



PLANNING POLICY AND LOCAL PLAN COMMITTEE

AGENDA

DATE:	Monday, 10 October 2022
TIME:	6.00 pm
VENUE:	Committee Room - Town Hall, Station Road, Clacton-on-Sea, CO15 1SE

MEMBERSHIP:

Councillor Turner (Chairman)
Councillor Fairley (Vice-Chairman)
Councillor Allen
Councillor Bush
Councillor Chapman BEM

Councillor Chittock
Councillor Fowler
Councillor Nash
Councillor Winfield

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DATE OF PUBLICATION: Wednesday, 28 September 2022

AGENDA

1 Apologies for Absence and Substitutions

The Committee is asked to note any apologies for absence and substitutions received from Members.

2 Minutes of the Last Meeting (Pages 1 - 10)

To confirm and sign as a correct record, the minutes of the meeting of the Committee, held on Wednesday 31 May 2022.

3 Declarations of Interest

Councillors are invited to declare any Disclosable Pecuniary Interests or Personal Interest, and the nature of it, in relation to any item on the agenda.

4 Questions on Notice pursuant to Council Procedure Rule 38

Subject to providing two working days' notice, a Member of the Committee may ask the Chairman of the Committee a question on any matter in relation to which the Council has powers or duties which affect the Tendring District **and** which falls within the terms of reference of the Committee.

5 Public Speaking (Pages 11 - 14)

The Council's Public Speaking Scheme for the Planning Policy & Local Plan Committee gives the opportunity for members of the public and other interested parties/stakeholders to speak to the Council's elected members on the Planning Policy & Local Plan Committee on any specific agenda item to be considered at that public meeting.

6 Report of Acting Director (Planning) - A.1 - Updated Housing Supply Position and Housing Trajectory (Pages 15 - 24)

To report, to the Planning Policy and Local Plan Committee:

- the number of new homes built in Tendring during the 2021/22 financial year and the up-dated year-by-year 'trajectory' for future housebuilding; and
- the current housing land supply position (the 'five-year' supply).

7 Report of Acting Director (Planning) - A.2 - Conservation Area Character Appraisal and Management Plans (Pages 25 - 158)

To report to Planning Policy and Local Plan Committee the third set of two 'Conservation Area Appraisal and Management Plans' prepared for the Council by Essex Place Services, and for the Committee to agree a recommendation to Cabinet that they be published for consultation.

Date of the Next Meeting

The next meeting date of the Planning Policy and Local Plan Committee will be decided by the Chairman in due course.

Information for Visitors

FIRE EVACUATION PROCEDURE

There is no alarm test scheduled for this meeting. In the event of an alarm sounding, please calmly make your way out of any of the fire exits in the hall and follow the exit signs out of the building.

Please heed the instructions given by any member of staff and they will assist you in leaving the building and direct you to the assembly point.

Please do not re-enter the building until you are advised it is safe to do so by the relevant member of staff.

Your calmness and assistance is greatly appreciated.

**MINUTES OF THE MEETING OF THE PLANNING POLICY AND LOCAL PLAN
COMMITTEE,
HELD ON TUESDAY, 31ST MAY, 2022 AT 6.05 PM
IN THE COMMITTEE ROOM - TOWN HALL, STATION ROAD, CLACTON-ON-SEA,
CO15 1SE**

Present:	Councillors Turner (Chairman), Fairley (Vice-Chairman), Chapman BEM, Fowler, Nash, M Stephenson and Winfield.
Also Present:	Councillor Jeff Bray (Portfolio Holder for Planning)
In Attendance:	Gary Guiver (Acting Director (Planning)), Anthony Brindley (Agency Planning Officer), Mark Wilson (Development Technician), William Lodge (Communications Manager) and Emma Haward (Leadership Support Officer).

8. CHAIRMAN'S OPENING REMARKS

“Good evening to fellow Members, officers, the press, our residents and guests.

Tonight we have three recommendations to make to the Leader, Cabinet, and new Portfolio Holder for Planning, Councillor Jeff Bray.

The first two are for the rejuvenation and safety of Jaywick Sands.

This community has long been a problem for not only themselves, but Tendring and England. It has the unenviable reputation as the most deprived Ward. Yet at the same time, it is one of the most cohesive Communities in Tendring.

People like living there.

What they do not like is the threat of being flooded and the only recourse the EA has is to evacuate the residents.

Evacuation as a sea defence is unacceptable.

At last, after many years of trying, we have some suggestions as how to achieve acceptable 1 in 100-year flood defences.

Before us are the documents and ideas to create the right scheme. With modern housing and facilities, the deprivation levels will recede and with that, opportunities will appear to start the virtuous spiral. The answers may be simple but the processes are complicated and expensive.

As I have always applied to funding: ‘If the scheme is right then the funding will follow. If you cannot fund the funding, the scheme is wrong.’ Simple!

This requires much work and a lot of money!

It has taken many a long year to get to this point. I feel privileged to be able to be part of the creating of new Jaywick Sands.

The second part of our agenda is in regards to a non-statutory response to National Grid's proposal to their suggested options for joining the North Falls and later the Five Estuaries Wind Farms, which lie off the coast, to the main National Grid. Appendix 1 on page 49 is the suggested response from our authority, which must be submitted by Thursday 16th June at the latest".

Gary Guiver addressed the Committee advising the background of Jaywick Sands.

9. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

An apology for absence was submitted on behalf of Councillor Bush, with Councillor M E Stephenson substituting. Apologies were also received from Councillor Chittock, with no substitutions.

10. MINUTES OF THE LAST MEETING

Subject to the following amendments to page 6 (Minute 7):-

- The Harwich Treadwheel Crane – to include '**repairs are underway**'.
- The Electric Palace Cinema had '**undergone**' a repair scheme.
- The Grade II listed Church of St Michael, within **Kirby-Le-Soken** on Historic England's At Risk register.

It was **RESOLVED** that, subject to the amendments noted above, the Minutes of the last meeting of the Committee held on 11 May 2022 be approved as a correct record and be signed by the Chairman.

11. DECLARATIONS OF INTEREST

Councillor Fairley declared for the public record that, a personal interest in relation to Agenda Items 8, (report A.3) due to family members owning land affected by the proposal. Councillor Fairley stated that the Monitoring Officer granted a dispensation to participate in the Committee's debate and vote for the following reason:-

'to represent wider interests of the community and residents who are also impacted upon, especially as this is a non-statutory consultation and the role of a 'District Councillor' is to voice the view of the person living in the area'.

Gary Guiver (Acting Director, Planning) confirmed that the dispensation from the Monitoring Officer was granted.

Councillor Nash declared for the public record that, an interest in relation to Agenda Items 6 and 7 (reports A.1 and A.2) due to being a Ward Member.

12. QUESTIONS ON NOTICE PURSUANT TO COUNCIL PROCEDURE RULE 38

On this occasion no Councillor had submitted notice of a question pursuant to Council Procedure Rule 38.

13. PUBLIC SPEAKING

Pursuant to the provisions of the Council's public speaking scheme for the Planning Policy & Local Plan Committee, it was reported that no member of the public had

registered to ask at this meeting a question or make a statement regarding the matters contained in the reports of the Acting Director (Planning).

14. REPORT OF ACTING DIRECTOR (PLANNING) - A.1 - JAYWICK SANDS PLACE PLAN: SUPPLEMENTARY PLANNING DOCUMENT

Councillor Nash, had earlier in the meeting, declared for the public record that, an interest in relation to Agenda Items 6 and 7 (reports A.1 and A.2) due to being a Ward Member.

Hana Loftus, HAT Projects gave a presentation to the Committee regarding the regeneration objectives for Jaywick Sands.

The Committee gave consideration to a comprehensive report of the Acting Director (Planning) (A.1) which sought its support for an initial consultation in relation to the Jaywick Sands Place Plan Supplementary Planning Document (SPD) and also submitted for Members' information the Jaywick Sands Interim Report April 2022.

It was reported that the Jaywick Sands Place Plan comprised one of the two key work streams in relation to the regeneration of Jaywick Sands. The aim of the Place Plan, as stated in the Tendring Local Plan, was to: *"provide a development framework for the physical regeneration of Jaywick Sands facilitating the provision of new flood resilient homes built to modern building standards which will provide a high standard of accommodation for existing residents as well as providing land for employment opportunities and recreation and amenity areas."*

In line with the Tendring Local Plan, the Place Plan objectives were to:-

- *Transform housing quality and the built environment;*
- *Ensure long-term flood resilience;*
- *Create greater connectivity to neighbouring areas;*
- *Attract commerce & new economic opportunities; and*
- *Improve people's life chances, access to public services & health & well-being.*

The Place Plan would also allow the Council to present a co-ordinated regeneration strategy, which had been costed and which would form the basis to bid for Government monies and grants.

The Committee was informed that, in the absence of a Place Plan, the present situation of residents living in inadequate private and rented accommodation would continue. The problems were likely to escalate over time, and, given the historical rate of development on Jaywick Sands, the probability was only that a small number of new or replacement dwellings would be constructed. In the scenario of a flood event, the current properties would provide only minimal protection. The level of accommodation was a very significant contributor to Jaywick Sands being listed as the most deprived area in the country and this would likely continue. Overall, the absence of a Place Plan would mean that development and regeneration in Jaywick Sands would occur on a piecemeal basis or not happen at all, with the Council only having a limited ability to seek funding for regeneration projects.

Members were reminded that HAT Projects (with Igloo Regeneration) had been commissioned to undertake this work.

Consultation

Members were advised that the initial consultation stage would inform the production of the draft Place Plan which would contain a proposed regeneration strategy for Jaywick Sands. The purpose of the consultation was to inform this process and the aims of the consultation were to achieve the following:-

- *centering the community in the process – ensuring that the commitment to developing the regeneration strategy through genuine community collaboration is carried through;*
- *better informed local community about key issues, with a realistic understanding of the options, scenarios and risks;*
- *insight into local community priorities– building and updating the evidence base for developing the Place Plan, understanding what incentives, risks and mitigation might be successful from a community perspective (user research); and*
- *building trust with the community and celebrating successes already achieved.”*

Officers felt that the key messages of the consultation would include that:-

- *real progress was already being made on the ground with projects that had already been implemented or were currently in delivery, led both by TDC and others – celebrating success.*
- *this was the next step in developing broader plans for improving Jaywick Sands for the benefit of the whole community. There would be many more steps in the process.*
- *the Flood risk was real and increasing all the time and that this would affect the most vulnerable residents the most. The risk to the community was increased by the poor quality of many of the homes in Jaywick Sands, so improving both the housing and flood safety needed to go hand in hand.*
- *relocation of the community and Compulsory Purchase Order/comprehensive redevelopment were not being considered at the present, as this Council believed that this was not what the community wanted to see.*
- *doing nothing was not an option – whilst change would take a long time and had many challenges, the issues that Jaywick Sands faced were serious and must be tackled.*

The Committee was informed that the consultation channels would include:-

In person engagement:

- *attendance at meetings of the Jaywick Community Forum, the Jaywick Sands Coastal Community Forum and the Jaywick Sands Revival CIC.*
- *attendance at the Jaywick Networking Group meeting (to be held at the Community Resource Centre) – this brought together groups and service providers.*
- *drop-in morning/day at Inclusion Ventures.*
- *drop-in morning/day at Martello Tower.*
- *an event with Frobisher Academy Primary School – for children, parents and teachers (e.g. special assembly or an after school drop-in).*
- *offers to attend other events organised by local groups.*

Digital engagement

- online presentation and survey with short explainer videos.
- Webinar(s).

Publicity

The consultation would be publicised in the following ways:-

- *printed flyer distributed to all addresses in Jaywick Sands.*
- *digital and social media communications and advertising.*
- *posters distributed to local shops and venues.*
- *advertisements at Green Elms Surgery (rolling digital display screens).*
- *a briefing of Essex Police.*
- *a briefing of TDC Ambassadors.*
- *dissemination of information through the Jaywick Networking Group (Teresa Enys).*
- *engagement with faith groups.*

Members were advised that those consultation events were timetabled for September 2022. The indicative detailed questionnaire was shown in Appendix 1 to the Officer's report.

Supporting Report – Jaywick Sands Place Plan: Interim Report

It was reported that the interim report supported the first phase of public consultation on the Place Plan, as commissioned by Tendring District Council. The report outlined the strategic, physical and social context for the Place Plan and the work to date to develop potential strategies for Jaywick's renewal. It did not yet present a final proposition as this had to be guided by the feedback obtained through the consultation with the local community and stakeholders. The final framework was also dependent on the Environment Agency's ongoing work to review flood defences along the Jaywick and West Clacton coastline. The report had been produced by HAT Projects with input from Igloo Regeneration.

The sections of that interim report that were the most relevant for the Committee's consideration had been highlighted within the Acting Director's report.

Having considered all of the information and advice contained in the Officer report and its appendices:-

It was moved by Councillor Chapman, seconded by Councillor Nash and unanimously:-

RESOLVED that the Planning Policy and Local Plan Committee:

1. notes and welcomes the Consultation Strategy (Appendix 1) and Jaywick Sands Place Plan Interim Report April 2022 (Appendix 2); and
2. recommends to Cabinet that an initial consultation be undertaken to inform the production of the Jaywick Sands Place Plan in line with the Consultation Strategy (Appendix 1).

15. REPORT OF ACTING DIRECTOR (PLANNING) - A.2 - JAYWICK SANDS DESIGN GUIDE: SUPPLEMENTARY PLANNING DOCUMENT

Earlier in the meeting, Councillor Nash declared for the public record that, an interest in relation to Agenda Items 6 and 7 (reports A.1 and A.2) due to being a Ward Member.

Hana Loftus, HAT Projects gave a further presentation to the Committee regarding the Place Plan and SPD for Jaywick Sands.

The Committee gave its consideration to a comprehensive report of the Acting Director (Planning) (A.2) which sought its comments on the Jaywick Sands Design Guide Supplementary Planning Document (SPD) Draft April 2022 and which also requested the Committee's approval to recommend to Cabinet that it approved a statutory consultation on that document.

It was reported that the Jaywick Sands Design Guide SPD comprised one of the key work streams in relation to the regeneration of Jaywick Sands and aimed to guide the development of new and replacement dwellings within the existing residential areas of Brooklands, Grasslands and the Village. This Design Guide SPD would be a useful tool for:-

- *Planning officers in determining planning applications and pre-application submissions;*
- *Property owners and developers, and their design and planning consultants, in producing proposals for their sites; and*
- *Stakeholder and community members when commenting on planning applications or early stage proposals.*

Members were aware that much of the site, including existing residential development, was within an area at a high risk of flooding. Public safety was the highest priority and the Council had worked, in particular with the Environment Agency, to identify a strategy to safeguard and improve public safety as well as achieve wider regeneration benefits for the community. It was accepted by all concerned that regeneration of the area presented an opportunity to also improve the safety of existing residents. The agreed approach was to allow new development, including new dwellings, in the area and to manage risk from flooding through bespoke building design rather than by resisting development as a standard sequential test would do. This approach to the sequential and exception test was outlined in a background document to the report entitled "Jaywick Sands – Approach to betterment, sequential and exception test - Technical Guidance April 2022".

The current absence of a design guide meant that proposals were submitted which did not meet the required standards of safety and amenity and had resulted in protracted negotiations with the Council, thereby delaying development within Jaywick Sands. Clear guidance would help the applicant, the community and the Council to facilitate regeneration, which benefited the community as a whole.

Having considered all of the information and advice contained in the Officer report and its appendices:-

It was moved by Councillor Fowler, seconded by Councillor Fairley and unanimously:-

RESOLVED that the Planning Policy and Local Plan Committee:

3. notes and welcomes the Jaywick Sands Design Guide Supplementary Planning Document (SPD) Draft April 2022; and
4. recommends to Cabinet that the above document (forming Appendix 1) be approved for consultation with the public and other interested parties.

16. REPORT OF THE ACTING DIRECTOR (PLANNING) - A.3 - EAST ANGLIA GREEN: NON-STATUTORY CONSULTATION

Earlier on in the meeting Councillor Fairley declared for the public record that, a personal interest in relation to Agenda Items 8, (report A.3) due to family members owning land affected by the proposal. Councillor Fairley stated that the Monitoring Officer granted a dispensation to participate in the Committee's debate and vote for the following reason:-

'to represent wider interests of the community and residents who are also impacted upon, especially as this is a non-statutory consultation and the role of a 'District Councillor' is to voice the view of the person living in the area'.

Gary Guiver (Acting Director, Planning) addressed the Committee with details of the East Anglian Green consultation and proposals.

The Committee gave consideration to a comprehensive report of the Acting Director (Planning) (A.3) which its comments on initial proposals from the National Grid for the 'East Anglia Green' 400kV and on a draft response from Tendring District Council to the current non-statutory consultation exercise.

It was reported that, in order to help achieve the Government's ambition to achieve net zero carbon by 2050 and to ensure that the power network had the capacity to accommodate a projected increase in demand for electricity generated from renewable means, National Grid was proposing the 'East Anglia Green' project. This involved:

- *A new 400kV powerline between Norwich and Bramford (near Ipswich);*
- *A new 400kV powerline between Bramford and Tilbury; and*
- *A new 400kV substation in the Tendring area to facilitate the connection to the proposed North Falls Offshore Windfarm and Five Estuaries Offshore Windfarm – both of which were to be located off the Tendring coast.*

The Committee was informed that, as a Nationally Significant Infrastructure Project (NSIP), the planning process would be overseen by central Government and a specialist unit within the Planning Inspectorate. National Grid would be seeking a 'Development Consent Order' (DCO) from the Government, as opposed to planning permission from the local authority however, local authorities like Tendring District Council would be consultees in the process.

Members were made aware that this project was currently at a non-statutory pre-application stage whereby National Grid was inviting comments on its initial proposals. Its intention was to proceed to a statutory consultation in 2023, to be followed by the

submission of the DCO application in 2024, an examination and decision process over the course of 2024 to 2026, construction between 2027 and 2030 and connection/operation from 2030/31 onwards.

It was reported that the current eight week non-statutory consultation had commenced on 21st April 2022 and would close on 16th June 2022. National Grid had put in place a programme of briefing sessions for stakeholders, communities and other interested parties, many of which had already taken place.

In anticipation that the North Falls and Five Estuaries Offshore Windfarms (which would be the subject of their own DCO process in due course) would connect to the grid in Tendring (between Holland Haven and Frinton-on-Sea), it was proposed that there would be a large electricity substation in the Tendring District. This would enable connection of the windfarms to the new 400kV Norwich to Tilbury powerline.

The Committee was advised that the preferred location of the substation was on land close to the existing 132kV substation south of Lawford and west of Little Bromley and that the land-take would be around 20hectares (taking into account the need for landscaping). It was also anticipated that two additional 132kV 'customer' substations serving each of the two separate windfarms could be located in and around the same area.

Members were made aware that the preferred route for the 400kV powerline would enter the District of Tendring to the substation to the north of Ardleigh, coming in from the north through the Dedham Vale Area of Outstanding Natural Beauty (AONB) and out to the south around the north of Colchester. Apart from the section that would pass through the Dedham Vale AONB, which was planned to be provided underground in order to minimise its landscape impact, the remainder of the powerline was intended to be suspended from pylons.

It was reported that Essex County Council was working on behalf of all the affected local authorities to coordinate a technical response to each stage of the DCO project. However, Tendring District Council (TDC) could provide its own response from a community perspective. Therefore, informed by initial feedback from communities and informal discussion with TDC Members, TDC Officers had prepared a draft response to the non-statutory consultation on which comments were invited from this Committee. Once approved by the Leader of the Council and the Planning Portfolio Holder, it was intended that a final version of the response would be submitted to National Grid before the consultation period closed on 16th June 2022.

Having considered all of the information and advice contained in the Officer report and its appendix, including the proposed response:-

It was moved by Councillor M E Stephenson, seconded by Councillor Fowler and:-

RESOLVED that the Planning Policy and Local Plan Committee:

- (a) notes and welcomes the draft response to the non-statutory consultation on the East Anglia Green project outlined in Appendix 1; and

- (b) notes that, with the approval of the Leader of the Council and the Planning Portfolio Holder, a final version of the response will be submitted to National Grid before the consultation period closes on 16th June 2022.

In addition to the above recommendations, the Committee agreed to submit the following comments:

- Reinforces strong community anxiety about the development and its significant impact on affected communities.
- Question if the proposal is genuinely 'green' and if the carbon footprint of the development is offset by the energy generated by offshore wind farms.
- Misleading naming, imagery and terminology within the proposals.
- High impact on the farming, requires further consideration and engagement with the farming community.
- Training engineers for delivery would be time-critical if development is to commence in 2027.
- There is general support for the alternative concept of a 'ring-main' extending around the coast on or below the sea bed.
- Pylons would be susceptible to changes in weather patterns and heat and are a 100-year old technology that is outdated.

The meeting was declared closed at 7.46 pm

Chairman

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**PUBLIC SPEAKING SCHEME – PLANNING POLICY & LOCAL PLAN
COMMITTEE**

JANUARY 2016

GENERAL

The Public Speaking Scheme (“the Scheme”) is made pursuant to Council Procedure Rule 40 and gives the opportunity for a member of the public and other interested parties/stakeholders to speak to the Council’s elected members on the Planning Policy & Local Plan Committee on any specific agenda item to be considered at that public meeting.

The Scheme covers both questions and statements to the Committee on a particular agenda item. Any individual wishing to speak must contact Committee Services (see details below).

NOTICE OF QUESTION

If an individual wishes to ask a question, at the Planning Policy & Local Plan Committee meeting, prior notification of that question must be received. The principle is to provide the Chairman (or an Officer, if the Chairman decides appropriate) the ability to fully answer questions, which have been received in advance.

Notice of a question is received by delivering it in writing or by email to Committee Services on democraticservices@tendringdc.gov.uk, by midday on Wednesday 5 October 2022.

At the meeting, you will be given an opportunity to read out your question to the Committee and an answer will be provided. Supplementary questions are not permitted and there is no debate by the Committee at this stage.

STATEMENTS

Advance notification of the content of a statement on specific agenda items is not required, but to assist the running of the agenda, notification of wishing to speak should

be given prior to the meeting. Please contact Committee Services (email democraticservices@tendringdc.gov.uk or telephone 01255 686584).

NUMBER AND TIMING OF QUESTIONS

At any Planning Policy & Local Plan Committee meeting an individual is limited to asking one question **or** making a statement per agenda item. On each agenda item, no public speaker may speak for longer than three minutes.

Consistent with the Council Procedure Rules, the time allocated for receiving and disposing of questions shall be a maximum 45 minutes. Any question not disposed of at the end of this time shall be the subject of a written response, and published with the minutes of the meeting.

SCOPE OF STATEMENTS OR QUESTIONS

Please be straightforward and concise and keep your comments to the content of the agenda item. Please be courteous and do not make personal remarks. You may wish to come to the meeting with a written statement of exactly what you wish to say or read out, having checked beforehand that it will not overrun the three minutes allowed.

Any question or statement which is not directly related to an agenda item for that meeting of the Committee will be rejected. For questions, any rejection will be communicated in advance of the meeting by Officers, and for statements made at the meeting, this will be confirmed by the Chairman.

The Council also reserves its right to reject questions or statements if in its opinion the content is defamatory, frivolous or offensive or requires the disclosure of confidential or exempt information.

PLANNING POLICY & LOCAL PLAN COMMITTEE MEMBERS & POINTS OF CLARIFICATION

No public speaker can be questioned by the Committee however, through the Chairman, relevant points of clarification arising out of the public speaking can be requested at the specific agenda item, before the debate commences. Points of clarification can be given by Officers, with the Chairman's permission.

WHO DO I CONTACT FOR MORE INFORMATION

The Council's website will help you access documents (web: www.tendringdc.gov.uk)

If you have a query with regard to public speaking, or wish to register to speak, please email democraticservices@tendringdc.gov.uk or telephone 01255 686584.

If your query is in relation to the Local Plan, please contact:

Tendring District Council, Planning Services, Council Offices Thorpe Road, Weeley,
Essex CO16 9AJ Tel: 01255 686177 email: planning.policy@tendringdc.gov.uk

**Monitoring Officer, Tendring District Council, in consultation with Head of
Planning and Chairman of the Planning Policy & Local Plan Committee**

(Council Procedure Rule 40)

(January 2016)

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PLANNING POLICY AND LOCAL PLAN COMMITTEE

10 OCTOBER 2022

REPORT OF THE ACTING DIRECTOR (PLANNING)

A.1 UPDATED HOUSING SUPPLY POSITION AND HOUSING TRAJECTORY

(Report prepared by Paul Woods)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To report, to the Planning Policy and Local Plan Committee:

- The number of new homes built in Tendring during the 2021/22 financial year and the up-dated year-by-year ‘trajectory’ for future housebuilding; and
- The current housing land supply position (the ‘five-year’ supply).

EXECUTIVE SUMMARY

Key Points

- 777 (net) new homes were built in the 2021/22 financial year, meaning that the annual housing requirement of 550 homes a year in the Local Plan has been achieved for the sixth year running. More homes were completed in 2021/22 than expected in last year’s housing trajectory.
- There is sufficient land allocated for housing development in the adopted Local Plan, along with sites that already have planning permission, to comfortably achieve the district’s housing requirement up to 2033 without the need to consider the release of additional sites.
- The Council can demonstrate a **6.89 year supply** of deliverable housing sites against the government requirement to demonstrate a 5 year supply. This means the Council remains in a strong position to resist speculative and unwanted housing developments that fall outside of the settlement development boundaries of the Local Plan unless there are material benefits that might exceptionally justify a departure from Local Plan policy .

Housing Requirement

Section 1 of the Local Plan sets out the 'objectively assessed housing need' (OAN) for Tendring of 550 homes a year, and the housing requirement for the period of the Local Plan 2013-2033 is therefore 11,000 homes. With approximately 5,000 homes already built between 2013 and 2022, the remaining requirement between now and 2033 stands at approximately 6,000 and the historic shortfall in housing delivery has now been addressed.

Housing Completions and Future Trajectory

In the period 1 April 2021 to 31 March 2022, a net total of 777 (net) new homes were completed in Tendring. This means that the housebuilding target of 550 homes a year has now been achieved for a sixth year in succession.

Officers have updated the Council's 'Strategic Housing Land Availability Assessment' (SHLAA) which contains a trajectory for future housing building up to 2033. Information from developers as well as officers' own monitoring of building sites have informed the forecast for the coming years.

Five Year Housing Supply and Decision Making

The Government requires Councils to demonstrate an ongoing 'five year supply' of deliverable housing sites to ensure that they are well placed to meet their future housing needs. Following the adoption of Section 1 of the Local Plan in January 2021, the Council's local housing need has been confirmed as 550 homes per year.

Taking into account the future trajectory set out in the SHLAA, the Council can demonstrate a 6.89 years supply of deliverable housing sites. Around 4,000 homes are expected to be built within the five years 2022/23 – 2026/27, against a five year requirement of approximately 2,900 homes.

RECOMMENDATION

That the Local Plan Committee endorses the contents of this report and notes that the new Strategic Housing Land Availability Assessment (SHLAA) (linked as a background document) demonstrates an up-to-date housing land supply position for the purposes of determining planning applications and contesting planning appeals.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Maintaining and demonstrating an ongoing five-year supply of deliverable housing sites is key to the Council's ability to control the pattern of housing growth across the District and to determining planning applications in line with the policies of the Local Plan.

