

Sent: Monday, March 16, 2026 15:51

To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0148 (Sirona Belmont Hill Caerleon Newport NP18 1JX) (FULL)

Hi Lydia

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

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 coterminous 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 substantially reduce the greened slope and reconfigure the line of the stone wall which forms the roadside boundary, to create a paving-finished parking area.

It is considered that loss of the existing green boundary and stone wall - to what is essentially a widening of the hard-finished road with 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* requested a WSI relating to previous application 25/0811.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council