

Newport City Council

By email

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Your reference

CONNEX/26/0262

Ein cyfeirnod
Our referenceDyddiad
Date

29 April 2026

Llinell uniongyrchol
Direct line

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Ebost
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Dear Sir/Madam

Planning Application – Partial discharge of conditions, Broadway Farm, Broadway, Caerleon, Newport, NP18 1AY

Thank you for your letter of 9 April inviting our comments on the information submitted for the above planning application.

This response is based on the advice provided by Cadw's Senior Inspector of Historic Monuments and Cadw's Senior Historic Environment Planning Officer.

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.

AssessmentScheduled Monument**MM231 Caerleon Civil Settlement**

This application is for the partial discharge of conditions 2 (archaeology), 3 (construction traffic management plan), 4 (CEMP), 5 (inappropriate materials), 6 (planting), and 7 (biodiversity enhancement) of planning permission 24/0635 for engineering works including upgrading and repairing a flood prevention bund and farm track (part retrospective).

Part of the proposed development crosses scheduled monument MM231 Caerleon Civil Settlement and scheduled monument consent has been granted for this work. Cadw therefore have no objection to the partial discharge of these conditions but condition 2 archaeology should only be discharged following advice given by



Heneb: The Trust for Welsh Archaeology in their role as archaeological advisors to Newport City Council.

The applicant should note that separate conditions are attached to the scheduled monument consent and that these will need to be met prior to any works commencing inside the boundary of the scheduled monument.

Cadw notes that the Conditions 6 (Planting Scheme) and 7 (Biodiversity Enhancement) application document contains a reference to the construction of a hibernaculum to be installed between the track and hedge-lined reen (para 5.11). The attached figure suggests that this requires the excavation of a hole measuring a minimum of 1000mm in diameter and 500mm in depth. It is uncertain whether the hibernaculum is to be located inside or outside of the scheduled area. If the hibernaculum is proposed to be located within the scheduled area, this did not feature in the scheduled monument consent application and is not authorised. The construction of such a feature would require the active scheduled monument consent to be varied before these works take place, and the addition of a new condition stipulating archaeological evaluation and recording. Heneb will advise and monitor if the hibernaculum is to be located outside of the scheduled area.

Yours sincerely,

Laura Cooper
Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [Planning Policy Wales - Edition 12 \(gov.wales\)](https://gov.wales/planning-policy-wales-edition-12) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance

the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.