RESOURCES AND RISK

The annual housing survey, the five-year housing land supply calculation and the updated housing trajectory have all been undertaken by the Council's Planning Policy Team within the agreed 'LDF Budget'.

The main risk to the housing supply calculations is a challenge to the figures by third-party developers promoting their sites through the planning appeal process. To minimise this risk, Officers have generally taken a cautious/conservative approach to the expected delivery of housing on sites to make it difficult for developers to successfully challenge the figures on the basis of them being too optimistic.

The main risk to housing delivery and achieving and maintaining an ongoing five-year supply of housing land is the housing market in the District. If the market is not buoyant, insufficient completions will be achieved, adding to the shortfall that has to be recovered. In addition, the trajectory of future housing delivery would have to be adjusted to reflect longer lead-in times and/or slower build-out rates.

The COVID-19 coronavirus outbreak in particular was expected to have a significant impact on housebuilding in future year, although the conservative estimates made in previous years' SHLAA trajectories have been exceeded in reality. Wherever possible, Officers' assumptions about housing delivery on certain sites have been reached in consultation with relevant landowners or developers and through the application of reasonable judgement.

LEGAL

The new National Planning Policy Framework (NPPF) published in July 2021 requires Councils to boost, significantly, the supply of housing by identifying sufficient land with their Local Plans to meet their housing requirements. They are also required to identify and update, annually, a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing against their housing requirements, plus an appropriate buffer. Updates to the NPPF in February 2019 have clarified that housing supply has to be measured against a 'local housing need' figure derived using the government's 'standard method' unless adopted Local Plan housing policies are less than five years old. Because the Council adopted its Local Plan in January 2022, housing supply is measured against the Local Plan requirement of 550 homes a year.

From November 2018, housing delivery has also had to be measured against a new 'Housing Delivery Test', which looks at the number of homes constructed, against housing requirements, over the previous three years.

In the event that a Council is unable to demonstrate a five-year supply of deliverable housing land, its policies for the supply of housing cannot be considered up-to-date. Councils are then expected to grant planning permission for housing developments (even if they are contrary to the Local Plan) unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits

when assessed against the NPPF as a whole, or specific paragraphs in the NPPF indicate that development should be restricted.

OTHER IMPLICATIONS

Area or Ward affected: All wards.

Consultation/Public Engagement: None – although the assumptions about housing delivery set out in the SHLAA have been informed through consultation with a number of landowners and developers. Officers will keep the assumptions under continual review and will produce updated versions of the SHLAA on an annual basis, or more frequently if required.

PART 3 – SUPPORTING INFORMATION

Housing requirement

For a number of years, there has been much debate and argument about how many new homes are required in Tendring to meet the needs of a growing population and therefore how much land is required for housing development. The issue of housing numbers and housing development was undoubtedly the most challenging issue the Council had to address through the Local Plan preparation process – particularly given the high level of public objection to major housing developments and the very unusual problem that Tendring has had in interpreting projections for future population and household growth.

The ‘objectively assessed housing need’ (OAN) for Tendring, as set out in the adopted Section 1 of the Local Plan, has been confirmed as 550 homes a year – or 11,000 homes over the period 2013 to 2033.

Housing completions

Earlier this year, Officers undertook the annual survey of housing completions for the period 1 April 2021 to 31 March 2022. This involved updating records of sites with planning permission for housing and recording the number of dwellings that had been created on each of those sites over that 12-month period. This was achieved through a combination of site visits, satellite images, information requested from and provided by developers and the use of building control completion data.

The ‘net dwelling stock increase’ (or housing completions minus losses) for the 2021/22 financial year is recorded as **777** new dwellings. This ‘net’ figure takes into account demolitions and other losses of existing homes such as conversions. This exceeds the housing requirement for Tendring of 550 homes a year.

In each of the first three years of the Plan Period actual completions fell short of this requirement:

- 204 completions in 2013/14,
- 267 completions in 2014/15, and
- 245 completions in 2015/16.

This under delivery amassing a total shortfall of 934 dwellings. However, the number completions in the subsequent years was significant stronger:

- 658 completions in 2016/17,
- 565 completions in 2017/18,
- 915 completions in 2018/19,
- 784 completions in 2019/20,
- 646 completions in 2020/21, and
- 777 completions in 2021/22.

Strong delivery over these past six years has helped to eliminate the shortfall from the early years of the Plan Period. There is now a surplus in housing delivery of 111 dwellings.

The significant improvement in house building in the last six years reflects improvements in housing market conditions since the 2008 economic downturn, the increase in the number of housing sites gaining planning permission, and the continued strong progress on some of the District's larger housing developments. Of the 777 completions recorded for 2021/22, 625 took place on larger development sites of 10 or more dwellings with 152 on smaller developments of 9 or fewer.

Officers have received contact from some small to medium sized developers concerned that the adoption of the new Local Plan and greater level of control it gives the Council is stifling the pipeline of small development sites that might be of interest to local builders. However, at April 2022, there remains an expectation that 943 dwellings will be built on small schemes of 9 or fewer dwellings up to 2033 and planning permissions are already in place for 686 dwellings (net) on sites of this size. If the pipeline of small sites does become a genuine concern for the Council in future years, there will be an opportunity through the five-yearly review of the Local Plan to consider policy changes or additional land releases to allow such developments.

Strategic Housing Land Availability Assessment (SHLAA) and Housing Trajectory

A Strategic Housing Land Availability Assessment (hereafter referred to as a 'SHLAA') is an essential part of the 'evidence base' that is needed to inform and underpin decisions on allocating sites for housing in Local Plans. The primary purpose of the SHLAA is to:

- identify sites and broad locations with potential for housing development;
- assess their housing potential; and
- assess their suitability for development and the likelihood of development coming forward.

The assessment (linked as a background document) has been updated to a 1st April 2022 base date in order to reflect the latest available information on housing developments in the district, including

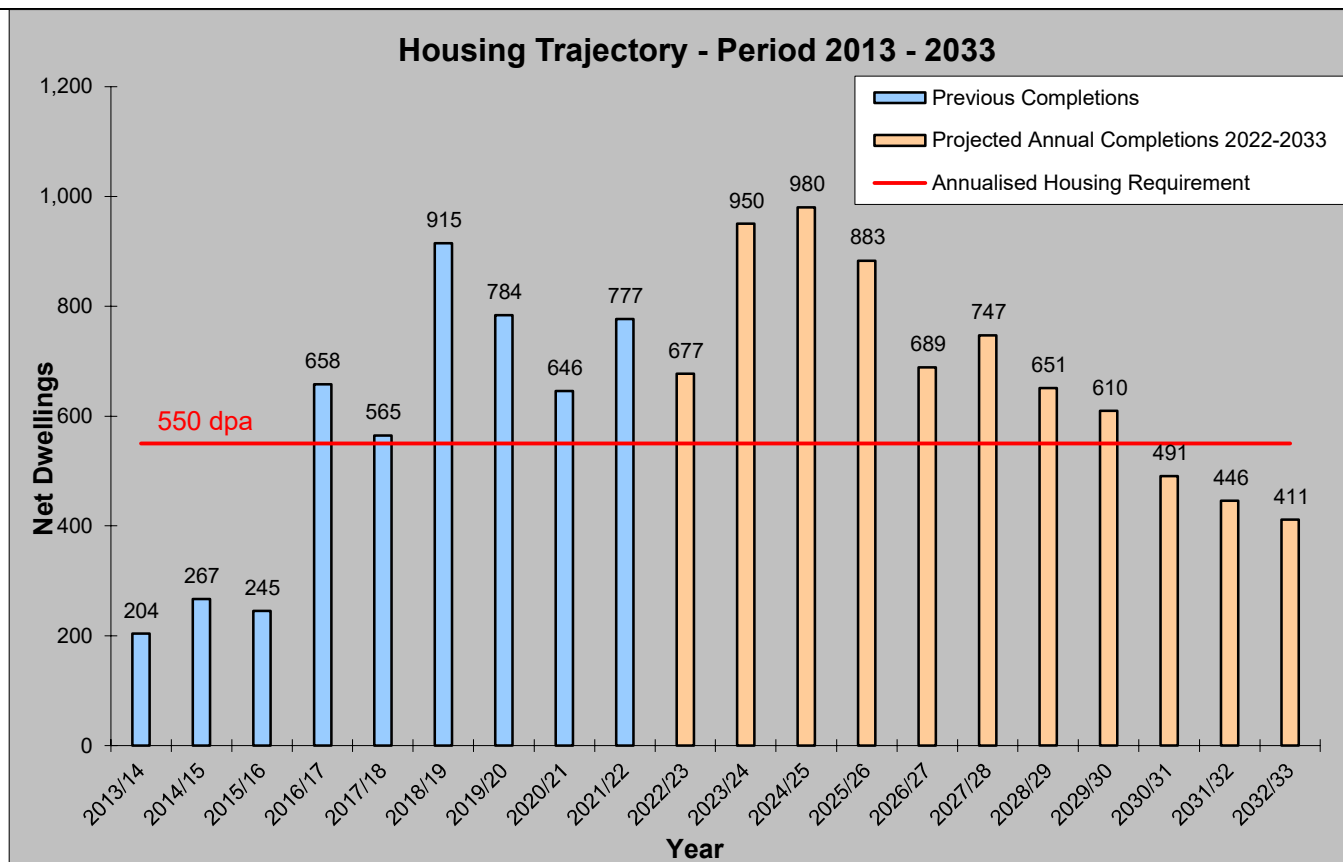
planning decisions and appeal decisions which have a significant bearing on the assumptions on housing delivery currently set out in the Local Plan.

This assessment identifies that through a combination of dwellings completed since 2013, large sites with planning permission for housing development, small sites and windfall sites and sites specifically allocated in the adopted Local Plan, the objectively assessed requirement to deliver 11,000 homes between 2013 and 2033 can still be met and comfortably exceeded, by around 1,600 homes.

This 'headroom' was useful in demonstrating to the Local Plan Inspector examining Section 2 of the Local Plan that even if certain sites do not come forward for development in the timescales envisaged, there is still a reasonable prospect that the district's housing requirements up to 2033 will be achieved. For example, the largest and most complex residential and mixed-use developments in the emerging Local Plan are the Tendring Colchester Borders Garden Community and the Hartley Gardens development in north west Clacton. If either one of these developments were delayed, or failed to come forward at all during the remainder of the plan period to 2033, there is still sufficient headroom in the overall supply to meet the housing requirement. Because of this additional flexibility and headroom, the Inspector did not require the Council to include additional sites in the Local Plan.

The National Planning Policy Framework requires Councils to ensure their Local Plans meet the full objectively assessed needs for market and affordable housing. As well as identifying and updating a supply of specific deliverable sites to provide five years' worth of housing (plus the appropriate buffer), Councils need to identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. The expected rate of housing delivery has to be illustrated through a 'housing trajectory' for the plan period.

The updated information contained within the new SHLAA has been fed into an overall trajectory for housing growth over the plan period which is set out in the graph below.



The trajectory shows the low level of housing completions in the years 2013/14 to 2015/16 followed by significant improvement in performance recorded for 2016/17 to 2019/20. Delivery fell in 2020/21 due to the pandemic and the closure of building sites for several months, and the current financial year is also expected to see slightly lower delivery as some larger developments are completed. However stronger delivery is anticipated from 2023/24 as several large sites with outline permission are expected to obtain detailed permission and commence development.

Stronger performance is expected to continue through the next four years, dropping slightly in year five, and then a further increase in delivery is expected in the later part of the plan period once sites allocated in the Local Plan have obtained planning permission and commence building. Officers will keep under review impacts on the economy arising from increasing inflation, particularly in energy and materials costs, which might lead to some revisions to next year's forecast.

The Five Year Supply and implications for determining planning applications

Requirements under the updated NPPF

A new version of the National Planning Policy Framework (NPPF) was published in July 2021. It requires Councils to significantly boost the supply of housing. Councils still have to identify and update, annually, a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing against their housing requirements. It also requires Councils to include an additional 'buffer' of either:

- a) *“5% to ensure choice and competition in the market for land; or*
- b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”*

From November 2018, as well as having to demonstrate a five-year supply of deliverable housing sites, Councils have also needed to demonstrate that they are meeting the new ‘housing delivery test’ (HDT) in the NPPF. It requires housing delivery over the previous three financial years to be measured against the housing requirement and where delivery is ‘substantially below the housing requirement’, the ‘tilted balance’ is engaged.

The Council’s performance in housing delivery over the last three years has been very strong when measured against the requirement of 550 homes a year in the Local Plan. The Council is therefore currently allowed to apply the lower 5% buffer in its housing supply calculation – although this may have to be reviewed again in November 2022 when the next round of HDT figures are published.

Critically if a Council cannot identify a five-year supply of deliverable housing sites (plus the appropriate buffer), its policies for the supply of housing cannot be considered up to date and the ‘presumption in favour of sustainable development’ applies. This requires Councils to consider all housing development proposals on their merits, even if they are contrary to the Local Plan. There is an expectation that planning permission will be granted unless the adverse impacts significantly and demonstrably outweigh the benefits. This is now commonly referred to as the ‘tilted balance’.

The Council does still however have the flexibility to grant planning permission for housing development on sites that fall beyond the allocations and settlement development boundaries of the Local Plan where it considers that other material considerations justify such a departure.

Deliverable Sites

In determining whether a five year supply of deliverable housing sites can be demonstrated, the NPPF in Annex 2 includes clear guidance on what can and cannot be considered a ‘deliverable site’. It states:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

Two types of sites are included within the five year supply calculation: *large sites with planning permission*, and *small sites/windfall sites*.

Large sites with planning permission includes sites with the potential to deliver 10 or more (net) dwellings that have either gained planning permission or are the subject of a Planning Committee resolution to grant planning permission on completion of a Section 106 legal agreement. In the last few years, the supply of land with planning permission has increased rapidly as a result of planning decisions by the Council and the Planning Inspectorate to comply with the Government’s policy to boost, significantly, the supply of housing. These sites are assessed one-by-one in Appendix 1 of the SHLAA.

Small sites/windfall sites comprise sites with potential for 9 or fewer dwellings either with planning permission or likely to come forward as ‘windfall’ sites over the course of the plan period. Whilst it is not possible or practical to identify and assess every potential windfall site, the NPPF states that an allowance can be made for windfall sites in the ongoing five-year supply of land if there is compelling evidence that they will provide a reliable source of supply. Appendix 2 of the SHLAA includes a detailed explanation of the projected supply from windfall sites, which was updated in 2020 as part of the Local Plan examination. The updated projection covers the 13 year period 2020/21-2032/33. Actual delivery on small sites for the first two years of this projection (2020/21 and 2021/22) was 94% of the predicted total (which is stronger than might have been expected given the disruption caused by the Covid-19 pandemic) giving confidence that the trajectory is an accurate prediction of small site delivery throughout the rest of the plan period.

Updated Figures

Officers have re-run the housing supply calculation to a 1st April 2022 base-date, measured against the requirement of 550 homes a year as set out in the adopted Section 1 of the Local.

The updated calculations are based on the evidence and assumptions contained within the new SHLAA. The calculations within the SHLAA (chapter 6) give a housing supply position of **6.89** years.

These calculations are set out in the following table:

Five Year Requirement and Supply	Local Plan OAN of 550 homes a year
Requirement 2022/23 – 2026/27	2,750 (550 x 5)
Shortfall 2013/14 – 2021/22	0
Sub-Total	2,750
5% buffer	138
Total Requirement	2,888
Supply from large site commitments	3,426
Supply from emerging allocations	0
Supply from small windfall sites	553
Total supply of Homes – Units	3,979
Total five- year supply of Homes - %	137.8%
Total supply of Homes – Years	6.89

APPENDICES

None.

Background Documents

Strategic Housing Land Availability Assessment (SHLAA) (October 2022) ([link](#))

PLANNING POLICY AND LOCAL PLAN COMMITTEE

10 OCTOBER 2022

REPORT OF THE ACTING DIRECTOR (PLANNING)

A.2. CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLANS

(Report prepared by William Fuller)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT
<p>To report to Planning Policy and Local Plan Committee the third set of two ‘Conservation Area Appraisal and Management Plans’ prepared for the Council by Essex Place Services, and for the Committee to agree a recommendation to Cabinet that they be published for consultation.</p>
EXECUTIVE SUMMARY
<p>As Members will recall, the second five Conservation Area Appraisals were considered at this Committee on 11th May 2022 where a decision was made to progress these appraisals to Cabinet and then to public consultation. Those second five Conservation Area Appraisals were; Harwich Old Town, Manningtree and Mistley, Frinton and Walton, Brightlingsea and Great Bentley.</p> <p>This report asks Members to consider the next two Conservation Area Appraisals. These are:</p> <ul style="list-style-type: none">• Great Oakley Conservation Area, and,• Kirby-le-Soken Conservation Area, <p>The Committee is asked to consider these and to agree a recommendation to Cabinet to publish them for consultation.</p>
RECOMMENDATIONS
<p>That the Planning Policy and Local Plan Committee:</p> <ol style="list-style-type: none">1. endorses the new Conservation Area Appraisal and Management Plans for Great Oakley (Appendix 1) and Kirby-le-Soken (Appendix 2) Conservation Area;2. recommends to Cabinet that the above documents (forming Appendices 1 and 2) be published for consultation with the public and other interested parties; and3. notes that Conservation Area Appraisal and Management Plans for the District’s other un-reviewed Conservation Areas will be brought before the Committee in due course over the next 6 months.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The Conservation Area Appraisals will support the Corporate Plan 2020-24 (aligned with the core themes of Tendring4Growth and Community Leadership) through delivery of interventions aimed at:

- Delivering High Quality Services
- Community Leadership Through Partnerships
- Building Sustainable Communities for the Future
- Strong Finances and Governance
- A Growing and Inclusive Economy

RESOURCES AND RISK

Resources: TDC Officers are leading on this project with the input of Essex County Council Place Services under a service level agreement.

Adoption of the Conservation Area Appraisals will assist in attracting external funding for heritage related activity in the District. Potential sources of funding include:

- National Heritage Lottery Fund
- Section 106 Agreements
- Partnership Schemes in Conservation Areas with Historic England

Risks: The adoption of the Conservation Area Appraisals supports the Council's duties to maintain and enhance heritage assets and so reduces the risk of the district's heritage assets being diminished or lost.

LEGAL

National Planning Policy Framework (February 2019), paragraph 185 states:

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- (a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

Consideration of any legal implications of actions proposed in the strategy will be needed in due course.

OTHER IMPLICATIONS

Crime and Disorder: Heritage assets are, unfortunately, vulnerable to crime. Having a strategy for promoting heritage assets in the district should contribute positively to their maintenance.

Equality and Diversity: The recommendations in this report are aimed at benefitting all who live, shop, work and visit the District.

Health Inequalities: There is a growing wealth of evidence that demonstrates the role heritage plays in improving mental wellbeing and physical health. People who visit heritage sites reported higher life satisfaction and happiness scores, as well as lower anxiety (Department for Culture Media and Sport 2015). Across Essex there are a number of schemes and organisations to encourage and support healthy activity, such as Active Essex and Healthy Life Essex. Tendring's heritage provides a positive platform to encourage people to enjoy the outdoors and take positive steps for their personal health and wellbeing. Heritage Trails, for example, are already established in Harwich and Dovercourt, Frinton-on-Sea, Clacton-on-Sea, Jaywick Sands and Walton-on-the-Naze, they encourage walkers to take routes through the historic environment. Promoting these to new groups and partnering with healthy organisations can open heritage to new audiences and increase wellbeing.

Area or Ward affected: All, with a focus on those where Conservation Areas are being reassessed.

Consultation/Public Engagement: Members will recall that it was agreed at the October 2021 Committee meeting to send the first five Conservation Area Appraisals to public consultation. That public consultation took place over the summer and the results of which are being collated and analysed by Place Services and Council Offices.

The second set of Conservation Area Appraisals and Management Plans are due to go out to public consultation at the end of September for a period of six weeks. The third set of Conservation Area Appraisals and Management Plans (attached at Appendix 1 and 2) will be consulted on toward the end of the year for a period of no less than six weeks.

PART 3 – SUPPORTING INFORMATION

BACKGROUND

Members will recall that the Council's Heritage Strategy was considered by the Local Plan and Planning Policy Committee on 29th October 2019. At that meeting it was resolved that the Committee noted the Strategy and comments made by Members at the meeting.

On the 20th March 2020 Cabinet agreed to formally adopt the Council's Heritage Strategy. This Strategy contained a number of actions which were envisaged to be carried out by the Council and its partners throughout the lifetime of the Strategy. Two of these actions were for Officers to update Conservation Area Appraisals and prepare a 'Local List' of non-designated heritage assets within the District.

After identifying the first five Conservation Areas to be assessed in October 2021, Members then agreed the second set of Appraisals in May of this year. Members are now presented with the next two draft Conservation Area Appraisals, these are:

- Great Oakley Conservation Area, and,
- Kirby-le-Soken Conservation Area,

Officers intend to review all of the Council's Conservation Areas and the next set have already been commissioned from Place Services. These will follow in due course.

CONSERVATION AREA APPRAISALS

Each of the Conservation Area Appraisals share a broadly similar structure. At the start of each Appraisal a section detailing the context and general character of the Conservation Area and the evolution of the Conservation Area is given.

The following areas of assessment are specific to each Conservation Area so have their own section headings.

Alterations To Boundaries

After a detailed assessment, the boundary of the Great Oakley Conservation Area will remain unchanged.

For Kirby-le-Soken minor changes to the boundary are recommended.

Additions: The Conservation Area boundary should include the gardens of the properties within the Conservation Area. They form the domestic curtilage and contribute to our understanding of land use, layout and an indication of the area's development.

It is recommended to include the Oxborrows Yard, Maltings Lane. The site has historically been a service yard as noted on the Tithe Apportionment (1841). Therefore, it is considered to contribute to the Conservation Area's historic development and character. The site was formerly occupied by Oxborrow Engineering but at the time of the assessment was vacant. The Oxborrow Family, Blacksmiths and Engineers, have a long-standing association with Kirby-le-Soken and Tendring dating from 1812. The early nineteenth century forge was demolished for residential development in 2004. The property is visible from within the Conservation Area and is an attractive nineteenth century industrial building, unique within the area, contributing to local character and appearance.

Reductions: It is proposed to remove the back land development behind Number 44-64 as it undermines, and is inconsistent, with the historic grain of development. The development is of a low

scale, however, it is visible in the skygaps between the properties fronting The Street; this detracts from appreciation of Kirby-le-Soken as an isolated settlement. The quality of the development does not positively respond to the character and appearance of the Conservation Area.

Designated Heritage Assets

The appraisals make note of the listed buildings, scheduled monuments and registered parks and gardens in each Conservation Area.

Proposed Non-designated heritage assets

These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people, and are all relatively complete in their survival.

At Great Oakley

- The Three Cups, High Street
- Mill House Cottages (2 – 5 High Street)
- Cambria House, High Street
- Apple Tree Cottage and No. 2, High Street
- Pillbox outside Apple Tree Cottage, High Street
- Romaric, Queen Street
- The Maybush Inn, Farm Road

For Kirby-le-Soken

Number 57, The Street is a one and a half storey weatherboarded dwelling with a slate roof (Figure 35). The property sits perpendicular to the road, gable ended with decorative barge boards and a finial painted white. There is a single storey porch entrance to the east elevation and a lean to on the west elevation, both covered in red clay pantiles. There is a slender red brick chimney to the rear. The small scale and attractive detailing make it a noticeable dwelling within the streetscene. The property does have a larger modern extension to the rear, however, this does not visibly detract from the original scale and historic core of the property.

Waterloo House (Number 34, The Street) is a large, detached and double piled dwelling of two-storeys and rendered elevation. The frontmost pile sits under a slate roof and the rear is covered in red clay tiles. It is one of the larger dwellings running parallel to The Street, making it a visually prominent within the streetscene. The single storey outbuilding to the west of the property is present of the first edition Ordnance Survey map (1897) and may be contemporary with the principal dwelling. The first floor has six over six sash windows; the windows to the ground floor windows and central entrance appear to be modern alterations.

Heritage at Risk

Neither of the Conservation Areas contrail buildings or structures at risk. The Conservation Areas themselves are also not at risk.

Archaeology

Throughout these Conservation Areas there is the potential for a multitude of below-ground heritage assets yet to be discovered. In general the appraisals promote a cautious approach to development which might disturb or destroy these assets.

Assessment of significance

A detailed assessment of significance of each of the Conservation Areas is then presented. Many of the Conservation Areas are split into distinct character areas. Each assessment considers the following features:

- Layout
- Building materials and boundary treatments
- Listed buildings and non-designated heritage assets
- Other buildings
- Landscaping and open spaces
- Views

Opportunities for Enhancement

This section of each appraisal identifies the issues facing the Conservation Areas which have been reviewed. A large number of the issues are common to all Conservation Areas, but where they are unique, that is also highlighted.

- Both of the Conservation Areas could benefit from enhancement to car parking including planting trees and a review of hard landscaping to ensure its historic appropriateness.
- For both areas, on-street parking detracts from the historic character of the Conservation Area.
- Kirby suffers from empty properties which can have a detrimental impact on the character of a place over time.
- Both Conservation Areas suffer from the loss of or inappropriate use of architectural detailing such as UPVC windows and doors, rainwater goods and external paintwork.
- In the Conservation Areas modern development usually resulted in a negative or neutral impact on the area as a whole.
- The Conservation Areas suffered from some poor maintenance of buildings

For Great Oakley a couple of specific issues were highlighted:

A number of buildings within the Conservation Area have been fitted with solar panels on their roofs, including several modern buildings at the eastern end of the High Street. While solar panels are an important element in the move towards sustainable energy sources, they are a modern intervention which can be visually intrusive, introducing large expanses of dark, reflective surfaces onto the traditional roofscape of the Conservation Area which are at odds with its vernacular character and appearance. Some traditional roofscapes, such as thatched roofs and those on listed buildings, are unsuitable for solar panels. Generally, solar panels should be confined to rear roof slopes or secondary roof pitches which face away from the main thoroughfares or placed on outbuildings, to reduce their impact on the character of the Conservation Area.

The Convenience Store at 9-10 High Street has suffered some unsympathetic alterations, most noticeably the overpainting of the red brick façade, leading to loss of historic detailing and lack of

coherence with its neighbours. The large plastic signage blocks the lower part of one of the first floor windows, while the ground floor shop window is obscured with vinyl signage. These features detract from the character of the Conservation Area. Removal of the paint from the brickwork elevation, removal of the vinyl stickers and installation of a smaller painted timber sign would improve its appearance. This should be in line with the Essex County Council's Shopfront Guidance.

There was also an area-specific issue at Kirby-le-soken:

The Red Lion Public House has a large, tarmacked car park to the side stretching to Maltings Lane. The large expanse of hardstanding does have an urbanising effect, which detracts from the rural character and appearance of the Conservation Area. There is an opportunity to soften the appearance of the carpark through the addition of boxed planters or a gravel surface. Any changes to the carpark, however, should not undermine the openness of this section of the Conservation Area.

Management Proposals

As outlined above, there are a wide range of issues facing each of the Conservation Areas, many of which share common themes. This section recommends management proposals which address these issues in both the short and long term.

- The preparation a Local Heritage List of non-designated heritage assets is suggested for both Conservation Areas.
- The Council is encouraged to use its enforcement powers to prevent inappropriate development within both of the Conservation Areas.
- Joint working between different Council departments to promote public realm improvements is also suggested.
- The monitoring of trees and additions to tree planting within public open space is recommended.
- Publishing guidance for homeowners and businesses in Conservation Areas could help owners identify appropriate alterations to their properties within Conservation Areas.
- The timely renewal of these Conservation Area Appraisals could help to monitor change within the Conservation Areas more accurately.
- Wayfinding could help with legibility.

