

Comments for Planning Application W/22/1877

Application Summary

Application Number: W/22/1877

Address: Land at Warwickshire Police HQ, Woodcote Lane, Leek Wootton CV35 7QA

Proposal: 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).

Case Officer: Dan Charles

Customer Details

Name: Miss Sue Harrison

Address: WCC Landscape team, PO Box 43, Shire Hall, Warwick CV34 4SX

Comment Details

Commenter Type: Commentor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Following my comments of 19th December, and the subsequent submission of the Tree Protection and Removal Plans, I have some additional comments:

The site is covered by a blanket TPO, which indicates that the trees on the site have significant amenity benefits to the local area. This is backed up by the LVIA, which states that the value of the vegetation within the site is taken as high, as well as high susceptibility to change. In addition to this, the Planning Statement says that the proposals have been landscape and heritage-led and that they "seek to maximise the retention of existing trees, hedges and other important landscape features and to use these to define and contain the areas suitable for development".

However, the Tree Protection and Removal Plans show a number of individual trees and groups of trees to be removed, including a veteran sweet chestnut (T8), several category A oaks and a number of category B trees, all of which have significant landscape and ecological value.

The LVIA states that street trees would be incorporated to add to the overall tree cover and that "The proposed planting would offset the tree removal and the magnitude of change upon the tree and hedgerow resource within the site would be negligible, resulting in negligible neutral effects." I disagree with this as it would take many, many years for new tree planting to gain the size and maturity of some of the trees to be lost, with the same benefits to visual amenity, landscape character and biodiversity. The 2013 'Landscape Sensitivity and Ecological & Geological Study' states that development would be acceptable "providing the strong boundary vegetation and TPO trees are retained and unaffected."

If new street trees are to add anything meaningful to the tree cover, then space needs to be given to allow planting of native species with full-size canopies and not cultivars or non-natives with narrow canopy forms.

I therefore recommend that the layout and density of the development is amended to allow for retaining all existing category A and B trees within the site and along the boundaries, and that more space is provided for meaningful tree planting of large stature native species within the development. The retention of existing trees will enable the development to be better assimilated into its surroundings and will strengthen the link between the site, the grounds to the Police HQ and the wider Arden Parklands landscape. I do not believe the current proposals are truly landscape-led and they contravene policy NE4 of the Local plan.