

**Archaeological Desk Based Assessment:
Land adjacent to Newport Retail Park,
Seven Stiles Avenue, Newport**

July 2025



Report No. 2390



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Prepared for Day's Property Holdings Ltd

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Summary

In September 2024, Archaeology Wales Ltd was commissioned by Day's Property Holdings Ltd to carry out an archaeological desk-based assessment (DBA) and site visit on land adjacent to Matalan, Newport Retail Park, Seven Stiles Avenue, Newport, centred on NGR ST 34802 86932. In June of 2025 an additional linear area, 24m in width by 89m, was added to the southern boundary of the original application.

For ease of reporting, both areas have been combined within this report to form a single area.

No designated historic asset (i.e. World Heritage Site, scheduled monument, listed building, registered park and garden, historic landscape or conservation areas) lie within, or intersects with, the Site, nor does the evidence from historic maps, LiDAR and aerial photography indicate that anything is present.

No previously identified archaeological assets have been recorded within the proposed development area. No new sites were identified during the course of this assessment.

Due to concentration of the archaeological resource in the vicinity of the site, and the apparent lack of previous development, there is the potential for a hitherto unknown archaeological resource to be impacted by the proposals. It is recommended that an archaeological watching brief be carried out during the groundbreaking works to establish the presence of undisturbed archaeological deposits.

This study has been undertaken to the professional standards of the Chartered Institute for Archaeologists and is intended to meet the Standard and guidance for historic environment desk-based assessment (2020).

Crynodeb

Ym mis Medi 2024, comisiynwyd Archaeology Wales Ltd gan Day's Property Holding Ltd I gario allan asesiad ddesg archeolegol (ADA) ac ymweliad safle ar dir cyfagos I Matalan, Parc Adwerthu Casnewydd, Seven Miles Avenue, Casnewydd, wedi'i chanoli ar CGC ST 34802 86932. Ym mis Mehefin 2025 ychwanegwyd ardal linellol ychwanegol, 24m o led wrth 89m, at ffin ddeheuol y cais gwreiddiol.

Er hwylustod adrodd, mae'r ddwy ardal wedi'u cyfuno yn yr adroddiad hwn i ffurfio un ardal.

Nad oed unrhyw ased hanesyddol dynodedig (e.e. Safleoedd Treftadaeth y Byd, Heneb Gofrestredig, Adeilad Cofrestredig, Parc a Gerddi Hanesyddol Cofrestredig neu Ardaloedd Cadwraeth) I mewn, neu yn croestorri yn safle. Nad oes tystiolaeth o unrhyw beth presennol yn ôl y mapiau hanesyddol neu awyrluniau.

Does dim ased hanesyddol wedi'i dynodi yn flaenorol wedi'i recordio o fewn yr ardal datblygiad arfaethedig. Nad oedd unrhyw safleoedd Newydd wedi'i dynodi yn ystod yr asesiad hwn.

Oherwydd yr actifedd archeolegol yn yr ardal, ar ddiffyg o ddatblygiad blaenorol, mae yna botensial hyd yn hyn i adnoddau archeolegol anwybyddes i gael ei effeithio gan y cynigion. Argymhellwyd fod briff gwyllo archeolegol yn cael ei gario allan yn ystod a Gwaith torri daear er mwyn sefydlu'r presenoldeb o ddyddodion archeolegol digyffro.

Cafodd yr astudiaeth hon ei ymgymherwyd i'r safonau proffesiynol y Sefydliad Siartredig ar Gyfer Archeolegwyr, ac yn bwriadu i gwrdd ar Safonau ar Gyfarwyddiadau ar gyfer asesiad desg amgylchedd hanesyddol (2020).