Funding Opportunities

- Heritage lottery fund
- S106 Agreements
- Partnership Schemes in Conservation Areas

CONCLUSION

Taking into account the discussion had at this meeting, Members of the Planning Policy and Local Plan Committee are asked to recommend to Cabinet that the two Conservation Areas to be put to a six week public consultation.

APPENDICES
Appendix 1 – Great Oakley Conservation Area Appraisal Appendix 2 – Kirby-le-Soken Conservation Area Appraisal

BACKGROUND DOCUMENTS
None

Great Oakley Conservation Area Character Appraisal and Management Plan

Tendring
District Council



Client:
Tendring District Council

Date:
Sep 2022





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Figure 1 Proposed Conservation Area boundary (orange)

1. Introduction

1.1 Summary

This Conservation Area Appraisal and Management Plan provides an overview of the Great Oakley Conservation Area, outlining its designation history and a description of its special interest. The appraisal will also consider buildings, open spaces, and features which contribute to the Conservation Area's character and appearance.

Conservation Area designation provides broader protection than the listing of individual buildings as it recognises all features within the area which form part of its character and appearance and ensures that planning decisions take the enhancement and preservation of the area into consideration.

Great Oakley's significance is predominantly derived from its historic interest as a small, rural market village. Its special interest derives from the architectural interest of the tightly knit pattern of vernacular houses clustered around the central marketplace, reflecting the area's medieval origins.



Figure 2 Great Oakley Conservation Area central marketplace



1.2 Conserving Great Oakley's Heritage

Tendring District Council appointed Place Services to prepare a Conservation Area Appraisal for Great Oakley. This document is provided as baseline information to support the long-term conservation of Great Oakley's heritage. The appraisal will also consider the significance of heritage assets within the area and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Conservation Area to new development, highlighting key assets of importance. Please refer to Section 1.3 for the appraisal's purpose and details on what it will consider.

1.3 Purpose of Appraisal

This document is to be used as a baseline to inform future change, development and design with regard to the sensitivities of the historic environment and its unique character and appearance.

The appraisal recognises designated and non-designated heritage assets within the Conservation Area which contribute to its special interest. It will consider how Great Oakley came to be developed, the building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of the area, highlighting the potential impact future developments may have upon the significance of heritage assets and the character of Great Oakley. This assessment is based on information derived from documentary research and analysis, as well as a review of the previous Conservation Area Appraisal for the area (2006).

This appraisal will enhance understanding of Great Oakley and its development, informing future design. Applications that demonstrate an understanding of the character and appearance of a Conservation Area are more likely to produce appropriate and responsive design with positive outcomes for agents and their clients.

It is expected that applications for planning permission will also consult and follow the national guidance outlined in Section 6.3.



1.4 Frequently Asked Questions

What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural or historic interest. There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they preserve and/or enhance the value of properties within conservation areas.

The designation process includes detailed analysis of the proposed conservation area and adoption by Tendring Council. A review process should be periodically undertaken, and the Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate. This is in line with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework regards conservation areas as 'designated heritage assets.'

How are conservation areas managed?

Conservation areas can be supported by an appraisal and management plan. This document is the appraisal and management plan for the Great Oakley Conservation Area. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Sections 71 and 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

How can I find out if I live in a Conservation Area?

Boundary maps of conservation areas can be found on Tendring District Council's [website](#). You can also contact your Tendring Council directly to find out if you reside within a conservation area.



What are the Council's duties regarding development in conservation areas?

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within conservation areas should be considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character or appearance of the Conservation Area are likely to be refused as a result. The Local Plan also typically includes a specific policy on Conservation Areas; for more information, please see Section 1.5 which includes an outline of Tendring's local policy.

What is an Article 4 Direction?

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works, such as domestic alterations, can normally be carried out without planning permission. However, some conservation areas are covered by an Article 4 Direction, which brings certain types of development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case by case basis through planning applications. Article 4 Directions are used to control works that could threaten the character or appearance of an area and a planning application may be required for development that would otherwise have been permitted development. Historic England provides information on Article 4 Directions on their [website](#).

There are currently no Article 4 Directions in place within the Great Oakley Conservation Area.

Do I need permission to alter a property in a conservation area?

Many conservation areas have an Article 4 Direction which relate to alterations such as the painting, rendering or cladding of external walls. Alterations or extensions to buildings in conservation areas will generally need planning permission. Your Local Authority should be consulted for advice as to how to proceed.

Do I need to make an application for routine maintenance work?

If routine maintenance works are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, it is unlikely that you will need to apply for permission from the Council. However, it is recommended that you contact Tendring Council for clarification before commencing any works. The use of a contractor with the necessary skills and experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building.



Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?

Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the Conservation Area in mind. Your Local Authority will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?

Demolition or substantial removal of part of a building within a conservation area will usually require permission from the Council. It is important to speak to them before beginning any demolition works, to clarify if permission is required.

Can I remove a tree within a conservation area?

If you are thinking of cutting down a tree or doing any pruning work, the local planning authority must be notified 6 weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, create a Tree Preservation Order (TPO) to protect it. Consent will be required for any works to trees that are protected. Further information on TPOs can be found on Historic England's [website](#).

How do I find out more about a conservation area?

Historic England's website has information on conservation areas and their designation. Further information on the importance of conservation areas, and what it means to live in one, can also be accessed via their [website](#).

Historic England has also published an [advice note](#) called Conservation Area Designation, Appraisal and Management which sets out advice on the appraisal of conservation areas and managing change in conservation areas.

In addition, Tendring Council has information on the conservation areas within their boundaries available on their [website](#). They have information pertaining to when the Great Oakley Conservation Area was designated, how far it extends and the reason for its designation.

1.5 Planning Policy and Guidance

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural or historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 16 of the Government's National Planning Policy Framework (DCLG 2021).

This assessment follows best practice guidance, including Historic England's revised *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018) and *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* (2017).

The Great Oakley Conservation Area is located within Tendring District. Local planning policy is set out in the Tendring District Local Plan 2013-2033 and Beyond. North Essex Authorities' Shared Strategic Section 1 of the Plan was formally adopted on 26 January 2021 and Section 2 was adopted on 25 January 2022.

Policies which are relevant to heritage assets include:

SPL 3 – Sustainable Design
PPL 3 – The Rural Landscape
PPL 7 – Archaeology
PPL 8 – Conservation Areas
PPL 9 – Listed Buildings

1.6 Designation of the Conservation Area

Great Oakley Conservation Area was first designated in 1973. The boundary was slightly amended in 1982, omitting the modern housing on the site of the Corn Mill from the Conservation Area.

The Conservation Area occupies the historic core of the village, clustered around the High Street, Queen Street, Back Lane and Farm Road. The western boundary runs along the rear boundaries of modern bungalows on the east side of Hamford Drive. The eastern boundary includes the modern development at Maltings Farm. The north and south boundaries mark the transition from the settlement to the surrounding agricultural land. An appraisal was adopted in 2006.

2. Great Oakley Conservation Area

2.1 Context and General Character

Great Oakley is located in the north-east of Tendring District. It is situated on a gently undulating plateau in an agricultural landscape of fields, pasture and pockets of ancient woodland.

The historic settlement of Great Oakley lies to the south of Ramsey Creek, which runs to the north-east towards Harwich, draining into the Stour estuary. The district is characterised by dispersed farmsteads and small hamlets. Great Oakley is historically unusual in this area of Tendring as an early nucleated village settlement, with a market recorded from the mid-thirteenth century. The church, which occupies an isolated plot to the west of the historic village, has twelfth century origins.

Post-war ribbon development along the Harwich Road (B1414) has diluted the character of the settlement, so it is now experienced as predominantly linear, stretched out along the main road, although the historic extents of the village can still be appreciated in views from the north and south. The Conservation Area covers the historic core of the village.



Figure 3 Aerial view of Great Oakley

2.2 Origin and Evolution

The following section provides an overview of the history of Great Oakley and its environs.

Prehistory (-500000BC – 43AD)

Evidence for prehistoric archaeology within the area surrounding Great Oakley village is largely derived from historic sources and aerial photography. They include a significant find of a Bronze Age battle axe recorded from the area around Great Oakley Hall and possible burial urn. Although evidence for Bronze Age occupation (2200AD – 700 BC) is particularly prevalent within the Tendring district, no settlement activity is recorded from within, or in the areas, surrounding the Conservation Area. However, aerial photographic evidence, recorded as cropmarks within the fields, indicates prehistoric burial and agricultural activity.

Roman (43 – 410)

Artefacts recovered from the fields surrounding the Conservation Area suggest there may have been some evidence for permanent settlement during the Late Iron Age and Roman period. Coins, brooches, knives, keys and beads have been recorded with more tangible evidence recovered at Great Oakley Hall, to the north-east of the Conservation Area. Near Great Oakley Dock, to the south-east of the Conservation Area, the structural remains of salt making sites, known as 'red hills' survive, which are likely to be associated with nearby settlement in the wider area.

Early Medieval (410 – 1066)

Surviving evidence for Anglo-Saxon settlement and activity is generally rare within the region, and no Anglo-Saxon material has been recovered from within or in the vicinity of the Conservation Area. However, the entry for 'Oakley' in the Domesday book (1086) records the manor in 1066 as containing 12 villagers, 20 smallholders and 10 slaves. The place name of "Oakley" is derived from an Anglo-Saxon word meaning 'oak clearing'.

Medieval (1066 – 1540)

The village of Great Oakley lies along a historic route linking to the historic medieval port and town at Harwich. The medieval village was concentrated around an elongated market square located along the High Street. The surviving listed buildings provide the earliest known evidence of substantial activity within the Conservation Area dating from the fourteenth century. The settlement plan does not conform to a typical Essex medieval village as the Church and manorial hall lay at opposing ends of the village, rather than being located close to each other, as is more usual within rural Essex. The Church dates to the twelfth century and stands apart from the village to the south-west. The manorial Great Oakley Hall is located some distance to the north-east of the village and lies within a moated site, which is likely medieval in origin.



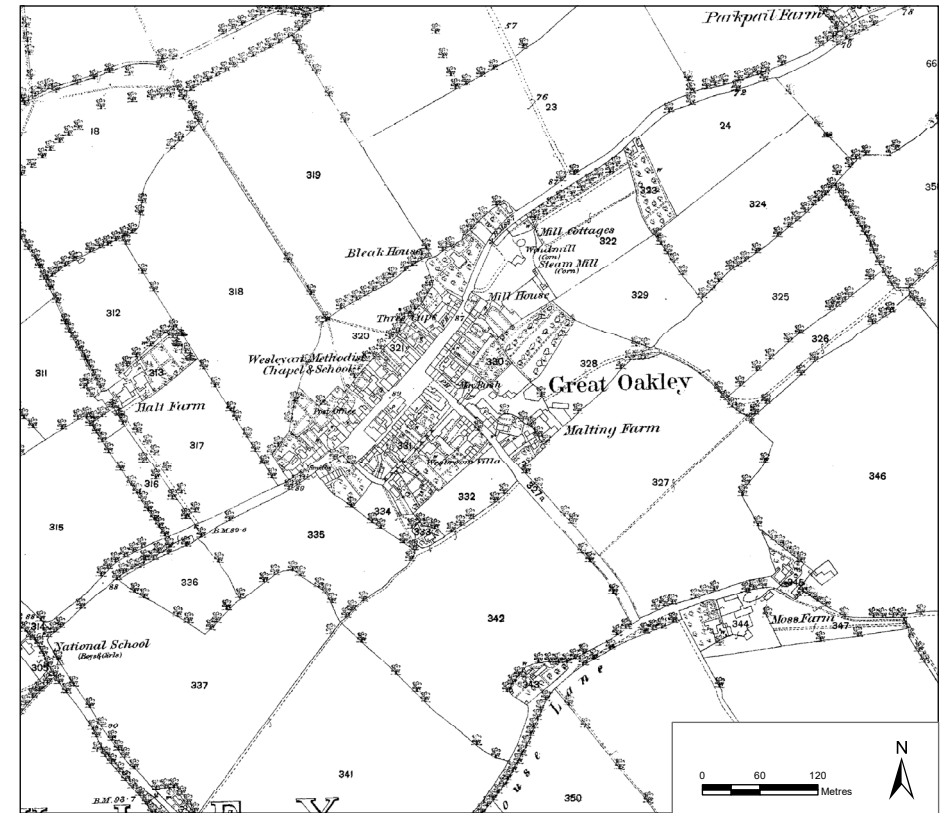
Figure 4 Chapman and Andre map, 1777

Post Medieval (1540 – 1901)

By the post medieval period, a small-scale road network had developed parallel and to the south of the High Street. The Chapman and André map of 1777 (Figure 4) depicts a tightly clustered village around the marketplace on the High Street. A mill is shown at the north-east end of the village (just beyond the boundary of the Conservation Area today); the eighteenth-century Mill House survives within the Conservation Area and is listed at Grade II (list entry no: 1112135).

The only evidence for post medieval activity within and surrounding the Conservation Area survives in built form; several listed buildings survive from the seventeenth to eighteenth century including the former Post Office and Village Shop (list entry no: 1391206) and Holly Trees (list entry no: 1322594). The Chapman and André map shows the church and parsonage distinct from the main settlement, located close together within a field to the south-west of the village. Several dispersed farmsteads are located within the wider agricultural landscape including the Lodge to the north of Great Oakley and Tanners to the south.

The 1840 tithe map (Figure 5) shows that the village had expanded but retained its tightly clustered form around the High Street and Farm Road. Several buildings have been constructed in the centre of the marketplace, forming a central island site, including Whispers, now listed at Grade II (list entry no: 1308597).



By the time of the 1897 Ordnance Survey (OS) map (Figure 6), the village had acquired both a Wesleyan Methodist Chapel and schoolhouse and a Primitive Methodist Chapel. A school had been built near the church at the junction of Wix Road and Beaumont Road, while the workhouse was located outside the village core at the junction of Pesthouse Lane and Beaumont Road.



Figure 7 Historic image of Great Oakley High Street looking west c.1900

Within the village, there are two smithies shown on the map, plus two public houses: the Three Cups and the Maybush (both labelled as hotels). The name of the Three Cups, the emblem of the Salters Company, indicates that there were salt works in the area, as the village lies near to the salt marshes around Hamford Water. At the north-east end of the village are shown a windmill and steam mill for grinding corn. At the turn of the century, Great Oakley was a busy agricultural hub, with a Post Office, public houses, breweries, slaughterhouses, butchers and blacksmiths.

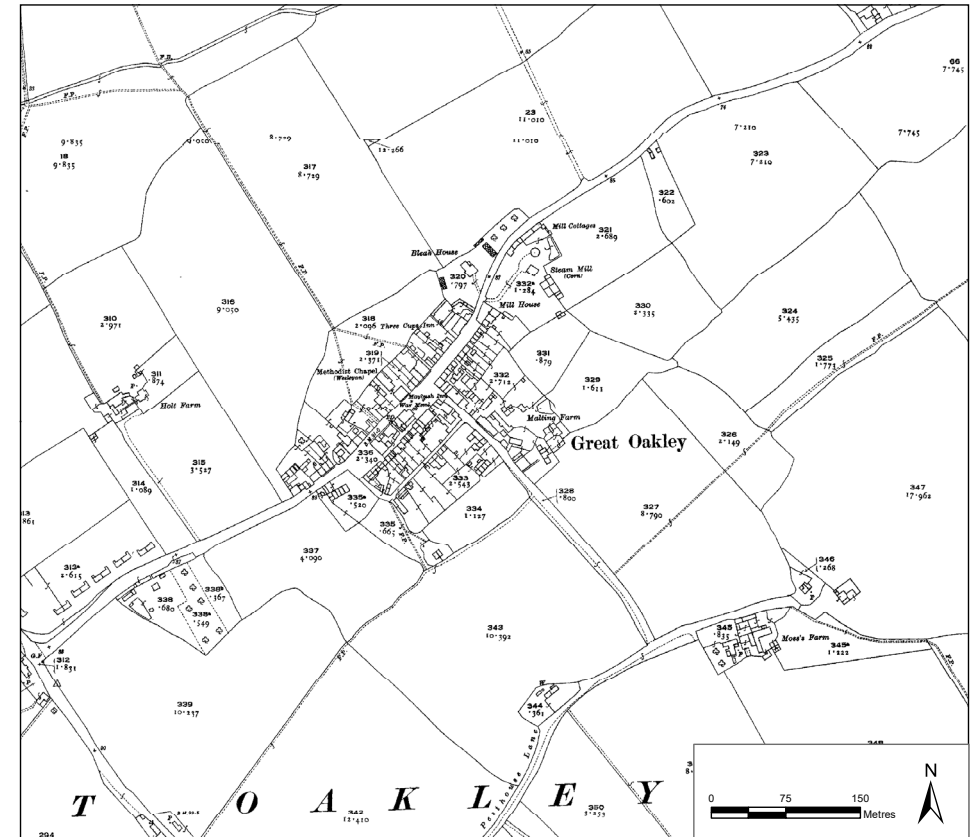


Figure 8 Second edition Ordnance Survey map, 1897



Figure 9 Ordnance Survey map, 1967

Modern (1901 – now)

In the early twentieth century, the village began to expand with ribbon development along the main road. The 1923 OS map (Figure 8) shows a row of six 1920s semi-detached houses on the north side of the Harwich Road by the junction with Wix Road.

Military sources show that Great Oakley was defended by a number of fortifications during the Second World War. Within the Conservation Area, these included pillboxes, barbed wire, gun positions and spigot mortar emplacements. Many of these have been destroyed, however, one pillbox survives in good condition in the garden of Apple Tree Cottage, close to the main road at the west end of the village.

In the post-war period, further expansion occurred. By the time of the 1967 OS map (Figure 9), ribbon development was scattered along both the north and south sides of the Harwich Road stretching nearly as far as Great Oakley Hall, diluting the strong nucleus of the historic core. A Police House, garage and sewage works are shown.

Further development occurred in the later twentieth and early twenty-first centuries. This includes some modern infill development within the historic core, in particular at the north-east corner on the site of the former corn mill and at the south end of the Conservation Area.

2.3 Revisions to the Boundary

As part of this review, the Conservation Area boundary has been reviewed to reflect good practice and provide a clearer strategy which acknowledges the practicalities of Great Oakley's unique built environment, in line with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF guidance on Conservation Areas, paragraph 191.

The boundary underwent a minor revision in 1982. The Conservation Area boundary was adjusted to run along the south side of the High Street and the north-east boundary of Mill House, omitting the late twentieth century housing on the former site of the Corn Mill from the Conservation Area.

The Conservation Area covers the historic core of Great Oakley. While there have been some clusters of modern development within the area, especially at the southern end and the eastern Maltings Farm development, it is considered that the hedges with open fields beyond provide a natural boundary to the Conservation Area and these areas should, therefore, remain within the boundary of the Conservation Area. As such, as part of this boundary review, it is recommended that the boundary remains as existing, with no changes.

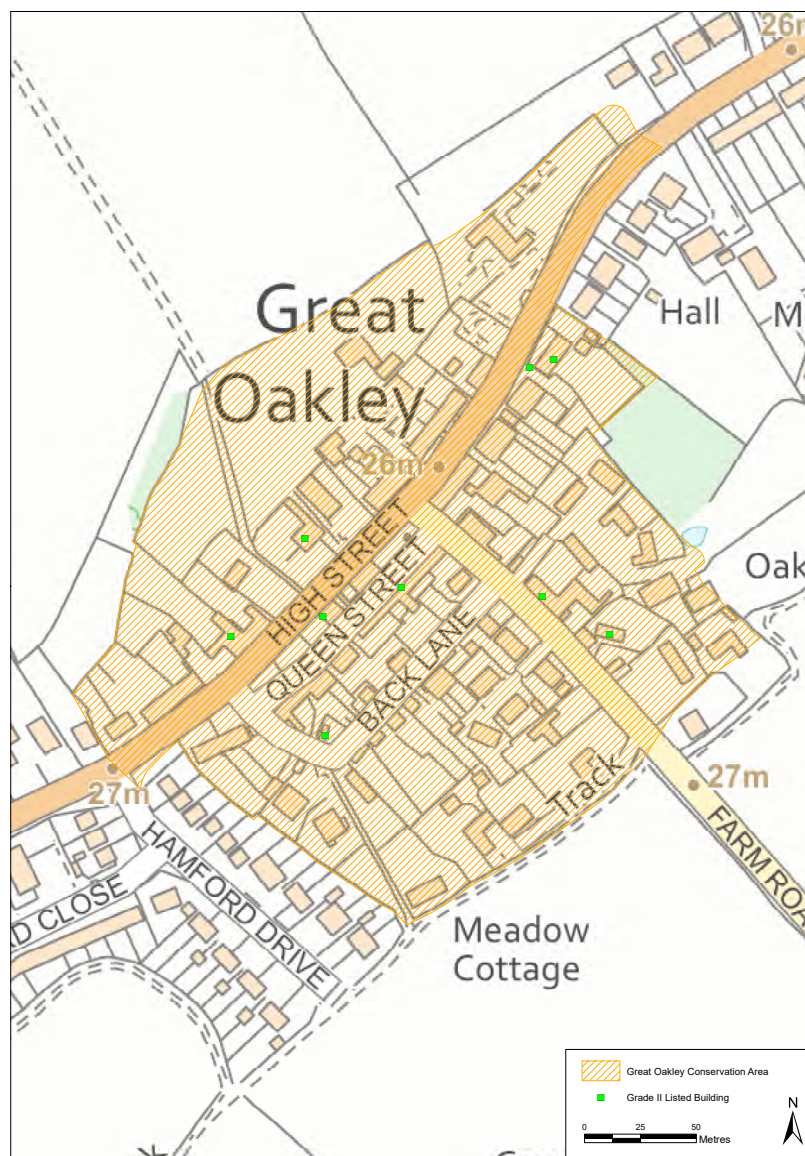


Figure 10 Map of Designated Heritage Assets

2.4 Designated Heritage Assets

There are nine designated heritage assets within the Great Oakley Conservation Area boundary, all of which are listed at Grade II. The list entry for “Pett’s Cottage, Armond House and House Immediately to the north-east” covers three properties within a single designation. A full list of all the designated assets within the Conservation Area, including their list descriptions, is provided in Appendix 6.1.

The designated heritage assets are mostly domestic houses and cottages, such as Old Scantlings and Holly Trees, but also include the former Post Office and Village Shop and a telephone kiosk adjacent to Mill House.

Designated heritage assets within the Great Oakley Conservation Area:

- Maltings Farmhouse (Grade II; list entry no: 1147224)
- Pett’s Cottage, Armond House and House Immediately to North East (Grade II; list entry no: 1147280)
- Old Scantlings (Grade II; list entry no: 1322632)
- Whispers (Grade II; list entry no: 1308597)
- Mill House (Grade II; list entry no: 1112135)
- Post Office and Village Shop (Grade II; list entry no: 1391206)
- Holly Trees (Grade II; list entry no: 1322594)
- Florence Cottage (Grade II; list entry no: 1147218)
- K6 Telephone Kiosk Adjacent to Mill House (Grade II; list entry no: 1264047)



Figure 11 Post Office & Village Shop



Figure 12 Old Scantlings



Figure 13 Pett's Cottage, Armond House and House Immediately to North East



Figure 14 Whispers



Figure 15 K6 Telephone Kiosk by Mill House

These buildings, structures and features have been listed due to their special architectural or historic interest as defined by Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and *Principles of Selection for Listed Buildings* (The Department for Digital, Culture, Media and Sport, 2018). Further information about the listing process can be found on the Historic England [website](#).

Listed Buildings and features

The rarer and older a building is, the more likely it is to be listed. As a general principle, all buildings that pre-date 1700 and are in a relatively intact condition will be listed, as will all buildings that date between 1750 and 1850. The selectivity is increased for buildings that date between 1850 and 1945. There is a strict criterion for buildings built after 1945; buildings less than thirty years old are unlikely to be listed unless they have been deemed as exceptional examples of their type.

Listed buildings are considered under three Grades in England. Grade I listed buildings are of exceptional interest and make up approximately 2.5% of all listings; Grade II* listed buildings are of more than special interest and constitute 5.8% of listed buildings; Grade II listings are of special interest and most common, making up 91.7% of all listings.¹

Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations to a listed building will not affect its special interest. It is possible to alter, extend or demolish a listed building but this requires listed building consent and sometimes planning permission.

Great Oakley contains a number of listed buildings which reinforces its special interest as an historic settlement. The earliest listed building within the Conservation Area dates from the fifteenth century. There is a preponderance of houses dating from the seventeenth and eighteenth centuries, often with later phases reflecting a history of additions and alterations, reflecting a period of prosperity for the village. The twentieth century is represented by the listed telephone kiosk.

The majority of listed buildings are in residential use, reflecting Great Oakley's history as a small market village. The variety of the building ages provides a rich and layered representation of the development of domestic English vernacular architecture. It demonstrates how the town has developed and altered over time and reflects the long history of Great Oakley as an historic settlement.

¹ Historic England, Listed Buildings <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

2.5 Non-Designated Heritage Assets

Every building, space and feature within a conservation area makes a contribution to its character and special interest, be it positive, neutral or negative.

There are many positive buildings within the Conservation Area that contribute to the Conservation Area's significance. The buildings that reflect local character and distinctiveness collectively define the character and appearance of the Conservation Area and make a positive contribution to its special interest.

The following buildings, located in character area one, have been identified as key unlisted buildings by virtue of their derivation, scale, form and appearance.

Heritage assets are defined in Planning Policy as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'²

Not all heritage assets are listed, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other structures of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area's historic interest and its general appearance.

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the local area. At present there is no approved local list for Tendring District.

² NPPF, p67

This document has identified key unlisted heritage assets which, by virtue of their derivation, form and appearance, make a positive contribution to the Conservation Area and could be considered for local listing in the future; these are identified in the analysis of character in Section 3 of this appraisal and are summarised below. This list is not exhaustive, and further buildings may be identified as non-designated heritage assets through the planning application process.

Buildings and features within the Conservation Area which are considered to be non-designated heritage assets include:

- The Three Cups, High Street
- Mill House Cottages (2 – 5 High Street)
- Cambria House, High Street
- Apple Tree Cottage and No. 2, High Street
- Pillbox outside Apple Tree Cottage, High Street
- Romaric, Queen Street
- The Maybush Inn, Farm Road



Figure 16 Pillbox outside Apple Tree Cottage, High Street



Figure 17 Mill House Cottages (2-5 High Street)



Figure 18 The Three Cups, High Street



Figure 19 The Maybush Inn, Farm Road



2.6 Heritage at Risk

The Historic England Heritage at Risk Register includes Grade I or Grade II* listed buildings and monuments, Grade II listed places of worship, and conservation areas that have been assessed and found to be at risk.

There are no buildings or features within the Great Oakley Conservation Area which are on the Historic England Heritage at Risk register.

2.7 Archaeological Potential

There has been no recorded archaeological fieldwork within or surrounding the Conservation Area. Much of the information on the archaeology of the area is based on findspot evidence, aerial photography, and historic mapping.

