mockler who is the owner of this property.	n/a	(as I am a tenant)	n/a	SS	18/10/2016	Disagree. The buildings and land are considered to meet the criteria as being of architectural and historic interest and worthy of inclusion within the proposed conservation area boundary. Although there are some C20 buildings included at this point, the boundary has been drawn to follow a brick wall defined field boundary that encloses the group. Recommendation: No change	n/a
John and Anne Wattam	Beech House, School Lane, Milton	17.10.2016	Y	n/a	N	We largely agree with the proposed boundary area but would be grateful if an adjustment could be considered to include the following concerns: Inclusion of the whole of Pembroke Lane. We appreciate the properties at Orchard House and Bridge House are modern and do not meet conservation criteria and are therefore excluded from the boundary change. It would make sense however to include them (on the same basis as you have with similarly modern properties at 8,10 and 12 School Lane) Moor Ditch and Pembroke Lane in front of them as part of the new conservation footprint to ensure the current setting is not compromised by further developments to the western or southern sides of Pembroke Lane at that location i.e. run the new boundary line along the length of Pembroke Lane. Milton Park Trading Estate may have plans to eventually re-work their land/building on the southern side of Pembroke Lane (currently behind the only remaining section of the original MOD depot (green) fencing). This of course is currently within the boundary of the caveated LDO but care should be taken to guard against any future overshadowing development that would impact negatively on Pembroke Lane. Similarly:- The area of land adjoining Manor Farm to the south. About thirty years ago, two years before her death, Mrs Majorie Mockler (despite the almost unanimous disagreement of her family) sold what was then a field of approximately two and a half acres to the south of Manor Farm to Milton Trading Estate. The location of the plot can be seen on page nine of the Conservation Area Appraisal at figures 6 and 7 – OS Maps 1960 and 1981. The compromise reached was that the field should be used half for business 'starter units' and the other half retained as green open space. Milton Trading Estate – now Milton Park – seems to have respected this agreement. The 'starter units' laid out in the form of three sides of a rectangle, are well-designed and rather picturesque due to their covering in red leaved Russian(?) vine. The space in front of them has indeed been preserved as green space and laid out as an attractive mini park including a small pond. It is difficult to see where the boundaries of the field originally were but the OS maps previously referred to would seem to imply that on the eastern side it was the road that now runs from south to north up to Moor Ditch. Milton Park has within the last two years constructed a fence about eight foot high between this area and Manor Farm. Nonetheless, in order to preserve the important buildings at Manor Farm from being overshadowed by any future development that Milton Park may have in mind, we would like this area including the current buildings, to be included in the new Milton Conservation Area boundary – and suggest that Milton Park should be proud of the fact that they are contributing to the preservation and enhancement of the Milton Conservation Area. We acknowledge that this suggestion may be a little unusual but hope that it will be accepted and 'provide a framework for informed planning conditions' as well as 'encourage high quality and contextually responsive design' as highlighted at aims 4 & 5 of the appraisal. School Lane. We note your intention to include the whole of School Lane in the new Conservation Area. As with our suggestion for Pembroke Lane this makes sense for the reasons you have outlined. We have noted also however that our property at Beech House (No8), Linear House (No10) next door to it, the modern house next door to that at No12 and the properties on the North side of the lane are of insufficient architectural or historic interest to include in the conservation area. Blackbird Lane off School Lane. Described on page 12 of your assessment as 'a historic hedge lined trackway heading east out of the conservation area across fields to Sutton Courtenay' – should along with its hedging also be incorporated into the new conservation footprint. Planning consent has been given to build a number of individual dwellings on the lane but it is of historic interest – as your report recognises – and should be protected as a bridleway/footpath to ensure it doesn't become a modern road through to any future potential developments on land towards Sutton Courtenay or adjacent to Manor Farm.	Y	n/a	n/a	SS	18/10/2016	To add additional land which does not meet the tests of area designation or add to the character and appearance of the conservation area would de-value those areas within it. As such, the additional land proposed along Pemroke Lane was not assessed to meet the criteria. In addition, land should not be included within conservation areas in order to prevent further development. The designation of a conservation area does not preclude development but should help to inform and manage change to ensure that opportunities for new development better reveal or enhance those elements that are defined as significant. Recommendation: No change	n/a