1. Introduction

- 1.1.1. In September 2024, Archaeology Wales Ltd was commissioned by Day's Property Holdings Ltd to carry out an archaeological desk-based assessment (DBA) and site visit on land adjacent to Matalan, Newport Retail Park, Seven Stiles Avenue, Newport, centred on NGR ST 34802 86932 (Archaeology Wales, 2024).
- 1.1.2. In June 2025 a additional parcel of land was added to the south of the original application. For ease of reporting, both areas have been combined within the report to form a single area.
- 1.1.3. The primary objective of this DBA is to assess the potential impact of the development proposals on the historic environment. This will help inform future decision making, design solutions and potential mitigation strategies. The aim is to make full and effective use of existing information in establishing the heritage/archaeological significance of the site to elucidate the presence or absence of heritage/archaeological material, its character, distribution, extent, condition and relative significance.
- 1.1.4. The purpose of the desk-based assessment, which is detailed in the following report, is to provide Archaeological Planning Heneb Glamorgan Gwent Archaeology (APHGGA), in their capacity as advisors to the local planning authority, Newport City Council (NCC), with the information they are likely to request in respect of the proposed development, the requirements of which are set out in *Planning Policy Wales* (Edition 12, February 2024), Section 6.1 and *Technical Advice Note (TAN) 24: The Historic Environment* (2017).
- 1.1.5. All work will conform to the *Standards and guidance for historic environment desk-based assessment* (CIfA, 2020).

2. Site Description

- 2.1.1. The proposed development area is located to the south of Matalan on Newport Retail Park, Seven Stiles Avenue, Newport, centred on NGR ST 34802 86932. The retail park is on the south-eastern outskirts of Newport, c. 4.5km from the city centre (Figures 1 and 2).
- 2.1.2. The original development, along with the addition area covers a rectangular plot of land of approximately 0.8ha. It is currently a single parcel of overgrown scrubland with hardstanding at its northern end. It is bounded to the west by Seven Stiles Avenue, to the north and south by retail car parks, and to the east by mature trees (Figures 3 and 4).
- 2.1.3. The underlying geology consists of the Mercia Mudstone Group, a sedimentary bedrock formed between 252.2 and 201.3 million years ago. The superficial deposits are Tidal Flat Deposits of clay and silt, a sedimentary deposit formed between 11.8 thousand years ago and the present day (BGS 2025).

3. Methodology

- 3.1.1. The primary objective of this DBA is to assess the potential impact of the development proposals on the historic environment. This will help inform future decision making, design solutions and potential mitigation strategies. The aim is to make full and effective use of existing information in establishing the heritage/archaeological significance of the site to elucidate the presence or absence of heritage/archaeological material, its character, distribution, extent, condition and relative significance.
- 3.1.2. The work includes a comprehensive assessment of regional context within which the heritage/archaeological evidence resides and aims to highlight any

relevant research issues within national and regional research frameworks.

- 3.1.3. This report provides information of sufficient detail to allow informed planning decisions to be made which can safeguard the heritage/archaeological resource.
- 3.1.4. Preservation in situ has been advocated where at all possible, but where engineering or other factors could result in the loss of archaeological deposits, preservation by record has been recommended.
- 3.1.5. In agreement with APHGGA and Cadw, data for all designated heritage assets was obtained for the proposed development area and a surrounding 3km buffer area. A 1km study area was agreed for non-designated sites (see Appendix II).

3.2. Data sources

- 3.2.1. This assessment considers the following:
- a) The nature, extent, and degree of survival of archaeological sites, structures, deposits, and landscapes within the study area through assessment of various readily available primary sources:
- Collation and assessment of all relevant information held in the regional HER, within a 1km buffer zone around the proposed development area.
 - Collation and assessment of the impact on all Designated archaeological sites (Scheduled Monuments, Listed Buildings, Historic Parks and Gardens, landscapes, Conservation Areas) within 3km buffer zone around the proposed development area.
 - Assessment of all available excavation reports and archives including unpublished and unprocessed material affecting the site and its setting.
 - Assessment of aerial photographic and satellite imagery evidence.
 - Assessment of archive records held at regional archives, the National Library of Wales (NLW) and the Royal Commission on Ancient and

Historical Monuments in Wales (RCAHMW).

- b) The significance of any remains in their context both regionally and nationally and in light of the findings of the desk-based assessment.
- c) The history of the site.
- d) The potential impact of any proposed development on the setting of known sites of heritage and archaeological importance.
- e) The potential for further heritage and archaeological remains to be present, which have not been identified in pre-existing archaeological records.
- f) The potential for further work, with recommendations where appropriate for a suitable investigative and/or mitigation methodology.

