

Newport City Council

By email

planning@newport.gov.uk

Eich cyfeirnod
Your reference

CONNEX/26/0252

Ein cyfeirnod
Our reference

Dyddiad
Date

19 May 2026

Llinell uniongyrchol
Direct line

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Ebost
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Dear Sir/Madam

Planning Application – Proposed livestock building, Church Farm, Wilcrick Lane, Magor, Newport, NP26 3DA

Thank you for your letter of 12 May inviting our comments on the information submitted for the above planning application.

This response is based on the advice provided by Cadw's 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 or registered historic park and garden 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

MM127 Wilcrick Hill Camp

MM202 Deserted Medieval Village W of St Mary's Church

Registered Park and Garden

PGW(Gt)3(NPT) Pencoed Castle

This planning application is for a livestock building at Church Farm, Wilcrick Lane, Magor, NP26 3DA.

The above designated historic assets are located inside 1km of the proposed development, but intervening topography, buildings and vegetation block all views between them and registered park and garden PGW(Gt)3(NPT) Pencoed Castle.



Consequently, the proposed development will have no impact on the settings of registered park and garden PGW(Gt)3(NPT).

The proposed development is located some 330m northwest of scheduled monument MM127 Wilcrick Hill Camp and 115m northwest of scheduled monument MM202 Deserted Medieval Village W of St Mary's Church.

Scheduled monument MM127 Wilcrick Hill Camp comprises the remains of an Iron Age hillfort, located on a steep-sided small hill entirely covered with woodland. In places this is dense and impenetrable. The defences consist of scarps and terraces on the steep sides of the hill. On the southern side four scarps are discernible, although they are hardly steeper than the natural slope in places. Where clear they are about 3m high. On the eastern side the hill slopes less steeply and the scarps are fragmentary. Towards the northern end of this side an old hollow way slopes up the hill in a northeast-southwest direction. It is approximately 3.5m wide and 0.8m deep and is overgrown. The northern side of the hill is steep, and a scarp is visible about halfway up, 3-4m high. This continues round to the western side, which is similar.

The hillfort has extensive all-round views to and from it, but the most significant is to the south in an arc from east to southwest over the former marshes of the Caldicot Level to and across the Severn Estuary.

Scheduled monument MM202 Deserted Medieval Village W of St Mary's Church comprises the remains of earthworks, platforms and building footings, representing a deserted medieval village. The site is in a field immediately west of the church and consists of a line of four rectangular enclosures marked by scarped terraces and low banks orientated northwest to southeast. The two central enclosures each contain a house platform. Excavations in the 1960s revealed some structural evidence on the south of these platforms but no dateable materials. Wilcrick appears in a 12th century Deanery list in the Book of Llandaff as Wyldecryk, meaning waste or uncultivated hill, referring to the wooded hill to the north of the village on which there is an Iron Age hillfort (scheduled monument MM127).

The village was sited to take advantage of good pastoral land to the south on Caldicot Levels and arable land to the north. Long views from the village were not important but those overlooking the fields farmed from it are of more significance.

The proposed development is for an agricultural building measuring 60.0m long by 38.4m wide, 4.572m to the eaves, 10.963m to the ridge with 2m high concrete wall panels at the base and ventilated wall cladding above with cement roof sheeting. The building will be orientated approximately east to west.

The proposed development does not lie within the identified significant view from MM127 Wilcrick Hill Camp and will be screened in most views from it by woodland upon it. It will be visible from MM202 Deserted Medieval Village W of St Mary's Church on currently undeveloped agricultural land forming part of its setting. The



building will exceed in elevation a consented building to its rear (planning consent 25/0486 of 18/09/2025 and add to the extent of the farm complex close to the monument. As such it will have an adverse effect on the way that the monument is experienced, understood and appreciated. This will be mitigated in part by a proposed tree planting scheme to the south side of the building. Consequently, subject to the proposed planting scheme the proposed development will have only a minor adverse effect on the way scheduled monument MM202 is experienced, understood, and appreciated and overall will not have an unacceptably damaging effect upon the setting of either scheduled monument.

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.