

Newport City Council

By email

planning@newport.gov.ukEich cyfeirnod
Your reference

CONNEX/25/0812

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

4 November 2025

Llinell uniongyrchol
Direct line

03000 252791

Ebost
Email:cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Prior notification of demolition of buildings D1, D2, L, G, H, A (partial) K and D3, Caerleon Comprehensive School, Cold Bath Road, Caerleon, Newport, NP18 1NF

Thank you for your letter of 23 October inviting our comments on the information submitted for the above planning application.

This response is based on the advice provided by 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 monuments listed in our assessment of the application below.

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

Assessment

Scheduled Monuments

MM230 Caerleon Legionary Fortress

MM231 Caerleon Civil Settlement

MM254 Caerleon Civil Settlement: Area under Broadway Playing Fields

This planning application is for the demolition of a number of buildings at Caerleon Comprehensive School, Cold Bath Road, Caerleon.

The application area is immediately adjacent to the above scheduled monuments. However, they are of little architectural value, being of late 20th/early 21st century date and typical of school building of this time. Whilst visible from the scheduled monuments the removal of the buildings will not have any adverse effect on the way they are understood, experienced and



appreciated. Consequently, the removal of these buildings will not cause any damage to the settings of scheduled monuments MM239, MM231 and MM254.

Cadw have concerns that the demolition of these buildings are preparatory works for a proposed redevelopment of this part of the school. New buildings in this area could have an adverse impact on the settings of the scheduled monuments and therefore the design of any replacement buildings in this area should carefully consider how they relate to the surrounding historic environment.

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.