										SS	18/10/2016	School Lane - In this area there are some C20 houses which although not of historic interest, are either neutral or contribute positively to the character of School Lane and the pattern of development along it. As such we would encourage the retention of these areas within the designated area. We have been careful to assess areas of C20 development throughout Milton in order to understand if it makes a positive contribution to the area, a neutral contribution or a negative contribution when assessing whether it should fall within the proposed boundary extensions. Whilst not appropriate to include the C20 development along Pembroke Lane and within Milton Park, the area of School Lane proposed for inclusion does follow a more consistent pattern in keeping with the character area and is recommended for inclusion within the boundary. Recommendation: No change	n/a
										SS	18/10/2016	Blackbird Lane - Conservation Areas predominantly capture built development and human intervention in the landscape. Whilst the significance of the historic trackway illustrating movement between adjoining settlements is recognised, the inclusion of the full length of the trackway is not within the scope of the appraisal. However the Lane as a routeway would be recognised as being partly within and also in the setting of the proposed conservation area and due regard would be given to it in consideration of any development proposal in the future with respect to the requirements of the NPPF which serves to ensure new development better reveals or enhances important characteristics of setting. Recommendation: No change	n/a

Person ID	Full Name	Organisation Details	Address	Active?	Comment box	Question 1 - Name or Name of Organisation	Likert Scale - 1 Do you think that the Conservation Area Appraisal accurately describes the character, appearance and special qualities of the area?	Comment Box - If no or partially, please tell us why.	Likert Scale - 2 Do you agree with the boundary of the Conservation Area as proposed in the Appraisal? Please mark one box only	Comment Box - If no, please tell us why and describe areas that you would like to see for inclusion or removal from the proposed Conservation Area	Likert Scale - 3 Do you agree that the management recommendations in section 8 will preserve or enhance the special character of the Conservation Area? Please mark one box only	Comment Box - If no or partially, please tell us why and detail any other recommendations you would like to see included.	Comment box	Reviewed by	Date	Officer response and recommendation	Recommendations Actioned in Document? Y/N or n/a How?
1020916	Ms Eleanor Owens		The Old Bakery, High Street, Milton, Oxfordshire, Abingdon, OX14 4ER	Active	I am very pleased to see that the draft acknowledges the special nature of the village and properties within it. The proposals seem to comprehensively identify and seek to protect these from further erosion by inappropriate development or poor management.	Yes		Yes		Yes			I am very pleased to see that the draft acknowledges the special nature of the village and properties within it. The proposals seem to comprehensively identify and seek to protect these from further erosion by inappropriate development or poor management.	SA	19.10.2016	Noted. Recommendation: No change	n/a
1021191	Mr David Clark		55 East St Helen Street, Abingdon, OX14 5EE	Active	9. References The author of the appraisal should have used the 2010 edition of the Buildings of England (Berkshire) by Tyack, Bradley and Pevsner, although the entry for Milton is strongly focussed on the Manor and the church. 42 High Street is discussed in some detail by C R J Currie in his paper 'Larger Medieval Houses in the Vale of White Horse' in Oxoniensia LVII 1992 (pp.171-173). This is an exceptional and important house fully deserving of its grade II* listing. It was found recently to have some seventeenth-century wall-paintings in addition to its base-cruck and crown-post roof.	