The survival of the medieval and post medieval street plan of Great Oakley, and the listed buildings are an important, well-preserved resource. Few areas of open ground survive within the nucleated village, however there is an area of undeveloped land north of the High Street. Open areas within the Conservation Area are likely to contain evidence relating to the historic settlement; historic mapping shows that some buildings predating c.1840 had been demolished by the late nineteenth century. Medieval and later settlement evidence is more likely to be sited along the street frontage; the garden areas may also contain evidence for ancillary activity, such as wells, cess-pits, yards and middens, as well as small-scale industrial activity.

The soils within the Conservation Area are likely to be acidic in places and not beneficial to the survival of bone or organic material, however there is likely to be good survival of pottery, ceramic material and metal.

3. Assessment of Significance

3.1 Character Analysis

Summary

Great Oakley is a small, compact and predominantly residential conservation area. It is unusual within Tendring District as an early nucleated village, clustered around the central marketplace, rather than being a dispersed settlement around a green or along a road. Few villages of this size would have had a marketplace, as these are more commonly associated with larger towns, suggesting that Great Oakley was likely to have been a focal point in the surrounding agricultural districts because of its market. The core of the Conservation Area is a tightly knit pattern of vernacular houses, grouped around the small scale road network, which developed parallel and to the south of the main road, reflecting the area's medieval origins and historic development.



Figure 21 View looking north-east along Queen Street



Figure 20 View of the Maybush Inn looking south-east down Farm Road



Figure 22 Great Oakley High Street looking south-west



Figure 23 Apple Tree Cottage and No. 2, High Street with pillbox in foreground

The core of the Conservation Area is characterised by a good survival of historic buildings, nine of which are listed at Grade II. Buildings within the Conservation Area are predominantly one and a half or two storeys in height. The majority are timber-framed and rendered, but there are also examples of red brick construction. Render colours are varied including pale green, salmon pink and cream, but they are predominantly muted, pastel shades. There is a varied roofscape across the Conservation Area with several thatched buildings reflecting the local vernacular. The majority of houses are covered with clay tiles. There are also examples of pantiles, especially on outbuildings, and slate roof coverings.

Many buildings front directly onto the pavement, creating a dense streetscape. Some houses are set back from the street, behind front gardens, such as Grade II listed Holly Trees. Private gardens provide welcome patches of greenery, which help to soften the streetscape and make a positive contribution to the rural, green character and appearance of the area.

Land Usage

The Conservation Area is predominantly residential. There are a handful of commercial buildings remaining, including a convenience store on the High Street, the Maybush Inn (a community owned pub), and the One Stop Steel Shop next to Forge Cottage on the High Street, previously a garage services business.

The former Wesleyan Methodist Chapel was converted into residential use in c. 2010 and is now called the Old Prayer House. The former Three Cups pub, a substantial red brick building of six bays at the eastern end of the High Street, is also now in residential use.

At the time of the 1897 Ordnance Survey map (Figure 6), Great Oakley is shown as a bustling commercial centre, with two smithies, two hotels/public houses, a steam mill and a windmill for corn, a Post Office and two Methodist Chapels. The subsequent decline in business and community uses reflects changing employment patterns in the wider district, the availability of personal transport and the concentration of shopping uses into larger towns.

Landscaping, Open Spaces and Public Realm

The marketplace forms the core of the Conservation Area. Historically it was an open space surrounded by buildings, as shown on the 1777 Chapman and André map (Figure 4). By the time of the tithe apportionment in 1840 (Figure 5), several buildings had been constructed on a central island, splitting the marketplace in two. One of these buildings, Whispers, is now Grade II listed.

Today, the open space is still legible to the east and west of the central island, although it is now given over to parking. The surface finish is tarmac with a paved brick strip around the war memorial with a bench and some planters.



Figure 24 Great Oakley central marketplace

Two lantern-type streetlights add to the historic character of the central square. The open space of the marketplace contributes positively to the character and appearance of the Conservation Area as a historic market village and provides a setting for the attractive cluster of surrounding historic buildings grouped around the market square.

The main form of landscaping within the Conservation Area is derived from private gardens of residential houses. These provide welcome patches of greenery, including some mature trees and hedges, which help to soften the streetscape. These gardens make a positive contribution to the rural, green character and appearance of the area; the domestic landscaping reflects the residential character of the Conservation Area.



Figure 25 Holly Tree House, High Street. Private gardens make an important contribution to the rural, green character of the Conservation Area



Figure 26 The gravelled yard in front of the former Methodist Church, opposite the central marketplace

At the east end of the High Street, the majority of buildings front directly onto the road, creating a dense urban realm. Where modern buildings on the north side of the road are set back, the front gardens are typically narrow strips with a few shrubs.

Towards the west end of the High Street, there are several buildings which are set well back from the road with front gardens or yards. Apple Tree Cottage, No.2 and Oaklands, on the south side of the High Street, have generous front gardens with grassed areas and some mature trees providing an attractive gateway to the Conservation Area. The back garden of Whispers, in the central island between the High Street and Queen Street, comprises of mature vegetation, which provides an important focal point in the approach to the Conservation Area from the south-west. The mature planting softens the streetscape and provides a green oasis in the centre of the Conservation Area, contributing to the character of the High Street and Queen Street.

Holly Tree House and Oakleigh on the north side of the High Street are set back behind long front gardens with lawns and several mature trees, adding to the looser grain and more rural character of this part of the High Street. In contrast, the front yard of the former Methodist Church lacks any vegetation. Historically, there were buildings fronting onto the High Street here, but these were subsequently cleared, and the area became a front garden for the church. It was gravelled over when the building was converted into residential use, creating an unattractive area of hard landscaping opposite the marketplace. The lack of greenery creates a featureless gap site at the centre of the Conservation Area, detracting from its character.

Along Back Lane, small private gardens, set behind low hedges and fences, provide pockets of greenery, punctuating the streetscape. In some places, garden space has been paved over for car parking, which is a detracting element, but the Conservation Area generally retains a verdant green character, typical of a historic rural village.

Beyond the historic core of High Street, Queen Street and Back Lane, there is a looser grain of development, with detached houses set within more generous plots. At the northern edge of the Conservation Area, large private gardens form a green buffer, with mature hedgerows bordering the agricultural fields beyond.



Figure 27 Vernacular materials including painted render, weatherboarding, clay tiles and pantiles and red brick boundary walls

Local Building Materials and Details

The Conservation Area has a high density of historic buildings, especially along the south side of the High Street and around Queen Street and Back Lane. Therefore, the traditional and local building materials are predominantly historic in character.

Built form and materials

The majority of buildings within the Conservation Area are timber-framed and rendered, but there are also examples of red brick construction, such as the former Wesleyan Methodist Church or Mill House Cottages on the High Street, and weatherboarding, such as Grade II listed Florence Cottage on Back Lane.



Figure 28 Timber weatherboarding and clay pantiles on outbuilding with picket fencing

Weatherboarding is also used on some side elevations and gable ends, such as No. 6 High Street. Some brick buildings have been painted, such as Jessica, at the south-western end of the marketplace. Render colours are varied including pale green, salmon pink and cream, but they are predominantly muted, pastel shades. Roughcast render has been used on some buildings, such as Grade II listed Maltings Farm.

These traditional materials make a positive contribution to the historic character and appearance of the area and give the village a sense of cohesion. Some twentieth century buildings at the southern part of the Conservation Area introduce materials which are at odds with the local vernacular, such as yellow or buff brick and concrete tiles.



Figure 29 Grade II listed Florence Cottage with weatherboarded walls, clay pantile gambrel roof and boundary hedge

Roofscape and materials

Buildings within the Conservation Area are predominantly one and a half or two storeys in height; this contributes to the varied roofscape across the Conservation Area. There is also an assortment of different roof forms and materials. There are several thatched buildings within the Conservation Area, including No. 2 High Street, Rayners Cottage on Farm Road, and Grade II listed Old Scantlings, reflecting rustic vernacular architecture.



Figure 30 Grade II listed Maltings Farmhouse, a timber-framed and roughcast rendered house with fifteenth-century origins

The majority of buildings within the Conservation Area are covered with clay plain tiles, some of which have been replaced with modern concrete tiles, which detract from the architectural interest of the Conservation Area. Clay pantiles are also evident, especially on outbuildings such as on the single storey outbuilding by Whispers on the High Street. Slate is used on a number of nineteenth century buildings such as those at the eastern end of the High Street and is also present on some twentieth century buildings. Some later twentieth century buildings, such as Kimberleigh on Farm Road, are covered with concrete tiles, which detract from the vernacular character of the Conservation Area.

Roofs are pitched, several with attractive gambrel roofs, such as Grade II listed Florence Cottage, Holly Trees and Larch House. Other vernacular details include gablets on Grade II listed Maltings Farmhouse.

Rooflights are not a feature of the historic roofscape and are mostly absent within the Conservation Area. Where rooflights have been introduced on more modern infill buildings, they detract from the historic character of the area.

Doors and windows

Many buildings display modest historic detailing, such as timber sash or casement windows and dormers. Rose Cottage on Back Lane possesses an attractive pair of shallow curved bay windows. Brick buildings display features including decorative brick banding, flat or arched brick lintels over windows and doorways, and decorative toothed brick cornices. While many buildings have had modern porches added, there are a number of surviving historic doorways with narrow projecting porches, often supported by decorative brackets, such as on Grade II listed Mill House.

Across the Conservation Area, many of the traditional timber windows and doors have been replaced with uPVC, which undermines the historic character of the area. This is particularly apparent on the Red House by the marketplace at the corner of the High Street and Farm Road; as a focal building in views along the High Street, the introduction of unsympathetic uPVC windows makes a negative contribution to the character of the Conservation Area.

Boundary treatments

There is a variety of boundary treatments within the Conservation Area, giving little consistency to the streetscape. Traditional boundary treatments are dwarf walls in red brick, low picket fencing and hedgerows, which make a positive contribution to the rural character of the Conservation Area.

There are also examples of iron railings, a more urban style of boundary treatment, but often softened with planting behind, which helps to provide greenery to the streetscape.

There are also examples of close boarded fencing, a twentieth century boundary treatment which makes a negative contribution to the historic character of the area when applied to front boundaries, such as by Coy Cottage on Farm Road, but is generally neutral when surrounding back gardens.



Figure 31 Grade II listed Mill House



Figure 32 Cambria House, High Street

Contribution by Key Unlisted Buildings

There are numerous buildings that contribute positively to the character and appearance of the area; however, some are considered to make a key contribution. These have been listed in Section 2.5 and are discussed below.

Maybush Inn

The Maybush Inn was first recorded in 1769. It is of vernacular construction with six bays and a clay tiled roof, but the façade has been reworked with render panels separated by courses and vertical strips of bricks, now all painted one colour, which obscures this architectural detail. Its architectural interest has been eroded with the replacement of the traditional timber windows with unsympathetic uPVC units, but as the last operational public house in the village, it possesses historic and communal interest as a focal point for the local community. In 2016 it was taken on by the local community and is run as a co-operative pub.

Three Cups

The former Three Cups public house is located at the eastern end of the High Street and is now in residential use. It is a substantial red brick building of six bays with plain white rendered gables and canted bay window. It possesses historic interest as a former public house and hotel, illustrating the historic development of the village. The name refers to the emblem of the Salters' Company, reflecting the importance of salt production as a local industry. It is a large but rather austere Victorian building, which provides an effective termination of the north side of the High Street, but its architectural interest has been undermined by the replacement of all its windows with uPVC units and a modern slate roof.

Apple Tree Cottage and No. 2, High Street

Apple Tree Cottage and No.2 High Street are an attractive pair of vernacular cottages at the western gateway of the Conservation Area. They are timber-framed and plastered with multi-paned timber sash windows and pitched dormers. The roof of No. 2 is thatched. Their well-stocked front gardens surrounded by rustic picket fencing contribute to the rural charm of the area. The interest of Apple Tree Cottage is heightened by the survival of the Second World War pillbox in its front garden.

Pillbox

The Second World War pillbox which survives in the garden of Apple Tree Cottage has been identified as a particularly good example with rare surviving features including, uniquely in Essex, part of the cable barrier anchored through the side wall. On grounds of condition, location, typicality of type and rarity of the integral anti-tank feature, every effort should be made to ensure the continued survival of this important part of local history and heritage.

Mill House Cottages (2 – 5 High Street)

Mill House Cottages are a range of four red brick cottages at the eastern end of the Conservation Area. Each is two bays wide, with simple detailing, such as rubbed brick lintels over windows and doorways, under a slate roof with red brick chimneys. The group is well-preserved and retains their timber sash windows and timber six-panelled doors, preserving the uniformity of this modest terrace.

Romarc, Queen Street

Romarc is a well-preserved vernacular cottage of two storeys with a rendered elevation and clay pantile roof. The historic six-panelled front door is surmounted with a triangular pediment resting on brackets which adds architectural interest to the front elevation. The attractive vernacular detailing makes a positive contribution to the character of the area. It shares pan tiled roof and picket fencing around the narrow front garden with its neighbour, whose architectural interest has been eroded with the loss of its original windows and front door.



Figure 33 Romarc and neighbouring houses, Queen Street



Figure 34 Pillbox outside Apple Tree Cottage, High Street

Cambria House, High Street

Cambria House occupies a prominent position in the Conservation Area at the eastern apex of the central island by the marketplace. It is a substantial building of three bays with a colour-washed rendered façade and double-pile hipped clay tile roof with red brick chimneys. It retains its historic timber sash windows, six-panelled door and narrow porch resting on decorative brackets. It makes a positive contribution to the character of the area because of its architectural detailing and prominence within the Conservation Area. There have been some unsympathetic alterations such as a damp-proof course injected into the brick plinth and the removal of the historic red brick boundary wall facing the High Street to facilitate parking, reducing the sense of enclosure and creating an awkward gap site.

Other positive contributors

In addition to those above, which could be considered for local listing in the future, the following buildings are considered to be important contributors to the character and appearance of the Conservation Area.

Former Methodist Church, High Street

The former Methodist Church with associated cottage on the High Street forms an interesting grouping and possesses communal significance as a former Wesleyan Methodist Chapel. The cottage is an attractive brick building, of two storeys with small-paned casement windows and a tall central stack. The original chapel is two storeys, with rendered walls under a hipped slate roof. A forward extension with a red brick gable is the most prominent feature from the street and is utilitarian in appearance. The conversion to residential has included some unfortunate alterations including the truncation of the round headed window facing onto the High Street and the paving over of the front yard.

Jessica, High Street

At the north-eastern end of the central island by Cambria House is Jessica, of unusual design, with a bold quadrant outer corner which was presumably a former entrance to commercial premises. Its architectural interest has been diminished by the insertion of unsympathetic uPVC windows and the overpainting of the exterior brickwork, but its prominence in the centre of the Conservation Area and distinctive design makes it a positive contributor to the character of the area.

Wesbroom Villas, Back Lane

Wesbroom Villas is a red brick building in Flemish bond of two-storeys with attics with eight-over-eight timber sash windows and a characterful tiled central porch supported by slender timber pillars with twinned front doors. It makes an elegant contribution to the streetscape of Back Lane.

Rayners Cottage, Farm Road

Rayners Cottage, the last house in the area down Farm Road, is a good example of a surviving vernacular cottage within the Conservation Area. It is timber-framed and plastered, of one storey with attics with a thatched roof and a modern tiled extension to the north. It is set well back from the road in a garden with mature trees, fronted by a modern brick wall with rendered panels and contributes positively through its modest vernacular architecture.

Surgery, High Street

The Surgery, marked on the 1897 Ordnance Survey map (Figure 6) as 'Bleak House', is a large two-storey, three-bay house of red brick with white brick dressings under a hipped slate roof with prominent original chimney stacks. It occupies an isolated position, set back from the roadway in a large plot at the gateway of the eastern edge of the Conservation Area, which sets it apart from its surroundings. While its appearance has been somewhat diminished by the insertion of uPVC windows, but the building is still considered to be of significance to the Conservation Area owing to its scale and architectural interest, although the prominent close-boarded fence detracts from the approach into the High Street.

3.2 Views

Key views are identified on Figure 35. The views included in this assessment are not exhaustive; for example, there are also glimpsed and kinetic views from streets and footpaths across the Conservation Area that contribute to the character and appearance, particularly those towards the agricultural landscape that forms its setting, and there may be other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

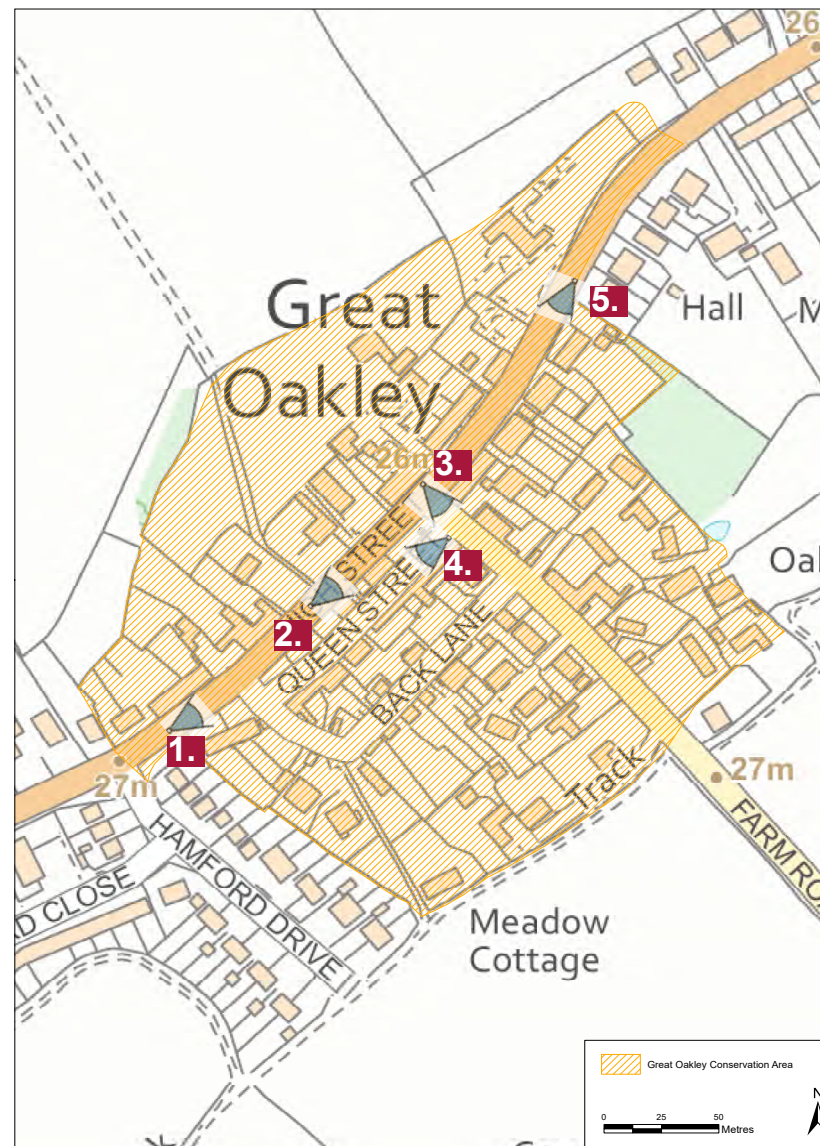


Figure 35 Key Views Map



Figure 36 North-east along the High Street

View 1: North-east along the High Street

This view is from the western edge of the Conservation Area. The cluster of vernacular buildings at this end of the High Street announces the transition of the historic core of the Conservation Area. In the foreground, the Second World War pill box is an interesting historic survival, while the mature vegetation in the front gardens of the south side of the High Street and the garden of Whispers provides welcome greenery, emphasising the rural charm of the Conservation Area.

View 2: East towards the marketplace and war memorial

This view is towards the historic marketplace and the heart of the Conservation Area. The different ages and styles of buildings, with their diversity of building heights, render colours and varied roofscape provides an attractive cluster of historic buildings grouped around the open marketplace. The Red House is a key building in this view, occupying a prominent corner position at the junction of High Street and Farm Road. Although in a degraded condition, it is a positive contributor because of its prominent location and vernacular architecture. The three-storey modern terrace on the north side of the marketplace, constructed of buff brick, is a dominating feature which detracts because of its height and uncharacteristic buff brick material.



Figure 37 South-east down Farm Road

View 3: South-east down Farm Road

This view down Farm Road is dominated by the Maybush Inn, a key unlisted building within the Conservation Area because of its history and long-standing community use. The rural character of the Conservation Area is expressed through the lack of pavement, the varied width of the roadway and the mature trees terminating the view. The deteriorated condition of the Red House on the corner and the gap site between it and the Maybush Inn are detracting features.



Figure 38 South-west along Queen Street

View 4: South-west along Queen Street

The focal point of this view is the war memorial flanked by cast iron bollards, giving the central square a sense of formality, although its setting is somewhat dominated by parked vehicles in the marketplace. On the south side of the marketplace is an important range of Grade II listed buildings: Larch House, Armond House and Pett's Cottage, a varied range with a complex development history. This view allows an appreciation of the vernacular character of the Conservation Area, expressed through the row of historic houses with their attractive detailing, the narrowness and informality of the carriageway, and glimpses through to other buildings, softened by incidental planting in private gardens.



Figure 39 South-west along High Street

View 5: South-west along High Street

In the foreground of this view is Grade II listed Mill House, which forms a charming entrance to the village from the north-east. Its characterful stepped parapet, historic red brick low front boundary wall and the mature trees in the front garden are important elements in the street scene. The gentle curve of the High Street draws the eye into the historic centre of the Conservation Area. The former Three Cups public house on the north side of the High Street, now in residential use, is an important surviving building in the history of the village, although somewhat degraded by the insertion of inappropriate uPVC windows and the replacement of its front boundary fence with an unsightly parking area.

3.3 Setting of the Conservation Area

The NPPF describes the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England Good Practice Advice 3: Setting of Heritage Assets (2017) indicates that the setting of a heritage asset is the surroundings in which the asset is experienced. It goes on to note 'Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset'.

Historic England's advice note on setting includes a:

'(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance'. As the advice note states, 'only a limited selection of the attributes listed will be of a particular relevance to an asset.'

This checklist has been used to inform this assessment.

The Grade I listed Church of All Saints is located outside the boundary of the Conservation Area, to the west of the village, in an isolated location. This is characteristic in Essex, where the church typically served a rural parish of dispersed farmsteads and could often be located at a distance from the main settlement. Although an important building in the history of the village, it has not been recommended for inclusion within the Conservation Area because of its secluded location and distance from the historic core, which means that it is not experienced as part of the main historic settlement. It is therefore not discussed in detail in this appraisal because it lies outside the Conservation Area, but it forms an important part of the wider setting.

To the east and west, the Conservation Area is enclosed by modern, twentieth century development, while to the north and south the distinct boundary between its historic development extents and the agricultural land beyond is still clearly legible.

The rural, agrarian landscape is a defining feature of the Conservation Area's setting, enabling Great Oakley to be understood and appreciated as an isolated agricultural settlement which remained largely unchanged until the mid-twentieth century. Therefore, the open and undeveloped nature of the landscape, especially to the north and south of the historic core, makes an important contribution to the historic significance of the Great Oakley Conservation Area.

To the east, the setting of the Conservation Area is formed by a ribbon of modern post-war development. The linear form of the modern development along the main road has affected the character of modern-day Great Oakley, which is no longer experienced as a small, tightly knit nucleated village, but instead as a larger, more loose-grained, dispersed settlement. The sprawl of modern development detracts from the understanding of the historic extents of the village.



Figure 40 Modern development to the east of the Conservation Area



Figure 41 The southern boundary of the Conservation Area is clearly legible, bounded by agricultural fields

The southern boundary of the Conservation Area is formed by mature hedgerows bounded by a footpath with agricultural fields beyond. While there has been some modern development within the Conservation Area, infilling the southern end of the area, the historic boundary of the village is clearly legible. The agricultural fields beyond contribute positively to the setting of the Conservation Area as the agricultural setting with dispersed farmsteads and historic routes through the landscape provides the rural context of the historic settlement.

To the west, the Conservation Area is enclosed by unremarkable twentieth century houses along Hamford Drive. The approach along the High Street from the west is lined by a group of modern detached houses in a vernacular style. This residential growth demonstrates the expansion of Great Oakley in the twentieth century but undermines the legibility of the historic extents of the village.



Figure 42 Post-war housing along Hamford Drive forms the setting of the Conservation Area to the west

The northern boundary of the Conservation Area is formed by large private gardens, delineated by mature hedgerows bordering the agricultural fields beyond that provide a clear distinction between the village and its wider rural setting. There are views out across the rolling agrarian landscape, providing a visual link between the Conservation Area and the wider landscape. The open fields make a positive contribution to the setting of the Conservation Area as a rural market village serving the wider agricultural landscape.



Figure 43 Private gardens at the northern end of the Conservation Area provide a transition to the agricultural landscape beyond



Figure 44 Views north from the Conservation Area across the agricultural landscape

4. Opportunities for Enhancement

The following opportunities for enhancement have been identified and are summarised below in brief. The list is in no way exhaustive, and neither are the opportunities identified unique to Great Oakley, with many being shared with other Conservation Areas.

4.1 Inappropriate alterations

Doors and windows

A key concern across the majority of the Conservation Area is the alterations to windows and doors. The replacement of timber windows with inappropriate uPVC windows has a harmful impact on the historic significance of the buildings and detracts from the character of the Conservation Area and, therefore, its special interest. The location of doors and windows within a historic building is also an essential part of its character, and by altering their position, or blocking them up, can detract from its appearance.

Historic England's *Traditional Windows Their Care, Repair and Upgrading* (2017) advises that 'the loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right... The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing.' The loss of historic joinery such as sash and casement windows and panelled doors results in a degree of harm to the significance of an historic building, and the loss of crown or other early glass can also cause harm to the significance of buildings. Historic England's 2017 advice recommends that 'surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.'

Since the previous appraisal was compiled in 2006, several historic buildings have had their windows replaced with unsympathetic uPVC units, leading to an erosion of the historic and architectural interest of the Conservation Area. This is particularly apparent on the south-east side of the High Street, where the majority of traditional windows have been replaced, diminishing its historic character.



Figure 45 The insertion of inappropriate uPVC windows has harmed the historic and architectural interest of the Conservation Area

Where draughts are causing an issue, the repair and refurbishment of windows with interventions such as draught stripping can improve the thermal performance of historic windows in the first instance, along with the use of shutters and heavy curtains. Alternatively, modern technology allows for well-designed secondary glazing; special timber casements that can be constructed and fixed to the interior of the frame using sections and mouldings to match the primary glazing. These less intrusive methods are advisable within the Conservation Area; however, it is recommended that advice is sought from the Council before any changes to windows or doors are made to ensure the optimum solution.

To preserve the special interest of the Conservation Area, historic windows should be retained. Any proposals for the replacement of windows should avoid the loss of any historic fabric and should be appropriate to the host building. The application of uPVC windows will not be supported.

Inappropriate materials

Historic roof coverings have been replaced with inappropriate concrete tiles in some buildings across the Conservation Area and should be reinstated with traditional materials wherever possible.

Overpainting of brickwork and the use of cementitious render on facades has resulted in the loss of original architectural features. Removal of overpainting to reveal historic brickwork would be an enhancement to the character of the area. Cementitious render can cause longer-term problems in historic timber-framed buildings; where historic buildings have been rendered with inappropriate materials, the reinstatement of traditional lime plaster would be considered beneficial.



