**CABINET**

**13 NOVEMBER 2026**

**REPORT OF THE PORTFOLIO HOLDER FOR HOUSING & PLANNING**

## A.4 ADOPTION OF THE CONSERVATION AREA CHARACTER APPRAISALS AND MANAGEMENT PLANS FOR ST OSYTH AND MANNINGTREE & MISTLEY

## PART 1 – KEY INFORMATION

### PURPOSE OF THE REPORT

- To present the final St Osyth and Manningtree & Mistley Conservation Area Character Appraisal and Management Plans, following consultation and amendment.
- To seek Cabinet's approval for the adoption of these documents as material planning considerations for the purposes of informing planning decisions and the future management of the conservation areas.
- To complete the Council's programme of reviewing Conservation Area Character Appraisals and Management Plans for all twenty conservation areas in the District, in accordance with the objectives of the Tendring Heritage Strategy.

### EXECUTIVE SUMMARY

Tendring's Heritage Strategy (2020) identified the preparation and adoption of updated Conservation Area Character Appraisals and Management Plans for all 20 conservation areas within the District as a key priority, including the five conservation areas identified on Historic England's Heritage at Risk Register.

This report presents the final two appraisals and management plans within that programme, covering St Osyth and Manningtree & Mistley. Both documents have been prepared and refined through extensive engagement with local communities and stakeholders, including a series of public consultations undertaken between 2022 and 2026. Consultation responses have informed revisions to the appraisal documents and, where appropriate, proposed changes to the conservation area boundaries.

The updated appraisals provide an evidence-based assessment of the significance, character and appearance of the conservation areas and identify opportunities to preserve and enhance their special interest. Once adopted, they will become material planning considerations, helping to inform planning decisions and guide future management of these important heritage assets.

Adoption of these documents will mark the completion of a key objective of the Heritage Strategy, with all 20 of Tendring's conservation areas benefitting from updated character appraisals and management guidance.

Officers therefore recommend that Cabinet adopts the St Osyth and Manningtree & Mistley Conservation Area Appraisals and Management Plans.

## RECOMMENDATION(S)

**It is recommended that Cabinet:**

**(a) notes the outcome of the public consultation exercises summarised in this report; and**

**(b) formally adopts the St Osyth Conservation Area Character Appraisal and Management Plan and the Manningtree & Mistley Conservation Area Character Appraisal and Management Plan (including revised conservation area boundaries where applicable).**

## REASON(S) FOR THE RECOMMENDATION(S)

To progress projects specifically identified in the Council's Heritage Strategy.

## ALTERNATIVE OPTIONS CONSIDERED

To not formally adopt the Conservation Area Character Appraisal and Management Plans. To take this approach would mean that the Council could not give weight to the updated Conservation Area Character Appraisals and Management Plans as a material consideration in planning decisions. The Council's ability to conserve and enhance the District's historic environment would be reduced.

## PART 2 – IMPLICATIONS OF THE DECISION

## DELIVERING PRIORITIES

Having up-to-date Conservation Area Character Appraisals and Management Plans will assist in the preparation of the emerging Local Plan and in the determination of planning applications within the District's conservation areas. The review of the Local Plan is identified as a priority within the Corporate Plan (Our Vision) 2024-2028. Following consultation on Issues and Options and Preferred Options, Members have agreed to publish the Submission Version of the Local Plan for a final six-week consultation prior to its submission for independent examination.

The proposed adoption of the St Osyth and Manningtree & Mistley Conservation Area Character Appraisals and Management Plans also supports a number of wider priorities within the Corporate Plan. By identifying and celebrating the special historic and architectural interest of these areas, the documents contribute towards the priority of promoting our heritage offer, attracting visitors and encouraging them to stay longer. They also support championing our local environment by providing a framework for preserving and enhancing the District's historic built environment and local distinctiveness.