3.3. Assessment Criteria

- 3.3.1. In assessing the value of heritage/archaeological assets, and the potential impacts upon them by the proposed development, the terms and guidance used in the *Design Manual for Roads and Bridges*, Volume 11, Section 3 (Highways England 2007) has been utilised. Values are given as:

Value	Description
Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Assets of national importance. Assets that contribute to regional research objectives.
Medium	Assets of regional importance. Assets that contribute to regional research objectives. Assets with lower levels of preservation
Low	Assets of local importance. Includes locally listed buildings and assets of limited value or poor preservation
Negligible	Assets with little surviving archaeological or historic interest.
Unknown	The importance of the resource has not been ascertained

- 3.3.2. The magnitude of the potential impact on the heritage/archaeological assets (which can be either positive or negative) is given as:

Magnitude	Description
Major	Change to most or all key heritage/archaeological materials, such that the resource is totally altered; comprehensive changes to setting
Moderate	Changes to many key heritage/archaeological materials, such that the resource is clearly modified; considerable changes to setting that affect the character of the asset
Minor	Changes to key heritage/archaeological materials, such that the asset is slightly altered; slight changes to setting
Negligible	Very minor changes to heritage/archaeological materials, or setting
No Change	No loss or alteration. Change not distinguishable or does not result in loss of heritage significance

- 3.3.3. This work conforms to the *Standards and guidance for historic environment desk-based assessment*, as produced by the Chartered Institute for Archaeologists (CIfA 2020).

4. Archaeological and Historical Background

4.1. Previous archaeological studies

- 4.1.1. There are 20 previous archaeological events recorded on the HER within a 1km study area of the proposed development.
- 4.1.2. In 2003 a watching brief was carried out on Hartridge Farm Road during geotechnical works, no archaeological features were revealed (GGATE004725)
- 4.1.3. During 2002-2003 a watching brief was undertaken to monitor works as a part of the Southern Distributor Road (GGATE004757). No features of archaeological significance, except for fragments of a land drain, were noted during the works.

- 4.1.4. A field evaluation was carried out in 2008 at Hartridge High School (GGATE000074), 800m to the north-east of the development. The works revealed a post-medieval/modern linear feature.
- 4.1.5. A watching brief was undertaken also in 2008 on a site at Queensway meadows during geotechnical works (GGATE004659), 750m south-east of the site. During the watching brief peat deposits and a possible Roamn land surface were recorded.
- 4.1.6. In 2015 Archaeology Wales carried out a field evaluation on land to the west of Hartridge Farm Road, Newport approximately 600m north-east of the development area. Nine of the 21 trenches excavated contained archaeological features or finds of Roman date and of these four contained later Iron Age/early Roman pottery and the cremated remains of at least two individuals were found (AW 2015).
- 4.1.7. Subsequently, AW carried out an excavation of the area and revealed 986 archaeological features across the site, which represented seven phases of occupation from the Late Iron Age to Modern periods (Late Iron Age to the end of the 2nd century being the peak period in activity). The remains of at least four roundhouses of Late Iron Age-Early Roman date were recorded as well as ditches, pits and gullies. The remains of eighteen individuals in the form of thirteen inhumation burials, three cremations and distributed disarticulated remains were recorded across the site likely dating to the 1st-3rd century AD (AW 2021).
- 4.1.8. The remaining events relate to desk-based studies, most concerning wider studies around the M4 corridor.

4.2. The Historic Landscape

- 4.2.1. The development area does not lie within a Registered Historic landscape however does lie approximately 1.5km north of the Gwent Levels landscape of

Outstanding Historic Interest (HLW(GT)2). This landscape displays evidence of distinctive patterns of settlement, enclosure and drainage systems from successive periods of use. There is also a proven, and possibly quite vast, potential for extensive, buried, waterlogged, archaeological and environmental deposits belonging to earlier landscapes (Cadw 2001).

4.2.2. Approximately 2km to the north-west of the development area lies the Conservation Area and Registered Park and Garden of Beechwood Park (PGW (Gt)18(NPT)) which is described as a late 19th century urban landscape park (Cadw 1994).

