



Harrison Lockwood
Braintree District Council
Development Management

CM7 9HB

Our Ref: P01607809
05 August 2026

Dear Harrison Lockwood

**T&CP (Development Management Procedure) (England) Order 2015 & Planning
(Listed Buildings & Conservation Areas) Regulations 1990**

**Sturmer Hall, Essex, CB9 7XD
Application No. 26/00731/OUT**

Thank you for your letter of 30 July 2026 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice.

The updated submission comprises a revised site plan and new ecological material.

The new site plan indicates a reduction in the total number of buildings intended and changes to parking and traffic circulation. There is also a possible reduction in the scale of development proposed within the Scheduled Monument, though with some works still proposed. A car park on the edge of the scheduled moat has been removed.

As before, the proposals would represent a strong intensification of the uses within the site, which would continue to affect the setting of the grade I listed church and scheduled monument/former manorial complex.

Without further information it is difficult to evaluate the impacts further, but my overall assessment is that the scheme would still create harm to the assets and that the NPPF would still require that an LPA make a balanced judgment between harm and public benefit.

In terms of heritage-related public benefits offered, the new material does not detail any new benefit, or change from the current situation.

While the amended scheme would appear to represent a less intensive use of the site,



the absence of supporting material means that there are significant queries about how the site would be used, and its future sustainability and viability that now would need to be clarified before the LPA could make a decision on this revised application. I also note the 20th May advice from the LPA's planning archaeology advisers, recommending advance archaeological evaluation of the site as an element of the necessary information to inform any planning decision. This is something I agree with.

The revised scheme would require Scheduled Monument Consent from the Secretary of State and on current understanding, an application for that consent would not be supported by Historic England.

On the basis of the new material provided, I confirm that Historic England maintains its concerns about the proposals and that a heritage-centred design should be discussed and agreed as part of a fresh pre-application.

Recommendation

Historic England recommends that planning permission should be refused, given the harm that the proposed development would cause to the significance of the heritage assets, unless your Council considers that this harm would be outweighed by public benefits secured by the development.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

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CC Ms Rosa Teira Paz, HE IHBC