The preparation of the appraisals has involved engagement with local communities, residents, amenity groups and other stakeholders, supporting the Council's commitment to community leadership and to listening to and delivering for our residents and businesses. The documents will help ensure that future change within the conservation areas is managed in a way that

reflects local character and community aspirations, thereby contributing towards pride in our area and services to residents.

Adoption of these documents will also deliver a key objective of the Tendring Heritage Strategy by completing the programme of reviewing the Conservation Area Character Appraisals and Management Plans for all twenty conservation areas within the District.

**OUTCOME OF CONSULTATION AND ENGAGEMENT** (including with the relevant Overview and Scrutiny Committee and other stakeholders where the item concerns proposals relating to the Budget and Policy Framework)

The St Osyth Conservation Area Character Appraisal and Management Plan has been the subject to two rounds of public consultation. Consultation documents were made available on the Council's website, at the Council Offices, and at public libraries throughout the consultation periods. In addition, a public drop-in event was held at St Osyth Village Hall on 18 July 2022 to enable residents and stakeholders to discuss the draft appraisal and provide feedback.

The Manningtree & Mistley Conservation Area Character Appraisal and Management Plan has been subject to three rounds of public consultation. Consultation documents were likewise made available on the Council's website, at the Council Offices, and at public libraries throughout the consultation periods. A public drop-in event was held at Foundry Court on 20 October 2022 in support of the initial consultation exercise.

Comments received through the consultation processes have informed revisions to both appraisals and management plans prior to their presentation for adoption. Further details of the consultation exercises undertaken, the representations received, and the Council's response to those representations are set out in Part 3 – Supporting Information.

**LEGAL REQUIREMENTS (including legislation & constitutional powers)**

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| **Is the recommendation a Key Decision (see the criteria stated here)** | **NO** | **If Yes, indicate which by which criteria it is a Key Decision** | ☐ **Significant effect on two or more wards**<br>☐ **Involves £100,000 expenditure/income**<br>☐ **Is otherwise significant for the service budget** |
| | | **And when was the proposed decision published in the Notice of forthcoming decisions for the Council (must be 28 days at the latest prior to the meeting date)** | |

The Council has statutory duties in relation to the designation and management of conservation areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. In particular, Sections 69 and 71 require local planning authorities to review conservation areas from time to time and formulate and publish proposals for their preservation and enhancement.

The National Planning Policy Framework (NPPF) recognises that 'heritage assets are an irreplaceable resource' and states that they should be 'conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

The conservation area character appraisals and management plans form part of the evidence base for understanding the significance of heritage assets and provide a framework for their preservation and enhancement. Once adopted, they will be material considerations in the determination of planning applications affecting the conservation areas and will assist the Council in meeting its statutory and policy responsibilities.

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| Yes | **The Monitoring Officer confirms they have been made aware of the above and any additional comments from them are below:** |

No further comments to add to the contents of the report.

**FINANCE AND OTHER RESOURCE IMPLICATIONS**

The preparation of the St Osyth and Manningtree & Mistley Conservation Area Character Appraisals and Management Plans has been led by Tendring District Council Officers, with specialist heritage advice and support provided by Essex County Council Place Services through a Service Level Agreement. The work has been undertaken within existing approved budgets.

The adoption of the appraisals and management plans does not give rise to any immediate additional financial commitments for the Council. Any future projects or management plan actions requiring specific funding will be subject to separate consideration and the appropriate decision-making processes.

The adoption of up-to-date Conservation Area Character Appraisals and Management Plans will strengthen the Council's evidence base for heritage-led projects and may assist in securing external funding for conservation, regeneration and heritage initiatives within the District. Potential sources of funding include:

- National Lottery Heritage Fund;
- Section 106 Agreements and other developer contributions, where appropriate; and
- Historic England grant programmes and partnership initiatives.

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| **Yes** | **The Section 151 Officer confirms they have been made aware of the above and any additional comments from them are below:** |

No further comments to add to the contents of the report.

