

This application relates to the offices adjacent to Wentwood Lodge otherwise known as Wentwood Riding Stables, Gilfach Lane, Llanvaches, Caldicot NP26 3BA.

As you will doubtless be aware this site has had an extensive planning history and has previously been used as a puppy farm, riding stables, and dog grooming and kennelling etc.

The current owner acquired the property at the beginning of 2024 and acknowledges the chequered history of the site and wishes to ensure that the site is used in a sympathetic but constructive manner.

The previous owner had started the process of rationalising and improving the site with the demolition of many of the commercial buildings and replacement with stabling facilities for personal use. You will be aware of that in 2022 there was enforcement action in relation to the improvements that had been carried out by the previous owner and as part of this retrospective application part of the land and buildings was restricted to personal equestrian use only.

The current owners wish to retain the equestrian buildings and improve landscaping in the area. However it is felt that the detached office building at the front of the site could be better used as a specialised equestrian (short term) holiday let.

The proposal would be to cater for the needs of those people who wish to holiday in the area and potentially for those who wish to bring their own horses to take advantage of the beautiful riding countryside in the Wentwood area.

It is appreciated that given the restriction (personal use for equestrian is as per the 2022 retrospective application), consideration will have to be given as to whether a this could be lifted in a measured way to facilitate, guests who wish to bring their own horses and thereby making this holiday let a unique and attractive equine holiday business.

Previous uses have involved employment of staff, and large numbers of visitors, there have also been historically noise complaints in relation to past activities. The current owner wishes to ensure that any future use is measured and in keeping with the countryside. There will be arguably less traffic involved in such a usage over and above both historic uses and current office use.

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The above statement accompanied the initial pre application submission and the statements below address the concerns/questions associated with the response given by Grant Hawkins in his letter of 14/1/25.

On page 3 of the response letter Mr Hawkins makes reference to the field/s to the North of Wentwood Lodge. Aerial imagery show that between 2018 and 2020 “paddocks appear to have been formed” Please note that the previous owner subdivided the field into a large number of smaller turn out areas. This looked both unsightly and was impractical so this has been rationalised by the current owner who

has removed much of the fencing to make the field more practical and useable. There have been two groups of Birch Trees which were planted by the previous owner and the current owner has retained these and they are protected with fencing. This does not form part of this application.

We have enclosed existing and proposed plans and elevations (which are essentially the same) and a speed survey, together with a visibility splay drawing which hopefully will satisfy any concerns of the highway officer, for information there is a passing place approx. 150m south of the driveway but the applicants current gateway is set back some 10m from the highway and provides a spacious passing place which in the interests of goodwill is left open so that vehicles can use.

The current planning use is offices and it is considered that it maybe a matter of "planning gain" to permit holiday let useage, as potentially there would be much more traffic associated with office use. The application also promotes tourism in the area. In the pre application we were asked to demonstrate that the increased use of larger vehicles and/or trailers would not have an adverse impact on highway safety. We trust that the speed survey confirms that traffic travels at very modest speeds along the single track road. Historically as you are aware there have been some quite "traffic intensive" uses of the property and whilst we acknowledge that that was then and this is now, nevertheless there are 11 stables, some circa 6acres and a menage at the property and as such it is reasonable to expect a reasonable amount of equine traffic even when associated to personal use.

Clearly this application relates to both the granting of change of use to holiday let, but also, if the applicant is to offer specialised short term letting for those with horses then additionally we seek for the "personal equine use" restriction to be lifted on the area of land and stables covered by the application.

We trust that we have completed the planning application correctly however please be aware that whilst I have a background in surveying, I am unaccustomed to the modern day planning process nevertheless I have endeavoured to comply with your requests, if however, I have misinterpreted or omitted any matters please feel free to contact me on 07979518519 or steve@steveharrisonproperty.co.uk and I will endeavour to address them.

Steve Harrison Bsc (est man)