

Hedgerow Note

Land East of Kineton Road, Wellesbourne

May 2026

Introduction and background

1. This note has been prepared to address the matter raised during the inquiry (ref: 3365027) relating to the potential removal of a hedgerow to accommodate the necessary visibility play associated with the access into the site.
2. The proposed site access plan (drawing no: T24596-001 Rev.D), which is for approval, shows the removal of circa 80m of hedgerow along the site's eastern boundary, adjacent to Wellesbourne Road, in order to achieve the necessary visibility splays.
3. The Arboricultural Impact Assessment (AIA) refers to the hedge as 'H22'¹. The AIA summarises it as a 'common hawthorn' and is graded 'C3'², indicating it is of low quality.
4. The 'Tree Retention and Removal Plan'³ enclosed in the AIA shows the hedgerow as proposed to be removed. This is also confirmed in table EDP8.2⁴, which confirms its 'complete removal'. The 'Tree Retention and Removal Plan' also shows trees T24, T25, T26 and T27 (all common ash trees, grade C⁵) to be removed, located within the hedge', to accommodate the necessary visibility splays.
5. The Preliminary Ecological Appraisal⁶ (PEA) also identifies the same hedgerow (referred to as 'H1'⁷) as 'lost habitat'⁸.
6. The BNG metric calculator⁹ confirms in the 'on-site hedge baseline' tab that the hedgerow will be lost to enable access, resulting in the loss of 1.08 hedgerow units.
7. The loss of the hedgerow is assessed in the Landscape and Visual Appraisal¹⁰, and that it will be replanted in year 1 as part of wider buffer planting. Due to the containment provided by the existing intervening landscape structure, there would be *"...little awareness of change in the most*

¹ As shown in the 'Tree Constraints Plan' at plan EDP1, **CD 11** (p38-39)

² Appendix EDP1, **CD D11** (p20)

³ Plan EDP2, **CD 11** (P44-45)

⁴ **CD 11** (p14)

⁵ Appendix EDP1, **CD D11** (p20)

⁶ **CD D7**

⁷ Plan EDP1, **CD 11** (p112)

⁸ Plan EDP5, **CD 11** (p115)

⁹ **CD D2**

¹⁰ **CD D14**

sensitive Feldon Parklands character area to the north-east”¹¹, where the hedgerow is visible from.

8. In response to its loss, the main text of the PEA establishes that:

“Where feasible the existing hedgerow will be translocated west into the Site from its existing alignment, to provide appropriate visibility splay. This will only result in a temporary impact and the hedgerow will continue to provide ecological functionality”¹².

9. Reflecting this, the BNG assessment included in the PEA states that:

“The majority of hedgerows within the Site (and around the Site’s boundaries) are to be retained and protected. A small loss of Hedgerow Units is proposed, which is unavoidable due to the provision of access along the eastern boundary of the development and strengthening of the public right of way provision. The planting of an additional 0.79km of native hedgerows and 0.03ha of native hedgerow with trees (to be managed as a target condition of moderate or higher) would be sufficient to provide a net gain in hedgerows”¹³.

10. In terms of impacts of the hedgerow and the associated tree loss, and the potential translocation, the PEA states that:

“Where feasible, hedgerow H1 will be translocated, which is considered likely to result in only minimal reduction in suitable foraging resource and disrupt its suitability for use by commuting bats”¹⁴

11. The PEA also states in terms of mitigation strategy:

“To ensure a 10% net gain in hedgerow units is achieved a minimum length of replacement planting is required to mitigate for the anticipated loss. Based on the assumptions and details available at the outline stage it is calculated that 0.79km of native hedgerows and a minimum of 0.03km of native hedgerow with trees should be provisioned.

Detailed specifications for new planting and other habitat creation should be provided with a detailed Soft Landscaping Scheme secured by a suitably worded planning condition”¹⁵.

12. Depending on the final conditions, the translocation / replanting of the hedgerow is addressed as follows:

- Proposed condition 11 requires the development to be carried out in general accordance with the recommended mitigation measures contained in section 5 of the PEA. The section 5 recommendations include hedgerow creation¹⁶.

¹¹ Para 7.10, **CD D14** (p48)

¹² Para 4.30, **CD D7** (p37)

¹³ Appendix EDP6, **CD D7** (P92)

¹⁴ Para 4.46, **CD D7** (p39)

¹⁵ Para 5.15-5.16, **CD D7** (p44)

¹⁶ Table EDP6.1, **CD D7** (p50)

- Proposed condition 19 and 20, or 30 will require the reserved matters application in relation to the approval of landscape details to include a public open space specification and site infrastructure specification. This comprises a design specification for the hard and soft landscaping elements of public open space and site infrastructure, including planting plans.
13. Beyond the above, BNG is a statutory requirement, the BNG assessment for the site includes the planting of new hedgerow in order to achieve a net gain in hedgerow, as discussed at paragraph 9 above.