**USE OF RESOURCES AND VALUE FOR MONEY**

The following are submitted in respect of the indicated use of resources and value for money indicators:

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| A) Financial sustainability: how the body plans and manages its resources to ensure it can continue to deliver its services; | The production of the Conservation Area Character Appraisals and Management Plans has been funded through pre-approved budgets. Adoption of these documents will place the Council in a stronger position to work with partners and pursue external funding opportunities for heritage-related projects and initiatives within the District. |
| B) Governance:how the body ensures that it makes informed decisions and properly manages its risks, including; and | The review of the Tendring Conservation Area Character Appraisals and Management Plans forms a key action from the Tendring Heritage Strategy 2020. Decisions regarding the preparation, consultation and progression of the documents have been taken in accordance with the Council's Constitution. Draft appraisals were considered by the Planning Policy and Local Plan Committee and Cabinet before being subject to public consultation. This report seeks Cabinet approval to adopt the final documents following consideration of consultation responses and subsequent amendments. |
| C) Improving economy, efficiency and effectiveness: how the body uses information about its costs and performance to improve the way it manages and delivers its services. | The updated Conservation Area Character Appraisals and Management Plans will support effective and consistent planning decision-making by providing an up-to-date assessment of the special architectural and historic interest of St Osyth and Manningtree & Mistley. Once adopted, they will provide an important evidence base to inform decisions on planning applications, appeals and future planning policy affecting the conservation areas and their settings. |

**MILESTONES AND DELIVERY**

See background below.

**ASSOCIATED RISKS AND MITIGATION**

The adoption of the Conservation Area Character Appraisals and Management Plans supports the Council's statutory duties in relation to the preservation and enhancement of conservation areas and reduces the risk of heritage significance being diminished through inappropriate change. The documents provide an up-to-date evidence base for planning decisions and heritage management activities. Failure to adopt the documents would result in reliance on older evidence and guidance and could reduce the effectiveness of decision-making affecting the conservation areas.

**EQUALITY IMPLICATIONS**

The recommendations in this report are intended to benefit residents, businesses, visitors and community groups by supporting the preservation and enhancement of the historic environment

in St Osyth and Manningtree & Mistley. The Conservation Area Character Appraisals and Management Plans provide guidance on the management of the built environment and do not have any direct adverse impacts on individuals or groups with protected characteristics. No specific equality implications have been identified as a result of the recommendations contained within this report.

**SOCIAL VALUE CONSIDERATIONS**

There is a growing body of evidence demonstrating the positive contribution that heritage can make to wellbeing, quality of life and a sense of place. People who engage with and visit heritage sites often report higher life satisfaction and community connection. The Conservation Area Character Appraisals and Management Plans help to identify and protect the special historic character of St Osyth and Manningtree & Mistley, enabling these heritage assets to continue contributing to the social, cultural and economic life of the District.

**IMPLICATIONS RELATED TO DEVOLUTION AND/OR LOCAL GOVERNMENT REORGANISATION**

On 7th September 2026, the Secretary of State for Housing, Communities and Local Government announced in Parliament that a review of the Local Government Reorganisation programme was commencing and that the decision made in March 2026 for Greater Essex (and other areas) had been withdrawn in light of new legal advice. Following this announcement, local authorities received correspondence from the Minister of Housing, Communities and Local Government requesting that until this review has concluded, Councils cease work on implementing the decisions that have previously been announced. The timetable for completion of the review is unknown at this time.

This proposal is not impacted by MHCLG's request, as it relates to the Council's ongoing statutory responsibilities for the preservation and enhancement of conservation areas. The adoption of the Conservation Area Character Appraisals and Management Plans provides planning and heritage guidance for the future management of the District's historic environment and does not prejudice or depend upon any future arrangements arising from Local Government Reorganisation.

**IMPLICATIONS FOR THE COUNCIL'S AIM TO BE NET ZERO BY 2050**

The appraisal and management plans support the sensitive maintenance, adaptation and reuse of existing historic buildings, helping to maximise the use of existing built assets and reduce the need for demolition and rebuilding where appropriate.

