

Monmouthshire County Council

Eich cyfeirnod
Your reference

DM/2023/01042

By email

Ein cyfeirnod
Our reference

Dyddiad
Date

8 August 2023

Llinell uniongyrchol
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Ebost
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Dear Sir/Madam

Planning Application – Change of use to land for keeping of horses (retrospective), stable block, storage building, manege, Land North West Of Holly Lodge, Road From A48 To Dewstow Road, Fives Lanes, Caerwent, Monmouthshire

Thank you for your letter of 26 July 2023 inviting our comments on the information submitted for the above planning application.

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monuments or registered historic parks and gardens 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

MM325 St. Michael's Churchyard Cross, Llanfihangel Rogiet
MM068 Standing Stone 252m South of Bencroft Lane
MM154 St Bridges Netherwent Deserted Village
MM069 The Larches Camp
MM179 Round Barrow 250m North-east of Five Lanes
MM350 Five Lanes Roman Site
MM129 Llanvaches Castle
MM047 Llanvair Castle
MM289 Cewere Quarry and Limekiln, Llanvair-Discoed
MM024 Llanmelin Wood Hillfort
MM341 Royal Navy Propellant Factory Guided Weapons Scheme Static Firing Bay
MM352 Royal Navy Propellant Factory Caerwent Nitro-glycerine Hill
MM152 Whitewell Brake Roman Site
MM001 Caerwent Roman Town
MM151 Crick Round Barrow



MM026 The Berries Mound & Bailey Castle
MM334 Church Farm Romano-British settlement

Registered Parks & Gardens

PGW(Gt)53(MON) Penhein
PGW(Gt)44(MON) Dewstow House

This planning application is for the change of use from agriculture to land for the keeping of horses (retrospective) proposed erection of stable block for 5 horses, erection of ancillary storage building, construction of manege on land northwest of Holly Lodge Road from A48 to Dewstow Road, Fives Lanes.

The above designated historic assets are located inside 3km of the proposed development but apart from scheduled monument MM001 Caerwent Roman City, intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

Scheduled monument MM001 Caerwent Roman City is located some 950m to the northeast of the application area. It consists of the remains of *Venta Silurum*, the most important civilian Roman settlement in Wales and the administrative capital, or *civitas*, of the Silures tribe. The surviving town walls are among the finest examples of Roman masonry in Britain and it was the standing remains that attracted early antiquaries to the town. In the 16th century William Camden noted '*the ruinous walls, the chequer'd pavements (mosaics), and the Roman coyns*', while in the 17th and 18th centuries mosaics were uncovered, and most destroyed. Since AD 1899 over half of the area within the walls has been excavated with the result that much is known about the layout of the town.

The settlement at Caerwent was established in the late 1st century AD, soon after the Roman conquest of South Wales, and was located on the line of the road connecting Gloucester with Carmarthen. The earliest buildings in the town were probably mainly timber framed and the settlement straggling, arranged along either side of the road. By the late 2nd century the town had developed to become rectangular in plan, and was laid out on a standard Roman grid pattern. The first town defences, built around this time, consisted of an earthen bank and outer ditch, and the road ran east - west through the middle of the town, along the line of the modern road. The Roman road was wider than the modern road, and had gateways at each end. There were also gates on the north and south sides of the town. The town within the walls was laid out in 20 blocks or *insulae*, with the main public buildings - the forum basilica, temple and baths - located in the middle. The temple was built in about AD 330, with its entrance off the main road through the town. The layout of the temple is of typical Roman plan with a private inner shrine and a sanctuary alcove, surrounded by a public ambulatory set in a walled sacred garden, or *temenos*, with a long entrance hall fronting the street. The deity worshiped in the temple is unknown, however a stone found in one of the excavated houses (now on



