

From: Arnall, Guy

Sent: Wednesday, February 11, 2026 13:19

To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0069 (Land South Of 11 Bulmore Road Caerleon Newport South Wales) (Hedgerow Removal)

Hi Lydia

Re: REMOVE PART OF HEDGEROW

In respect of Conservation Areas, Section 160 of the Historic Environment Wales Act 2023 imposes the general duty (derived from Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990) that *"In exercising a planning function in relation to a building or other land in a conservation area, a person must have special regard to the desirability of preserving or enhancing the character or appearance of that area"*.

Planning Policy Wales (Edition 12, 2024) states that:

"6.1.6 The Welsh Government's specific objectives for the historic environment seek to:

- *preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous;*

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings...

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area."

Policy CE7 of Newport Local Development Plan 2011 – 2026, January 2015 states that:

"DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:

- i) BE DESIGNED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE APPROPRIATE.*
- ii) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL SHOPFRONTS AND JOINERY.*
- iii) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT.*
- iv) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.*
- v) PAY SPECIAL ATTENTION TO THE SETTINGS OF BUILDINGS, AND AVOID THE LOSS OF ANY EXISTING DOMESTIC GARDENS AND OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.*
- vi) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS FROM THE CONSERVATION AREA."*

Regarding green spaces, the Conservation Area Appraisal for Caerleon states:

"3.7 SPACES & PUBLIC REALM

3.7.1 The green spaces across the Conservation Area typically correspond with Scheduled Monument sites (although not all Scheduled Monuments are green spaces). These include the formal public space next to the town hall, the triangular green at Goldcroft Common, the barracks area and the amphitheatre field. These are

well-maintained, open spaces which provide both public and visual amenity. Private green spaces which contribute to the character of the Conservation Area include the mature trees which are visible over the wall of The Mynde and the greenspaces on either side of New Road in Ultra Pontem. The high proportion of green and rural landscape around Ultra Pontem further strengthens its distinctly village-like character compared to the more densely built centre of Caerleon.”

4.1.4 The retention of the contrastingly urban and village-like characters in central Caerleon and Ultra Pontem, respectively, is also significant and demonstrates how settlement spread out from its original centre...”

The CAA for Caerleon recognises that Bulmore Road features *“traditional cottages of slightly different massing at the north-east end. Later suburban houses from the centre to south-west end, set back from the road. Mature planting on the opposite side of the road.”* Similarly, New Road features: *“Predominantly a green streetscape with early 20th-century semi-detached houses at the south end and a grander, traditional building at the north end. The group at the far north end of the road (toll cottages and pub) mark the entrance to Ultra Pontem and contribute to a traditional village character.”*

The site proposed for hedgerow removal is located within Caerleon Conservation Area, forming part of the northern roadside boundary to that large swathe of mature planting upon the valley side of Belmont Hill (which contains numerous TPO trees). It is in a prominent location, visible from both Bulmore Road itself and within views south along New Road, providing a strong sense of green enclosure and rural character. As identified within the CAA, the high proportion of green and rural landscape around *Ultra Pontem* makes a positive contribution towards the character and appearance of the conservation area by strengthening *“...its distinctly village-like character compared to the more densely built centre of Caerleon.”*

I would therefore conclude that any loss of hedgerow boundary to this prominent section of Bulmore Road would cause harm to the character and appearance of Caerleon Conservation Area.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

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