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Thorpe-le-Soken Conservation Area

Name/Organisation	Comment	Action/response
Historic England, Ed James	<p>We welcome the production of these appraisals for the five named Conservation Areas. All five of the areas have been added by Tendring District Council to the national Heritage at Risk Register and identified as being 'At Risk', for various reasons. The production of conservation area appraisals and management plans for these areas setting out clear, robust and achievable proposals for their conservation and enhancement is an important step towards improving their condition and securing their long-term conservation.</p> <p>Unfortunately, our capacity and existing commitments dictate that we are unable to comment on all the proposed appraisals in fine detail, but a review of the five documents shows they are clearly laid out, well written and nicely illustrated using photographs, other illustrations and cartography. Where maps are provided showing the location and extent of the conservation areas and their key positive and negative features these are clear and legible, allowing proposed alterations to be easily identified. Key buildings, spaces and features are individually described and illustrated, which is also helpful.</p> <p>We are pleased to see that Historic England's guidance notes for the Historic Area Assessment and Conservation Area Appraisal process (which can be found here: HE Advice Note 1 - conservation area designation, appraisal and management, and here: https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/) have been referenced and made use of.</p> <p>We are also pleased to note that all the appraisals include a management plan to help guide the future conservation and enhancement of the areas. Management plan should contain clear, detailed, specific and achievable aims and objectives, setting out priority actions and long-term goals for management, including for any heritage at risk or areas that detract from the character and appearance of the area. It can also set out where the community feel there is scope for sensitive change within the areas, and provide guidance as to how that development can be achieved in terms of form, style, materials etc., in order to ensure that any developments conserve what is special about the areas.</p>	<p>No action needed</p> <p>No action needed</p> <p>No action needed</p>

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	<p>It is positive to note that the management plans all consider how CIL or Section 106 monies could be targeted for enhancements within the conservation area. We would, however, suggest that where the appraisals identify specific negative or detracting elements, these should be the subject of targeted policy and interventions in the management plan.</p> <p>For example, in Dovercourt, vacant and derelict sites are one of the principal detracting elements from the quality of the townscape and the significance of the conservation area. We would welcome a commitment towards a proactive approach to their unlocking for redevelopment including consideration of the use of tools such as the preparation of Development Briefs, Design Codes, and potentially Compulsory Purchase and land assembly to bring them forward for regeneration. This could be combined into a single project and adopted policy document.</p> <p>We note the discussion regarding the potential for regeneration at Thorpe Le Soken Maltings, and would be pleased to engage on this subject where it might prove useful. We generally support the principles set out in the management plan of this appraisal, in particular the potential for mixed use development adjacent to the railway station. We consider that the production of an Options Appraisal for the area and its surroundings, leading potentially to a masterplan and design code, may be a beneficial course of action in due course.</p> <p>We strongly encourage the use of Article 4 Directions to help manage inappropriate change, such as the insertion of UPVC windows, in Conservation Areas, and on key non-designated heritage assets included on the Local List. Some of the appraisals incorporate reference to their use, but reference to them is inconsistent across the documents. We would welcome a more consistent approach for clarity. We would refer you to our guidance Stopping the Rot – A guide to enforcement action to save historic buildings: https://www.historicengland.org.uk/images-ooks/publications/stoppingtherot/ (15 April 2016). An audit of existing features, with a corresponding photographic record, is often recommended as a useful way to monitor and manage inappropriate alterations that would contravene any Article 4 Direction imposed.</p> <p>To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed conservation area appraisal, where we consider these would have an adverse effect on the historic environment. We</p>	<p>Noted – specific actions are not included in the management plan, but are identified in the opportunities. We have added text to make more explicit in tying the opportunities section in with para. 206 of the NPPF - Local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance</p> <p>Stopping the Rot added to Section 6.2, along with other HE guidance. Also have updated the Tendring Local Plan reference.</p>
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	<p>would welcome further discussions where there is potential for Historic England to engage on proposals for the enhancement of the conservation areas on the Heritage at Risk Register.</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p> <p>Yours sincerely, Edward James Historic Places Adviser</p>	
Natural England	<p>Dear Sir/Madam</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England does not consider that the Tendring Conservation Area Appraisals & Local List Criteria Consultation pose any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.</p> <p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>If you disagree with our assessment of these Character Appraisals/Management Plans as low risk, or should the proposed Plans be amended in a way which significantly affects the impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p> <p>Yours faithfully Tessa Lambert</p>	No action needed
Public Consultation	<p>General comments:</p> <ul style="list-style-type: none"> - Boundary amendments - Inappropriate modern development - Traffic/ car parking - Road surfacing maintenance 	<ul style="list-style-type: none"> - Alterations made result in a more definitive boundary including the

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		<p>historic core and improvements to understanding/ appreciating setting</p> <ul style="list-style-type: none">- Boundary amendments have excluded unsympathetic/ modern development as much as reasonably possible. All maps have been updated most consultation- Addressed in management plan- As above
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