

# Leek Wootton Focus Group

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Gary Fisher

Warwick District Council.

11 September 2023

Riverside House, Milverton Hill,

Leamington Spa

CV32 5HZ

By email

Dear Mr Fisher

**Re: 3319752: Cala Planning Applications Ref - W/22/1877 Wheatcroft  
amendment WDC Arboricultural Officer's report**

We wish to express our concern regarding the statement relating to WDC Arboricultural Officer's report issued to the Planning Committee by the case officer, Dan Charles for the forthcoming hearing on the 12th September 2023.

The statement reads; "WDC Arboricultural Officer: No objection. The comprehensive Tree Survey Report and Arboricultural Impact Assessment from RPS, reference JSL4106\_770 and dated 9 March 2022, provides a good analysis of the tree stock, as well as a detailed Arboricultural Method Statement and Tree Protection Plan overlaid upon the then current site layout....."

**What is incorrect about this statement ?**

1. The report referred to was used for Cala's 1st Planning Application W/ 22/0465. At the time, the LWFG pointed out that this report was inaccurate.

This report was then issued for Cala's 2nd Planning Application W/22/1877 and is again being reused for the Wheatcroft Amendment. This report fundamentally differs from the drawings submitted under the Wheatcroft application.

2. The comment made that the Cala Tree report "provides a good analysis of tree stock" is inaccurate. One example of how incorrect the data on the tree report is, we would refer you to a group of trees, G1. The report states the group of trees have a diameter of 400 - 500 mm and a comment "restricted inspection due to vegetation". These trees (41no) were easily surveyed by the LWFG, their diameters ranged from 200 mm to 1200 mm.
3. **The Tree Officers report was supplemented by a 5 page report issued by the Tree Officer on the 4th August 2023. This was posted on the portal on the 7th August 2023 (Copy attached).**

**LWFG comment - This latest supplement has not been relayed to the Planning Committee or posted on the Planning portal.**

In our meeting with you on the 1st September 2023 it was evident by your comments that the report had been read. This five page report lacks clarity and states; "Clarification should be sought, and a revised note requested".

This was note was confirmed in Dan Charles's email, dated the 7th September 2023, stating; "Jonathan Hazell has queried some elements of the reports but I have not yet received a response". **LWFG comment - This email has not been posted on the Planning portal.**

Every aspect of Cala's submission is incorrect from the Topographical survey when compared against their Tree report, when reviewed against their tree removal drawings.

We would refer you to the **LWFG Tree removal schedule dated 12 August 2023 (see attached)** in which we have highlighted in red where the errors

occur. This clearly indicates which tree is being removed and the data, from whatever source, supporting it.

### **History of WDC Tree Officers statements:**

**The 1st application** W/22/0465 Tree Officers report 12 April 2022 states; “I have one tree-related concern for the development as proposed. ....G10 was to be removed without any justification”.

LWFG comment - G10 is located in Broome House. It is not on the development and is not being removed.

The Tree Officer submitted an explanation re G10 trees. 24 hour prior to the Planning Committee hearing on the 20th June 2022.

LWFG comment - again factually incorrect and submitted late. We were unable to comment at the Committee hearing re this.

**The 2nd application** W/22/1877 Tree Officers report 3 January 2023 states; “I have no objection in principle to the proposed development”.

LWFG comment - it is misleading and inaccurate as highlighted in the LWFG Tree removal schedule dated 12 August 2023 (copy attached)

The 3rd application we see before us is presumably for the Wheatcroft amendment is a repeat of the previous Application.

The LWFG have over the past 18 months presented numerous reports and entered into lengthy correspondence with the WDC. Meetings have taken place with senior officers and on two occasions we have met with your Tree Officer. Despite the evidence that has been presented to you, you have not engaged with the Focus Group to discuss in detail our findings and you continue to provide misinformation the WCC and the Planning Committee.

Yours sincerely.

Harry Wilson

On behalf of the

Leek Wootton Focus Group

Copy

Chris Elliott

WDC Planning Committee members

LWFG members

Leek Wootton Parish Council

Leek Wootton Councillor's

Warwick District Councillors