

REPORT OF THE CORPORATE DIRECTOR – PLANNING AND COMMUNITY

09 September 2025

OFFICER DECISION TO HOLD A FOCUSED PUBLIC CONSULTATION ON PROPOSED CHANGES TO THE ST OSYTH AND MANNINGTREE & MISTLEY CONSERVATION AREA APPRAISALS

(Report prepared by Paul Woods)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT
To seek the Portfolio Holder's concurrence with the Officer decision to undertake a focused public consultation on proposed changes to the Conservation Area Appraisals for St Osyth and Manningtree & Mistley, arising from feedback received during previous public consultations.
EXECUTIVE SUMMARY
The Council previously consulted on draft Conservation Area Appraisals for St Osyth (October 2021) and Manningtree & Mistley (May 2022). These consultations attracted a significant number of responses from residents, stakeholders, and statutory consultees. Following a detailed review of the feedback and further analysis of historic mapping and on-the-ground features, Officers propose targeted amendments to both the appraisal documents and the boundaries of the Conservation Areas. The proposed boundary changes are considered significant enough to warrant a further four-week period of focused public consultation. This will involve publishing the updated appraisal documents and maps, and directly notifying individuals who submitted comments during the earlier consultations.
RECOMMENDATION(S)
It is recommended that the Council undertakes a focused, four-week public consultation on proposed changes to the Conservation Area Appraisals for St Osyth and Manningtree & Mistley.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The proposed consultation supports the Council's priorities around protecting and enhancing the historic environment, engaging with communities, and ensuring robust and transparent planning processes.

RESOURCES AND RISK

The consultation will be managed within existing resources. Risks are minimal and relate primarily to ensuring effective communication and engagement with affected stakeholders.

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

The Council has a statutory duty to ensure that Conservation Area boundaries and appraisals are robust, evidence-based, and subject to appropriate public consultation.

OTHER IMPLICATIONS

Area or Ward affected: Lawford, Manningtree & Mistley Ward, and St Osyth Ward.

Consultation/Public Engagement: Previous consultations held in 2021 and 2022; further focused consultation proposed.

Local Government Reorganisation: Adopted Conservation Area Appraisals will remain applicable following Local Government Reorganisation, and will be used by a future Unitary Authority when determining Planning Applications affecting these areas.

PART 3 – SUPPORTING INFORMATION

The Conservation Area Appraisals for **St Osyth** and **Manningtree & Mistley** were subject to six-week public consultations in 2021 and 2022 respectively. These consultations generated detailed feedback from residents, stakeholders, and statutory consultees, particularly in relation to boundary definitions, architectural descriptions, and historical accuracy. In response, Officers have proposed the following key amendments:

St Osyth:

- A reduction to the Conservation Area boundary to exclude St Osyth Creek, to support clearer management and better reflect the area's historic and architectural interest.
- A correction to the appraisal map to show land west of St Osyth Priory (including the West Field development) as a proposed reduction, addressing a previous mapping error.

Manningtree & Mistley:

- A minor boundary amendment near **Mistley Park** to include the full extent of the historic woodland plantation, improving legibility and alignment with historic mapping.

In addition to these boundary changes, a number of minor textual and mapping updates have been made across both appraisals in response to consultation comments. These include factual corrections, clarifications, and formatting improvements. While important, these minor changes alone would not justify further consultation.

A focused four-week public consultation is therefore proposed to seek views specifically on the key boundary and content changes outlined above.

APPENDICES

Manningtree and Mistley

- [Updated Conservation Area Appraisal 2025](#)
- [Boundary Revision 2025](#)
- [Public Consultation Comments and Actions](#)

St Osyth

- [Updated Conservation Area Appraisal 2025](#)
- [Boundary Revision 2025](#)
- [Public Consultation Comments and Actions](#)

BACKGROUND PAPERS