



Griffiths Design Limited

A R C H I T E C T U R A L T E C H N O L O G I S T S

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Planning Officer

Development Management,
Planning,
Newport City Council,
Civic Centre,
Newport
NP20 4UR

12th March 2025

Dear Sir/Madam

**Proposed New Agricultural Access to service existing farm buildings and farm holding.
Pen Y Groes, Penylan Road, Bassaleg, Newport, NP10 8RW**

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the formation of a new agricultural vehicular access from Penylan Road to serve agricultural land and barns at Pen Y Groes, Bassaleg, Newport (NP10 8RW).

The proposal comprises the creation of a new agricultural access onto Penylan Road, including:

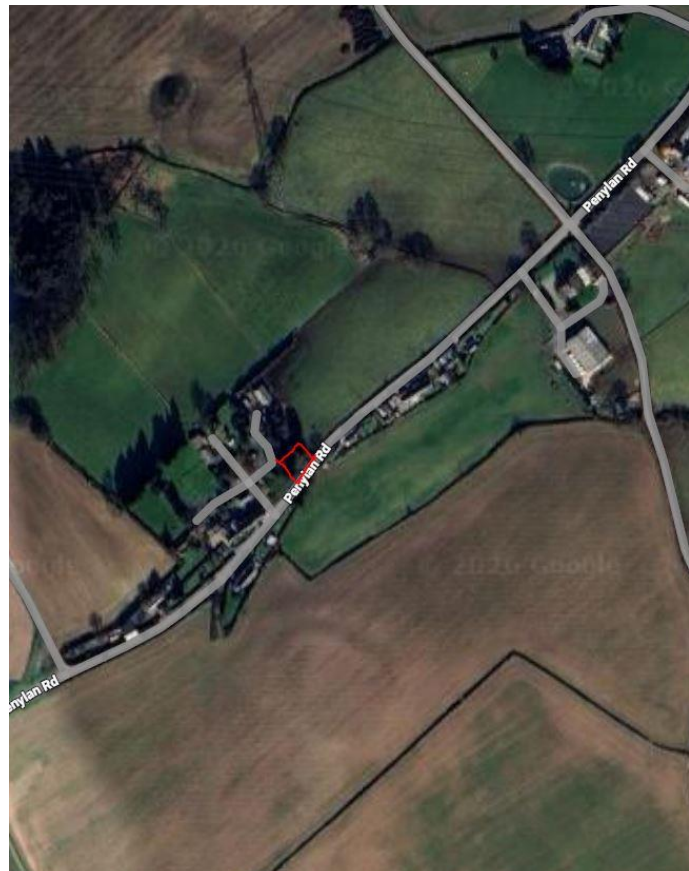
- A 3.5 metre wide vehicular access
- A 3.0 metre agricultural gate
- Post and rail fencing with stock fencing
- Permeable gravel surfacing

The application has been developed following a formal pre-application enquiry submitted to Newport City Council, and the design reflects advice received during that process.

Supporting documents accompanying the application include:

- Topographical Survey
- Tree Survey
- Landscape Plan
- Green Infrastructure Statement

These documents assess the existing site conditions and demonstrate that the proposal can be implemented appropriately within its rural setting.



2. Site Location and Context

The site is located at Pen Y Groes on Penylan Road, Bassaleg, within the administrative area of Newport City Council. The application site comprises agricultural land and existing agricultural barns, which historically formed part of a wider farmstead at Pen Y Groes.

The surrounding area is characterised by open countryside, agricultural fields, farm buildings and occasional rural dwellings, typical of the rural landscape surrounding Bassaleg.

Penylan Road is a rural highway serving agricultural holdings and residential properties, forming part of the local rural road network.

The proposed access reflects the agricultural nature and rural character of the surrounding area.

3. Planning Background

A pre-application enquiry was submitted to Newport City Council to establish the principle and design requirements for the proposed access.

Pre-Application Reference: P/25/0055

Response received: 12 August 2025

Advice received during the pre-application process informed several aspects of the proposal including:

- The location and width of the access
- The required gate setback distance
- Visibility considerations
- Boundary treatments

The proposal has therefore been designed to reflect officer recommendations received during the pre-application consultation.

