

**Report of Public Participation
on
Manuden Conservation Area Appraisal
and Draft Management Plan
5 November – 16 December 2012**

**Report One
Comments made at the Public
Exhibition
and during the consultation period**



December 2012

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Introduction

This report outlines the responses received from the public exhibition held at Manuden Village Hall on Thursday 22 November 5pm to 7.30pm and all responses received during the consultation period 5 November to 16 December 2012.

The Government encourages councils to undertake appraisals of Conservation Areas and as part of an ongoing programme an appraisal of the Manuden Conservation Area was carried out earlier in 2012. Anyone with an interest in Manuden was invited to respond to the consultation on the draft Appraisal which was available on line at <http://www.uttlesford.gov.uk/manudencaa> or, from 5 November paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library, the mobile library, or from the Manuden Parish Clerk.

Consultees were invited to visit the council's website, read the document and send in responses as to whether all the measures should be included or just a selection of them. For those who could not access the website, consultees could send any comments to the Project Officer at the Council Offices, London Road, Saffron Walden, CB11 4ER by email, letter or fax.

There was also a chance to see details of all the proposed changes and to discuss them with council officers at a public exhibition which was held at Manuden Village Hall on Thursday 22 November 5pm to 7.30pm.

Following the consultation the District Council will take into account all comments and approve an amended document that will be an important material consideration when processing applications.

Summary of findings of the Manuden Conservation Area Appraisal

The historic core of Manuden is a high quality environment where the 50 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. Older buildings are timber-framed and plastered, the more recent examples are brick built and there is an important and rare terrace of clay-lump construction. The church occupies the centre of the village and visually is the most prominent building in the village; the spire can be viewed from many locations.

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The northern part of the conservation area around Manuden House and the Orangery is characterised by listed railings and attractive curtilage walls of redbrick and flint rubble.

A number of unlisted buildings contribute greatly to the character of the Conservation Area, and measures should be taken to ensure that they are not put at risk through inappropriate alterations.

The historic landscape and settlement pattern survives well, although there has been field boundary loss, largely in the post war period, across the area. There has been some unsympathetic modern infill, in terms of scale. While there are not many infill plots remaining, any such development should be done in a sensitive manner. Special care should be taken to protect the remaining areas of open space in the Conservation Area. There are a number of important open spaces within the Conservation Area, including the churchyard and the graveyard and the historic pasture opposite Manuden House.

This Appraisal proposes a number of revisions to the Conservation Area boundary:

(a) To include the former Methodist Chapel and the listed thatched cottages at the northern end of The Street.

(b) At No.4 Butt Lane to bring the Conservation Area boundary in line with the property boundary. NOTE: Following the consultation it is now proposed to redraw the Conservation Area boundary to exclude No.4 Butt Lane completely as the site comprises a modern property of little architectural or historical note.

(c) To include the entire field of pasture opposite Manuden House. This area provides excellent views out to the countryside, blending the village centre with the surrounding landscape and reinforcing the rural feel of the village.

(d) The Conservation Area boundary that ends at Manuden Hall boundary should be extended southwards, to include the Downs. The proposed area would include the medieval strip lynchets, a highly significant archaeological landscape, running from Downs Cottages down towards the River Stort. The lynchets are relatively rare for Uttlesford and Essex as a whole, and are exceptionally well preserved examples of their type.

Publicity

Publicity was carried out to advise all possible respondents of the publication of the Appraisal, the duration of the consultation period, ways of making a response and the details of the public exhibition held in the village.

Parish Council - Manuden Parish Council were notified of the council's intention to appraise the Conservation Area and were supplied with advance notification of the consultation and with a pre-publication copy of the Appraisal report to which they were invited to make an initial response.

Posters were distributed around the village and copies were sent to the Parish Council.

Fliers in the form of A5 postcards were distributed in the village.

Information letters were delivered to all properties within the Conservation Area and in any other areas affected by any amendments. A copy is included in Appendix 1.

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Website – a dedicated page on a marketing url <http://www.uttlesford.gov.uk/manudencaa> was created on the council's website from which links were supplied to enable access to pdf and online interactive versions (via the council's Objective consultation portal) of the Appraisal. Summary information on the report was given on the page and links to pdf and Word versions of the comments form.

Direct Mailing - key consultees on the Council's database (Objective) were emailed advising them of the new consultation event.

Public exhibition – a public exhibition was held at Manuden Village Hall on Thursday 22 November 5pm to 7.30pm.

