

**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

**Sent:** 13 February 2023 14:13

**To:** Dan Charles <Dan.Charles@warwickdc.gov.uk>

**Subject:** Planning Application 1011872

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Dear Mr Charles

**Re. W/22/1877 Application for Outline Planning Permission for up to 83 dwellings ( including affordable housing), access, internal roads and footpaths, car parking, public openspace, landscaping, drainage and other associated works and infrastructure(all matters of details reserved except for the vehicular access to the site). Land at Warwickshire Police HQ, Woodcote Lane, Leek Wootton CV35 7QA**

Natural England has received notification from a member of the public raising concerns about the impacts of the above-mentioned development on woodland and the lack of ecological/arboricultural survey effort which accompanies the above-mentioned planning application.

It is the view of Natural England's Wood Pasture and Parkland Senior Specialist and the Ancient Woodland Specialist that most, if not all, of the area subject to development is Wood Pasture and Parkland priority habitat. The site may also be Ancient Wood Pasture and Parkland (AWPP) a form of Ancient Woodland recognised as irreplaceable habitat in [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions). We are currently carrying out investigations into whether the site should be added to the ancient woodland inventory and we will notify you of any further findings in due course.

As you may be aware, paragraph 180 (c) of the National Planning Policy Framework (NPPF) states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. ([National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/national-planning-policy-framework-guidance)).

In the meantime, please can you advise us if you are aware of any activity relating to woodland clearance at the site of this planning application.

**Protected Species:**

Natural England has produced [standing advice](#) to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice or seek advice from your County Ecologist in relation to this matter.

Natural England will only provide bespoke advice on ancient and veteran trees and protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Kind regards

Sally Tainton  
Natural England

Thriving Nature  
for people and planet



[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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