4.2.3. Also, within the 3km Study Area are the Conservation Areas of Kensington Place and Caerleon, both between 2.6-2.8km north-west of the development area.

4.3. Scheduled Monuments

4.3.1. There are no Scheduled Monuments within the bounds of the development or within the 1km Study Area. There are two Scheduled Monument sited within the 3km buffer (Figure 5). The prehistoric enclosure of St Julian's Wood Camp (MM021) lies approximately 2.2km north of the development area. The site consists of traces of banks and ditches and is likely of Iron Age date. It is located on the upper slopes of Christchurch ridge overlooking the Usk Valley (Cadw Monument Record).

4.3.2. The second, St. Mary's Churchyard Cross, Llanwern (MM324), lies 2.4km to the north-east. This monument is medieval in date and consists of a partially sunken square/octagonal cross base with a section of the cross-shaft surviving to a height of 1.4m (Cadw Monument Record).

4.4. Listed Buildings

4.4.1. There are no Listed Buildings within the bounds of the development or within the 1km Study Area. There are 28 Listed Buildings within 3km of the site: two

are Grade II* and the remaining are Grade II (Table 1; Figure 5).

Table 1. Listed Buildings within the 3km Study Area

ID	Name	Grade
2903	Thatched Cottage	II
3034	Cambrian House	II
3035	Church of St John the Evangelist	II
3064	Great Milton	II
3072	Church of the Holy Trinity	II
3073	Church House & The Friars	II
3109	Beechwood House, attached forecourt wall and attached coach-house range	II
17078	Barn at The Barn Farm	II
17538	Great Newra	II
17539	Barn at Great Newra	II
17542	Pye Corner Farm	II
17543	Tatton Farm	II
17544	Fair Orchard	II
17545	Fair Orchard Barn and attached agricultural buildings	II
18173	Baltic Oil Works	II
18175	St Michael's Roman Catholic Church	II
18178	Malt House	II
18179	Lock walls to mouth of Old Town Dock	II
18273	The Lawns	II
20739	Summerhill Baptist Church	II
21458	Former Police Telephone Box	II
25846	St Patrick's Roman Catholic Church	II
26118	Monument of James Rennie in the Churchyard of the Church of the Holy Trinity	II
26119	Monument of Willmetts and Darvel in the Churchyard of the Church of the Holy Trinity	II
26242	Maindee Pools, including Forecourt Walls and Railings	II
85290	Old Lime Kiln	II
2926	Parish Church of St Mary	II*
25847	George Street Bridge	II*

4.4.2. The Listed Buildings are formed from a range of classes with the majority being domestic in nature followed by religious and agricultural.

4.5. Known Archaeological Remains and Historical Development

4.5.1. There are no non-designated historic asset recorded within or intersecting

with the Site, however there are seventeen non-designated assets listed in the regional Historic Environment Record (HER) and the National Monuments Record (NMR) within the 1km Study area (Table 2; Figure 6).

- 4.5.2. The closest to the Site is GGAT00242g (Twyn y Melin), a post-medieval mill, which is located 157m east of the Site's eastern boundary.
- 4.5.3. The remaining records for non-designated assets span the prehistoric, Roman, medieval/post-medieval to the modern era, though three of the sites are recorded as unknown in date. All the non-designated assets recorded on the HER are listed in Appendix 1.
- 4.5.4. A search of artefacts recorded on the Portable Antiquities Scheme database (www.finds.org.uk) within the same search area produced no results.
- 4.5.5. The following text summarises the non-designated sites, according to period, and incorporates them into a summary of the historical development of the area:

Prehistoric: Palaeolithic (c.450,000 – 10,000 BC), Mesolithic (c.10,000 – 3800 BC), Neolithic (3800 BC – 2300 BC), Bronze Age (2300 BC – 700 BC) and Iron Age (700 BC – AD 43)

- 4.5.6. Though there are no prehistoric sites within the 1km search radius, a find of a Bronze Age unlooped palstave axe (GGAT00172g) was discovered in the area of Liswerry, 0.5km to the west of the Site.
- 4.5.7. There is limited evidence of Bronze Age activity within the wider landscape, mainly defined by dispersed findspots of individual bronze axes to the north and south-west of the Site. The greater concentration of activity is focused roughly 9km to the south-east, around the Severn estuary settlement. This site stood on a very slightly raised area of bog peat on land which is now on the edge of the Bristol Channel (Bell 2013).
- 4.5.8. Iron Age activity is again limited, with a focus around the area to the north of

the Study area. Site types include hill slope enclosures and the remains of at least four roundhouses of Late Iron Age-Early Roman date that were recorded by Archaeology Wales during excavations at Hartridge Farm Road, 0.81km, to the north of the Site.