Press release – a press release was issued on 2 November and was subsequently published in local newspapers. It was also available on the council's website and via its Twitter and Facebook pages.

Copies of the Appraisal - The Appraisal document was available online, as noted above, and paper copies could be inspected at the Council Offices in Saffron Walden, Saffron Walden Library, the mobile library, or from the Manuden Parish Clerk.

Results of the consultation on the Manuden Conservation Area Appraisal

A public exhibition was held at Manuden Village Hall on Thursday 22 November 5pm to 7.30pm and was attended by 14 people. The exhibition was attended by the Council's Conservation Area Appraisals Project Officer and two officers from Essex County Council's Place Services department who had carried out the appraisal on behalf of the District Council. All officers were on hand to answer enquiries. Maps, plans, a portfolio of images of important local buildings and copies of the Appraisal were available as were paper copies of the response forms.

The consultation period ran between 5 November and 16 December 2012 and all responses received during this period are detailed below:

Manuden Parish Council

[A draft copy of the appraisal was sent to the Chairman and Clerk of Manuden Parish Council on 10 October 2012 and a paper copy supplied just prior to the start of the consultation]. The Chairman of the Parish Council attended the public exhibition and the Parish Council met later that same evening. No comments on the appraisal were received from the Parish Council.

The Manuden Local History Recorder

Comment here on the character analysis of Area 1 - The Northern End of The Street:

My Note on brick walls: The wall running from the Orangery up Butt Lane as far as No. 18 is a very long and expensively-built wall of Flemish bond. I recommend that this should be protected.

A Manuden resident

Comment here on the character analysis of Area 1 - The Northern End of The Street:

At the Conservation Area Appraisal it was agreed by your representative and Mr Atkinson head of Manuden P.C. that my house, 4 Butt Lane should be removed outside the boundary line as it is only 30-40 years old.

A Manuden resident

Comment here on the character analysis of Area 4- The Area around Manuden Hall and The Downs:

As residents of Downs Croft on The Downs we are very much in favour of the extension to the Conservation Area and fully agree with the character analysis of Area 4.

Comment here on the revised conservation area boundary:

We agree that we would like to see The Downs included in the new Conservation Area. We feel it very important to maintain the strip lynchets & earthworks in this area.

Comment here on the management proposals:

We agree with all the management proposals mentioned.

Any other comments:

We think that the extension to the current Conservation Area will maintain the historically important aspects in our village and ensure that the appearance of it remains beautiful and is not altered detrimentally.

Appendices

Appendix 1 – Copy of letter to Manuden Residents

Manuden conservation area appraisal and draft management proposals consultation



Dear Manuden resident

The Government encourages councils to undertake appraisals of Conservation Areas and one has just been completed for your village. We now need your comments on the Conservation Area appraisal for Manuden; a consultation on the draft document will be running between **5 November and 16 December**. The document will be available on line at <http://www.uttlesford.gov.uk/manudencaa> or, from 5 November, paper copies can be inspected at the Council Offices in Saffron Walden, Saffron Walden Library and the mobile library or from the Manuden Parish Clerk. The main findings are set out below. There will also be a chance to see details of all the proposed changes and to discuss them with council officers at a public exhibition which will be held at Manuden Village Hall on **Thursday 22 November 5.00pm to 7.30pm**.

The historic core of Manuden is a high quality environment where the 50 Listed Buildings in the Conservation Area make a significant contribution to its architectural and historical importance. Older buildings are timber-framed and plastered, the more recent examples are brick built and there is an important and rare terrace of clay-lump construction. The church occupies the centre of the village and visually is the most prominent building in the village; the spire can be viewed from many locations. The northern part of the conservation area around Manuden House and the Orangery is characterised by listed railings and attractive curtilage walls of redbrick and flint rubble.

A number of unlisted buildings contribute greatly to the character of the Conservation Area, and measures should be taken to ensure that they are not put at risk through inappropriate alterations.

The historic landscape and settlement pattern survives well, although there has been field boundary loss, largely in the post war period, across the area. There has been some unsympathetic modern infill, in terms of scale. While there are not many infill plots remaining, any such development should be done in a sensitive manner. Special care should be taken to protect the remaining areas of open space in the Conservation Area. There are a number of important open spaces within the Conservation Area, including the churchyard and the graveyard and the historic pasture opposite Manuden House.