Figure 46 Inappropriate materials including yellow brick and concrete tiles on modern dwellings

Some modern infill properties, such as those along Farm Road, have also used materials which are inappropriate for the area, such as yellow brick and concrete roof tiles, which erodes the character of Great Oakley. New developments should employ traditional materials such as render, red brick or weatherboarding for walls and clay tile or natural slate for roof coverings. This has been successfully followed at the Maltings Farm development, which uses traditional vernacular materials to preserve the character of the Conservation Area, such as clay pantiles, red brick, painted render and weatherboarding.

Boundary treatments

There is a wide variety of boundary treatments in the Conservation Area. Dwarf walls in red brick, hedges and low picket fences add to the character of the area as a rural village. Metal railings are less suitable in a rural context as they are a more urban feature. If paired with well-grown hedgerows, however, they can contribute to the verdant, green character of the area. Existing historic boundary walls make an important contribution to the character of the area and should be maintained and reinstated wherever possible. Where inappropriate boundary treatments have been installed, these should be replaced where possible with boundaries that are with more in keeping with the character of the area.

In several places, modern metal gates have been erected which are oversized and anachronistic, failing to respond to the vernacular character of the Conservation Area.

Removing front boundaries to create car parking should be avoided as it reduces the sense of enclosure on the streetscape, reduces the amount of green space and erodes the special character of the Conservation Area.



Figure 47 Inappropriate modern metal gates to a vernacular dwelling on Farm Road



Figure 48 Removing historic boundary treatments to create parking, such as by Cambria House on the High Street, erodes the special character of the Conservation Area



Figure 49 There is a lack of defined front boundary on modern development on the west side of Farm Road, reducing the sense of enclosure and leading to a blurring between the public and private realms

Solar panels

A number of buildings within the Conservation Area have been fitted with solar panels on their roofs, including several modern buildings at the eastern end of the High Street. While solar panels are an important element in the move towards sustainable energy sources, they are a modern intervention which can be visually intrusive, introducing large expanses of dark, reflective surfaces onto the traditional roofscape of the Conservation Area which are at odds with its vernacular character and appearance. Some traditional roofscapes, such as thatched roofs and those on listed buildings, are unsuitable for solar panels. Generally, solar panels should be confined to rear roof slopes or secondary roof pitches which face away from the main thoroughfares or placed on outbuildings, to reduce their impact on the character of the Conservation Area.

Other alterations

Throughout the Conservation Area, there are examples of inappropriate and unsympathetic additions which can result in a cumulative impact on the area. The addition of modern equipment such as TV aerials and satellite dishes, extraction flues and air conditioning units to prominent street-facing or side elevations of buildings harms the historic character and appearance of the area.



Figure 50 Solar panels on modern dwellings can be intrusive to the traditional, vernacular roofscape of the Conservation Area when applied to front-facing roof pitches



Figure 51 Car parking along High Street blocks the pavement in some areas



Figure 52 Car parking dominates the central marketplace

4.2 Car parking and traffic management

Great Oakley is compact and easily accessible by the main thoroughfare (B1414) travelling east to west. The footpaths from the wider landscape into the Conservation Area are well signposted and marked.

The streets and lanes within the Conservation Area are characteristically narrow, reflecting their historic origins. Farm Road, Queen Street and Back Lane lack dedicated pavements because of their narrowness, meaning that pedestrians must walk in the street, sharing the space with other road users.

As the main route through the village, the High Street is a relatively busy road. Parking is controlled along some stretches, but in other places cars are parked on the street, blocking the pavement in some areas. Because of the constraints on parking, there is pressure to provide off-street parking places, in some cases by removing front boundaries and gardens, leading to a degraded streetscape with reduced greenery.

The main areas of dedicated parking are in the former marketplace at the junction of the High Street with Back Lane and Farm Road. These provide valuable off-road parking spaces, but the presence of parked cars reduces the amenity of the open marketplace, creating a space which is dominated by vehicular traffic and views of stationary cars. This diminishes the setting of the handsome cluster of historic buildings in these areas.

Car parking impacts how the area is experienced and detracts from the historic character of the area. This is an issue faced by many Conservation Areas nationally and is not, therefore, unique to Great Oakley. The loss of front gardens to car parking and the creation of large areas of hardstanding should be avoided, as the planting in gardens is important in creating a softening effect on the streetscape and adds to the rural character of the area. There is also the opportunity to reduce car traffic and parking by exploring alternative solutions to car travel, for example through the promotion of sustainable transport solutions.



Figure 53 Modern development on the north side of the High Street



Figure 54 Post-war bungalows are an untraditional building type for the Conservation Area

4.3 Inappropriate modern development

There are some areas of modern infill development which are unsympathetic to their surroundings and do not respond to the traditional palette of materials or design, detailing and fenestration, eroding the historic character and appearance of Great Oakley. This is particularly the case at the southern end of the Conservation Area, which was historically an open field and has been infilled since the Conservation Area was first designated in 1973.

Examples of inappropriate modern development are considered to include:

- Modern development on the north side of the High Street, which is not in keeping with the character of the Conservation Area, due to inappropriate design and materials. This includes the three-storey modern terrace on the north side of the marketplace, constructed of buff brick, which detracts because of its height and uncharacteristic buff brick material. Its neighbours employ materials which are uncharacteristic in Great Oakley, such as tile hanging and half rendered facades at first floor level and the fenestration lacks proportion and symmetry. These houses are set back behind narrow gardens, contrasting with the historic urban grain of this area, and bounded by front railings which are overly urban for a rural Conservation Area.
- The One Stop Steel Shop on the High Street, which has a blank utilitarian frontage.
- Modern infill buildings, such as Farndale and Roseacre on Back Lane, which do not respond to local character.
- Post-war bungalows such Kimberleigh, at the junction of Back Lane and Farm Road, which are an untraditional building type for the Conservation Area.
- Modern development at the south end of the Conservation Area, between Farm Road and the western boundary of the Conservation Area; some of these, such as The Pyghtle and Brevelay, could be considered as detracting from the character and appearance of the area through their uncharacteristic materials and design.

4.4 Neutral contributors

A notable area which makes a neutral contribution to the character and appearance of the Great Oakley Conservation Area is the modern development on the east side of the Conservation Area at Maltings Farm. This has been designed in accordance with Essex Design Guideline principles and employs traditional vernacular materials such as clay pantiles, red brick, painted render and weatherboarding effectively to preserve the character of the Conservation Area.

4.5 Maintenance

While the Great Oakley Conservation Area is generally well maintained, there are several prominent buildings which have been impacted by a gradual decline in their condition due to lack of ongoing maintenance. The importance of preventative maintenance cannot be over-emphasised, as ongoing maintenance can not only limit, or even prevent, the need for repairs later, it will avoid the loss of original fabric and is cost-effective.³

The Red House, a prominent building in the streetscape at the junction of the High Street and Farm Road by the marketplace, is of particular concern. This has suffered the loss of its historic windows and replacement with poorly detailed uPVC units. It is in a state of disrepair with stained and peeling paintwork, cement render and decaying timber door. Exchanging the uPVC windows with suitable timber replacements and carrying out appropriate repairs and maintenance would enable this focal building to make a positive contribution to the area.

There are some examples of other maintenance issues across the area, which are common in Conservation Areas, such as the deterioration of paintwork, timber rot, installation of unsightly flues and cables, and loss of historic features.

3 [Preventative Maintenance \(spab.org.uk\)](http://spab.org.uk)

There is an opportunity to monitor ongoing condition and maintenance issues across the Conservation Area by means of a regular baseline photographic survey. Going forward, this could be an opportunity for local groups and individuals to lead in, and there is scope for the Council to work in partnership with the community to undertake ongoing assessments such as this.

4.6 Colour palette

The Conservation Area is characterised by its combination of red brick and painted render facades. Render colours are generally cream or muted, pale shades, reflecting the traditional palette of colours for historic buildings, which were based on natural pigments. While a range of façade colours can give a pleasing variety to the streetscape, the introduction of inappropriate modern colours or an overly-strident colour palette would detract from the historic character of the area and could have a cumulative impact on the appearance of the Conservation Area. Generally, colour choices should reflect the historic palette to preserve the local distinctiveness and should respond to the age, status and architectural style of the building. Appropriate paint types which are compatible with the historic fabric should be used. Where lime render survives, paints which are vapour permeable such as limewash or mineral paints should be used to avoid causing damage to the fabric of the historic building by trapping moisture within the façade.

4.7 Public realm

The main area of public realm within the Conservation Area is the marketplace and war memorial. The war memorial was restored by the Parish Council in 2009 and is in good condition. This area is generally well maintained, with good quality streetlights, cast iron bollards and bench which are historic in character and make a positive contribution to the area. Small pots with flowers enhance the public realm. The placing of the litter bin could be reconsidered as it detracts from views of the war memorial; it would be beneficial to move it to beside the bench. This area is somewhat dominated by traffic and parked cars, which reduces its appeal as a space to sit.

Street Furniture (Lampposts, benches, signage, bins, bike stands, bollards etc.)

Street furniture is fairly limited within the Conservation Area but is generally of reasonable quality. The bus shelter is a small, well designed timber design which incorporates the stop signage, reducing street clutter.

The pair of concrete bollards outside the Red House on the junction of High Street and Farm Road are constructed of untraditional materials and one is damaged. It would be beneficial to replace them with cast iron bollards such as those around the war memorial, which would improve the consistency of appearance of the public realm.

Other than the two lantern-style streetlights in the marketplace, the occasional streetlights within the Conservation Area are the standard modern grey design, which are fairly unobtrusive. Signage is restrained and there is little modern street clutter, helping to preserve the historic character of the area.



Figure 55 Street furniture at the marketplace includes benches, cast iron bollards and streetlights, bench and flower arrangements



The K6 phonebox outside Mill House is an attractive historic feature and is Grade II listed. It is showing some signs of neglect however, with peeling paintwork and moss growing on it. If it is redundant for telephone use, it would be beneficial to find an alternative use for this characterful historic feature, such as housing a defibrillator or as a miniature library, which would contribute to its long-term conservation.

No bike stands were observed in the area. These could be installed in the marketplace area to encourage alternative forms of transport.

Hard Landscaping

Pavements along the High Street are tarmac-covered and in relatively poor condition, with areas of surface spalling and patched repairs where services have been installed. There is scope for enhancement by improving the surface treatment of the pavement by introducing pavers instead of a tarmac finish. There is also potential for enhancement of the parking area at the junction of the High Street and Queen Street. At present, it is tarmac covered and lacks definition. Introducing a high-quality surface material such as stone setts would help to delineate the former marketplace area and improve the appearance of the public realm.

Trees and Planting

Trees and planting within the Conservation Area are predominantly within private gardens. There are no street trees. Private gardens therefore make an important contribution to the rural character of the Conservation Area by providing green spaces that soften the urban realm. However, trees and greenery in private gardens can be vulnerable to removal and loss.

Trees are protected under Conservation Area legislation that requires the local authority to be notified of any proposed work to a tree in a Conservation Area. Consent is required for work to trees that are protected by a Tree Preservation Order (TPO).

Several areas of private gardens have been degraded within the last few years, eroding the verdant, rural character of the Conservation Area. For example, the space in front of the former Methodist Church on the High Street was formerly grassed over with a large weeping willow tree forming a focal point in views along the High Street and an attractive setting for the marketplace on the opposite side of the road. When the building was converted into residential use, the tree was removed, and the front yard given over to gravel hardstanding. This has created a gap site at the centre of the Conservation Area. The parking area provided is overly large and it would be beneficial to return part of it to garden use. Planting a hedge along the front boundary wall would help to soften the streetscape and reintroduce some welcome greenery to this area.

Similarly, part of the front garden by the Three Cups has been recently removed. The boundary fence and mature greenery has been removed and the area tarmacked over for parking, with a set of utilitarian gates which are out of keeping with the character of the Conservation Area. This has created an unsightly gap site at the gateway of the Conservation Area, reducing the sense of enclosure provided by the boundary fencing and diminishing the verdant green character of the area, detracting from the aesthetic interest of this part of the Conservation Area. It would be beneficial to restore a front boundary with hedging here, locating a small area of parking behind the boundary, as existed previously.



Figure 56 Convenience store on High Street

4.8 Shop frontages

There are few historic shop frontages surviving within the Conservation Area, which is now mostly in residential use. The Great II listed former Post Office and Village Shop building on the High Street is undergoing maintenance to preserve its historic features and improve its appearance, including the repair of the pair of shallow bay shopfront windows facing onto the High Street.

The Convenience Store at 9-10 High Street has suffered some unsympathetic alterations, most noticeably the overpainting of the red brick façade, leading to loss of historic detailing and lack of coherence with its neighbours. The large plastic signage blocks the lower part of one of the first floor windows, while the ground floor shop window is obscured with vinyl signage. These features detract from the character of the Conservation Area. Removal of the paint from the brickwork elevation, removal of the vinyl stickers and installation of a smaller painted timber sign would improve its appearance. This should be in line with the Essex County Council's Shopfront Guidance.

In general, shop frontages should be sympathetic to the character and appearance of the Conservation Area and utilise traditional, high-quality materials such as timber windows, doors and signage. Shop and commercial signage should be sympathetic to the historic character of the Conservation Area, using appropriate materials, colour palette and lettering. Internally illuminated signage is not characteristic of the Conservation Area and would not be supported.

5. Management Proposals

There are a wide range of opportunities for the Great Oakley Conservation Area, many of which share common themes. This section builds on the opportunities identified in Section 4 and seeks to recommend management proposals which address these in both the short and long term.

5.1 Positive Management: Short term

The first set of proposals relate to positive management and focus on good practice and improved ways of working with the local planning authority. These are generally low cost and can be implemented within a short timeframe, typically within one or two years.

Enforcement

Where the necessary permission has not been sought for alterations, such as building alterations or advertising signage which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works. The loss of original windows is a particular concern within the Great Oakley Conservation Area, as well as unsympathetic alterations such as the replacement of roof coverings with concrete tiles or the removal of front boundaries. It is recommended that an assessment and gazetteer is undertaken across the Conservation Area to ascertain the condition of historic buildings that have been impacted in this way.

General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture within Conservation Areas to ensure consistency over time as elements are introduced or replaced. This will have a long-term positive impact on the Great Oakley Conservation Area and ensure the preservation of characteristic features of the area.

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with Paragraph 194 of the NPPF, applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications and development proposals within the Conservation Area and its setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures or trees on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets* (2017). Applications which fail to have assessed any impact upon views and setting should not be validated.



Local Heritage List

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of the settlements.

There are several buildings and features within Great Oakley which make a positive contribution to the special interest of the area and are of sufficient quality to be considered for Local List status, as highlighted in Section 2.5. This indicates that a Local List may be beneficial to ensure the upkeep of key buildings which are significant to Great Oakley's history and character.

The exercise of creating a Local List would also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding.

Neutral and Negative Elements

Tendring Council must not allow for the quality of design to be impacted by the neutral and negative elements of the built environment. Officers must, where possible, seek schemes which enhance the built environment and look to conserve and reinstate historic features. It is also considered that poor quality or unsympathetic schemes do not preserve the special interest of the Conservation Area and therefore are discouraged, both within the Conservation Area and its setting; this is due to the potential impact to the character and appearance of the area.

New Development

There are some opportunities within Great Oakley and its setting for development which makes a positive contribution to the conservation area. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings; and
- Use materials and building methods which are as high in quality of those used in existing buildings, including boundary treatments.

Tendring District Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application process to ensure modern development is high quality in design, detail and materials.
- Ensuring large scale development schemes are referred to a Design Review Panel (or similar) to ensure that new buildings, additions and alterations are

designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it is appropriate to a conservation area.

- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Public resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as windows, doors, rainwater goods, boundaries, roof extensions, signage and shopfronts will ensure inappropriate development does not continue to be the accepted norm.

- Provide guidance on appropriate design and materials for windows and doors, encouraging the retention or reinstatement of historic glazing patterns and door designs and the use of appropriate materials.
- Provide guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised.

- Provide guidance on traditional roofing materials and encouraging the reinstatement of good quality clay tiles and the removal of unsympathetic modern materials such as interlocking concrete tiles.
- Provide and update guidance relating to signage. This should address appropriate size and design, the extent and amount and associated lighting. All further planning applications and advert consent applications should be required to comply, where possible, with this standard, designed to help to restore the character and appearance of the Conservation Area.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Great Oakley's built heritage.

Beyond the information board by the Second World War pillbox, there is no publicly available interpretation within the Conservation Area to improve understanding and awareness. An information board could be added by the central marketplace or near the Maybush Inn to increase awareness of Great Oakley's distinctive history and identity as an historic market village.

Shop Frontages

There is potential to raise awareness of the importance of historic shopfronts and traditional signage and the contribution they make to the special interest of the Conservation Area through the production of information leaflets or web pages which provide guidance for shop owners on upkeep and maintenance of historic frontages.

Tall Buildings

Buildings within the Conservation Area are typically one to two storeys, depending on the location and use of the building. The new terrace adjoining the site of the former Methodist Church rises to three storeys, which is unprecedented within the Conservation Area and gives these modern buildings undue prominence in the streetscape.

It is considered that the introduction of taller developments, both within the Conservation Area and within its wider setting, would be harmful to its historic character. Development should remain at two storeys to be appropriate to the area, or two storeys with attics as a maximum.

Tree Management

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council. Six weeks' notice has to be given to the council under S211 of the Act.

It is also considered that any prominent trees, and trees with amenity value on private land throughout the Conservation Area, should be monitored and maintained appropriately. This will maintain the green, rural character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous), replaced with an appropriate new tree.

Twentieth Century buildings

There are some twentieth century developments which make a neutral or negative impact on the character of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach which can guide future improvements. Should opportunities for redevelopment arise in the future, high quality design should be pursued and encouraged through design guidance.

5.2 Positive Management: Longer Term

The second set of proposals are also focused on positive management but either take longer to implement or are better suited to a longer time frame.

Car Parking

This should begin with a car parking survey to establish the need both now and in the future. Once the level of necessary car parking has been established a landscape strategy should be created by the Council in conjunction with local stakeholders. Areas of concern are the High Street and the narrow throughfares of Queen Street and Back Lane, where lack of parking places pressure to remove boundaries and tarmac over gardens to provide parking space, eroding the character of the Conservation Area.

Character Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan should be reviewed every five years to monitor change and inform management proposals.

Conservation Area Boundary

The Conservation Area boundary has been reviewed within this appraisal in accordance with the NPPF (2021) and *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018). It has been decided to retain the existing boundary of the Conservation Area which covers the historic core of the village.

The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

Interpretation: Improved Understanding and Awareness

There is an interpretation board by the Second World War pillbox, but no other publicly available interpretation within the Conservation Area. There is scope for further interpretation within the Conservation Area aimed at improving understanding and awareness of its historic development and special interest. This would be an effective way to re-establish the identity of Great Oakley as a historic settlement. One key area which may benefit from interpretation is the area of public realm at the central marketplace near the war memorial, which is the historic centre of the Conservation Area. An information board could be added here to increase awareness of Great Oakley's distinctive history and identity as an historic market village.

Opportunity Sites

There are some opportunity sites across the Conservation Area which, if sensitively redeveloped, may enhance the character and appearance of the Conservation Area. Sites which may provide opportunity for enhancement include negative contributors on the south-west side of Farm Road and the One Stop Steel Shop on the High Street.



Public Realm

There is the opportunity to enhance the character and appearance of the Conservation Area through investment to improve the wider public realm. This can be achieved through continuing to improve and rationalise existing street furniture and the continued maintenance of existing, high-quality street furniture. The central marketplace area could be improved with paved street surfaces and enhancement of the pavement surfaces of the High Street.

Shop Frontages

Great Oakley was historically a market town with several shops and businesses. There are now few commercial premises within the Conservation Area, reducing its vitality. There is scope for enhancement of the remaining shop frontages to enhance the character and appearance of the historic streetscape, especially the historic shopfront of the Grade II listed former Post Office and Village Shop, and the convenience store at 9-10 High Street, which has suffered some insensitive alterations that detract from the character and appearance of the area.

Heritage improvement schemes

Small grant funding schemes would provide an incentive to encourage private property owners to carry out works to enhance their historic properties and thereby the wider Conservation Area. This may be particularly beneficial for historic shop frontages.

5.3 Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

National Heritage Lottery Fund

The National Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change over time; for up-to-date information on NHLF schemes Tendring Council should consult their appointed Heritage Specialist.

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Brightlingsea. These agreements could be used to fund public realm or site-specific improvements.

Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.

6. Appendices

6.1 Designated heritage assets

Grade II

Maltings Farmhouse: (list entry: 1147224)

House and ancillary building, now a restaurant and flat. C15, altered in C16 and C17. Timber framed, roughcast rendered, roofed mainly with handmade red clay tiles, partly with slate. 2-bay hall facing NE with C16 axial stack in left bay, 2-bay service crosswing to left, 3-bay parlour/solar crosswing to right, both projecting to rear. C17 internal stack at right side of right crosswing, and long C17 extension or ancillary building beyond, now incorporated. C19 lean-to extension with slate roof to rear of hall. Main building of 2 storeys, right extension of one storey with attics. Ground floor, 2 late C19 sashes of 4 lights, one C19 casement. First floor, 3 similar sashes. 4-panel door, the upper panels glazed, in C20 gabled porch. Right extension, one C20 casement, the remainder obscured by dense foliage. Gablet hips at both ends of hall and at rear of both crosswings. Rear elevation (now used as an entrance elevation), scattered C20 fenestration and 2 C20 doors. Shaped sprockets below eaves. The hall has a mid-C16 inserted floor comprising a transverse moulded beam and moulded joists of horizontal section with runout stops, a wide wood-burning hearth (of which the mantel beam has been replaced), and a roof raised in the C17. The left crosswing has a bridging beam with mortices for a former partition between 2 service rooms, plain joists of horizontal section jointed to it with unrefined soffit tenons, jowled posts in the middle and to the rear, a cambered central tiebeam with one arched brace in situ, wallplates with edge-halved and bridled scarfs, and a roof altered in the C17. A former jetty to the front has been cut back to align with the front of the hall. Diamond mortices for an unglazed window, now blocked, in the left upper wall. The right crosswing has an original partition between the middle and rear bays, a chamfered binding beam, plain joists of horizontal section jointed with unrefined soffit tenons, jowled posts, and similar alterations to the roof and jetty. At the junction with the right extension is a bread oven, complete with door. The extension has a chamfered axial beam and plain joists of vertical section. Possibly RCHM 4. In the tithe award of 1841 this was the farmhouse of a farm of 58 acres, unnamed (Essex Record Office, D/CT 258)

Pett's Cottage, Armond House and House Immediately to North East: (list entry: 1147280)

Complex group originally comprising one C18 house and one C15 house, combined and re-divided to form 3 houses. Timber framed, plastered and weatherboarded, roofed with handmade red clay tiles. All facing NW. The C18 house, at the left, now comprises the NE part of Armond House and the house to NE of it; it has an axial stack, almost central, a lean-to garage to the left, and a lean-to extension to the rear, and is of 2 storeys with attics. On each floor one early C19 sash of 16 lights and one C18/early C19 sash of 12 lights, with some crown glass; at the left end of the front elevation, 6-panel door with plain overlight and moulded flat canopy on scrolled brackets. Gambrel roof with elaborately moulded eaves cornice in the Gothick style. The C15 house to SW of it comprises the SW part of Armond House and Pett's Cottage to the SW; it has a 2-bay hall with an early C17 stack in the left bay, an originally storeyed service bay to the left and an originally storeyed parlour/solar bay to the right. Rear extensions. 2 storeys. 3 C20 casements on the ground floor, 4 on the first floor. At the left end the door to Armond House is of 6 panels, the upper 4 glazed; the door to Pett's Cottage is of plain boarded type. At the time of survey, September 1985, Armond House was undergoing major renovation; a trellised gabled porch was demolished, and a timber-framed false front with parapet was being replaced in breeze block. The ground floor of Pett's Cottage is weatherboarded. The C15 house has jowled posts, heavy studding with curved tension braces trenched to the outside, some panels of original stick wattle and daub, and edge-halved and bridled scarfs in both wallplates. In the service end plain joists of horizontal section are arranged longitudinally. The inserted floor in the hall has a deeply chamfered transverse beam. The inserted stack is much mutilated. Diamond mortices and shutter grooves for unglazed windows. Crownpost roof, heavily smoke-blackened over the hall; the central crownpost is of octagonal section with a square base and a moulded square cap, and 4-way arched braces, complete. Shown as 3 dwellings in the tithe award of 1841 (Essex Record Office, D/CT 258). There are close similarities between the Gothick eaves cornice and that of Oakley House, Thorpe-le-Soken (item 9/96, q.v.).

Old Scantlings: (list entry: 1322632)

House. C17 or earlier. Timber framed, roughcast rendered, hoof thatched. 4 bays facing approx. S, with axial stack in second bay from left end, forming a lobby-entrance. C20 lean-to extension at right end. One storey with attics. 6 C20 casements on ground floor, and one more in gabled dormer. C20 door in glazed gabled porch roofed with red clay 'Roman' tiles. Chamfered axial beams, plain joists of horizontal section. At the time of survey, September 1985, the roof was stripped down to felt for re-thatching, with some red clay 'Roman' tiles below the dormer. No access to the rear or the interior.

Whispers: (list entry: 1308597)

House. Circa 1700, altered in C19. Timber framed, plastered, with facade of painted brick in Flemish bond, roofed with handmade red clay tiles. 3 bays facing north-west, with stack in middle bay behind axis, forming a lobby-entrance. 2 storeys. Ground floor, 2 early C19 sashes of 12+12 lights. First floor, 2 late C19 sashes of 3+6 lights. 6-panel door in fluted doorcase with flat canopy on scrolled brackets, early C19. The brick facade, c.1840, stands forward of the doorcase. In left bay, large wood-burning hearth, and chamfered axial beam without stops, plain joists of vertical section. In right bay, smaller wood-burning hearth, chamfered axial beam with lamb's tongue stops, and similar joists. Primary straight bracing. Original winder stair in front of stack, with at the top a moulded handrail of vertical section and splat balusters. On the first floor, small wrought iron coal-burning grate, altered.

Mill House: (list entry: 1112135)

House. C18. Timber framed, plastered, roofed with handmade red clay tiles. 3 bays facing NW, with central stack, forming a lobby-entrance. Full-length original out-shut at rear, roofed with red clay pantiles, and small C20 extension to rear of it. C19 single-storey extension to right, front wall of plastered brick, other walls of concrete, roofed with red clay pantiles. Early C19 single-storey lean-to extension to left, with internal stack at rear, roofed with machine-made red clay tiles. 2 storeys. 3-window range of C18 sashes of 12 lights, with crown glass. Central 6-panel door, the top 2 panels glazed, the other panels flush. In the left extension, early C19 6-panel door, the top 2 panels glazed, the middle panels fielded, the bottom panels flush. Moulded plinth. Moulded eaves cornice. Stepped parapet at front of left extension. The left return has 2 early C19 sashes of 12 lights on the ground floor of the extension, and one on the first floor of the main house, with crown glass. 2 wood-burning hearths, reduced for C20 grates, and an early C19 cast iron ducknest grate in left extension. Chamfered beams with lamb's tongue stops in rear outshut. Main frame of hardwood, jointed and pegged, exposed in right ground floor room and on first floor. Early C19 half-glazed internal door to left extension. The name refers to a windmill which formerly stood 100 metres to the NE. Central 6-panel door, the top 2 panels glazed, the other panels flush. In the left extension, early C19 6-panel door, the top 2 panels glazed, the middle panels fielded, the bottom panels flush. Moulded plinth. Moulded eaves cornice. Stepped parapet at front of left extension. The left return has 2 early C19 sashes of 12 lights on the ground floor of the extension, and one on the first floor of the main house, with crown glass. 2 wood-burning hearths, reduced for C20 grates, and an early C19 cast iron ducknest grate in left extension. Chamfered beams with lamb's tongue stops in rear outshut. Main frame of hardwood, jointed and pegged, exposed in right ground floor room and on first floor. Early C19 half-glazed internal door to left extension. The name refers to a windmill which formerly stood 100 metres to the NE.