Roman (AD 43 – c. AD 410)

- 4.5.9. There are no Roman sites or find spots recorded on the HER or NMR within the development area, however, as noted in Paragraph 4.1.6, AW carried out an excavation 600m north-east of the development area, and revealed 986 archaeological features across the site, which represented seven phases of occupation from the Late Iron Age to Modern periods (Late Iron Age to the end of the 2nd century being the peak period in activity). The remains of at least four roundhouses of Late Iron Age-Early Roman date were recorded as well as ditches, pits and gullies. The remains of eighteen individuals in the form of thirteen inhumation burials, three cremations and distributed disarticulated remains were recorded across the site likely dating to the 1st-3rd century AD (AW 2021).
- 4.5.10. Just outside the north-western edge of the study area is the Roman cemetery at Alway (GGAT00171g) whose burials suggest evidence over an extended period of time. Whilst to the north-east are the burials from Llanwen Station (GGAT 05814g). These were all in all in rock-cut graves with heads to the north (Evans 2001). Again, to the north, is the Roman complex of stone-founded buildings at Llanwern. These were excavated by Cotswold Archaeology between 2019 and 2020, and included two stone-built circular buildings, a rectangular structure and an apsidal structure, with evidence for activity between the 2nd and 4th centuries AD.

Early Medieval (c. AD 410 – AD 1086) and Medieval (1086 – 1536)

- 4.5.11. A small number of medieval assets are located to the northeastern edge of the

study area. These sites are clustered around the manor house of Pwlpan (GGAT00238g) and an adjacent Grange (GGAT08321g) and chapel (GGAT GGAT08322g) associated with Llantarnam Abbey. The Manor house of Pwlpan is recorded as being extant in the 14th century, whilst the Lordship of Pwlpan figures in a boundary description dated 1655 and in another in 1677. Buildings and enclosures associated with Grange remain, though now partly occupied by school grounds.

- 4.5.12. During the medieval period activity within the surrounding area increased, as greater management of the Gwent Levels intensified. The medieval site types are defined by manorial and ecclesiastical structures, to the north of the study area, and ditched or moated enclosures, possibly associated with agriculture, to the south.

Post-Medieval (1536 – 1899) and Modern (1900 – present day)

- 4.5.13. The remaining sites within the study area are post-medieval and modern in date and covers an array of site types, from agricultural, low-level industrial, education, to transport and leisure. This diverse range of sites characterise the rapid development of the landscape during the late 19th and 20th century.
- 4.5.14. The agricultural is represented in the form of the Lower Lake Field System (GGAT16197g/NPRN413963). This site takes the form of low earthworks, which were the former ditches and boundaries of the Severn Levels field and drainage system. The industrial is represented by Twyn y Melin (GGAT00242g) a mill identified from historic map regression. Transport is covered by a series of footbridges crossing the Great Western Railway at Liswerry (GGAT16573g), and Liswerry Pill Reen (GGAT16572g and GGAT16574g). Just beyond the northern boundary of study area is Hartridge High School (NPRN 416289). In 2012 the former Hartridge High School buildings, likely built in the 1960s, were demolished following the construction of the current school on the same site.

At the south-eastern boundary of the study area is the former Hayley Stadium, home to Newport Speedway Track (NPRN 417766). The stadium opened in 1977 and closed in February 2012. It was demolished after an arson attack and repeated vandalism in August 2012.