4. Site History and Need for Access

Historically, the barns and surrounding agricultural land formed part of a single agricultural holding at Pen Y Groes, accessed via the farmhouse and farmyard.

Following probate, the ownership of the property has been divided between separate parties.

As a result:

- The farmhouse and historic access route have been retained by another party, and
- The agricultural barns and land are now owned by the applicant.

Consequently, the agricultural land and buildings are without an independent means of access from the public highway. This prevents the land and buildings from being properly managed for agricultural purposes, including the movement of machinery, maintenance of the barns and general land management.

The proposed access is therefore necessary to enable the continued use and management of the agricultural land and buildings.

5. Planning Policy Context

The proposal has been considered against relevant national and local planning policy.

Planning Policy Wales (PPW – Edition 11)

Planning Policy Wales supports the sustainable management of rural land and the continued viability of agricultural enterprises.

PPW recognises the importance of enabling landowners to effectively manage and access agricultural land, provided that development proposals are appropriately designed and do not adversely affect highway safety or landscape character.

The proposed access facilitates the continued agricultural use of the land while maintaining safe access arrangements.

Technical Advice Note 18 – Transport

Technical Advice Note 18 states that development proposals should ensure:

- Safe access to the highway network
- Appropriate visibility splays
- Safe manoeuvring arrangements

The proposed access complies with these principles by providing:

- Adequate visibility in both directions
- A recessed gate allowing vehicles to wait clear of the highway
- An access width suitable for agricultural vehicles

The proposal therefore aligns with the guidance contained within TAN 18.

Newport Local Development Plan

The proposal accords with relevant policies within the Newport Local Development Plan.

Policy SP18 – Transport

This policy requires development to provide safe and convenient access to the highway network.

The proposed access includes appropriate visibility splays and a gate setback that allows vehicles to safely enter and exit the site.

Policy DM13 – Design

Policy DM13 requires development to demonstrate good design that respects the character of the surrounding area.

The proposed access has been designed to:

- Integrate within the rural landscape
- Utilise traditional agricultural boundary treatments
- Maintain the character of the surrounding countryside

6. Design Principles

The design approach for the proposed access has been guided by the following principles:

- Ensuring safe vehicular access from Penylan Road
- Accommodating agricultural vehicles and machinery
- Minimising visual impact on the rural landscape
- Responding to advice received during the pre-application process

The resulting proposal is a simple, functional and contextually appropriate agricultural access.

7. Access Arrangement

The new access will be formed directly from Penylan Road.

Access Width

The access will be 3.5 metres wide, allowing sufficient space for agricultural machinery and farm vehicles to safely enter and exit the site.

Gate Position

A 3.0 metre agricultural gate will be installed.

The gate will be positioned 14.0 metres back from the carriageway edge, allowing vehicles to pull fully clear of the highway before opening or closing the gate.

This arrangement improves highway safety and manoeuvrability.

The gate will be painted black, as advised by the planning officer during the pre-application consultation.

8. Visibility and Highway Safety

The proposed access benefits from excellent forward visibility along Penylan Road.

Measured visibility splays demonstrate:

- Visibility in excess of 100 metres to the north-east
- Visibility in excess of 90 metres to the south-west