Partially	2. Summary of special interest There is no evidence whatsoever that Inigo Jones had anything to do with Milton Manor as he was dead by the probable date of construction in any case. Sir Howard Colvin in his Biographical Dictionary of British Architects does not even include Milton in his 'doubtful' category of attributions. Jones' name should be removed from this document in order that the myth be not further perpetrated. There was an association with Admiral Benbow until recently when the name of the public house was changed to the Plum Pudding. 6.6 Local materials. It is perhaps more correct to say that the timber-framed buildings have panels infilled with wattle-and-daub. Traditionally, these (and the timber itself) would have been limewashed (not rendered).	Yes		Yes			9. References The author of the appraisal should have used the	SA	19.10.2016	Reference to Inigo Jones was derived from*** [Sally] and included in the document as a result. This can be further checked to clarify. The reference to additional resources is gratefully received. It is considered that the main discussion about the village as a whole and those features which contribute to our understanding of the significance of the conservation area is sufficiently detailed and that additional information about specific listed buildings is best recorded in the Historic Environment Record for those protected assets rather than within this document which will be used as evidence and a development management resource for the area as a whole. Recommendation: Confirm source of attribution of Inigo Jones to design of Milton Manor and adjust document accordingly. No other changes required.	Y Inigo Jones influence noted in document
1024148	mr james southey		95 high street, oxfordshire, milton, ox14 4ej	Active	The house at 87 High Street is noted as a building of local interest and might possibly warrant being listed as one of the few buildings of interest at that end of the village In addition the orchard attached to the house (0.5 acres) has been a traditional apple orchard for over 100 years, the last owner having been born and raised there and never moved so was able to recount the use of the orchard including the "Milton Wonder" apple tree which has been specifically noted in several recent environmental surveys and planning applications. Could the orchard be given special consideration as an area of local interest and safeguarded ?	Yes		Yes		Yes			The house at 87 High Street is noted as a building of local interest and might possibly warrant being listed as one of the few buildings of interest at that end of the village In addition the orchard attached to the house (0.5 acres) has been a traditional apple orchard for over 100 years, the last owner having been born and raised there and never moved so was able to recount the use of the orchard including the "Milton Wonder" apple tree which has been specifically noted in several recent environmental surveys and planning applications. Could the orchard be given special consideration as an area of local interest and safeguarded ?	SA	19.10.2016	The conservation and design team have put forward No.87 to be considered for statutory designation, a decision which lies with the Secretary of State. The orchard as discussed is recorded within the document as an area of open space that makes a positive contribution to the character and appearance of the Conservation Area. Additional description could be added to the document which describes that this area was historically an orchard within the village. Recommendation: Consider if there is an appropriate point in the document to make reference to the historic land use of the orchard area adjacent to No.87.	Y Description of open spaces more detailed in document

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Debbie Sutcliffe	7 Little Lane	5 Little Lane is missing from CAA in picture descriptions	EK	SS	18/10/2016	Agree. Recommendation: update CAA picture description	Yes Appendix altered
		Houses on little lane were owned by GWR and are not associated with Milton Manor, let on a 3000 year lease to tenants. GWR button found in		SS	18/10/2016	Noted. Recommendation: amend text to note GWR ownership	Yes Appendix altered
		1 Little Lane is oldest and timber framed		SS	18/10/2016	Noted. Recommendation: amend text to note reputed timber-frame	Yes Appendix altered
		5 & 7 are timber framed with brick infill at first floor and rendered externally. Believed to date to 1774 based on lease documents		SS	18/10/2016	Noted. Recommendation: amend text to note reputed timber-frame and 1775 date	Yes Appendix altered
		Lily Marlow's Cottage and the Milton Wonder apple tree are very important in the village. Should be listed and marked on the CAA maps		SS	18/10/2016	Agree. Recommendation: put cottage forward for listing & improve description of orchard in text	Yes Main document amended
		102 & 104 High Street used to be a sweet shop for village		SS	18/10/2016	Noted. Recommendation: amend text	Yes Appendix altered