Post Office and Village Shop: (list entry: 1391206)

Shop with residence. C17 or earlier house, re-fronted in late-C18 including shop, and with C19 and C20 alterations and additions. Timber framed core, with rendered brick facade, and wood and glass shop-front.

PLAN: 2-bay front with shop at ground floor and residence above and behind.

EXTERIOR: Main elevation with ground floor late-C18 shop front comprising central doorcase flanked by pair of rounded advanced shop windows. Continuous cornice with diamond and dentil decoration to base of frieze. Central doorcase with recessed door of 4 panes flanked by pair of fluted pilasters beneath ogee brackets supporting flat hood. Shop windows of 5-over-5 large panes above wood plinth, and fluted pilasters under shallow console bracket to outsides. Lower door to left of shop-front under hood supported by pair of console brackets.

INTERIOR: Ground floor with exposed beams, some chamfered and some with redundant joist mortises, and joists to both front bays. Surviving framing to first floor includes beam with central posts, joists, and original front wall plate. Plank and 4-panel doors to first floor. C19 extension to ground floor rear with fireplace and pair of glazed doors set in splayed panelled surround. C20 additions to side and rear not of interest. An elaborate and well-preserved late-C18 shop front, with a significant amount of framing from the or earlier house behind.

Holly Trees: (list entry: 1391206)

House. C18. Timber framed, plastered and roughcast rendered, roofed with handmade red clay tiles. 2 bays facing SE, with internal stack at right end. Single-storey lean-to extension to rear. 2 storeys with attics. 2-window range of early C19 sashes of 16 lights, and 2 more in flat-roofed dormers. Gambrel roof. Front elevation plastered and inscribed in imitation of stone blocks, remainder roughcast rendered.

Florence Cottage: (list entry: 1147218)

Cottage. C18/early C19. Timber framed, weatherboarded, roofed with red clay pantiles. 2 bays facing approx. SE, with an internal stack at the right end and an external stack at the left end. C19/early C20 single-storey extension to right with end stack. One storey with attics. 2 C19/early C20 casements. C20 door in rustic porch with gabled roof of corrugated iron. In right extension, one C20 casement and one C20 door. Gambrel roof. Shown in the tithe award of 1841 (Essex Record Office D/CT 258).

K6 Telephone Kiosk Adjacent to Mill House: (list entry: 1147218)

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door

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Tendring District Historic Environment Characterisation Project, Essex County Council (2008)

Tendring Geodiversity Characterisation Report, Essex County Council (2009)

Archives

Essex Record Office (ERO)

Historic Environment Record (Essex County Council)

6.3 Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	All sections are relevant, although the following pertain to Conservation Area Appraisals and Management Plans: 66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2021) DCLG	Chapter 16; Annex 2
National Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Guidance	Historic England Good Practice Advice in Planning Note 1 (2015) The Historic Environment in Local Plans	
National Guidance	Historic England Good Practice Advice in Planning Note 2 (2015) Managing Significance in Decision-Taking in the Historic Environment	
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	

National Guidance	Historic England Advice Note 1 (2019) Conservation Area Appraisal, Designation and Management	
National Guidance	Historic England (2017) Traditional Windows	
National Guidance	Historic England, High Streets for All (2018) Advice for Highway and Public Realm Works in Historic Places	
National Guidance	Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice	
Local Supplementary Planning Document	Tendring District Local Plan 2013-2033 and Beyond: Section 1 and Section 2	SPL 3 – Sustainable Design PPL 3 – The Rural Landscape PPL 7 – Archaeology PPL 8 – Conservation Areas PPL 9 – Listed Buildings

6.4 Glossary

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic Environment Record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Local List	Local listing is a concept that is designed to ensure that the historic and architectural interest of buildings that are of local importance but do not meet the criteria for being nationally listed is taken account of during the planning process. Local lists can be used to identify significant local heritage assets to support the development of Local Plans.
Non-Designated heritage asset	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Only a minority of buildings have enough heritage significance to merit identification as non-designated heritage assets.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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Kirby-le-Soken Conservation Area Character Appraisal and Management Plan

Tendring
District Council



Client:
Tendring District Council

Date:
September 2022

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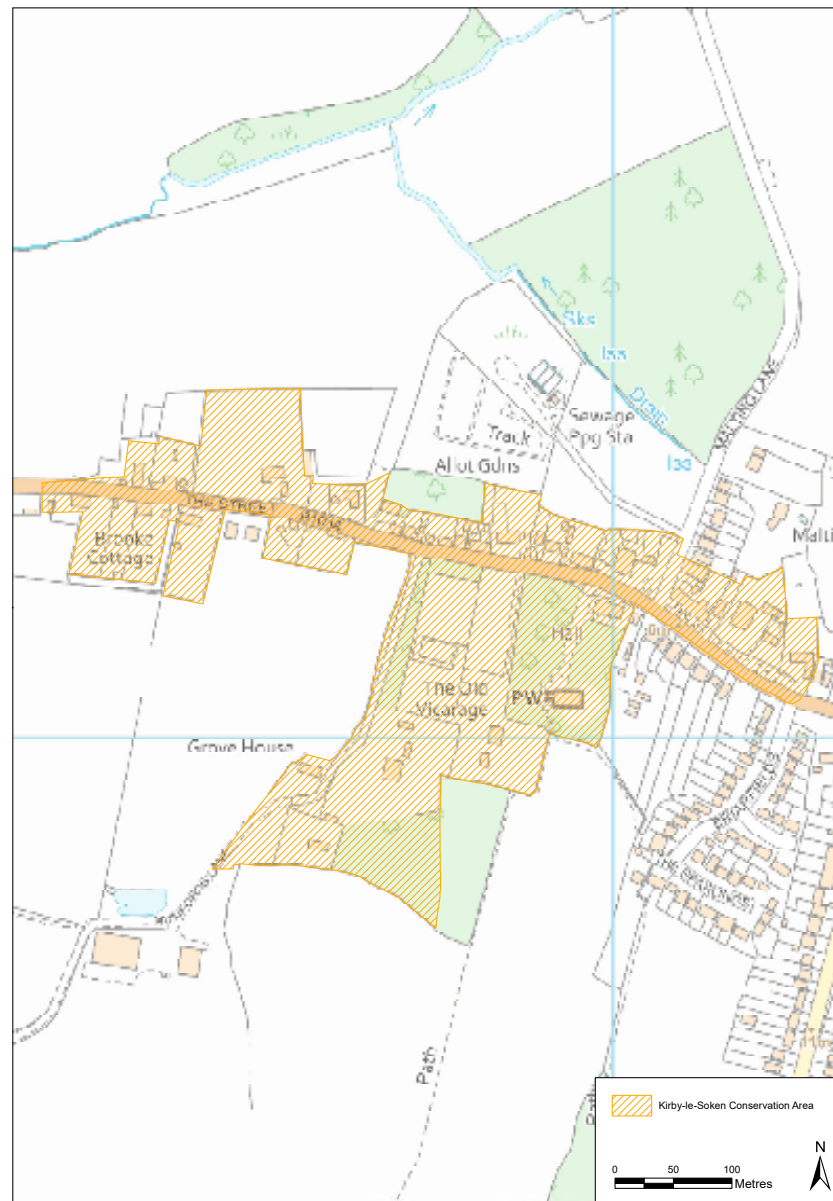


Figure 1 Proposed Conservation Area boundary (orange)



1. Introduction

1.1 Summary

This Conservation Area Appraisal and Management Plan provides an overview of the Kirby-le-Soken Conservation Area, outlining its designation history, alterations to the boundary, and a description of its special interest. The appraisal will also consider buildings, greens, spaces, and features which contribute to the Conservation Area's character and appearance.

Conservation Area designation provides broader protection than the listing of individual buildings as it recognises all features within the area which form part of its character and appearance and ensures that planning decisions take the enhancement and preservation of the area into consideration.

Kirby le Soken is a small village located between Thorpe-le-Soken and Walton-on-the-Naze. Kirby-le-Soken is an isolated, historic residential settlement surrounded by agricultural land from which its significance is derived.

Its special interest also derives from the architectural interest of its historic building stock dating from the sixteenth through to the nineteenth century, which are located at the core of the Conservation Area.

1.2 Conserving Kirby-le-Soken's Heritage

Tendring District Council appointed Place Services to prepare a Conservation Area Appraisal for Kirby-le-Soken. The document is provided as baseline information to support in the conservation of Tendring's heritage.

The appraisal will also consider the significance of heritage assets within the area and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the susceptibility of the Conservation Area to new development, highlighting key assets of importance. Please refer to Section 1.3 for the appraisal's purpose and details on what it will consider.



1.3 Purpose of Appraisal

This document is to be used as a baseline to inform future change, development and design with regard to the sensitivities of the historic environment and its unique character and appearance.

The appraisal recognises designated and non-designated heritage assets within the Conservation Area which contribute to its special interest. It will consider how different Character Areas within Kirby-le-Soken came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities will be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of Kirby-le-Soken. This assessment is based on information derived from documentary research and analysis of the individual character areas, as well as a review of the previous Conservation Area Appraisal for the area (2006).

This appraisal will enhance understanding of Kirby-le-Soken and its development, informing future design. Applications that demonstrate an understanding of the character and appearance of a conservation area are more likely to produce appropriate and responsive design with positive outcomes for agents and their clients.

It is expected that applications for planning permission will also consult and follow the national guidance outlined in Section 6.2.

1.4 Frequently Asked Questions

What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural or historic interest. There are many different types of conservation areas, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they preserve and/or enhance the value of properties within conservation areas.

The designation process includes detailed analysis of the proposed Conservation Area and adoption by Tendring Council. A review process should be periodically undertaken, and the Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate. This is in line with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework regards conservation areas as 'designated heritage assets'.



How are conservation areas managed?

Conservation Areas can be supported by an appraisal and management plan. This document is the appraisal and management plan for the Kirby-le-Soken Conservation Area. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Sections 71 and 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

How can I find out if I live in a Conservation Area?

To find out whether you live within the boundary of a conservation area, you can access boundary maps on Tendring District Council's [website](#). You can also contact your Tendring Council directly to find out if you reside within a conservation area.

What are the Council's duties regarding development in conservation areas?

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within Conservation Areas should be considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character or appearance of the Conservation Area are likely to be refused as a result. The Local Plan also typically includes a specific policy on Conservation Areas; for more information, please see Section 1.5 which includes an outline of Tendring's local policy.

What is an Article 4 Direction?

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works, such as domestic alterations, can normally be carried out without planning permission. However, some conservation areas are covered by an Article 4 Direction, which brings certain types of development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case by case basis through planning applications. Article 4 Directions are used to control works that could threaten the character or appearance of an area and a planning application may be required for development that would otherwise have been permitted development. Historic England provides information on Article 4 Directions on their [website](#).

There are currently no Article 4 Directions in place within the Kirby-le-Soken Conservation Area.



Do I need permission to alter a property in a conservation area?

Many conservation areas have an Article 4 Direction which relates to alterations such as the painting, rendering or cladding of external walls. Alterations or extensions to buildings in conservation areas will generally need planning permission. Your Local Authority should be consulted for advice as to how to proceed.

Do I need to make an application for routine maintenance work?

If routine maintenance works are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, it is unlikely that you will need to apply for permission from the Council. However, it is recommended that you contact Tendring Council for clarification before commencing any works. The use of a contractor with the necessary skills and experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building.

Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?

Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the Conservation Area in mind. Your Local Authority will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?

Demolition or substantial removal of part of a building within a conservation area will usually require permission from the Council. It is important to speak to them before beginning any demolition works, to clarify if permission is required.

Can I remove a tree within a conservation area?

If you are thinking of cutting down a tree or doing any pruning work, the local planning authority must be notified 6 weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the conservation area and, if necessary, create a Tree Preservation Order (TPO) to protect it. Consent will be required for any works to trees that are protected. Further information on TPOs can be found on Historic England's [website](#).

How do I find out more about a conservation area?

Historic England's website has information on conservation areas and their designation. Further information on the importance of conservation areas, and what it means to live in one, can also be accessed via their [website](#).

Historic England has also published an [advice note](#) called *Conservation Area Designation, Appraisal and Management* which sets out advice on the appraisal of conservation areas and managing change in Conservation Areas.

In addition, Tendring Council has information on the conservation areas within their boundaries available on their [website](#). They have information pertaining to when the Kirby-le-Soken Conservation Area was designated, how far it extends and the reason for its designation.

1.5 Planning Policy and Guidance

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural or historic interest as Conservation Areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

National planning policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 16 of the Government's National Planning Policy Framework (DCLG 2021).

This assessment follows best practice guidance, including Historic England's revised *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018) and *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* (2017).

The Kirby-le-Soken Conservation Area is located within Tendring District. Local planning policy is set out in the Tendring District Council Local Plan. Saved policies which are relevant to heritage assets include:

Policy LP 6 Rural Exception Sites

Policy PP 13 The Rural Economy

Policy PPL 7 Archaeology

Policy PPL 8 Conservation Areas

Policy PPL 9 Listed Buildings

Tendring District Council adopted its 'Local Plan 2013 - 2033 and Beyond Section 2' in January 2022.

1.6 Designation of the Conservation Area

Kirby-le-Soken Conservation Area was first designated in 1981 and subsequently reviewed in 1987. Further to this, an area appraisal review was adopted in 2006. A Conservation Area Management Plan was later published in 2009.

2. Kirby-le-Soken Conservation Area

2.1 Context and General Character

Kirby-le-Soken is a small rural village located in the Tendring District of north-east Essex and parish of Frinton. The village comprises a single road, named The Street, with properties either side. The Conservation Area is largely residential development with a public house and church. The village of Kirby-le-Soken is isolated from the neighbouring towns and separated by an agricultural and rural landscape. Walton is located to the east, Thorpe-le-Soken to the west and Kirby Cross to the south. North of the Conservation Area is the Hamford Water National Nature Reserve.

Kirby-le-Soken has a distinct residential and rural character afforded by the small-scale dwellings, set within an agricultural landscape (Figure 2).



Figure 2 Aerial Image of Kirby-le-Soken

2.2 Origin and Evolution

The following section provides an overview of the history of Kirby-le-Soken and the surrounding settlements.

Prehistory (-500000 – 43)

The earliest tangible evidence for archaeology within the immediate environs of the Conservation Area dates from the Bronze Age period (2200AD – 700 BC). Evidence for Bronze Age occupation is particularly prevalent within the Tendring district. Evidence for prehistoric activity has been recovered during archaeological investigations along The Street, immediately adjacent to the Conservation Area. Outside of the Conservation Area archaeological investigation to the south-east has revealed further evidence for settlement and activity dating from the Bronze Age to Middle Iron Age period including structural remains and evidence of weaving. Aerial photographic evidence, as revealed in cropmarks, suggests preservation of a widespread Prehistoric landscape in the wider area.

Roman (43 – 410)

Few Roman remains have been identified within, or close to, the Conservation Area. At Kirby Quay, to the north-east of the Conservation Area, the structural remains of salt making sites known as 'red hills' survive, which is likely to be associated with nearby settlement in the wider area.

Early Medieval (410 – 1066)

Surviving evidence for Anglo-Saxon settlement and activity is generally rare within the region, and no Anglo-Saxon material has been recovered from within or in the vicinity of the Conservation Area. However, the placename of Kirby originates from two Scandinavian-derived words, 'Kirk' for church and 'by' for village. This suggests the presence of a church in this location during the Danish Viking period, in the ninth or tenth century. Additionally, 'Soken' suggests that the area was once the holding of a Danish Sokeman, further indicating that the settlement may have its origins in this period.

Medieval (1066 – 1540)

The settlement at Kirby-le-Soken developed immediately to the south of Hamford Water, a tidal inlet leading into the North Sea. The presence of an easy access into the inlet, in the form of a creek projecting south towards the village, was significant to the establishment and growth of the settlement. The establishment of a quay in this creek probably dates to the Medieval period, and pottery of that date has been found nearby.

Immediately adjacent to the Conservation Area along The Street medieval pottery has been recovered. The pottery dated from the eleventh to the thirteenth century, providing evidence for settlement in the medieval period.

The village church is fourteenth century in origin but has been the subject of significant alterations and is now largely a nineteenth century building. Archaeological monitoring during repairs to the church exposed three water-logged wooden piles beneath the tower, that were dated as having been felled between 1330 and 1400 (Figure 3).



Figure 3 Three wooden piles beneath church tower.

Post Medieval (1540 – 1901)

The post-medieval period is marked by an eastern expansion of the settlement along The Street. Most of the surviving buildings from this period, however, are located within the area of the historic core.

The Chapman and André map (1777) (Figure 4) shows a small, low-density settlement noted as 'Kirby'. The development is predominantly located on the north side of the road which is referred to as 'Lower Street'. Both St Michael's Church and Kirby Hall are present on the Chapman and André Map, located just south of the Lower Street. Kirby Hall dates roughly from 1700, although is possibly of earlier derivation.



Figure 4 Chapman and André Map 1777



Figure 5 The 1841 Tithe Map for Kirby-le-Soken '© Crown Copyright Images reproduced by courtesy of The National Archives, London, England.
www.NationalArchives.gov.uk & www.TheGenealogist.co.uk'

The church has fourteenth and fifteenth century origins, however, was largely rebuilt in 1833 and then restored in 1870. Pevsner makes note of the impressive scale and appearance of the church, although notes the much-altered appearance resulting from the restoration works.¹

Tithe Map 1841 (Figure 5) shows a linear development with some infill properties, particularly within the central section of the Conservation Area, opposite St Michael's Church, where small clusters of buildings are present. A larger, detached building, immediately south-west of St. Michael's church has been constructed. Although not annotated this building is the Vicarage, which was constructed in 1830. Known today as the Old Vicarage, the property is Grade II listed (list entry: 1337138). A proliferation of outbuildings surrounds Kirby Hall.

¹ Pevsner, *The Buildings of England: Essex*, second ed., p. 256

The first edition Ordnance Survey map 1897 (Figure 6) shows that by the late nineteenth century, the small settlement of Kirby had expanded to a village with the development terminating at The Ship Inn, a public house to the east. The dispersed development has been infilled, resulting in a tighter grain of development to the north side of the road and definitive linear development pattern.

The land to the south surrounding the church, Kirby Hall and the Vicarage had remained open and free of development. A School had been established to the front of the churchyard. The road running through Kirby-le-Soken was named Lower Street; the road running through Kirby Cross, south of the Conservation Area was named Upper Street. The two settlements remained separated by open fields.

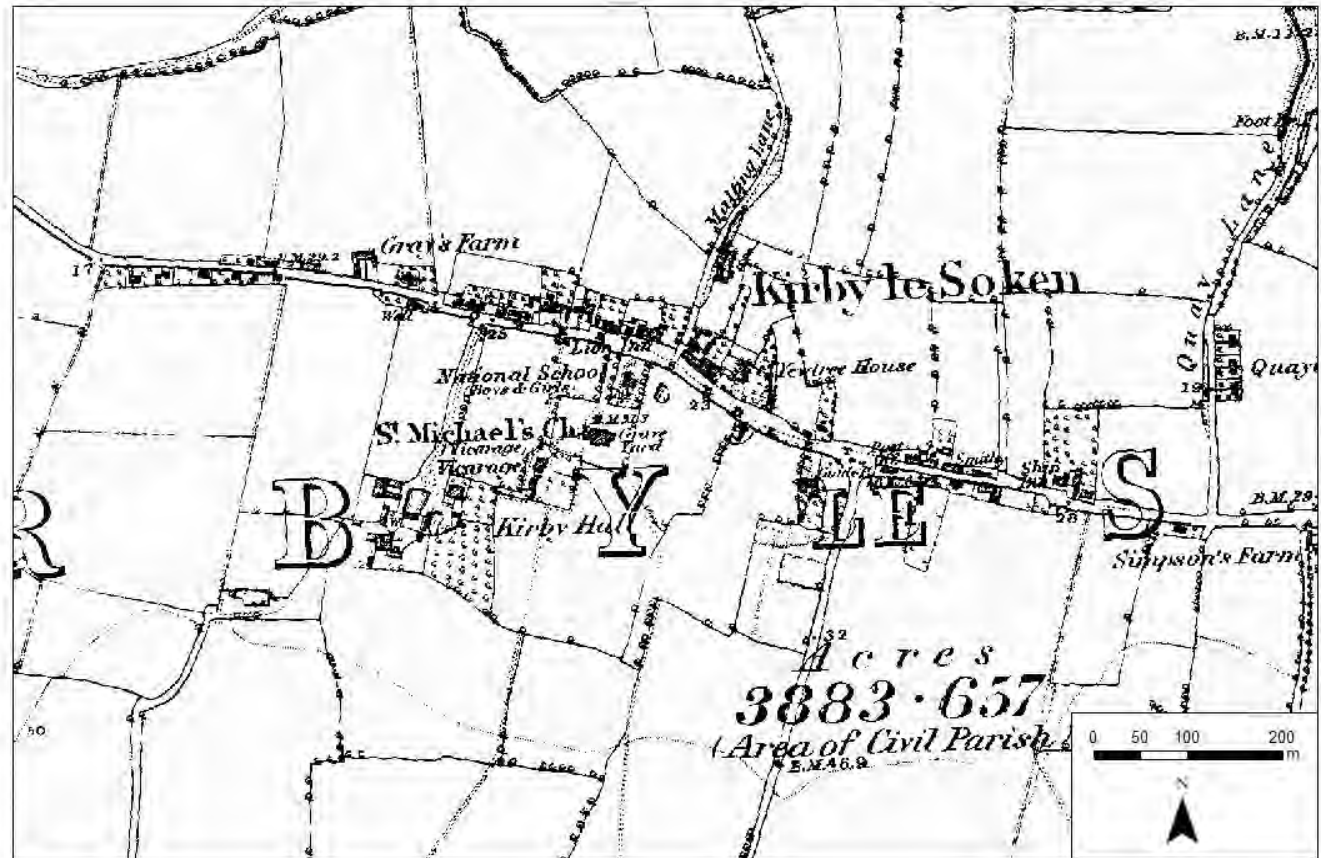


Figure 6 First edition Ordnance Survey map of Kirby-le-Soken, 1875

Modern (1901 – now)

In the early twentieth century, the village continued to expand eastwards along The Street.

The second edition Ordnance Survey Map (1925) shows an expansion of Kirby-le-Soken to the east of the Ship Inn, which demarked the edge of the development in the late nineteenth century. Beyond the Conservation Area boundary, new housing developments extending north and south of Lower Street have diluted the linear development. However, the linear development is maintained within the historic core of Kirby-le-Soken. The school to the front of the churchyard has been demolished and replaced with a church hall running parallel to Lower Street. The collection of outbuildings associated with Kirby Hall, which are present on the first ed 1897 OS map, have been demolished; a single barn with midstrey remains. Today this barn is Grade II listed, known as Barn south of Kirby Hall (list entry: 1337139)

During World War II, a pillbox was located to the east of the Conservation Area, and a battery of anti-aircraft guns were mounted in a field to the north-west of the village.

Through the late twentieth century, there has been some infill development within the Conservation Area. However, these are sporadically placed throughout the Conservation Area. Expansion of the village outside of the Conservation Area boundary has been characterised by large housing developments being constructed to the north and south-west.

2.3 Revisions to the Boundary

As part of this review, the Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Kirby-le-Soken's unique built environment, in line with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF guidance on Conservation Areas, paragraph 191.

Additions

The Conservation Area boundary should include the gardens of the properties within the Conservation Area. They form the domestic curtilage and contribute to our understanding of land use, layout and an indication of the area's development.

It is recommended to include the Oxborrows Yard, Maltings Lane. The site has historically been a service yard as noted on the Tithe Apportionment (1841). Therefore, it is considered to contribute to the Conservation Area's historic development and character. The site was formerly occupied by Oxborrow Engineering but at the time of the assessment was vacant. The Oxborrow Family, Blacksmiths and Engineers, have a long-standing association with Kirby-le-Soken and Tendring dating from 1812. The early nineteenth century forge was demolished for residential development in 2004.² The property is visible from within the Conservation Area and is an attractive nineteenth century industrial building, unique within the area, contributing to local character and appearance.

Reductions

It is proposed to remove the back land development behind Number 44-64 as it undermines, and is inconsistent, with the historic grain of development. The development is of a low scale, however, it is visible in the skygaps between the properties fronting The Street; this detracts from appreciation of Kirby-le-Soken as an isolated settlement. The quality of the development does not positively respond to the character and appearance of the Conservation Area.

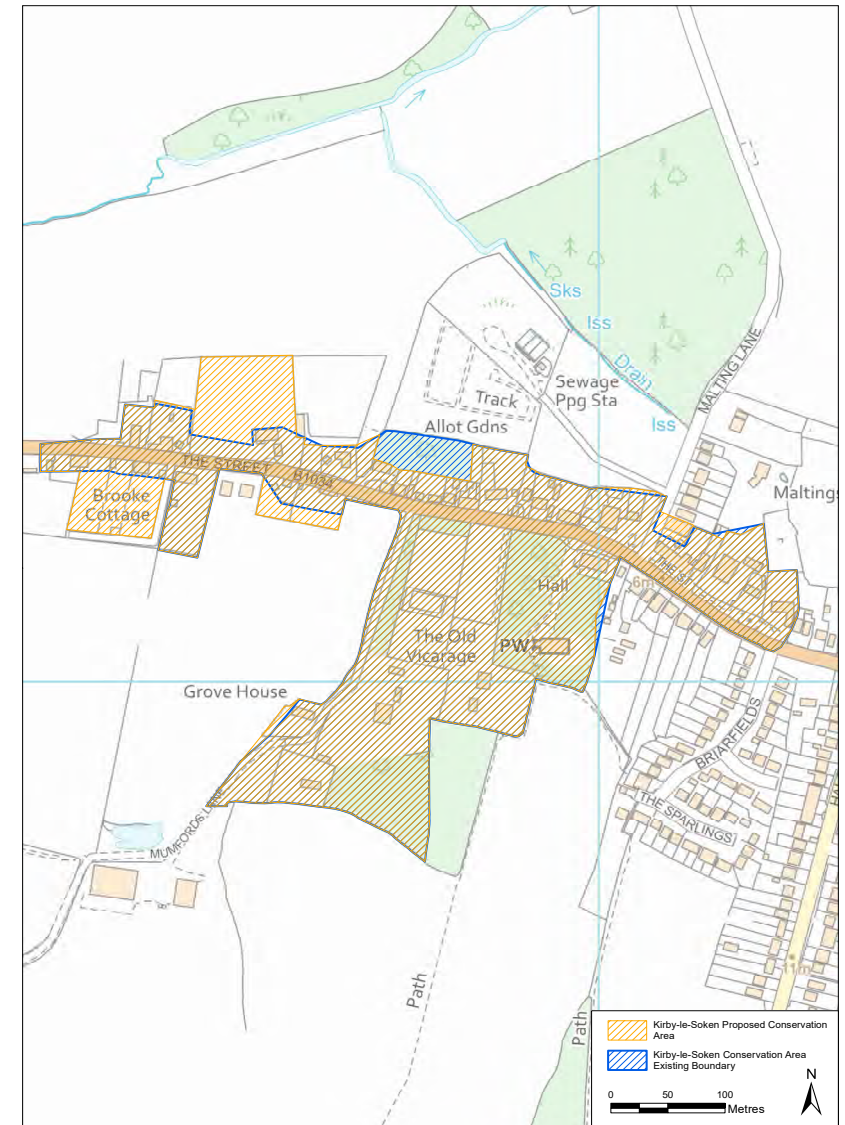


Figure 7 Proposed Boundary Revisions

² Kirby-le-Soken History pages, <http://www.kirby-le-soken.co.uk/oxborrow.html>

2.4 Designated Heritage Assets

There are ten designated heritage assets within the Kirby-le-Soken Conservation Area boundary, including domestic and agricultural buildings as well as a church and a memorial plaque. A full list of all the designated assets within the Conservation Area is included in Section 3 and 6.1.

