

Newport City Council

Eich cyfeirnod
Your reference

CONNEX/25/0748

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

2 October 2025

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Dear Sir/Madam

Planning Application – Placement of temporary sports hall, Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport

Thank you for your letter of 25 September inviting our comments on the information submitted for the above planning application.

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

Advice

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

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

AssessmentScheduled Monuments

MM230 Caerleon Legionary Fortress
MM231 Caerleon Civil Settlement
MM232 Caerleon Roman Amphitheatre
MM233 Caerleon Legionary Fortress: Goldcroft Common
MM234 Caerleon Legionary Fortress: School Fields
MM235 Caerleon Legionary Fortress: Grounds of St Cadoc's Home
MM236 Caerleon Legionary Fortress: Area between Priory Hotel and Priory Lodge
MM237 Caerleon Legionary Fortress: Field SE of Broadway
MM241 Caerleon Legionary Fortress: Town Hall Park, High Street
MM245 Caerleon Legionary Fortress: Grounds of Health Clinic
MM246 Caerleon Legionary Fortress: Grounds of the Croft Nursing Home
MM247 Caerleon Legionary Fortress: Old Vicarage Garden



MM252 Caerleon Legionary Fortress: Car Park and Garden of Endowed School, North of Broadway

MM254 Caerleon Civil Settlement: Area under Broadway Playing Fields

This planning application is for the placement of a temporary sports hall at Caerleon Comprehensive School, Caerleon, Newport.

The above scheduled monuments are located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them apart from MM231 Caerleon Civil Settlement. Consequently, the proposed development will have no impact on the settings of these scheduled monuments other than MM231 Caerleon Civil Settlement.

The proposed development is located some 50m south of scheduled monument MM231 Caerleon Civil Settlement. It consists of the remains of a civil settlement, known as the Canabae, associated with, and located on the west side of the Roman fortress of Isca. The extent of the civilian settlement, known because of geophysical survey and small-scale excavation covers land to the south and west of the fortress, either side of the modern Broadway. The Broadway follows the line of a road of Roman date that led from the west gate of the fortress to the quay on the River Usk and was the focus of civilian settlement. Geophysical survey in the fields around the amphitheatre revealed a complex of large public style buildings extending over an area of about 5 hectares. Work in the 1950s had indicated the presence of large roman buildings in this area, including a bathhouse and a building with a monumental entranceway. The monumental complex revealed during the geophysical survey includes one of the largest buildings known from Roman Britain, as well as several other buildings reminiscent of roman 'public' military architecture. Small-scale excavation on the site confirmed that the monumental complex was Roman in date, probably going out of use in the early-3rd century AD, and that it consisted of three distinct structures. The monumental complex has been interpreted as part of the official civilian settlement, the Canabae Legionis. Other structures associated with the Canabae have been located through geophysical survey on both sides of the Broadway, running back approximately 50m from the road. The survey also revealed several small roads running off Broadway, along which structures were identified. The structures appear to be multi-phased and constructed from both timber and stone. The site of the 3rd century AD quay was identified at the west end of Broadway and was excavated in the 1960s, it lies under the modern golf course. Further settlement structures have been identified on the northwest side of the fortress, in an area of allotments and playing fields, also included in the scheduled area.

The civil settlement came into being and relied upon the existence of and connections with the Roman fort. Parts of the suburb were undoubtedly a state-sponsored development and may have acted as a gathering place for people, animals and equipment transiting between the river quay, the settlement and fortress. Significant views are north in an arc from north to east, linking the



settlement, the quay, the fort, and amphitheatre. Views southwards from west to east along the river will also have been important.

The proposed development is for a temporary sports hall for a period of 18 months, to be located on the existing hardstanding play area within a school. The building will measure some 25m by 10m by some 7m high and be clad in profile sheeting with a ramped pedestrian entrance to the south elevation, fire exit to the east elevation and large roller door to the west elevation. There will be no fenestration to the walls.

The proposed building is within the identified significant arc of view from the scheduled monument; it will be primarily visible the across open ground of the Caerleon football club. It will be seen set against buildings of the school campus to the rear, and the choice of design materials will pick it out. However, it will not exceed the existing buildings in height and will be in place for a limited period. As such whilst there may be a temporary slight visual change in the view from the monument this will not have any significant or long-lasting effect on the way that the monument is experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument MM231.

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.