

NCC PLANNING CONSULTATION _ TREES		Date: 23.2.26
NCC /Company Initials/ Consultant Initials	Planning Application No. 26/0069	
Planning Officer: Lydia Burrows		
Site Address: Land South Of 11 Bullmore Road Caerleon Newport		
Plans Provided:  0069-Application Form-29012026  0069-Consult Response Statutory-09022026  0069-Consult Response Statutory-11022026  0069-Drawing - OS Site Location Plan-29012026  0069-Drawing-29012026  0069-Supporting Information-29012026  ufm51_Internal_Consultee_Letter		
Summary: Refuse - Due to conflict with PPW 12 and policy G5 and EN8		
Policy Consideration : Planning Policy Wales (PPW) – Edition 12 (February 2024) LDP Policy GP5 – General Development Principles (Natural Environment) LDP Policy EN8 – Trees, Woodlands and Hedgerows		
Discussion: As part of the application the applicant has stated the following: <i>The hedge has become ineffective as a boundary treatment and has contributed to persistent fly-tipping and unauthorised access. Its form and density allow concealment and easy access, resulting in repeated environmental harm, safety concerns, and ongoing clean-up and maintenance issues.</i> <i>The removal of the hedge is necessary to enable improved boundary management and to deter further fly-tipping. A replacement fence will be installed along the same boundary; however, this will be under 1 metre in height and therefore does not require planning permission.</i>		

The proposal represents a proportionate response to a longstanding problem, and the benefits of preventing ongoing fly-tipping and improving site safety outweigh the loss of the hedge.

Planning Policy Wales Edition 12

Distinctive and Natural Places

This chapter is central to any hedgerow-related planning issue. In PPW12, Chapter 6 covers:

- **Biodiversity and ecological networks** (pages 143–160)
- **Green Infrastructure** (from paragraph 6.2.5)
- **Landscape and ecological considerations** [\[gov.wales\]](https://gov.wales)

These themes establish that hedgerows should be treated as integral elements of the natural environment, contributing to ecological networks, green infrastructure, and habitat connectivity.

Requirement for Green Infrastructure (GI) Statements

PPW12 introduces a major policy shift:

All planning applications must now include a Green Infrastructure Statement (GIS) describing how the proposal incorporates and protects green infrastructure.

Since hedgerows are explicitly included within green infrastructure (along with trees, grassland, ponds etc.), any proposal involving hedgerow removal must:

- Inventory existing hedgerows
- Demonstrate impacts on GI
- Explain protection, mitigation, and compensatory steps
- Apply the **Step-wise Approach** (avoid → minimise → mitigate → compensate).

PPW12's biodiversity policies require planners to:

- Recognize hedgerows as part of **ecological networks**
- Avoid fragmentation and maintain ecological connectivity
- Prioritize enhancement and long-term management over compensation

Since hedgerows connect habitats and act as wildlife corridors, their removal often contradicts these requirements unless compelling reasons exist.

Observations -The hedge sits on a low bank along the southern boundary of Bullmore Road and is of similar quality all along the boundary with gaps. The hedge has not been well maintained in the past and as such has become overgrown although the section indicated appears to have been pruned in the recent past.

Removal of the hedge would erode the character of the village setting, will break connectivity with the remaining hedge and will do nothing to prevent access and fly tipping as this could reasonably occur in other areas along the boundary.

In addition, the installation of a low post and rail fence would mean material can be more easily thrown over exacerbating the fly tipping problem.

Hedgerow renovation, pruning, planting, coppicing and laying the hedge in a local style would provide a maintainable, dense and defensible boundary whilst retaining its many landscape and ecological values. Where initial pruning will create further gaps and spaces these could be reasonably secured with a post and wire fence which secures the boundary whilst not impeding hedge growth.

Conclusion: The reasons for the removal of the hedge do not appear logical or compelling to support of its removal.
Recommendation: The application should be refused - Due to conflict with PPW 12 and policy G5 and EN8.