

Sent: 20 February 2026 15:25

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

Subject: Objection to Planning Application Ref 26/0033 (Land adj to The Cottage, Llandeuvod)

Orchard View, Lower Road, Llandeuvod, NP18 2AE

Dear Sirs,

I wish to register my objection to the granting of planning permission for the development proposed in the above-mentioned application. At the same time I urge Newport Council to take enforcement action for the hardcore surface to be removed and the land returned to pasture.

My wife and I have lived in Llandeuvod since 1980. For most of that time the land in question was used for grazing sheep as part of a smallholding - in other words it has a long history of agricultural use. A stable block, whether or not it proved to be an eyesore, is not an appropriate use of this land. Even if it were accepted as a suitable agricultural use it would be the height of naivety not to recognise that this would be the thin end of the wedge. Given the very recent history of this site it seems most likely that the granting of permission for a horse stable will subsequently lead to attempts to gain consent for caravan / mobile home useage.

Even if my fears about a longer term more intense useage are misplaced I believe that any attempt to develop this land should be refused on traffic danger grounds alone. Anything which leads to more traffic on Llandeuvods' very narrow access lanes should be discouraged. Anything which encourages more traffic is highly undesirable. Moreover, moving horses on and off this site onto the difficult narrow lane will clearly be dangerous in itself whether done by vehicle, leading on foot, or riding. The fact that the entrance to the site is located on a bend only adds to the potential danger both for the horse owners and the public.

Please take my views into account when deliberating on this application.

Yours faithfully,