Table 2. Non-designated sites within the 1km Study Area

Asset ID	Name	Period	Description	NGR
GGAT00172g	Liswerry Findspot	Bronze Age	Unlooped palstave, single rib below stop ridge. Grooves near base of the flanges are probably original, being used to hold the thongs which bond the shaft. Length 152, width at blade 64mm.	ST343874
GGAT00238g	Pwl-pan	Post Medieval	Lordship of Pwlpan figures in a boundary description dated 1677 and in another dated 29 May 1655. The manor house of Pwlpan is shown as extant in the 14th Cnt.	ST35478765
GGAT00242g	Mill, Twyn y Melin	Post Medieval	A place called Twyn y Melin (tump of teh mill) is stated in a boundary description of 1677 to be somewhere near the lane along the lordship of Pwlpan	ST35278770
GGAT08321g	Pwll-pen/pan Grange	Post Medieval	'Grangia de Pulpen' was a possession of Llantarnam. Extensive foundations, and some sort of enclosure in the orchard, there is also a tradition of burials having been found.	ST3587
GGAT08322g	Chapel Field, Pwll-Pen/Grange Chapel	Post Medieval	At Pwl-panthe garden is called Chapel Field, and there is a tradition of burials having been found.	ST35478765
GGAT16197g; NPRN413963	Lower Lake Field System	Post Medieval	Remnants of low earthworks of the former ditches and boundaries of the Severn Levels field and drainage system.	ST35478765
GGAT16453g	Newport East Landscape	Post Medieval	An Historic Landscape Area characterised by 19th century urban development situated at Barnard Town, now incorporated into Newport, shown on the 1st edition OS map (c.1887).	ST3423086350
GGAT16455g	Uskmouth Industrial Development Landscape	Post Medieval	An Historic Landscape Area characterised by reclaimed land, formal enclosures and reens reorganised to suit modern land uses (akin to HLCA 01 Nash/Goldcliff coastal zone). Activity in the area is attested from the Mesolithic period to the present.	ST3310388148
GGAT16456g	Liswerry Landscape	Post Medieval	An Historic Landscape Area consisting of back-fen characterised by drained enclosure and reens, as shown on the 1st ed OS map (c.1887).	ST3255185726

Asset ID	Name	Period	Description	NGR
GGAT16457g	Pye Corner Landscape	Post Medieval	A Historic Landscape Area characterised on its east side by Julian's Reen and its west side by Lakes Reen and Nash Road, all of which are shown on the 1st edition OS map (c.1887).	ST3447886563
GGAT16458g	Llanwern Steelworks Landscape	Post Medieval	Originally part of the back-fen, the historic landscape of the area, now largely occupied by the Llanwern Steelworks, was characterised by a series of commons located on the fen edge, which were largely destroyed by 20th century redevelopment. The historic character resulted from reclamation and early enclosure of the back-fen.	ST3470685476
GGAT16572g	Footbridge, Liswerry	Post Medieval	Potential river feature identified as part of GGAT and Cadw's GGAT 160 Climate Change Adaptation Rivers and Riparian Environments project, visible on OS historic mapping.	ST3735686712
GGAT16573g	Railway Bridge, Liswerry	Post Medieval	Potential river feature identified as part of GGAT and Cadw's GGAT 160 Climate Change Adaptation Rivers and Riparian Environments project, visible on OS historic mapping.	ST3418187278
saGGAT16574g	Footbridge, Hartridge Farm	Post Medieval	Potential river feature identified as part of GGAT and Cadw's GGAT 160 Climate Change Adaptation Rivers and Riparian Environments project, visible on OS historic mapping.	ST3483687524
NPRN417766	Newport Speedway Track, Hayley Stadium	Modern	Newport Speedway Track, Hayley Stadium was opened in 1977. The stadium closed in February 2012 after several failed takeover bids, an arson attack and repeated vandalism. It was demolished in August 2012 and is set to become a haulage depot.	ST3509386441
NPRN705261	Queensway Meadows Ind Est	Modern	Industrial Estate S of A4810, SE of Newport	ST3470086250
NPRN705162	Leeway Ind Est	Modern	Industrial Estate E of Newport	ST3440086350