		The terrace Nos.73-85 were historically known as Rasher Row: believed to have name as a result of the meat curing in the loft spaces		SS	18/10/2016	Noted. Recommendation: amend text to reflect former name and reputed activity	Yes Appendix altered
		Old Milton Cottage, School Lane was one farmhouse with attached piggery and stables which has now been converted.		SS	18/10/2016	Noted. Recommendation: amend text to reflect former name and reputed activity	Yes Appendix altered
		65 High Street was the first Post Office in the village		SS	18/10/2016	Noted. Recommendation: amend text to reflect former reputed first Post Office in village	Yes Appendix altered
Not given	The Poplars, School Lane	Concern about maintenance within Conservation Area eg. dilapidated barn on School Lane	EK	SS	18/10/2016	Noted. Recommendation: no change, this will be picked up in the CAA management plan	n/a
Martin Woodgett	Tithe Barn Cottage	The Old Rectory, 87 High Street, 104 & 102 High St should all be listed buildings	EK	SS	18/10/2016	Noted. Recommendation: investigate potential for listing	n/a
		The memorial tree by the bus shelter is a horse chestnut not a sycamore		SS	18/10/2016	Noted. Recommendation: amend text	Yes Main document amended
Not given	73 High Street	Lily Marlow's Cottage and the Milton Wonder should be protected	EK	SS	18/10/2016	Agree. Recommendation: investigate potential for listing of Lily Marlow's cottage and protection of tree	n/a
		6 School Lane (Old School House) should be protected		SS	18/10/2016	Agree. Recommendation: investigate listing of Old School House	n/a
Not given	Willow Lane Resident	The fields which have been put forward for development N. of Pembroke Lane do not appear to have any features of special historic or architectural interest and should not be included in boundary	EK	SS	18/10/2016	Disagree: The fields and paddocks north of Pembroke Lane are considered to be important rural open space, contributing to the rural character of the conservation area. Recommendation: No change	No
		Manor Farm is not interesting and should not be included		SS	18/10/2016	Disagree: Manor Farm is considered to be of architectural and historic interest and worthy of consideration for listing. Recommendation: No change	No
Not given	OCC Officer (family member owns 67 Pembroke Lane)	The two-storey stone building in Mallams Court at the southern boundary is incorrectly identified as Local Interest Building on Maps 3&5 and as 18 th & 19 th Century on Map 4 when it is in fact C20 building. The other buildings were heavily repaired and restored as part of planning permission for new building (c.1990s)	SA	SS	18/10/2016	Agree. Recommendation: Amend maps 3,4 and	Yes Main document amended
		The boundary was originally drawn through the front garden of No.67 as a matter of convenience as that is where the OS map sheet for that area ended – wondered if this could now be rectified to follow the road rather than part of the frontage.		SS	18/10/2016	Agree. Recommendation: Amend the boundary	Yes Main document amended

Name	Organisation/ Address	Date Received	Q1 Y/N/P	Q1 Comments	Q2 Y/N/P	Q2 Comments	Q3 Y/N/P	Q3 Comments	Any other Comments	Reviewed by	Date	Officer response and recommendation	Recommendations Actioned in Document? Y/N How?
n/a	Milton Manor, Milton	19.10.2016	P	It is so very long and detailed that it is difficult to suppose that all the descriptions are accurate! But in general - despite this quibble - they probably are...	N	<p><i>Extracts from attached sheet of comments:</i></p> <p>The Northern Boundary I very much approve of the inclusion of this area which consists largely of open fields plus the Mill House - all of which once belonged to the Milton Manor Estate, though at present our ownership is confined to the field called 'Seven Acres' fronting the High Street to its west. I would like to propose that the Conservation Area be <u>extended</u> to include the neighbouring field to the North up to and including Courtfield House; plus the hedges bordering the road to Drayton up to the same limit. This would give added protection to what is now proposed. It would 'preserve or enhance the character and appearance of the Conservation area <u>and its setting</u>' - even if some carefully controlled development is allowed within this roadside field (formally[sic] allotments).</p> <p>The Southern Boundary I would ask that this be slightly reduced at its southernmost extremity; for it seems to have been marginally enlarged to include a gateway into my field know as The Hales - for no particular reason at all except for the benefits of a straight line on the map!