



Application No.: TPO 448
Town/Parish Council: Leek Wooton
Case Officer: Chris Hastie
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**Warwickshire Police Headquarters, Woodcote Lane, Leek Wooton, Warwick
CV35 7QB**

1 INTRODUCTION

- 1.1 During late March 2010 a programme of tree felling took place at the Police Headquarters in Leek Wooton which gave rise to considerable concern from the public and from Leek Wooton Parish Council.
- 1.2 An assessment of the importance of the trees surrounding the Police Headquarters was subsequently made and this led to the serving of a Tree Preservation Order, TPO 440, on 25 August 2010.
- 1.3 During the period of consultation a minor issue was identified with the boundary of this TPO. Subsequently it was decided to revoke TPO 440 and replace it.
- 1.4 A revised provisional Tree Preservation Order, TPO 448, was made on 8th August 2011. This TPO was identical to TPO 440 save for the inclusion of a small, triangular area of planting to the south of Woodcote Drive, near the junction with Woodcote Lane.
- 1.5 The Order came into effect provisionally on 8th August 2011 and remains in force for a period of six months. If the Council choose to confirm it, it will remain in force indefinitely.
- 1.6 The reason for making the Order, as given in the original notice of making the Order was:

The trees are an important element of a historic landscape that forms the setting of a Grade 2 Listed Building and are an integral part of the surrounding landscape.
- 1.7 In order to assist the Council in deciding whether the Order should be confirmed those with an interest in land affected by the Order were invited to make representations in relation to the provisional Order. The following representations have been received.

2 **SUMMARY OF REPRESENTATIONS**

2.1 **Objection – Mr Simon Bell**

- 2.1.1 Mr Simon Bell of Broome House, Woodcote Drive, has objected to the inclusion of his property within the area A1 of the TPO and asked that it be modified to exclude Broome House.
- 2.1.2 He points out that Broome House is not within the curtilage of the Police Headquarters and questions why it has been included when properties to the south of Woodcote Drive have not.
- 2.1.3 He feels that as his garden is situated a long way from the listed building itself and contains few trees it contributes little to the setting of the listed building.
- 2.1.4 He is concerned that the presence of a TPO may make his house more difficult to sell or may adversely affect the value.
- 2.1.5 He feels that he is suffering because of the actions of the Police Authority.

3 **KEY ISSUES**

- 3.1 The key issues to be addressed in deciding whether or not to confirm the Tree Preservation Order are whether the trees protected are of sufficient amenity importance to justify a Tree Preservation Order, and whether the public benefit afforded by the trees outweighs any private inconvenience experienced by individuals because of the trees.
- 3.2 As the only objection to the TPO concerns the inclusion of trees within the curtilage of Broome House, particular attention should be paid to Broome House when considering these issues.
- 3.3 The reason for making the TPO are given in section 1.6. An issue of particular importance in this instance is whether or not the trees within the curtilage of Broome House form part of the historic landscape setting of the listed building.

4 **ASSESSMENT**

- 4.1 The TPO has been made to protect all the trees which form a part of the landscape setting of Woodcote, a grade II listed building that is currently the headquarters of Warwickshire Police.
- 4.2 Woodcote stands in extensive grounds which are largely landscaped parkland, consisting of expanses of grass with intermittent tree planting. In addition there are several areas of woodland and copse. Thus trees form a very important part of the landscape setting of the house.
- 4.3 The grounds are a Locally Listed Garden.
- 4.4 Broome House is a relatively modern dwelling constructed within a plot of approximately 0.3ha that sits within, and is surrounded on all sides by, the grounds of the Police Headquarters (title WK419170).
- 4.5 Broome House, also known as Broome Close, originally formed part of the Woodcote estate. The plot was sold by Warwickshire Police Authority in 1996.
- 4.6 The grounds of Broome House are clearly connected both visually and historically with Woodcote and continue to form a part of the landscape setting of Woodcote.

4.7 The TPO is intended to protect all areas that form part of the setting of Woodcote, irrespective of current ownership. It is appropriate to include Broome House within the TPO.

5 **RECOMMENDATION**

5.1 It is recommended that members authorise officers to confirm Tree Preservation Order 448 unmodified.