5. Map regression and Aerial Photography

- 5.1.1. The earliest detailed map of the area shows the proposed development area as part of a roughly triangular shaped field, bounded to the north by a stream and with linear field boundaries to the south-east and south-west. It lies in an area of irregular fields and scattered farms. The higher land to the north is shown in shaded relief.
- 5.1.2. At this time, Newport was a small town on the west bank of the River Usk. The route of the Monmouthshire Canal, completed in 1799, is shown parallel to the Usk down to the harbour at Pillgwenlly.
- 5.1.3. The Tithe map of 1840 (Figure 7) shows quite a different fieldscape to the OS Drawing, which is probably a reflection of the low degree accuracy of the earlier map. The fields boundaries are mainly straight, suggesting they are of post-medieval date.
- 5.1.4. The proposed development area is shown located within parcels 1105 and within the northern area of 1104. This is bounded to the east by a linear feature, 1112, called Long Ditch Wall, described as pasture, and is recorded on the RCAHMW dataset of Historic Place Names. To the west it is bounded by a farm track, which does not equate to any modern features. To the north and south are other fields.
- 5.1.5. Apportionments 1104 and 1105 are recoded as pastures and owned by Thomas Bevan Jones and occupied by William Jones. William Jones is listed as occupying additional fields in this location. He is also listed as occupying several fields and a homestead in Liswery, over 1km to the north-west. These fields were also owned by Thomas Bevan Jones and were the only landholdings he had in the parish.
- 5.1.6. The First Edition County Series OS map (1887) shows a largely similar field

layout to the tithe, but with considerably greater detail (Figure 8). The land parcel in which the application sits is shown bounded by the Little Spytty Reen to the west and the Long Ditch Wall, now recorded as 'Long Ditch Lane', to the east, the application crosses over the southern boundary of this parcel into the northern section of the somewhat triangular parcel to the south. The course of the Great Western Railway (South Wales Division) runs west/east to the north of the Site. The properties of Upper Lake, Green meadow, Spytty Farm and Rose Cottage, which lie to the west of the application area, are shown in considerable detail, however their overall footprints have not altered since the 1840 tithe map.

- 5.1.7. Two small rectangular features are shown in a field to the south-west of the application area, though it is not clear whether these are structures or smaller enclosures. A property named Decoy pool Farm, and its adjacent decoy pond lie to the east of the application area. A decoy pond is an artificially created or modified pool of water, usually square or rectangular in outline, with one or more curving ditches called pipes leading off it. Wildfowl were encouraged onto the pond and then lured up the pipes to be netted.
- 5.1.8. In the 14 years in between the publication of this map sheet and the preceding map a small number of changes had taken place in the landscape surrounding the application area. The most notable is the addition of the G.W.R East Usk Branch line, that mirrors the sinus nature of the River Usk alongside which it runs. Also, on the banks of the Usk, we can see the development of heavy industry in the form of the Orb Iron Works and Usk Chemical works.
- 5.1.9. The map sheet also depicts a possible structure within the southern land parcel of the Site. A small rectangular feature can be seen located within a larger courtyard, with a second to the east that, abuts the southern edge of the land parcel.
- 5.2. The 1922 OS map depicts a landscape of two halves. In the area around the

Site the fieldscapes are relic and have altered little since the tithe. However, to the east along the banks of the Usk River the expansion of industry and urban development is rapidly taking place.

- 5.2.1. By the time of the 1973 map, the urban expansion has isolated the strip of land that the application area is located in from the rest of the Gwent Levels. The map shows dramatic changes to the landscape around the River Usk with rail infrastructure linking the heavy industry sites to the main rail network. New road networks are shown set out to the west and south of the Site, in what will become the A48 and A4810. Electricity pylons and high voltage cables crisscross the remaining agricultural landscape. A sports ground with tennis courts and a pavilion is set out the north of the Site.
- 5.2.2. Aerial images of the site show the same progression as the mapping with the enclosed field system remaining undeveloped up until the 1960s. By the images of the early 2000's it appears that the plot is occupied by hardstanding but with no indication of its purpose.
- 5.2.3. None of the mapping or photographic images viewed for this assessment identified any potential archaeological features within the boundaries of the Site.