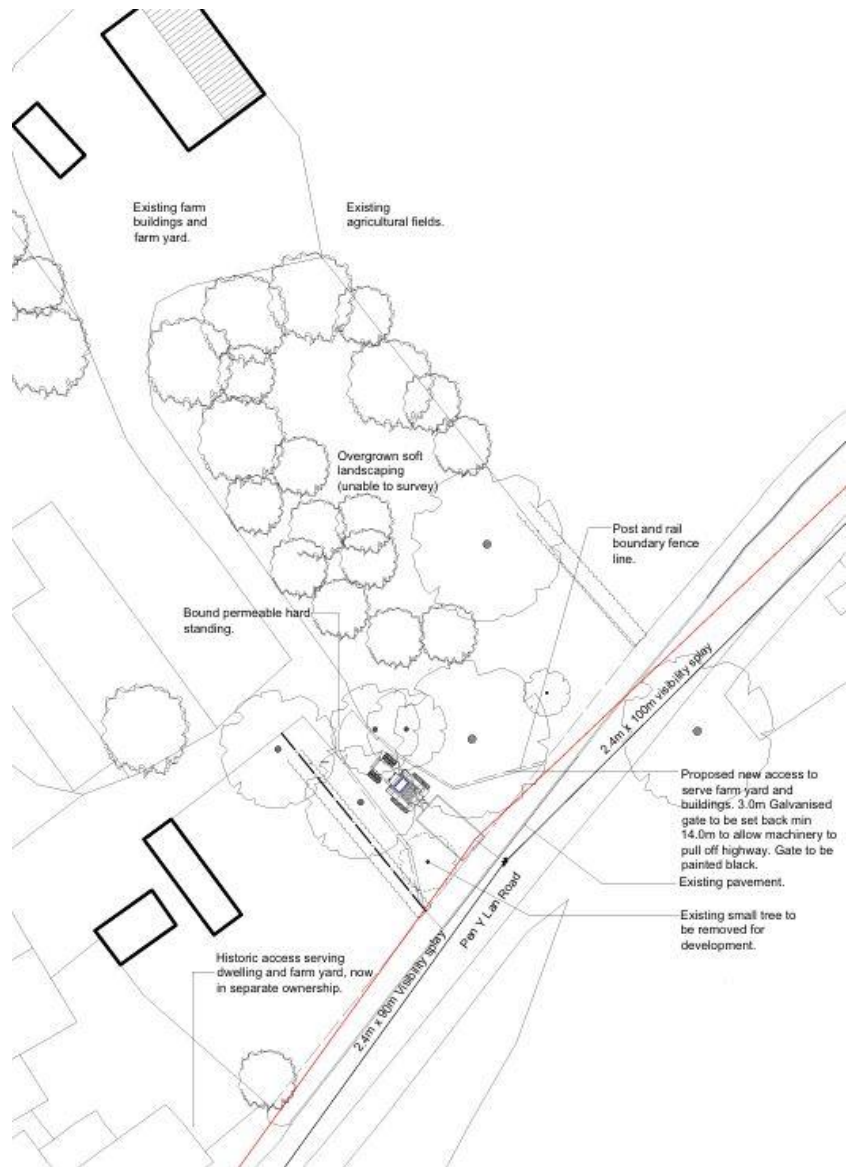
These distances provide clear sightlines for vehicles entering and leaving the site, ensuring safe interaction with traffic on Penylan Road. Combined with the 14 metre gate setback, the proposed access arrangement provides a safe and appropriate access solution.

9. Boundary Treatment

Either side of the access will be enclosed using post and rail fencing with stock fencing. This boundary treatment is typical of agricultural land management in rural areas and ensures that the development integrates appropriately with the surrounding landscape.

The fencing will:

- Maintain the rural character of the site
- Provide containment for livestock
- Minimise visual impact



10. Surface Materials

The access track will be finished using permeable gravel surfacing.

This material has been selected because it:

- Reflects the appearance of traditional agricultural tracks
- Allows natural drainage
- Avoids excessive hard surfacing
- Minimises visual impact

The gravel finish ensures the development remains appropriate to the rural setting.

