

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>

Sent: 30 October 2025 07:46

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 25/0811 (Sirona Belmont Hill Caerleon Newport NP18 1JX) (FULL)

Hi Vicky

Re: REMOVAL OF FRONT WALL AND CREATION OF OFF STREET PARKING AREA

The property in question is located on Old Hill, the road forming principal approach from the south-east. It is immediately outside Caerleon Conservation Area (CA), its north-west curtilage boundary being conterminous with that of the CA. This is therefore a question of conservation area Setting impact.

The character of Old Hill is defined within the CAA as *"principally a green streetscape with groups of traditional cottages set into the sloping landscape behind front boundary walls."*

Item 3.6.6 of the same states that:

"As is common across Newport and South Wales generally, there is a considerable amount of local Pennant stone used as building material. This is especially prevalent in boundary walls, sometimes combined with brick dressings, and as the main building material behind rendered elevations."

I would suggest that the site has principally been excluded from the CA due to the modern nature of the building. However, its generous front boundary does fulfil the above criteria: an existing (though dilapidated) boundary wall comprising of rubblestone, which retains the stepped and greened slope behind. The present arrangement therefore comprises of positively contributing landscaping, which softens transition into the CA (and the stone-built boundary wall of Hill House immediately adjacent) within approach from the south-east, and makes a positive contribution towards its setting.

The proposed works will eliminate the greened slope and stone wall which form the roadside boundary, to create a tarmac-finished parking area with brick-lined retaining wall. Whilst it is unclear what type of brick is proposed; it is considered that loss of green boundary and stone wall - to what is essentially a widening of the tarmac-finished road with modern brickwork retaining wall and car parking against the boundary line - will result in some harm the setting of Caerleon Conservation Area as it will harden the immediately adjacent landscaping within this principal approach to the area.

I would also highlight that the Archaeologically sensitive area is immediately adjacent, its boundary also conterminous with that of the CA. I see that *Heneb* have been consulted to this regard.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

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