6. Site visit

- 6.1.1. A site visit was carried out on during the initial Desk-Based Assessment (Plates 1-12).
- 6.1.2. The Site was as described in Section 1.2, and although the majority of the Site is covered in scrub vegetation, there were no constraints to access.
- 6.1.3. The enclosed nature of the development site meant that visual impacts on non-designated assets beyond the development area would be limited, or non-existent. Nevertheless, non-designated sites from each of the cardinal

points were visited to visually display this.

- 6.1.4. During the site visit, no new archaeological features were identified with the bounds of the development site or additional area.

7. Impact Assessment

7.1. Previous Impacts

- 7.1.1. Previous impacts across the proposed development area are of great significance in determining the survival and importance of the known and potential heritage and archaeological resource.
- 7.1.2. The map regression shows that from 1840 to 1973 no change or development took place within the proposed development area. Conversely, development may well have taken place, and might be present below ground, but was so short lived that it was not depicted on any mapping.

7.2. Potential Impacts of the Proposed Development

- 7.2.1. The original proposed development is for the construction of new vehicle hire facility set out with display and collection areas, and a multipurpose office/workshop and associated infrastructure. This structure would house customer waiting/reception areas, offices, and canteen, and be adjacent to the main workshop/valet area and wash bay.
- 7.2.2. New sustainable drainage and water management is also part of the development.
- 7.2.3. The additional southern extension is for 100 additional car parking spaces.
- 7.2.4. Potential impacts of the development are the groundworks required for the construction of the new buildings, and the drainage/ utilities trenches, which would impact any surviving subsurface archaeology.

7.3. Scheduled Monuments

- 7.3.1. No designated historic asset (i.e. World Heritage Site, Scheduled Monument, Listed Building, Registered Park and Garden, Historic Landscape or Conservation Area) lies within, or intersects with, the Site. As such, there are no in-principle statutory constraints to its development.
- 7.3.2. There are two Scheduled Monument within the 3km Study area. The prehistoric enclosure of St Julian's Wood Camp (MM021) lies approximately 2.2km north of the development area. Whilst, St. Mary's Churchyard Cross, Llanwern (MM324), lies 2.4km to the north-east. Both have been assessed to have a **High** value.
- 7.3.3. The proposals will not directly impact either Scheduled Monument or their setting. The Site is not visible from either designated monument, and the proposed new building will be no taller than the adjacent treeline or surrounding units and as such will be masked. The resulting impact would be a **No Change** impact upon these Scheduled Monuments.

7.4. Listed Buildings

- 7.4.1. The study identified that there were no Listed Buildings within the bounds of the development or within the 1km Study Area. There are however, 28 Listed Buildings within 3km of the site: two are Grade II* and the remaining are Grade II. The assessment concluded that none will be impacted by the proposed developments due to the constrained visibility of the development. It is therefore considered that there will be a **No Change** impact upon these Listed Buildings.

7.5. Non-designated assets

- 7.5.1. There are no previously identified assets within the bounds of the Site, however there are seventeen non-designated assets listed in the regional Historic Environment Record (HER) and the National Monuments Record (NMR) within the 1km Study area. The majority of the non-designated sites

listed survive by record only, having been either destroyed by past development or noted from historic map regression as part of Pan-Wales desk-based assessments.

- 7.5.2. None of the non-designated assets will be impacted by the proposed developments. There is no intervisibility between the assets and the location of the developments. Therefore, it is considered that there will be **No Change** to these assets.

8. Mitigation

- 8.1.1. Recent development proposals in the locality have not generally been required to provide field-based evaluation data to support the planning application. Instead, they have been approved subject to archaeological conditions, which have mainly comprised a watching brief during groundworks. This would appear to offer a viable framework for the present proposals.

9. Conclusions

9.1. Impacts on designated assets

- 9.1.1. No designated historic asset (i.e. World Heritage Site, scheduled monument, listed building, registered park and garden, historic landscape or conservation area) lies within, or intersects with, the Site. As such, there are no in-principle statutory constraints to its development.

9.2. Impacts on non-designated assets

- 9.2.1. The baseline of the 1km study area has identified possible activity from the prehistoric/Bronze Age period onwards, with Roman/prehistoric discoveries being prominent.
- 9.2.2. The possibility that similar archaeological remains exists within the