

TO: Development Management

Ref. No.	26/00731/OUT
Proposal	Outline application with all matter reserved except access, for the change of use of Sturmer Hall and associated buildings to a Special Educational Needs and Disabilities (SEND) school, erection of new hydrotherapy and wellness centre, 7 no. detached buildings for student accommodation and associated access arrangements.
Site Address:	Sturmer Hall Church Walk Sturmer Essex CB9 7XD
Case Officer	HL
Responding Officer	NM
Date	11/06/2026

LANDSCAPE OFFICER ADVICE

Statutory Considerations:

- Dedham Vale & Stour Valley Project Area - AONB
- Scheduled Ancient Monument

Landscape Services has been consulted on the above application;

1. General requirements

Due to the Scheduled Ancient Monuments on site, it is considered that this application lacks fundamental information regarding the impact of the proposed development on the existing landscape including the visual impact of the proposed buildings and the impact of the proposed development on the existing trees.

2. Arboricultural Impact Assessment (AIA)

Arboricultural Officers at Braintree District Council cannot make an assessment as to whether the proposed development will have any lasting impact on the retained trees. Constraints imposed by trees above and below ground have not been fully considered. The existing trees are fundamental to the consideration of how the proposed development will impact on the landscape and the visual impact of the development.

3. Landscape Proposals

There is a lack of fundamental information regarding the impact of the development on the surrounding landscape and Scheduled Ancient Monument, the application does not consider the impact of the development in relation to but not limited to:

- The Public Right of Way, visual impact of the new development on the existing PRoW.

- Does not describe or show any potential requirements of any cut and fill of the existing landscape that would impact the height of any development and therefore the visual impact of any buildings or the impact that any change of level may have on the existing trees.
- The Scheduled Ancient Monument, it is unclear if any tree removal is required or if the trees plotted on the submitted plans are accurate and have been surveyed to ensure accuracy of size and quality.
- There is no demonstration that consideration for future planting and contention with utilities and built structures has been factored into the landscaping of the site. The impact of any tree removals, new planting and trenching for utilities would have a significant impact on the surrounding landscape.

If new planting is to be proposed, plans detailing the future projected growth of trees at maturity will be required to show the tree species and their planting locations are suitably selected for their surroundings including road/ parking infrastructure, this ensures any proposals are sustainable for long-term amenity provision.

4. Conclusion

Landscape Services objects again to the application proposal due to lack of a suitable Tree Survey, Arboricultural Impact Assessment and Landscape proposals. The report provided does not effectively communicate the impacts from the proposed to the retained trees nor does it detail all trees which may be impacted by the proposed development.

The above comments in this report should be considered and reports updated accordingly.