



Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

Our ref: NEW1722/HB

ARCHAEOLOGICAL PLANNING

Head of Planning and Economic Regeneration
Newport City Council
Civic Centre
NEWPORT
NP20 4UR

7th August 2026

FAO: Francesca Sanders

Dear Sir/Madam,

Re: Use of land for the purpose of vehicle storage

**Land adjacent to and south of Matalan Newport Retail Park, Seven Stiles Avenue,
Newport, South Wales**

Pl.App.No.: 26/0567

Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website and have concluded that **the proposal will require archaeological mitigation.**

Information in the regional Historic Environment Record (HER) shows that the application area is situated within the Archaeologically Sensitive Area (ASA) of the Gwent Levels; an area where evidence for human activity dating from at least 4000BC has been found, and known for its extensive waterlogged deposits with exceptional preservation of organic and palaeoenvironmental remains. The HER also notes that previous archaeological assessments of the area has shown that there is potential in encountering archaeological remains and deposits during any ground disturbing works in the area, especially given the apparent lack of previous development.

The application is for the use of land for the purpose of vehicle storage. We previously commented on a pre-planning enquiry of the application area in which archaeological mitigation for an archaeological watching brief during the course of the works was recommended. Our understanding of the archaeological resource of the area is unchanged and consequently, our advice remains the same.

Therefore, in order to mitigate the impact of the development on the archaeological resource it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

We envisage that this programme of work would take the form of Archaeological Monitoring and Recording (watching brief), during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated

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PSG / CEO: Richard Nicholls

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and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014:

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: *To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.*

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), [CIfA regulations, standards and guidance](#) | [CIfA](#) and it is recommended that it is carried out either by a [CIfA Registered Organisation](#) or a [MCIfA level accredited Member](#) | [CIfA](#)

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully,

H. Bowden

Hannah Bowden BA (Hons) MSc MCIfA
Stewardship Officer

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