

From: Denise.Harris@gov.wales <Denise.Harris@gov.wales>

Sent: 08 September 2026 12:14

To: NCC - Planning <planning@newport.gov.uk>

Subject: Cadw - CONNEX/26/0652 - 2026-09-08 - COU to mixed use, Ffwrwm, High Street, Caerleon, NP18 1AG - Response (A64467315)

Dear Sir/Madam

Please find attached our response to the above consultation.

Regards



Denise Harris

Rheolwr Gwaith Achos/ **Casework Manager**

Arolygiaeth Yr Amgylchedd Hanesyddol, Cadw/ **Historic Environment Inspectorate, Cadw**

Llywodraeth Cymru / **Welsh Government**

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Cadw—er lles pawb.
For us all, to keep.

[Ymunwch â Cadw](#)

[Join Cadw](#)

Attached



Llywodraeth Cymru
Parc Busnes Rhydycar
Merthyr Tudful
CF48 1UZ
cadw.llyw.cymru

Welsh Government
Rhydycar Business Park
Merthyr Tydfil
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Newport City Council

By email

planning@newport.gov.uk

Eich cyfeirnod
Your reference

CONNEX/ 26/0652

Ein cyfeirnod
Our reference

Dyddiad
Date

8 September 2026

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Planning Application – Change of use of 5no. Retail Units (Use Class A1:Retail) To Mixed Use (Used Class A1:Retail and A3:Food and Drink), Ffwrwm High Street Caerleon Newport NP18 1AG

Thank you for your letter of 25 August 2026 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 monument shown in our assessment of the application below.

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

Assessment

MM240 Caerleon Legionary Fortress: Area behind Caerleon House

This planning application is for the change of use of 5no. retail units (use class A1:retail) to mixed use (used class A1:retail and A3:food and drink) at Ffwrwm, High Street, Caerleon

The application area is entirely inside the boundary of scheduled monument MM240 Caerleon Legionary Fortress: Area behind Caerleon House: However, the application is only for the change of use of the existing shops and no changes to these structures are included in the application. Consequently, there will be no impact on the buried archaeological resource and no change to their setting. As such, scheduled monument consent is not required for this change and Cadw does not object to the positive determination of the current application.

Yours sincerely,

Denise Harris

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 \(gov.wales\)](#) 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.