**OTHER RELEVANT CONSIDERATIONS OR IMPLICATIONS**

**Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.**

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| **Crime and Disorder** | Heritage assets can be vulnerable to criminal damage, neglect and unauthorised alterations. By identifying the special historic and architectural interest of St Osyth and Manningtree & Mistley, the Conservation Area Character Appraisals and Management Plans |

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| | help inform their protection, management and enhancement. |
| **Health Inequalities** | There is a growing body of evidence demonstrating the role heritage can play in supporting mental wellbeing and physical health. People who visit heritage sites have reported higher life satisfaction and happiness, together with lower anxiety. Across Essex, organisations such as Active Essex and Healthy Life Essex promote healthy lifestyles and activities. Tendring's heritage assets provide opportunities for walking, recreation and engagement with the historic environment. Heritage Trails have already been established in Harwich and Dovercourt, Frinton-on-Sea, Clacton-on-Sea, Jaywick Sands and Walton-on-the-Naze, helping to encourage participation in outdoor activity supporting wider health and wellbeing benefits. |
| Subsidy Control (the requirements of the Subsidy Control Act 2022 and the related Statutory Guidance) | The recommendations contained within this report do not involve the provision of a subsidy and therefore have no implications under the Subsidy Control Act 2022. |
| **Area or Ward affected** | St Osyth Conservation Area and Manningtree & Mistley Conservation Area |

## PART 3 – SUPPORTING INFORMATION

### BACKGROUND

The Tendring Heritage Strategy was adopted by the Council in April 2020 and includes a range of actions to protect, promote and celebrate the District's historic environment. One of its key priority actions is the preparation and adoption of Conservation Area Character Appraisals and Management Plans for all of Tendring's conservation areas, including those identified on Historic England's Heritage at Risk Register and those not considered to be at risk.

This report seeks the adoption of the St Osyth and Manningtree & Mistley Conservation Area Character Appraisals and Management Plans. Adoption of these documents will complete the Council's programme of reviewing the Conservation Area Character Appraisals and Management Plans for all twenty conservation areas within the District.

The St Osyth Conservation Area Character Appraisal and Management Plan was initially consulted on between July and August 2022. Following consideration of consultation responses, amendments were made to both the appraisal and proposed conservation area boundary, resulting in a further focussed consultation between September and October 2025.

The Manningtree & Mistley Conservation Area Character Appraisal and Management Plan, was consulted upon between October and November 2022, followed by a focused consultation between September and November 2025. Given the significance of comments received and the proposed amendments to the appraisal and conservation area boundary, a further focused consultation was undertaken between May and June 2026.

Consultation responses have informed amendments to the documents, and the final versions are now presented for adoption.

**SCOPE OF THE DOCUMENTS AND RESULTS OF THE PUBLIC CONSULTATION ON THE CONSERVATION AREA APPRAISALS**

The Conservation Area Character Appraisals and Management Plans describe the historic development, special architectural and historic interest, character and appearance of the conservation areas. They identify designated and non-designated heritage assets, assess significance, review conservation area boundaries, highlight issues affecting the conservation areas and set out opportunities and management proposals to support their preservation and enhancement.

**St Osyth**

The 2022 consultation generated a range of comments relating to historical accuracy, factual corrections and updates to local information, management proposals, Article 4 Directions, the conservation area boundary and various typographical and mapping matters. Consultees also highlighted opportunities to strengthen the management plan, particularly in relation to the treatment of negative or detracting elements within the conservation area.

Following consideration of these comments, Officers undertook a further review of the conservation area and appraisal documents. This resulted in revisions to the proposed conservation area boundary, detailed in the St Osyth Boundary Revision 2025 document at Appendix C, together with amendments to the appraisal and management plan. The principal boundary revision proposed a reduction in the area of St Osyth Creek included within the conservation area, in order to provide a more robust boundary focused on the area's special architectural and historic interest and to support its effective management. Separately, a mapping anomaly affecting land west of St Osyth Priory was identified and corrected.