These buildings, structures and features have been listed due to their special historic and architectural interest as defined by Department for Digital, Culture, Media & Sport (*Principles of Selection for Listed Buildings*, 2018). Further information about the listing process can be found on the Historic England [website](https://historicengland.org.uk/listing/what-is-designation/listed-buildings/).

Listed Buildings and features

The rarer and older a building is, the more likely it is to be listed. As a general principle, all buildings that pre-date 1700 and are in a relatively intact condition will be listed, as will all buildings that date between 1750 and 1850. There is a strict criterion for buildings built after 1945; buildings less than thirty years old are unlikely to be listed unless they have been deemed as exceptional examples of their type.

Listed buildings are considered under three grades in England. Grade I buildings are of exceptional interest and make up approximately 2.5% of all listings; Grade II* are of more than special interest; Grade II are of special interest and most common, making up 91.7% of all listings.³ Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations to a listed building will not affect its special interest. It is possible to alter, extend or demolish a listed building but this requires listed building consent and sometimes planning permission.

Kirby-le-Soken Conservation Area contains several listed buildings within the village core which emphasises its special interest and its historical development.

³ Historic England, Listed Buildings <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

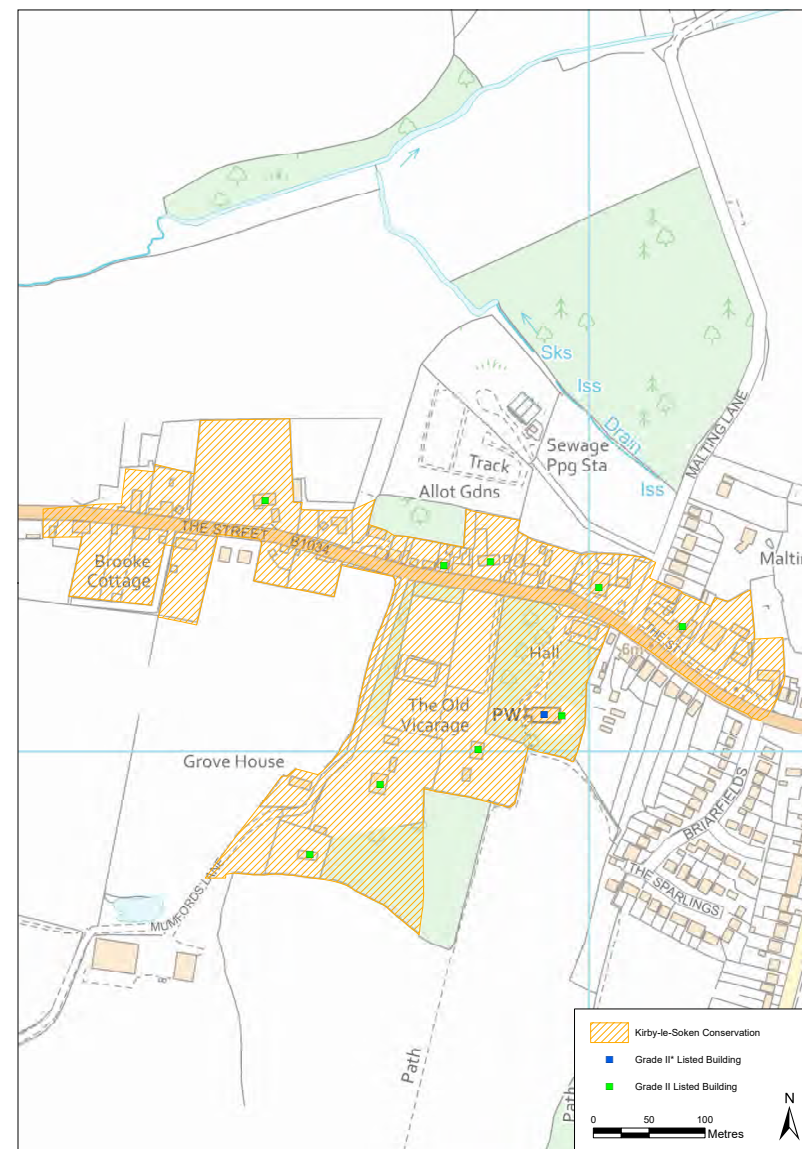


Figure 8 Map of Designated Heritage Assets

2.5 Non-Designated Heritage Assets

Every building, space and feature within a Conservation Area makes a contribution to its character and special interest, be it positive, neutral or negative.

Heritage assets are defined in Planning Policy as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'⁴

Not all heritage assets are listed, and just because a building is not included on the list does not mean it is of no heritage value. Buildings and other smaller features of the built environment such as fountains, railings, signs and landscaping can make a positive contribution to the appreciation of an area's historic interest and its general appearance.

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. At present there is no approved local list for Tendring District. This document has identified heritage assets which make a positive contribution to the Conservation Area and could be considered for local listing in the future. Key un-listed buildings are identified in the analysis of the character areas in Section 3 of this appraisal.

The area is comprised largely of vernacular dwellings dating from the sixteenth through to the nineteenth century. There are many positive buildings within the Conservation Area that collectively contribute to the Conservation Area's significance. Buildings that respond to the local character and distinctiveness are likely to make a positive contribution to the Conservation Area's special interest.

4 NPPF, p67

2.6 Heritage at Risk

Tendring District Council published a Heritage Strategy in 2019 using data from the Heritage at Risk Programme (HAR) by Historic England, however there is not a separately published Heritage at Risk Register by Tendring District Council.

2.7 Archaeological Potential

Little archaeological fieldwork has been undertaken around Kirby-le-Soken. The prehistoric cropmarks, Bronze Age-Middle Iron Age pit and recent exposure of a prehistoric landscape to the south-east indicate the potential for Prehistoric archaeology to survive within the area. The Roman red hill at Kirby Quay suggests salt-making is being carried out in the vicinity during this period. The focus of this industry would have been around the tidal inlet, but an associated settlement would have existed, presumably further inland.

The majority of the archaeological remains surviving within the Conservation Area are likely to comprise medieval and post-medieval features, structures and finds, related to the establishment and growth of the village from the Late Saxon period onwards.

Soil conditions are variable; the London Clay allows for the preservation of faunal remains whilst the sands and gravels partially overlaying it are acidic and faunal survival is poor. Artefacts such as ceramics, building materials and metal survive on both soil types, albeit in better condition within the clay. Within clayey soils waterlogged deposits can survive and should be anticipated in deeper features such as wells and cess-pits.

3. Assessment of Significance

3.1 Summary

Kirby-le-Soken is a small, rural village with a strong linear development along The Street. The Conservation Area includes the core of the village's historic development and is made up of two character areas. The first is the village core, comprising of the residential development lining The Street dating from the sixteenth century beginning at Number 51, The Street and stretching eastwards terminating at the Kirby-le-Soken village sign. The second character area is just south of The Street, including the St Michael's Church, Kirby Hall and The Old Vicarage, including their associated land and green space.

The village of Kirby-le-Soken extends east beyond the Conservation Area boundary, however, the development outside the Conservation Area boundary comprises of housing development predominantly dating from the mid-late twentieth century. There are some historic buildings that are located outside of the Conservation Area boundary to the east, including one listed building (Street House, list entry: 1111539). However, they sit outside the Conservation Area boundary due to the extent of modern development and dilution of the linear development pattern.

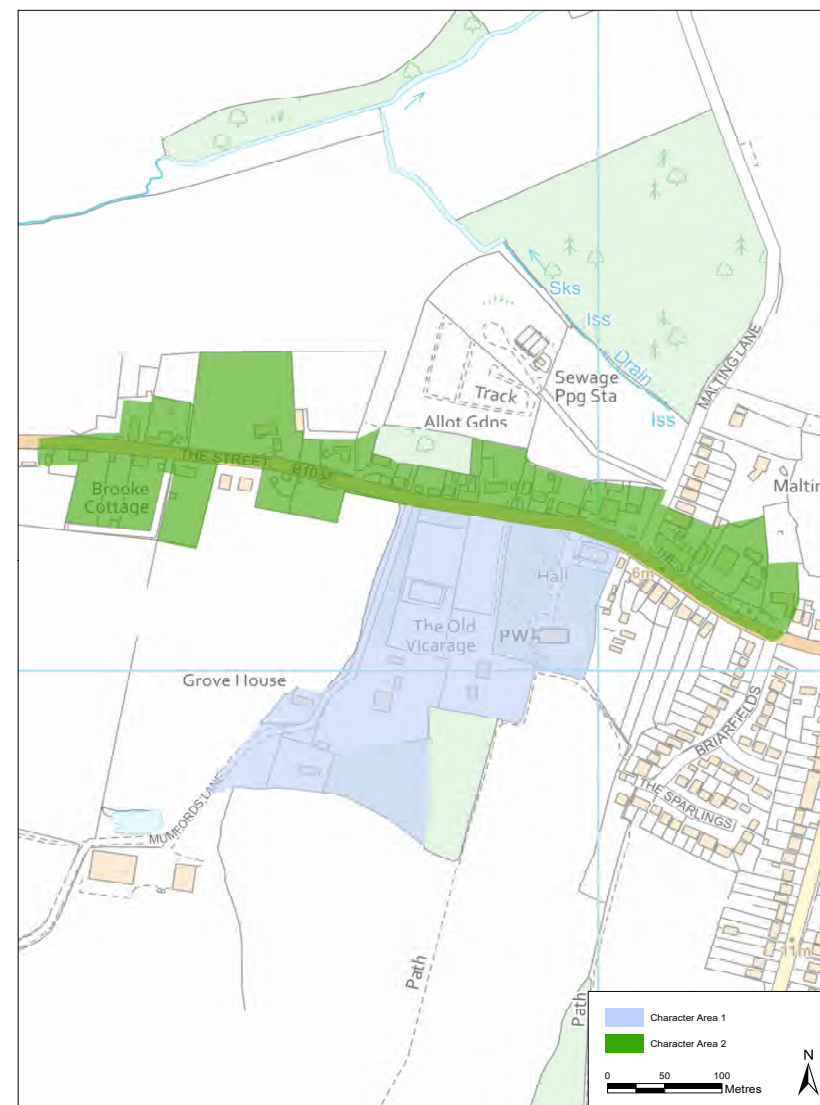


Figure 9 Map depicting Character Area One, The Village Core, in green

3.2 Character Analysis: The Village Core

Summary of Character Area One

The Village Core character area comprises the properties lining The Street, stretching east to west and is defined by the traditional vernacular buildings dating from the sixteenth century to the nineteenth century. There are a limited number of modern infill dwellings dating from the twentieth and twenty-first century.

There is one commercial property within this area, The Red Lion Public House, located at the centre of the village opposite the Church of St. Michael. There are five listed buildings within this character area all of which are Grade II listed shown in Figure 8:

- Meadow View Cottage (list entry: 1111499)
- Norton's Barn (list entry: 1337137)
- Post Office House (list entry: 1165726)
- Red House White House (list entry: 1111498)
- The Red Lion Pub (list entry: 1111497)



Figure 11 looking west showing Number 45 The Street

When entering the village from the west, the road narrows from a two-way road flanked by low hedgerow with long views of the agrarian landscape to the north and south to a single-track lane, lined each side with cottages bounded by taller hedgerows and grass verges. This transition is indicative of the extent of Kirby-le-Soken's historic development to the west and defines the entrance of the Conservation Area. The arrangement of cottages is informal but compact, with some fronting the road and others set slightly back (Figure 10).



Figure 10 Photograph looking into the western end of the Conservation Area



Figure 12 Looking west showing number 57 The Street in the foreground and Number 61 and wider countryside in the background



Figure 13 Photos showing agricultural fields adjacent to Number 41

Travelling east, the residential development to the south of The Street terminates at Number 41. Just beyond Number 41, there are views of the rural setting and church tower, due to an open field with low hedgerow (Figure 13). The road here widens and there are long views into the centre of the Conservation Area, framed by cottages on the northside of The Street which have narrow front gardens, including the Grade II listed Meadows Cottage (Figure 15).



Figure 14 Number 41 The Street



Figure 15 Cottages along northside of The Street, including Meadows Cottage which is pastel pink



Figure 16 Photograph of Grade II listed Red House White House

Numbers 46-50 are a row of roughcast rendered terraced properties fronting the pavement, beyond this terrace is Red House White House, which is well set back from the road, enabling a break up in the density of built form (Figure 16). From Red House White House to Number 34, the dwellings are evenly spaced with larger front gardens bound by low red brick walls; the size of their front gardens is unique to this row. Numbers 36 and 38 do not form part of the area's historic development, however their scale and appearance are sympathetic to the setting of Red House White House and the character of the Conservation Area. The setback arrangement of this part affords views looking west of the attractive and complex roofscape of Red House White House.

Waterloo House, Number 34 is contrary to the small scale seen throughout the Conservation Area and is therefore, notable within the streetscene. It is an attractive vernacular and prominent dwelling which contributes positively to the streetscene.



Figure 17 Photograph looking west showing the roofscape of Red House White House in the background with Waterloo House in the foreground

The centre of this character area and the Conservation Area is marked by Grade II listed The Red Lion public house to the northside of The Street (see Figure 18). The Red Lion is a large, rendered building with a red clay tile roof and is separated from neighbouring properties by its large carpark to the east and garden to the west. The spacious plot allows the public house to be understood and appreciated as a focal point within the community. The open carpark also affords views of Lilac Cottage which sits to the northeast of the pub.

The Kirby-le-Soken Conservation Area excludes the modern house development along the south side of The Street; although this development reinforces the linear development pattern it dilutes the understanding and experience of Kirby-le-Soken's historic peripheries.

Around the centre and eastern end of the village core, the pavements are wider resulting in a greater sense of openness. After the Red Lion public house is Maltings Lane, which leads out to the Walton Backwaters (Figure 19).



Figure 18 Photograph of the Red Lion Public House



Figure 19 Photo showing the Red Lion, Number 34 and Red House White House in the background



Figure 20 Photo showing Post Office House

Immediately after Maltings Lane is an attractive row of terraced properties, Number 28 – 16, including the Grade II listed Post Office House (Figures 20 and 21). This row of dwellings are rendered with slate roofs and prominent chimneys. The Post Office House terminates the terrace and is a single storey property with a red clay tiled roof. Formerly a shop, which once served as the Post Office, it is now in use as a dwelling. The row is separated from the road by a small green and an tarmacked road for vehicle access and parking. The beginning of the green, and openness afforded, contributes to the village atmosphere.



Figure 21 Close up of maltings Cottages



Figure 22 Photograph looking east along The Street showing the green to the north side.

After Number 14, the green widens to a larger lawned area where there is a War Memorial and formal planting beds. The residential development to the north of The Street is well set back from the road; the properties are detached and sit in spacious plots. The skygaps between dwellings provide views of trees behind, which emphasises the rural and isolated location of Kirby-le-Soken. The Conservation Area terminates at the end of the green, where the pedestrian way narrows, and residential development continues along The Street.



Figure 23 Photograph of Number 14 and Number 12

Land Usage

The land use within The Village Core character area is defined by the historic residential development of Kirby-le-Soken with a main thoroughfare known as The Street. There is one commercial property, The Red Lion, located at the centre of the Conservation Area opposite the church. There is also a green that runs parallel to The Street after Maltings Lane.



Figure 24 Photograph showing eastern elevation of Red Lion and associated car park. Lilac Cottage to the right.



Figure 25 Photograph of the war Memorial with Number 8 in the background



Figure 26 Kirby-Le-Soken green and village sign

Landscaping, Open Spaces and Public Realm

The western end of the Conservation Area has limited landscaping and open space due to the compact row of dwellings which line The Street. Landscaping is refined to soft boundary treatments and small front gardens. Travelling east the development is less compact, which affords a greater sense of openness. There are two key open areas in the centre of the Conservation Area where there is a bend in the road; this defines the heart of the Conservation Area.

The green, which stretches from the centre of the Conservation Area to the eastern boundary, is divided in three by vehicle access ways. The green is predominantly well-kept lawn with some mature trees and formal flower beds surrounding the War Memorial (Figure 25). The green also has benches, a streetlamp, post box and a telephone box which are all a traditional and sympathetic appearance (Figure 26). The Kirby-le-Soken Village sign is located to the eastern edge of the green.



Figure 27 the green with stocks and Red Lion carpark in the backgrounds



Figure 28 Postbox and telephone kiosk book exchange on the green

The red post box and K6 telephone box are attractive and contribute to the rural village atmosphere. The K6 telephone box, although not original to Kirby-le-Soken, is now a micro-library offering a free book exchange. The mature trees planted along the green help maintain a sense of enclosure to the north side of The Street and enhance the streetscene

The Red Lion is slightly set back within the road and is surrounded by a tarmacked carpark immediately to the east which can be accessed from The Street or Maltings Lane. The carpark is enclosed to the rear by a close boarded fence demarking the boundary of Lilac Cottage; the large, tarmacked area and pedestrian ways that are flush with The Street afford the centre of the Conservation Area a greater feeling of openness. (Figure 24).



Figure 29 Row of residential cottages Numbers 64--60 located opposite Mumfords Lane

Local Building Materials and Details

The properties located in this character area are typically small and modest sized vernacular dwellings set over one and a half to two storeys. The small scale of development is a defining feature of Kirby-le-Soken, emphasising its historic rural character. One and a half storey dwellings have small dormers to the attic level, and there are flat and pitched dormers throughout the area.



Figure 30 Numbers 38 and 36 which are modern additions with Waterloo House in background



Figure 31 Photograph of Number 40 The Street, with Red House White House in the background

There is a good use of traditional building materials within this character area. For the most part, dwellings are rendered in soft pastel tones or light-coloured render which contributes to a unified appearance through The Street. There are some dwellings with roughcast render and some redbrick buildings, although these are less common.

There are few properties with weatherboarding as an elevation treatment. Black weatherboarding can be seen at Number 57 The Street, which is a characterful property within the streetscene. It can also be seen to the flank elevations of dwellings.

Roof coverings are predominantly red clay tiles; other roof coverings include slate and clay pantiles. The historic dwellings have open verge detailing. There are instances where traditional roof coverings have been replaced with concrete tiles which detracts from the architectural interest of the Conservation Area.

The architectural detailing in this character area is simple which is indicative of the rural village character. Properties are either gabled or hipped in form. There are some properties that retain traditional timber windows which is positive; however, many have been replaced with modern uPVC and aluminium of untraditional colours which detract.

Boundary treatments within the western end of the Conservation Area where the road is narrow are predominantly hedges which softens the approach into the Conservation Area. Some of the hedges are substantial and frame the entrance into the Conservation Area. Soft boundary treatments are less prevalent progressing into the centre of the Conservation Area from and to the east end. There are some characterful picket fences as well as low redbrick walls which contribute to the traditional appearance of the Conservation Area.



Figure 32 Traditional windows of Number 28 The Street



Figure 33 Traditional low brick wall surrounding the church hall



Figure 34 Terraced housing behind the green including Post Office House

There are some examples of close boarded fencing, rendered walls as well as yellow/ buff brick walls which do not respond to the character and appearance of the Conservation Area and appear visually intrusive within the streetscene

Contribution by Key Un-Listed Buildings

There are numerous buildings within the Conservation Area that positively contribute to its significance. The buildings that reflect local character and distinctiveness collectively define the character and appearance of the Conservation Area. The following buildings, located in character area one, have been identified as key unlisted buildings by virtue of their derivation, scale, form and appearance.

Number 57, The Street is a one and a half storey weatherboarded dwelling with a slate roof (Figure 35). The property sits perpendicular to the road, gable ended with decorative barge boards and a finial painted white. There is a single storey porch entrance to the east elevation and a lean to on the west elevation, both covered in red clay pantiles. There is a slender red brick chimney to the rear. The small scale and attractive detailing make it a noticeable dwelling within the streetscene. The property does have a larger modern extension to the rear, however, this does not visibly detract from the original scale and historic core of the property.

Waterloo House (Number 34, The Street) is a large, detached and double piled dwelling of two-storeys and rendered elevation. The frontmost pile sits under a slate roof and the rear is covered in red clay tiles. It is one of the larger dwellings running parallel to The Street, making it a visually prominent within the streetscene. The single storey outbuilding to the west of the property is present of the first edition Ordnance Survey map (1897) and may be contemporary with the principal dwelling. The first floor has six over six sash windows; the windows to the ground floor windows and central entrance appear to be modern alterations.



Figure 35 Number 57, The Street

3.3 Character Analysis: St Michael's Church, Kirby Hall and The Old Vicarage

Summary of Character Area Two

This character area is set to the south of character area one and The Street. It includes Mumford Lane, St Michael's Church and the church hall, Kirby Hall, the Barn southwest of Kirby Hall and Old Vicarage including their associated land. There is a dwelling of modern construction opposite Kirby Hall which is contrary to the character and appearance of this section of the Conservation Area. Kirby Hall and the church are fundamental to the village's development and form the nucleus of the settlement. This character area is very green in appearance which is afforded by the mature trees, grassed areas around the church and large private residential gardens.

The properties within this character area are mainly high-status buildings, and one agricultural building barn. All the buildings, apart from the church hall are listed. There is also a Grade II listed memorial plaque below the east window of the church (list entry: 1111501). The listed buildings in this character area are:

- Church of Saint Michael (list entry: 1111500) (Figure 36)
- The Old Vicarage (list entry: 1337138)
- Kirby Hall (list entry: 1111502)
- Barn southwest of Kirby Hall (list entry: 1337139)



Figure 36 St Michaels Church with the Old Vicarage in the background

Pedestrian and vehicle access within this character area is limited as a result of the private residences, resultingly this sub area of the Conservation Area is more isolated from the village core. The lack of through traffic and mature trees contribute to a calmer and secluded atmosphere. Mumford Lane is a single-track lane extending south from The Street providing access to Kirby Hall and Kirby Hall Farm (Figure 38). It is heavily lined with mature trees which frame the lane and affords a sense of enclosure and privacy. Mumford Lane is a public footpath, providing a pedestrian link from the Conservation Area out to the surrounding countryside. Walking south along Mumford Lane the line of trees stops at Kirby Hall; the open grass verges here provide an indication of the transition to the open rural landscape that bounds the Conservation Area. At the southern edge of the Conservation Area boundary just off Mumford Lane is the Grade II listed Barn southwest of Kirby Hall. The barn is still in agricultural use today which contributes to our understanding and appreciation of the agricultural land use associated with Kirby Hall and Kirby Hall Farm.



Figure 37 Barn southwest of Kirby Hall



Figure 38 Mumfords Lane



Figure 39 St Michaels Church

The approach to the church is tarmacked and treelined with clear views of the church, the front boundary along The Street marked by iron railings, a unique boundary treatment within the Conservation Area reflecting the pre-eminence of the church. There are some parked cars lining the approach on the right, but parking bays are informal, and the cars are relatively unobtrusive. A public footpath through the churchyard leads to the fields beyond to the south. Although the church hall fronts The Street it has been included in this area by virtue of its functional relationship with the church. The church is a long-range building running parallel to the street and marks the end of the Conservation Area boundary to the south when travelling east.

Kirby Hall and The Old Vicarage are two significant buildings set within large plots surrounded by mature trees (Figure 40). Kirby Hall can be viewed from Mumford Lane; it is a large red brick building set over two and half storeys with a decorated central entrance and sits under a red clay tiled roof. There are limited views of The Old Vicarage, however, there are glimpsed views between the trees from the approach to the church which contributes to our appreciation of their former historic relationship and function.



Figure 40 Kirby Hall



Land Usage

The land use in this character area is mixed. The north-east section is occupied by the church and churchyard which is predominantly grassed and scattered with gravestones. A large portion is in residential use, occupied by the extensive private gardens that surround Kirby Hall and The Old Vicarage. A small parcel of land to the south-west, the location of the Grade II listed Barn south-west of Kirby Hall, is in agricultural use. The development within character area two is low density and the land to a large extent is characterised by the verdant landscaping.

Local Building Materials and Details

Buildings materials within this are varied by virtue of the mixed land use and architectural significance of the properties. Four out of six of the buildings in this character area are listed, and therefore they are of national and local significance.

The church is the most architecturally and materially unique within the Conservation Area. It is constructed in stone and flint under a plain red tiled roof.

The materials of the residential buildings are traditional and well preserved due to their statutory listing. Red brick, render, red clay and slate roof tiles are used within this character area. The barn is black weatherboarded which sits on a red brick plinth. However, the traditional roof covering has been replaced with a corrugated asbestos roof which is unsympathetic.

Landscaping, Open Spaces and Public Realm

The properties within character area two are all set on large verdant plots which is a defining feature of the character area. Public access to open space is limited as the area is largely occupied by private residential gardens. The churchyard is a key landscaped area and open space within character area two; the churchyard is predominantly grassed, bound to the front by metal railings and surrounded by hedging and mature trees; the church hall is located to the north-east corner of the churchyard with a low red brick wall to its front boundary. There are gravestones each side of the approach to the church and a gravelled pathway leads to the rear of the church where there are views out to the agrarian landscape. The churchyard is a significant space within the Conservation Area as it is a focal point for community activity.

Contribution by Key Un-Listed Buildings

There are no key unlisted buildings within this character area. The significance of the buildings within this Conservation Area are recognised by their statutory listing.



Figure 41 Approach to St Michaels Church



Figure 42 The churchyard with The Street in the background and church hall to the right



Figure 43 The Church Hall

3.4 Views

Key views are identified on Figure 44. The views included in this assessment are a selection of key views; this list is not exhaustive and there may be other views of significance. Any proposals for development within the Conservation Area, or its environs, should consider the views below and any others which may be relevant or highlighted as part of a bespoke assessment of that proposal.

Views of the church are limited throughout the Conservation Area due to the linear pattern of development and mature tree screening. However, there are glimpsed views of the church tower throughout the Conservation Area. These views are important to our experience of the area, as the tower forms a nucleus of the historic development and these views emphasise the tower's role as landmark within the Conservation Area.

Views out across to the wider rural landscape are also limited due to the tight grain of development. However, there are some important views out to the wider setting particularly from the west end of the Conservation Area and within character area two.