</p> <p>The Eastern Boundary I have two suggestions here. First:- That the hedges along Blackbird Lane (which include trees and which are probably two hundred years old or so like the hedge in School Lane, though not so carefully tended) should be included in the Conservation Area. Second:- That the Eastern Boundary at Manor Farm be reduced - i.e. moved back West by about fifteen feet or so, so that it includes the traditional buildings which are visible on older maps on Page 9 ie the Historical buildings (NB one of which, the square blob most easily discernible on Fig 3 1875 OS Map, was destroyed by fire in my mother's time) so as <u>not</u> to include the corrugated iron sheds to the north but to end at the ancient brick barn whose position can clearly be seen on the northern side of the Manor Farm complex and which is quite clearly deserving of inclusion in the Conservation Area.</p> <p>These three minor adjustments to the Southern and Eastern Boundaries of the Conservation Area will, I hope, be given approval by the Local Planning Authority.</p>	Y	n/a	These are mainly contained in the attached	SA	19.10.2016	<p>These comments were received after the close of public consultation. The proposed changes are not considered fundamental to the recommendations made in response to those comments received within the consultation period but the following comments are relevant:</p> <p>Northern Boundary During the assessment of the boundary to the existing consebration area and the consideration of additional land which warranted inclusion within the boundary, the additional area of land to the north discussed in this letter response was not considered worthy of inclusion. The reasons for this were two-fold: One, there was insufficient historic evidence within these spaces to clearly illustrate the relationship of this land to the development of Milton and its outlying farms compared to the very clear visual evidence of the medieval farming pattern recorded on the proposed extension. Secondly, the over expansion of the boundary to include open space not bounded by built form erodes the character of the built settlement contrary to good practice guidance for conservation area designation and erodes the value and understanding of the boundary's setting.</p> <p>Southern Boundary Following confirmation of plot boundaries this extension will revert to the existing boundary.</p> <p>Eastern Boundary As discussed above, the addition of open space which does not have a clearly defined relationship with those features of the built form would erode the significance of the area and as such the decision was made not to add the length of Blackbird Lane which forms part of the rural setting to the area and makes a contribution as such. Consideration can be given to the slight alteration around Manor Farm to exclude the C20 agricultural buildings/Although the boundary includes agricultural buildings that are C20 in date, their location on the site and specific relationship to the farm group reflects the historic pattern of the site's development and therefore adds to the contribution this site makes to the Conservation Area and is therefore considered appropriate to fall within the proposed boundary extension.</p> <p>Recommendation: Comments noted with thanks. Maps revised at southern boundary only.</p>	Y Maps updated
n/a	Tenant, Manor Farm, Milton	Hard copy received 19.10.2016	Y	n/a	N	As the tenant of Manor Farm Milton, I agree with Mr Mocklers suggestion that the eastern boundary of this property should be slightly reduced.	Y	n/a	My only comment is about reducing the eastern boundary, as mention overleaf [Clause 2]	SA	19.10.2016	These comments were also received by email prior to the close of consultation and have been considered within the record of formal consultation responses.	n/a
Adam Swash	by email	email sent 19.10.2016 received by C&D 20.10.2016	P	<p>The area appraisal, in the main, provides a good description of the conservation area and its appearance. However, it appears to rely heavily on village folklore. Historical records for Milton are available going back many centuries. Evidence from more in-depth historical research might lead to different emphasis and conclusions.</p> <p>Previous to this much of the access to this land was up a lane from the High Street (next to 87 High Street) and unlikely to be connected to Hospital Farm or Old Moor. Indeed, some of this land was used by Godfrey possibly as his masons yard.</p> <p>Any farming done before this date was almost certainly of the subsistence/small holding type rather than a key part of rural activities in the village.</p> <p>Similarly, the map evidence (for the area south of hospital farm) shows that much of the land in more recent times has been used for orchards and fruit, as was much of the surrounding areas. It is likely that the owner of Millbrook House was, at some stage after Mallam, one of the largest fruit farmers in the area and responsible for many of the fruit farms for which the area was famous for at the time. At this time the land was not open rural land.