

LAND AT WARWICKSHIRE POLICE HQ, LEEK WOOTTON

ECOLOGY, LANDSCAPING, HIGHWAYS



Our development site at the Warwickshire Police Headquarters is largely unmanaged grassland with a long history of grazing.

There is a small area of Priority Habitat in the northern parcel of the Paddock, which will be protected and enhanced, as part of the development. Existing significant hedgerows and trees within and surrounding the site have been incorporated into the layout so that they can be protected and preserved.

We will be seeking to achieve an overall level of Biodiversity Net Gain, consistent with Warwick District Council's requirements. The existing woodland to the north of the site offers opportunities to achieve significant ecological benefits through improved management and enhancement. Opportunities for this are being explored.



There are a number of significant high-quality trees across the site, as well as established mature hedgerows along the northern and eastern site boundaries.

The scheme has been designed to retain significant existing trees and vegetation, locating new vehicular entries and development outside of root protection zones.

We aim, not to just retain, but enhance the existing landscape, all part of our goal of biodiversity net gain across the two sites.

Access to the Paddock site is proposed from Woodcote Lane. Cars will enter via a simple priority junction and a new pedestrian crossing point will link to the existing northern side of Woodcote Lane.

The Old Tennis Court site access is proposed off Woodcote Drive, which will remain a private road. In addition, c.12 dwellings on the South East corner of the Paddock site will be accessed from Woodcote Drive.

Pedestrian links throughout the site will allow ease of movement and parking provided will be in line with council policies, with visitor parking, and provision for electric vehicle charging points.

