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Thorpe le Soken Station and Maltings Conservation Area

Name/Organisation	Comment	Action/response
Historic England	<p data-bbox="510 387 1041 419">Dear Tendring Planning Policy Team</p> <p data-bbox="510 459 1576 563">Draft Conservation Area Appraisal at Clacton Seafront, Dovercourt, Thorpe-le- Soken, Thorpe Station and Malting and St Osyth, and; Tendring Local Heritage List Consultation</p> <p data-bbox="510 608 1077 639">Tendring Conservation Area Appraisals</p> <p data-bbox="510 647 1588 930">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 data-bbox="510 975 1588 1265">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>	

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	<p>We are pleased to see that guidance notes for the Historic Area Assessment and Conservation Area Appraisal process 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 areas and provide guidance as to how that development can be achieved in terms of the community feel there is scope for sensitive change within the form, style, materials etc., in order to ensure that any developments conserve what is special about the areas.</p> <p>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,</p>	<p>Management Text enhanced</p> <p>Improved understanding and awareness text enhanced.</p> <p>Text enhanced to recommend Local Authority undertakes a proactive approach to unlocking the abandoned historic buildings or redevelopment.</p> <p>Text added to provide recommendation for preparation of Development Briefs, Design Codes, and potentially Compulsory Purchase and land assembly to bring them forward for regeneration.</p>
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	<p>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.</p> <p>We 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. 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>	Text on Article 4 Directions enhanced
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</p>	NA

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	<p>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. 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. Yours faithfully Tessa Lambert</p>	
<p>Rosegrade</p>	<p>Email sent by Jen Wright Holmes & Hills LLP on behalf of Rosegrade</p> <ul style="list-style-type: none"> • In the management section more should be made of the council’s acceptance that a significant amount of enabling development will be required to bring about the redevelopment of this part of the conservation area and the acceptance that this could be off-site (this one doesn’t seem too controversial to me – I could make more of enabling development as being a possible solution). • The recognition of a commitment from the council to “work with all of the landowners to find a viable scheme of redevelopment and one that can be delivered with certainty. It is, therefore, suggested that the Council should become “a partner” with the owners to secure the redevelopment. The Council could, in particular, be helpful in securing funding from the National Lottery Heritage Fund”. (Not sure about this one) • The management proposals are strengthened with the recommendation that the Council becomes more involved in securing the redevelopment of the conservation area. (I could allude to cooperation between the Tendring LA and developers to secure a future) <p>Yours faithfully</p>	<p>Local Authority’s specific commitment to enabling development would not be appropriate within the Conservation Area Appraisal. No change</p> <p>Suggested commitment from LA for a Rosegrade/Tendring Partnership not appropriate for Conservation Area Appraisal – No change to text</p> <p>Text enhanced to recommend Local Authority undertakes a proactive approach – as per Historic England’s comments.</p>

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Public consultation	No specific concerns raised in relation to the Appraisal Document or boundary changes. There was general concern regarding the state of the Maltings building and hope that they could be saved and an interest to know what their future might be.	
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