</p> <p>The statement 'The rest of the village seems to have evolved from cottages and farmhouses, with a range of village support industries, Church, chapel, public house, post office, smithy (as shown on the 1875 OS map) and school.' should be changed to include stonemasons, housing developers, fruit farmers and for a time railway workers and signalman. In reality, the village evolved to take advantage of the economic conditions of the times; a trend continuing to the present day with more recently commercial activities at Milton Park taking over use of the land used for farming.</p> <p>Futhermore, the housing in the village has developed to meet this commercial need and, as infrastructure (including the railway) developed, to meet the commercial needs of surrounding areas and London. This would suggest the the village didn't 'develop in a piecemeal fashion'. (Almost) all development has been to the East of the High Street along the old roads, tracks and ways. This development was done in distinct phases to reflect these economic developments.</p> <p>The appraisal gives the impression of a village that is more of a rural backwater idyll than the thriving dynamic village the historical evidence suggests. The VoWH local plan refers to Milton as a large village. The evidence would show that this is how Milton has behaved and thrived over time. It should be proud of its historic dynamism and ability to reinvent itself with the times. The appraisal description of a small rural village does us a disservice.</p>	N	<p>The small changes to the boundaries that reflect the actual lie of gardens etc. seem reasonable.</p> <p>In other areas the conclusions of the appraisal appear to have been ignored/distorted in the final design of the conservation boundary.</p> <p>Strangely, the land south of Hospital Farm (E of High Street) is included within the proposed conservation area. It is not particularly highlighted in the appraisal as being of importance. It is not mentioned in the appraisal as 'illustrative of the landscape setting of the village' (5.2). Indeed apart from the 'high hedges' and 'glimpsed view towards Old Moor' very little mention is made of this area at all. The appraisal does not indicate that this is 'special or architectural interest' on its own nor does it imply that it otherwise 'enhances the wider conservation area'. The inference from the evidence in the appraisal is it is of far lower intrinsic 'conservation area value' than other areas which are highlighted strongly. These other areas are not included in the wider conservation area, such as 'Out from Old Moor' and 'Sutton Lane'.</p> <p>When extending the conservation area care needs to be taken to ensure that the key areas conserved (such as the High Street) come together to make the village special and they highlight the history of where it has come from and where it is going to. Great care needs to be taken to ensure that any extension does not lower the overall value and power that an designated conservation area has: no longer distinguishing between the truly 'special and architectural interest' and the 'nice to have'.</p> <p>For this reason any extension of the conservation area should balance: the implied priority order of areas highlighted in the appraisal (Medieval Water Meadows; Old Moor to Diccol; Sutton Road and potentially Land south of Hospital Farm (though you will note previously that there are grounds for doubt about it inclusion in the list)); respect the historical implied weighting towards the West of the High Street and limit itself to an extension that 'increases' the conservation area marque. I would suggest that the first of these (Water Meadows) is the only area which merits inclusion in its own right and would not diminish the value of the remaining conservation area.</p>	Y	n/a	n/a	SA	20.10.2016	<p>Comments received after the close of consultation.</p> <p>The additional information provided about the history of Milton in response to Q1 is received with thanks.</p> <p>The comments with regard to the proposed boundary extensions are noted but it is considered that the reasons for the proposed boundary extension have been further expanded in response to other comments received during the consultation period - please see sheet entitled: Formal Consultation Responses.</p> <p>Recommendation: No change</p>	n/a

Name	Consultee Type	Invitation Sent	Response Received	Further Invitation Sent	Response Received
Stuart Davenport	Ward Member	5.09.2016	No	11.11.2016	Received 11.11.2016: "Dear Samantha, I am content with the proposed changes to the conservation area. If you could record I note the changes and support extension of the designation in Milton that would be sufficient. Yours sincerely, Stuart"
Gerry Brough	Didcot Garden Town	5.09.2016	No	11.11.2016	No
Milton Parish Council c/o Lucy Dalby	Parish Council	5.09.2016	No		
Milton Park (MEPC)	Neighbour	5.09.2016	No		

A full list of consultees invited to comment can be made availab