



Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

Our ref: NEW1727/JBHD

ARCHAEOLOGICAL PLANNING

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

9th September 2026

FAO: Lydia Burrows

Dear Sir/Madam

Re: Listed Building Consent for the Change of Use and Conversion of a Curtilage-Listed Stone Outbuilding to Ancillary Residential Accommodation Incidental to the Principle Farmhouse, Including Demolition of an Adjoining Single Storey Twentieth-Century Concrete-Block Shed; Partial Rebuilding and Stabilisation of Historic Stone Walling; Re-Roofing in Natural Slate; Formation of New Openings to the Rear (South and East) Elevations, and Associated Internal Alterations: Samsons Court, Goldcliff Road, Goldcliff. Pl.App.No.: 26/0447.

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

We have consulted the regional Historic Environment Record (HER) and note the application area is situated within the Gwent Levels Archaeologically Sensitive Area, defined for the concentration of evidence of activity from the prehistoric, Roman and Medieval periods. It is within the Gwent Levels Registered Landscape of Outstanding Historic Interest (Cadw reference: HLW Gt2 Gwent Levels), specifically character area HLCA001 Nash Goldcliff. This is summarised as a 'complex irregular landscape' with the coastal area's reclamation dating to the 11th and 12th centuries, and evidence of nearby activity dating to the prehistoric and Roman periods. Archaeological investigation has shown the survival of buried land surfaces and archaeobotanical deposits. The historic Ordnance Survey maps of the mid and later 19th century and the Tithe of 1840 show buildings, and outbuildings, set within an orchard, with grips, trackways and other features. The property itself is a Listed Grade II (Cadw reference 17541) dating from the 17th century with later changes.

The proposal involves partial demolition, conversion and construction, including services and drainage, and has potential to encounter earlier phases of activity and buried material on the site. during the enabling, groundworks, and works to the outbuildings and wall.

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Cadeirydd / Chair: Dr Carol Bell

PSG / CEO: Richard Nicholls

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Therefore, 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 during aspects of the development which are ground disturbing, and which expose elements of the original outbuildings and historic walling. 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 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), (www.archaeologists.net/codes/cifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

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

Yours faithfully

Judith Doyle

Judith Doyle BA(Hons) MBA FSA MCIfA
Arweinydd Rhanbarthol / Regional Lead

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