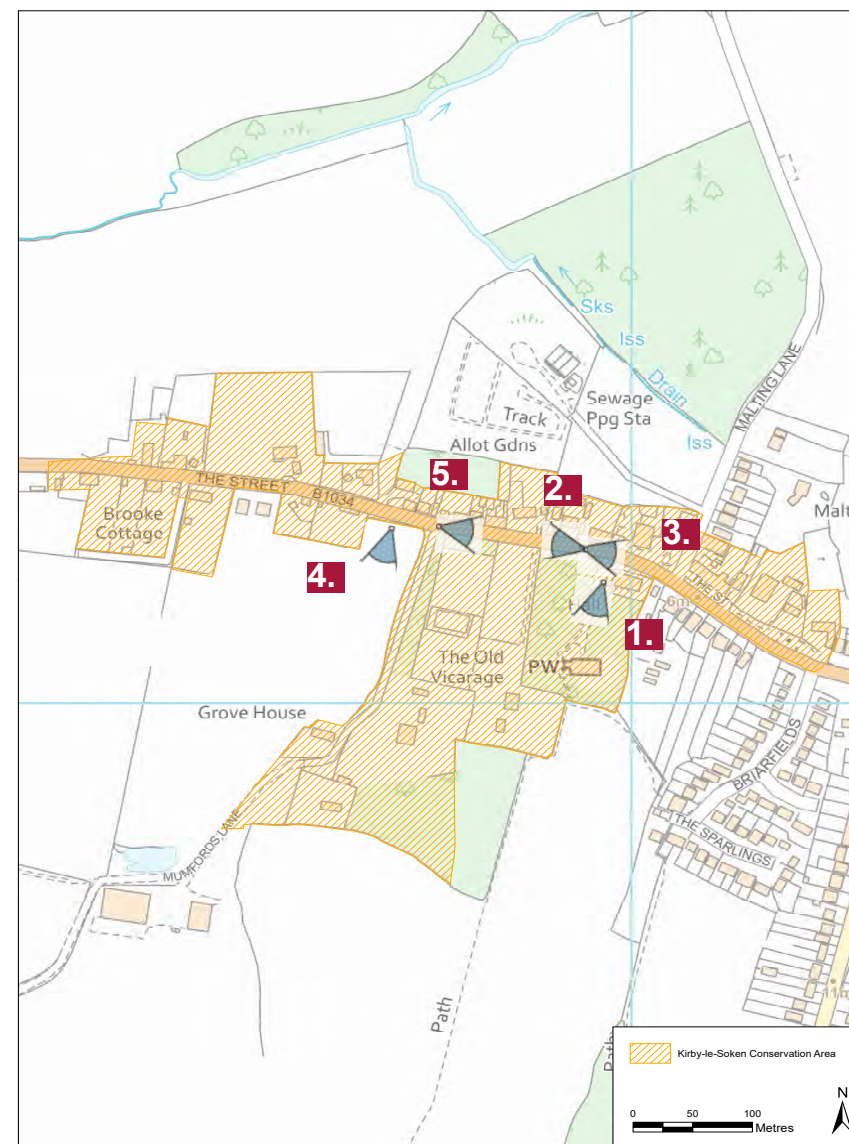


Figure 44 Key Views Map



Figure 45 Photograph of the church and approach from The Street

View 1: Views of the church from The Street (Figure 45)

View 1 is positioned at the heart of the Conservation Area. When stood on the pedestrian way near the Red Lion looking south, it affords uninterrupted views of the church and its approach. Due to the development pattern and verdant screening, this is the only location from The Street where there are views of the church in its entirety.



Figure 46 Looking west along The Street

View 2 and 3: Views east and west along The Street (Figure 46)

View 2 and 3, these two views are also located at the centre of the Conservation Area. Due to the bend in the road, there are long views east and west along The Street which emphasises the linear development of the Conservation Area. This view is significant because is it the only location in the Conservation Area that affords longer views in both directions.



Figure 47 Photograph from The Street looking south to the surround agrarian landscape

View 4: Views of surrounding rural landscape from The Street

View 4 is an important view across an undeveloped field adjacent to Number 41. This field is located outside the Conservation Area boundary but forms part of its immediate setting. This field affords views out across an open agricultural landscape, offering relief from built form and glimpsed views of the church tower behind the tree lined Mumfords Lane (Figure 47).

View 5: View looking to the Conservation Area centre

View 5, there are long views into the centre of the Conservation Area which is terminated by the row of terraced cottages (Numbers 28 and Maltings Cottages). This view shows the start of the green and emphasises the linear pattern of the Kirby-le-Soken's development.

3.5 Setting of the Conservation Area

The NPPF describes the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England Good Practice Advice 3: Setting of Heritage Assets (2017) indicates that the setting of a heritage asset is the surroundings in which the asset is experienced. It goes on to note 'Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset'.

Historic England's advice note on setting includes a:

"(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance'. As the advice note states, 'only a limited selection of the attributes listed will be of a particular relevance to an asset.'"

This checklist has been used to inform this assessment.

The detailed guidance on heritage asset setting states that all heritage assets have a setting whether they are designated or not, irrespective of the form in which

they survive.⁵ In the analysis of setting, the important contribution of views to the significance of heritage assets and the ability to appreciate that significance is often a primary consideration. Yet the contribution a setting makes to the significance of a heritage asset, such as the Kirby-le-Soken Conservation Area, is not limited to views alone. Setting is also influenced by other environmental factors such as noise, traffic and vibration from other land uses. The detrimental alteration of the character of a setting may reduce our ability to understand the historic relationship between places. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access, view or experience that setting.⁶ Therefore, any application for development within the setting of a heritage asset is subject to constraints.

In addition, paragraph 206 of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets (including the setting of Conservation Areas), to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Therefore, the favourable treatment of proposals that retain the open, agrarian character of the Conservation Area's setting should be reinforced by the local authority, while proposals that fail to retain this character should be considered as harmful to the significance.

When assessing an application for development which may affect the setting of a heritage asset, local planning authorities should also consider the implications of cumulative change and incremental harm. New developments and changes can not only detract from a heritage asset's significance in the short-term but may also damage its significance and economic viability now, or in the future, thereby threatening its on-going conservation.

⁵ Historic England. 2017 *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

⁶ Ibid

Surrounding landscape

Kirby-le-Soken and its surrounding, undeveloped and rural landscape is a defining feature of the Conservation Area's setting that has an important positive contribution to the significance. Kirby-le-Soken's setting contributes to a continued understanding and appreciation of the historic settlement in an isolated and agrarian setting, which remained largely unchanged until the early twentieth century.

The wider setting of rural and arable farmland can be seen from some aspects from within the Conservation Area (Figures 48 and 49). This is particularly realised from the west end of the Conservation Area, providing strong visual links between the Conservation Area and its rural setting. There are also glimpsed views of the Kirby-le-Soken village, including the church tower, from the surrounding rural landscape which contributes to an understanding of Kirby-le-Soken as an isolated settlement.



Figure 48 Conservation Area and its rural setting



Figure 49 Open fields around the Conservation Area

The approach into the Conservation Area from the west is characterised by open, agrarian fields, remaining largely unspoilt by modern development. The surrounding arable land provides a wealth of green and open space, which makes an important contribution Kirby-le-Soken's significance as a rural village and enhances the way it is experienced and understood (Figure 50).

Modern housing development permitted to the north and south-west encroaches into the surrounding rural landscape, particularly to the south (Figure 51). The development north and south of The Street is contrary to the historic development pattern of the village. Due to the important contribution made by the open fields and landscape, further development on the open fields surrounding the Conservation Area would detract from the significance of Kirby-le-Soken as an isolated rural development.



Figure 50 Open, agrarian fields, remaining largely unspoilt by modern development



Figure 51 Modern development to the rear of properties along The Street



Figure 52 Former site of Oxborrow Engineering

Within the centre of the Conservation Area there are views from The Street of a service yard and building (formerly Oxborrow Engineering) which sits behind Number 28 on Maltings Lane (Figure 52). The single storey red brick building with white painting facade is a characterful industrial structure with a chimney to the rear and contributes to a variation in the predominantly residential streetscene. It is recommended to include this property within the Conservation Area.

From the east, the settlement of Kirby-le-Soken extends beyond the Conservation Area boundary so the approach into the Conservation Area is more developed than the west. However, the rural and isolated setting of the settlement can still be appreciated before reaching the development along Walton Road, which bounds the Conservation Area. As evident through historic maps (see Figure 4), the development continued along The Street and terminated at The Ship. There are some properties located outside of the Conservation Area boundary that formed part of the area's historic development. They make an important part of the setting that contributes to the significance of the area, however, it is considered impractical to include these within the designation, due to the extent of change and development to the west of the Conservation Area.

4. Opportunities for Enhancement

The following opportunities for enhancement have been identified and are summarised below in brief. The list is in no way exhaustive and neither are the opportunities identified unique to Kirby-le-Soken with many being shared with other Conservation Areas.

4.1 Car Parking

There are some cars parked informally along The Street, particularly opposite Numbers 46-48 where there is an unsurfaced layby. Also, to the front of Number 16-28 lining the green are parked cars. However, they are relatively unobtrusive and do not encroach onto the main thoroughfare. Some properties have off road parking. Although, there are instances where front gardens have been replaced with hardstanding to provided carparking. This type of development detracts from the rural character and appearance of the Conservation Area through loss of greenness and has an urbanising effect.

4.2 Inappropriate Modern Alterations

There are examples of inappropriate and unsympathetic additions within the Conservation Area which can result in a cumulative impact on the area. The addition of uncharacteristic porches, the installation of TV aerials, extraction flues to street facades, sides and rear of buildings harm the historic character of the area and appearance. Care should be taken that unsympathetic additions do not impact key views and the character of groups of historic buildings is preserved.

Care needs to be taken within the Conservation Area that windows, doors, roofs and other architectural elements are not replaced with those of inappropriate design and materials. The character of the Conservation Area is defined by the historic palette of materials used and this piecemeal loss of fabric can cumulatively have a more significant impact on the character and appearance than any of the other concerns.

Doors and windows

A key concern across the majority of the Conservation Area is the alterations to windows and doors. The replacement of timber windows with inappropriate uPVC windows can impact the historic character of a building, and the contribution they make to the appearance of the Conservation Area. The location of doors and windows within a historic building is also an essential part of its character, and by altering their position, or blocking them up, this can detract from its appearance, for example.

Historic England's *Traditional Windows Their Care, Repair and Upgrading* (2017) advises that *"the loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right... The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing."* The loss of historic joinery such as sash and casement windows and panelled doors results in a degree of harm to the significance of an historic building, and the loss of crown or other early glass can also cause harm to the significance of buildings. Historic England's 2017 advice recommends that 'surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.'

Where draughts are causing an issue, the repair and refurbishment of windows can improve the thermal performance of historic windows in the first instance, along with the use of shutters and heavy curtains. Alternatively, modern technology allows for well-designed secondary glazing; special timber casements that can be constructed and fixed to the interior of the frame using sections and mouldings to match the primary glazing. These less intrusive methods are advisable within the Conservation Area; however, it is recommended that advice is sought from the Council before any changes to windows or doors are made to ensure the optimum solution.



Colour Palette

The Conservation Area is currently characterised by light painted render. Future alterations should respond to the existing and historic palette to preserve the local distinctiveness; however, it should also reflect the age, status and architectural style of its host building. The introduction of an inappropriate modern colour palette into the street scene is considered to be a concern within the Conservation Area and has the potential to have a cumulative and significant impact upon the character and appearance of the Conservation Area. It is also imperative that appropriate paints are used to ensure that the passage of moisture through historic properties' fabric is not inhibited which can cause decay.

4.3 Maintenance

Many of the buildings and spaces across the Conservation Area have been impacted by a gradual decline in their condition due to lack of ongoing maintenance. The importance of preventative maintenance cannot be over-emphasised, as ongoing maintenance can not only limit, or even prevent, the need for repairs later, it will avoid the loss of original fabric and is cost-effective.⁷

There are examples of maintenance issues across the area, which are common to historic buildings and Conservation Areas, such as the deterioration of paintwork, timber rot, and loss of historic features. Throughout the Conservation Area a large proportion of buildings have had original features and fittings removed, particularly windows and doors. This impacts the historic significance of the buildings and detracts from the aesthetic and character of the Conservation Area and, therefore, its special interest. There are very few buildings which have retained their historic windows.

The introduction of uPVC windows is a particular concern within the Conservation Area. To preserve the special interest of the Conservation Area, historic windows should be retained. Any proposals for the replacement of windows should avoid the loss of any historic fabric and should be appropriate to the host building. The application of uPVC windows will not be supported.

There is an opportunity to monitor ongoing condition and maintenance issues across the Conservation Area by means of a regular baseline photographic survey. Going forward, this could be an opportunity for local groups and individuals to lead in, and there is scope for the Council to work in partnership with the community to undertake ongoing assessments such as this.

⁷ [Preventative Maintenance \(spab.org.uk\)](https://spab.org.uk)



4.4 Inappropriate Modern Development

There are instances in the Conservation Area where residential development has been permitted behind the existing development. This undermines a defining feature of Kirby-le-Soken as a linear development. Future development that has a poor relationship with the street and does not preserve the historic development pattern should be avoided.

The subdivision of plots to allow for development behind the existing grain of development would also be inappropriate. Land plots and curtilages are a key indication of an area's development; by dividing historic plots it would dilute the special interest and have a detrimental impact on the context of the Conservation Area's development. Not only does the division of historic plots diminish the historical integrity of the property, it can also have an adverse effect on the setting of the individual heritage asset.

4.5 Public Realm

Street Furniture (Lampposts, benches, signage, bins, bike stands, bollards etc.)

Generally, the street furniture within the Conservation Area is of a good quality and a traditional appearance, responding positively to the significance of Kirby-le-Soken.

Character Area One:

The street furniture in the Conservation Area is limited to the area surrounding the green which is indicative of the rural character of the Conservation Area. The street furniture is well maintained and works to maintain the village character of Kirby-le-Soken. General and regular maintenance would ensure the quality of the street furniture is preserved. There are limited streetlamps along The Street due to the rural context, whilst there are relatively unobtrusive, they are modern in design and appearance. It would be of an enhancement if they presented a more traditional design and colour.

Character Area Two:

The public realm within character area two is limited due to the limited public access to this space. The approach to the church is tarmacked which transitions into a gravelled footpath leading to the rear of the building. Mumford Lane is an informal, unsurfaced track. Surfaces in character area two are of a satisfactory condition.

Within the churchyard there are benches which are timber and sympathetic to their setting. Public footpaths are clearly marked by traditional timber signs although would benefit from general maintenance. At the time of this assessment the red brick wall to the front of the church hall was in a deteriorated condition and would benefit from general repairs and maintenance. This would greatly enhance the streetscene.

Hard Landscaping

There is generally a consistent approach to hardstanding of road surfaces and pavements within the Conservation Area which are all tarmacked. The principal thoroughfare of Kirby is of a satisfactory condition. There are areas where the road surface has deteriorated near the green and surrounding Numbers 28-16. The surface of the layby opposite Meadows Cottage has also deteriorated and would benefit from repair.

The Red Lion Public House has a large, tarmacked car park to the side stretching to Maltings Lane. The large expanse of hardstanding does have an urbanising effect, which detracts from the rural character and appearance of the Conservation Area. There is an opportunity to soften the appearance of the carpark through the addition of boxed planters or a gravel surface. Any changes to the carpark, however, should not undermine the openness of this section of the Conservation Area.

Open Spaces

The open space around the green is well maintained and provides an attractive focal point for the Conservation Area. Improvements could be made to the maintenance of the green with the stocks as this would better integrate this area, so it is read as part of the green.

4.6 Vacant Premises

At the time of this assessment, there were two vacant buildings within the Conservation Area.

Number 12 formerly Cygnet Yew Tree: this is a substantial double fronted property set back from the road. The property likely dated from the late nineteenth century. However, modern alterations have resulted in the loss of characterful architectural features of the property. There is an opportunity to greatly enhance the appearance of this property, so it positively responds to its architectural context.

Garage site located on Maltings Lane, formerly Oxborrow engineering: At the time of this assessment no major alterations had been made to the site or structure, and it still presents a characterful appearance. Any future development of this site should make use of the existing building and positively respond to the more industrial 'service' character of the site.



5. Management Proposals

There are a wide range of opportunities for the Kirby-le-Soken Conservation Area, many of which share common themes. This section builds on the opportunities identified in Section 4 and seeks to recommend management proposals which address these in both the short and long term.

5.1 Positive Management: Short term

The first set of proposals relate to positive management and focus on good practice and improved ways of working with the local planning authority. These are generally low cost and can be implemented within a short timeframe, typically within one or two years.

Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features whose loss may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedence being set for similar, uncharacteristic works. The loss of original windows is a particular concern within the Kirby-le-Soken, as well as unsympathetic alterations such as unsympathetic render and render colours as well as and inappropriate materials.

General Maintenance: Public Realm and Highways

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture within Character Areas to ensure consistency over time as elements are introduced or replaced.

This will have a long-term positive impact on the Kirby-le-Soken Conservation Area and ensure the preservation of characteristic features of the Area. The footpaths from the wider landscape into the Conservation Area are well sign posted and marked but could benefit from some general maintenance.

Heritage Statements, Heritage Impact Assessments and Archaeological Assessments

In accordance with Paragraph 194 of the NPPF, applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications and development proposals within the Conservation Area and its setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures or trees on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: *The Setting of Heritage Assets* (2019). Applications which fail to have assessed any impact upon views and setting should not be validated.



Local Heritage List

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of the settlements. The exercise of creating a Local List would also facilitate a greater understanding of the area and could be utilised as a public engagement strategy to improve awareness and understanding.

Kirby-le-Soken would benefit from adopting and maintaining a comprehensive Local List in order to preserve its historic environment. There are a number of buildings and features within Kirby-le-Soken which make a positive contribution to the special interest of the area, which indicates that a Local List may be beneficial to ensure the upkeep of buildings which are significant to Kirby-le-Soken's history and character. They are of sufficient quality to be considered for local list status, as highlighted in section 3 of this document.

The Council is currently working towards creating a Local List.

Neutral and Negative Elements

The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

Tendring Council must not allow for the quality of design to be impacted by the neutral and negative elements of the built environment. Officers must, where possible, seek schemes which enhance the built environment and look to conserve and reinstate historic features. It is also considered that poor quality or unsympathetic schemes do not preserve the special interest of the Conservation Area and therefore are discouraged, both within the Conservation Area and its setting; this is due to the potential impact to the character and appearance of the area.



New Development

There are opportunities within Kirby-le-Soken and its setting for development which makes a positive contribution to the conservation area. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings; and
- Use materials and building methods which as high in quality of those used in existing buildings.

Tall Buildings

The typical scale of the properties within the Kirby-le-Soken Conservation Area is one and a half to two storeys. The small scale and cottage character of the dwellings in the Conservation Area is indicative of its historic and rural character. Any development that does not positively respond to the existing scale of historic development would likely detract from a key feature of the Conservation Area's significance.

There are some residential dwellings of a larger massing and scale. However, these are typically high-status buildings such as the church, Kirby Hall and The Old Vicarage. The scale of such buildings defines their pre-eminence in Kirby-le-Soken's development. It is considered that that the introduction of taller developments within the Conservation Area and it's setting would be harmful, and that development should remain at two storeys to be appropriate.

Tendring District Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Ensuring large scale development schemes are referred to a Design Review Panel (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it is appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Public resources

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, shopfronts, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not continue to be the accepted norm.

- Provide guidance on appropriate design and materials for windows and doors and encouraging the retention or reinstatement of historic glazing patterns and door designs and the use of appropriate materials.
- Provide guidance on the traditional form of boundary treatments and encourage their reinstatement where they have been removed or compromised.
- Provide guidance on traditional roofing materials and encouraging the reinstatement of good quality slate and the removal of unsympathetic modern materials such as interlocking concrete tiles.
- Provide and update guidance relating to signage. This should address appropriate size and design, the extent and amount and associated lighting. All further planning applications and advert consent applications should be required to comply, where possible, with this standard, designed to help to restore the character and appearance of the Conservation Area.

- Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of Kirby-le-Soken's built heritage.

Tree Management and Planting

There are many trees within the Conservation Area particularly in character area two. The trees within character area one that line the street are attractive. Efforts should be made to maintain the existing planting and trees. Where appropriate opportunities for enhancement sought.

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks written notice has been given to the Council. Six weeks' notice has to be given to the council under S211 of the Act.

It is also considered that any prominent trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

Twentieth Century Premises

There are some twentieth century developments which make a neutral or negative impact on the character of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach which can guide future improvements. Should opportunities for redevelopment arise in the future, high quality design should be pursued and encouraged through design guidance.



5.2 Positive Management: Longer Term

The second set of proposals are also focussed on positive management but either take longer to implement or are better suited to a longer time frame.

Character Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan should be reviewed every five years to monitor change and inform management proposals.

Conservation Area Boundary

The Conservation Area boundary has been revised within this appraisal in accordance with the NPPF (2021) and *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management* (2018).

The boundary now excludes modern development north of the Conservation Area. The boundary now includes the domestic curtilages of all properties that are located in the Conservation Area and the garage and service yard on Maltings Lane. The boundary should continue to be assessed as part of future reviews of the Management Plan to ensure it is robust and adequately protects the significance of the area.

Interpretation: Improved Understanding and Awareness

At present there is no interpretation (information boards, signage, interactive QR Codes) within the Conservation Area aimed at improving understanding and awareness. This would be an effective way to improve the awareness and re-establish the identity of Kirby-le-Soken as a historic settlement. St Michael's Church would benefit from an interpretation. This is a highly significant heritage asset, located at the heart of community interaction.

Public Realm

The first opportunity to enhance the character and appearance of the Conservation Area is through investment to improve the wider public realm. This can be achieved through continued maintenance of the green and street furniture. General maintenance of footpaths and improvements to road surfacing and the appearance of the Red Lion Car Park would greatly contribute to an enhanced public realm.

5.3 Funding Opportunities

There are three main funding opportunities which would assist in the execution of these plans:

National Heritage Lottery Fund

The National Heritage Lottery Fund is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NHLF schemes Tendring Council should consult their appointed Heritage Specialist.

Section 106 Agreements

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Kirby-le-Soken. These agreements could be used to fund public realm or site-specific improvements.

Partnership Schemes in Conservation Areas (Historic England)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.

6. Appendices

6.1 Designated Heritage Assets

Grade II*

Church of St Michael - (list entry: 11115000)

Parish church of fourteenth or fifteenth century origin, restored c.1833 and mainly rebuilt c.1870 by Henry Stone. The church is constructed from stone, flint and septaria, stone dressings under plain red tiled roofs with pierced and scalloped ridge tiles, cross finials.

Grade II

Barn approximately 80 metres southwest of Kirby Hall (list entry: 1337139)

Barn approximately 80 metres southwest of Kirby Hall. Constructed in the eighteenth century. Timber framed and weatherboarded. Brick plinth. Corrugated asbestos roof. Gabled midstre outshot to right to include granary. Five bays. Side purlin roof, pegged at ridge. Through bracing to walls. Hanging knees to tie beams.

Kirby Hall (list entry: 1111502)

Constructed around 1700 with features of possibly earlier origin. Red brick. Red plain tiled roof. Right and left chimney stacks. Rear wing. Two storeys and attics. Three flat headed dormers with two light casements. Moulded brick eaves cornice, central band. Three window range of small paned vertically sliding sashes, gauged brick arches. Central two panelled four light door with traceried round headed light over. Fluted pilasters, frieze, moulded open pediment.

Meadow View Cottage (list entry: 1111499)

Early seventeenth century in origin. Timber framed and plastered. Grey slate gambrelled roof. Right and left red brick chimney stacks. One storey and attics. Two flat headed dormers. Two small paned casements to ground floor. Central gabled porch with a twentieth century door. Internally the frame is virtually complete with inserted floor, chamfered bridging joists, winding staircase, side girts, top plates and wall studs.

Memorial Plaque and Enclosing Railings, attached to external east wall of Chancel below east window Church of St Michael (list entry: 1111501)

Memorial plaque and enclosing cast iron railings, attached to external east wall of Chancel below east window Church of St. Michael dating from the mid nineteenth century. Cast by Coleman and Wallis. Short cast iron railings are attached to the southeast and southwest corners of the Chancel and enclose a small memorial garden. The twisted posts have octagonal bases and arched braces forming 2 centred arches below the top rails. Ornate finials to rails.

Norton's Barn Opposite and Approximately 40 Metres northwest Of Patches – (list entry: 1337137)

Barn dates from the eighteenth century and is timber framed and weatherboarded with a brick plinth. Red pantiled roof. Gabled midstretey. Loft door to right return. Two bay cartlodge to left with corrugated iron clad roof. 5 bays. Through bracing to walls. Hanging knees to tie beams. Side purlin, ridge board roof.

Post Office House (list entry: 1165726)

House of sixteenth/seventeenth century origin, possibly earlier with later alterations and additions. Timber framed and rough rendered. Red plain tiled roof. Right and left red brick chimney stacks. Two storeys and attics. Flat headed dormer with small paned casement. Two window range. Two light small paned casements to first floor, vertically sliding sashes with glazing bars to ground floor, segmental heads over. Central twentieth century enclosed gabled porch with sidelights, twentieth century plank and muntin door.

Red House White House (list entry: 1111498)

Red House and White House, two dwellings. Central range of sixteenth century origin with seventeenth extension and alterations, nineteenth century brick facing and forward right range. Mainly timber framed, brick facing to Red House (right) plaster to White House (left). The two left ranges with red plain tiled roofs hipped to right, red pantiled right range. A red brick chimney stack to each range, central stack with square attached shaft. Dentilled eaves cornices. Interiors with inglenook fireplaces, stop chamfered bridging joists, side girts, top plates and wall studs. Vertically boarded doors with ironmongery.



The Old Vicarage (list entry: 1337138)

Constructed around 1830. Gault brick. Hipped grey slate roof, projecting eaves. Right and left chimney stacks. Two storeys. Three window range of small paned vertically sliding sashes, gauged brick arches. Three steps approach the square central porch supported by two pilasters and two fluted columns with moulded capitals, frieze, moulded cornice, two panelled two light door, moulded surround.

The Red Lion Public House list entry: 1111497)

A Public House formerly listed as Red Lion Inn. Sixteenth century derivation or earlier with later alterations and additions. Timber framed and plastered brick facade. Red plain tiled roof with gabled crosswing to left. External left and off centre right red brick chimney stacks. Two storeys. Three small paned vertically sliding sash windows, segmental heads over to first floor. Left and right small paned casements to ground floor, central hipped red tiled porch with left and right double doors and three small paned casements. Internally some frame exposed with heavy bridging joists and wall studs. Eighteenth century corner cupboard.



6.2 Bibliography

Publications

Kirby-le-Soken Conservation Area Appraisal, Tendring District Council (2006)

Websites

Kirby-le-Soken History Pages [<http://www.kirby-le-soken.co.uk/>]

Archives

Essex Record Office (ERO)

Historic Environment Record (Essex County Council)

6.3 Legislation, Policy and Guidance

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England Good Practice Advice in Planning Note 1 (2015) The Historic Environment in Local Plans	
National Guidance	Historic England Good Practice Advice in Planning Note 2 (2015) Managing Significance in Decision-Taking in the Historic Environment	
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	Historic England Advice Note 1 (2019) Conservation Area Appraisal, Designation and Management	
National Guidance	Historic England (2017) Traditional Windows	
National Guidance	Historic England, High Streets for All (2018) Advice for Highway and Public Realm Works in Historic Places	
National Guidance	Historic England (2017) Repointing Brick and Stone Walls Guide for Best Practice	

6.4 Glossary

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic Environment Record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Local List	Local listing is a concept that is designed to ensure that the historic and architectural interest of buildings that are of local importance but do not meet the criteria for being nationally listed is taken account of during the planning process. Local lists can be used to identify significant local heritage assets to support the development of Local Plans.
Non-Designated heritage asset	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Only a minority of buildings have enough heritage significance to merit identification as non-designated heritage assets.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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