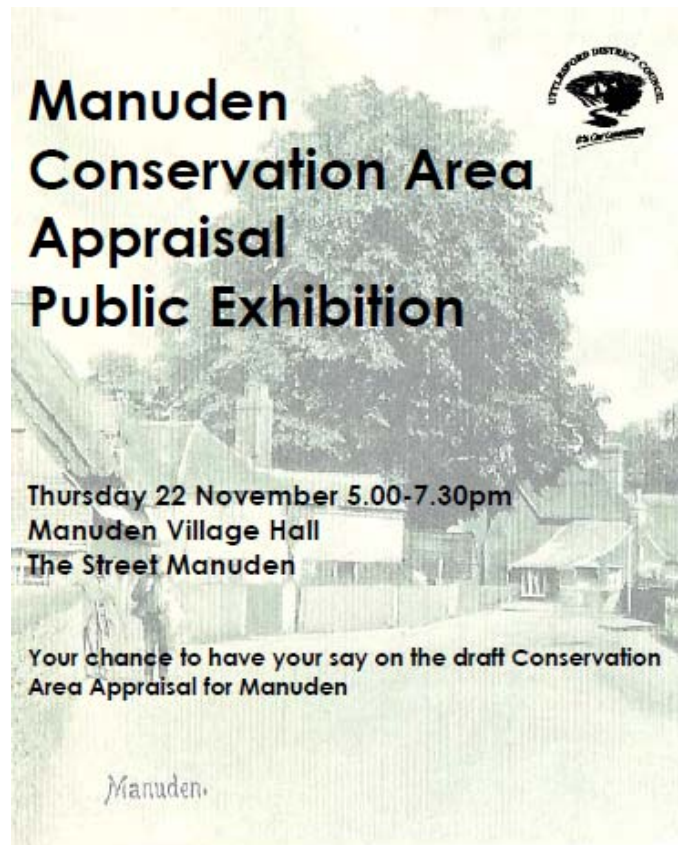
This Appraisal proposes a number of revisions to the Conservation Area boundary: (a) To include the former Methodist Chapel and the listed thatched cottages at the northern end of The Street. (b) At No.4 Butt Lane to bring the Conservation Area boundary in line with the property boundary. (c) To include the entire field of pasture opposite Manuden House. This area provides excellent views out to the countryside, blending the village centre with the surrounding landscape and reinforcing the rural feel of the village. (d) The Conservation Area boundary that ends at Manuden Hall boundary should be extended southwards, to include the Downs. The proposed area would include the medieval strip lynchets, a highly significant archaeological landscape, running from Downs Cottages down towards the River Stort. The lynchets are relatively rare for Uttlesford and Essex as a whole, and are exceptionally well preserved examples of their type.

Please visit our website, read the document and let us know what you think and whether we should include all the measures or just a selection of them. If you cannot access our website, please send any comments to the Council Offices, London Road, Saffron Walden, CB11 4ER. For further information please call Bruce Tice, our Project Officer, on 01799 510670 or email btice@uttlesford.gov.uk who will be pleased to assist and answer any of your queries.

**If you require this publication in an alternative format and/or language please
contact us on 01799 510510**

Important information on the Manuden
Conservation Area Appraisal

For the attention of the property owner



**Manuden
Conservation Area
Appraisal
Public Exhibition**

**Thursday 22 November 5.00-7.30pm
Manuden Village Hall
The Street Manuden**

**Your chance to have your say on the draft Conservation
Area Appraisal for Manuden**

Manuden.

The consultation runs 5 November to 16 December 2012
For more information call 01799 510670 or take part online at
www.uttlesford.gov.uk/manudencaa

**Uttlesford District Council Manuden Conservation Area Appraisal
and Management Proposals Consultation**

Appendix 2 – Manuden consultation form (the council's standard equalities monitoring forms were also made available)

Manuden Conservation Area Appraisal Consultation

Consultation Feedback Form

Comment here on the character analysis of Area 1 - The Northern End of The Street:

Comment here on the character analysis of Area 2 - Manuden House and Associated Buildings and Open Spaces:

Comment here on the character analysis of Area 3 – The Street:

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Comment here on the character analysis of Area 4- The Area around Manuden Hall
and The Downs:

Comment here on the character analysis of Area 5 – Carters Hill:

Comment here on the revised conservation area boundary:

Comment here on the buildings that make an important architectural or historical
contribution to the conservation area:

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Comment here on the management proposals:

Any other comments:

Please send any comments to the Council Offices, London Road, Saffron Walden, CB11 4ER. For further information please ring Bruce Tice, our Project Officer, on 01799 510670 or email btice@uttlesford.gov.uk who will be pleased to assist and answer any of your queries.

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