Given the significance of proposed amendments, a further focused consultation was undertaken in 2025. No comments were received during this consultation.

A schedule of representations received and the Council's response to those representations is set out in Appendix B.

**Manningtree and Mistley**

Across the 2022, 2025 and 2026 consultation exercises, a range of comments were received from residents, stakeholders and statutory consultees. Key issues raised included conservation area boundary changes, the identification of positive and negative buildings, the treatment of open spaces and landscape features, the significance of specific historic buildings and sites, and the accuracy of historical information contained within the appraisal. Particular attention was given to the proposed treatment of Trinity Fields, the extent of the conservation area

around Mistley Park, and the contribution made by landscape features and historic open spaces to the character of the area.

Following consideration of consultation responses received in 2022, Officers reviewed the conservation area boundary and appraisal documents. This resulted in amendments to the appraisal text, mapping and assessments of significance, together with a number of proposed revisions to the conservation area boundary, as detailed in the boundary revision document at Appendix F.

The focused consultation undertaken in 2025 generated further comments on a number of proposed boundary changes, particularly in relation to the boundary around Mistley Park. Following further assessment of those representations and the proposed boundary revisions, Officers proposed additional amendments to the boundary, detailed in Appendix H. These changes were published for consultation in 2026, together with updates to the appraisal document and mapping.

The final focused consultation in 2026 primarily generated comments relating to factual accuracy, building classifications, heritage protection, references to traditional architectural design and further updates to local historical information. Following review of these representations, Officers have proposed a number of additional minor amendments where appropriate.

Schedules of representations received and the Council's responses to those representations are set out in Appendices E, G and I.

**PREVIOUS RELEVANT DECISIONS**

**Planning Policy and Local Plan Committee – 19 October 2021**
Recommendation to Cabinet to publish the St Osyth Conservation Area Character Appraisal and Management Plan for public consultation.

**Cabinet – 12 November 2021**
Approval to publish the St Osyth Conservation Area Character Appraisal and Management Plan for public consultation.

**Planning Policy and Local Plan Committee – 11 May 2022**
Recommendation to Cabinet to publish the Manningtree & Mistley Conservation Area Character Appraisal and Management Plan for public consultation.

**Cabinet – 17 June 2022**
Approval to publish the Manningtree & Mistley Conservation Area Character Appraisal and Management Plan for public consultation.

**Officer Decision with Portfolio Holder concurrence – 9 September 2025**
Decision to undertake focused public consultation on proposed amendments to the St Osyth and Manningtree & Mistley Conservation Area Character Appraisals and associated boundary revisions.

**Officer Decision with Portfolio Holder concurrence – 27 March 2026**
Decision to undertake a further focused consultation on additional amendments to the Manningtree & Mistley Conservation Area Character Appraisal and boundary revisions.

| BACKGROUND PAPERS AND PUBLISHED REFERENCE MATERIAL |
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| None. |

| APPENDICES |
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| Appendix A – St Osyth Conservation Area Character Appraisal and Management Plan (July 2025)<br><br>Appendix B – St Osyth Public Consultation Comments and Actions (2022)<br><br>Appendix C – St Osyth Boundary Revision (2025)<br><br>Appendix D – Manningtree & Mistley Conservation Area Character Appraisal and Management Plan (July 2026)<br><br>Appendix E – Manningtree & Mistley Public Consultation Comments and Actions 1 (2022)<br><br>Appendix F – Manningtree & Mistley Boundary Revision 1 (2025)<br><br>Appendix G – Manningtree and Mistley Public Consultation Comments and Actions 2 (2025)<br><br>Appendix H – Manningtree & Mistley Boundary Revision 2 (2026)<br><br>Appendix I – Manningtree and Mistley Public Consultation Comments and Actions 3 (2026) |

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