display in the Church) was dedicated to Mars Ocelus, a Rhineland conflation of two gods, one Roman and one Celtic, which indicates a degree of cultural fusion in the religious practices of the inhabitants of the town. The forum, located immediately west of the temple, was also entered from the main road. It comprised a paved rectangular area which would have been enclosed by colonnades of shops. On the north side are the remains of the basilica, built in the early 2nd century AD and later rebuilt in AD 300 before being dismantled in the middle of the 4th century. It was aisled internally with two rows of Corinthian columns and would have provided space for public meetings and ceremonies, as well as small rooms for administrators and magistrates. Shops lined other sections of the main street and the side streets, with the rest of the space within the *insulae* taken up with houses, farms and industrial buildings. On Pound Lane, which follows the line of a Roman side street, are the exposed remains of a colonnaded shopfront facing the street, with accommodation arranged around a courtyard behind. This is typical of the excavated shops in the town, which had the commercial unit fronting the road, with accommodation, workshops and a yard behind. Just inside the south gate was a large building that could have been an Inn, fronting a side street that ran north - south through the town. Although the basic town plan was rigid and orderly, in detail it was far less rigorously geometrical with some of the 20 *insulae* packed with buildings and others containing fewer buildings and open space. By the 4th century the town was prospering and several large luxurious houses of typical Roman courtyard layout had replaced earlier smaller dwellings. Many of these new houses boasted wall paintings, mosaic floors and hypocaust underfloor heating. In the northeast part of the town the partial remains of a possible amphitheatre partly overlay two of the *insulae* and one of the side streets. This was evidently a late development in the town.

Around AD 220 an inscribed plinth was erected on the site of the modern War Memorial to commemorate *Venta Silurum's* patron, Tiberius Claudius Paulinus. The inscription reads 'To [Tiberius Claudius] Paulinus, Legate of the Second Legion Augusta, proconsul of the province of Narbonensis, emperors propraetorian legate of the province of Lugdunensis, by decree of the council, the Canton of the Silurians '. This stone was found in AD 1903 and is one of the most important Roman inscribed stones found in Britain. It is on display in the Church.

In the second half of the 3rd century or the first half of the 4th century, the town defences were strengthened, with an external wall built onto the earthen bank and the gateways rebuilt in stone. Around AD 350 towers were added to the north and south walls (6 on the S side, 5 on the N side), and about this time the original defensive ditch was filled in and a new outer ditch dug, and the north and south gates were blocked. The town wall can be best appreciated on the south side of the town, where it is accessible for its entire length from the east to west gateways. These gateways would have been the principal entrances to the town and probably comprised double archways and flanking guard chambers. The south wall stands to a maximum height of 5m and retains much of the original facing stone, in places right to the top. Where the facing stone is missing the roughly coursed rubble core of the wall is visible. The original 2nd century earthen bank was retained after the stone wall was built and would have been surmounted by a wall-walk. The towers built



along the north and south walls are semi-octagonal in plan. Most are ruinous, but one on the south wall stands to nearly the full height of the wall and has internal joist holes which demonstrate that it would have been 3 storeys high, containing three windowless rooms.

In the southeast corner of the town, overlying the Roman wall is a small medieval Motte around 24m in diameter and 5m high. There is no record as to the date and function of this castle, but it is likely to be 11th or 12th century in date and was probably built to take advantage of the defensive capabilities of the substantial Roman walls.

The Roman town was probably originally laid out without defences although these were added in the 2nd century and strongly reinforced in the 4th century. Initially therefore views from the town were not important but once the defences were constructed, views from them in all directions would have been significant in particular the views east and west along the main road between Gloucester and Caerleon. The motte would have had views across the remains of the Roman town, but its significant views would have been to the east along the road to Gloucester and to the southeast along the Nedern Brook towards the castle on Ballon Moor (scheduled monument MM026) and Caldicot Castle (scheduled monument MM050).

The proposed development consists of an equestrian complex consisting of a ménage stable block and ancillary storage building. It will be partly visible on the ridge to the southwest of the Roman town, which is one of the identified significant views from the scheduled monument, but it will be some 950m away, partly screened by existing hedges and seen along with the existing building to the west of it and with the buildings of Rodge Farm below it. These existing buildings have already added modern structures into the view from Caerwent. As such, whilst there may be a slight visual change in the view from the Roman Town this will not have any effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will have no impact on the setting of scheduled monument MM001.

Yours sincerely,

Denise Harris
Historic Environment Branch

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-11.pdf](#) 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.