11. Landscape and Green Infrastructure

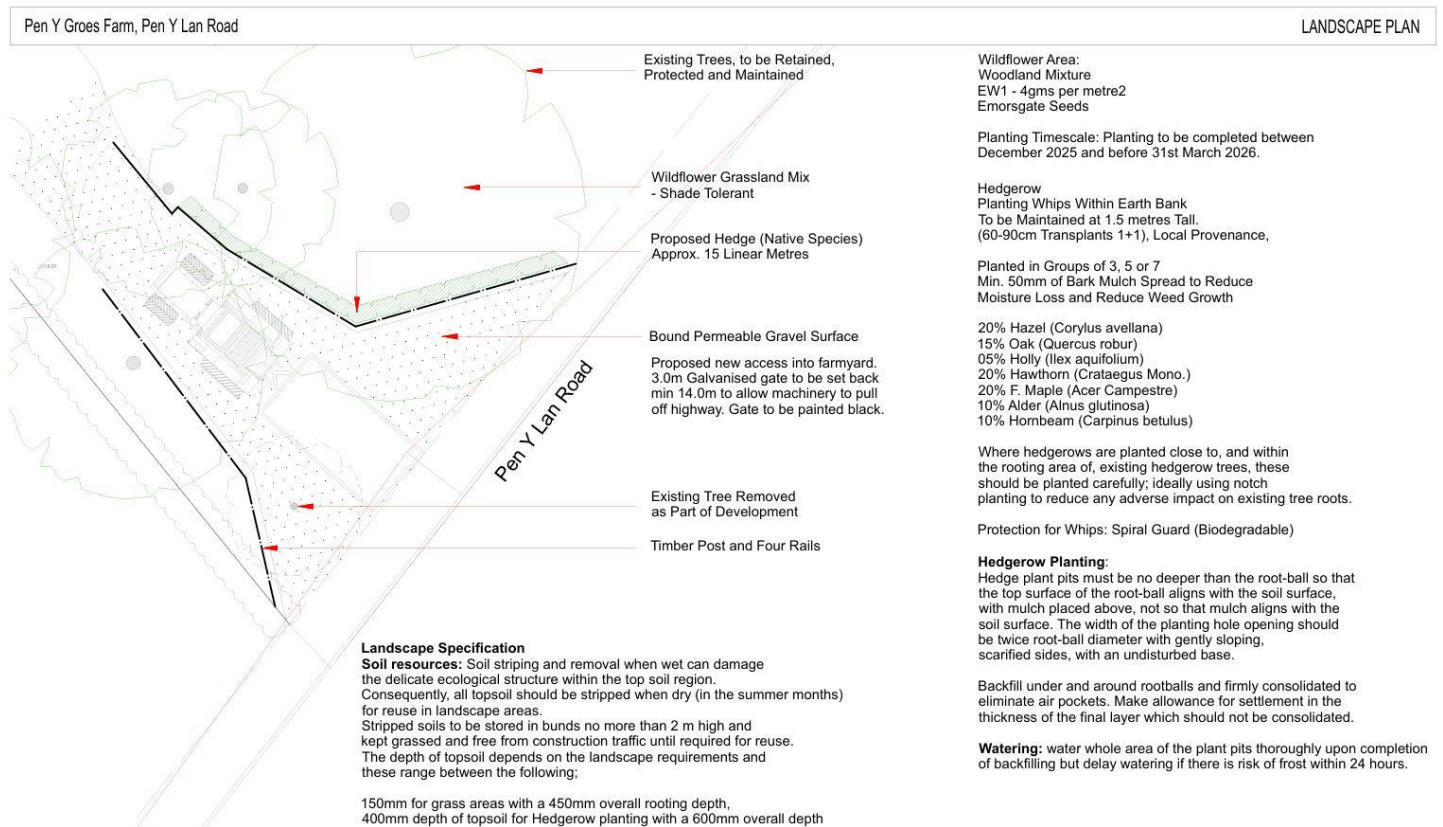
The proposal has been designed to minimise any impact on the surrounding landscape and green infrastructure network.

Supporting documents accompanying the application include:

- Tree Survey
- Landscape Plan
- Green Infrastructure Statement

These documents demonstrate that the proposed access can be implemented while protecting existing vegetation and landscape features.

Given the limited scale of the works and the use of traditional materials, the proposal will have minimal visual impact on the surrounding countryside.



12. Highways Justification

The proposed access is required as a direct result of the division of the original farmholding through probate, which separated the agricultural land and barns from the historic access route serving the farmhouse.

As the farmhouse and access are now retained under separate ownership, the applicant's land is effectively landlocked with no independent access from the public highway.

The access location has been selected as it provides the safest achievable point along the site frontage, offering clear visibility in both directions.

Visibility measurements confirm:

- Over 100 metres visibility to the north-east
- Over 90 metres visibility to the south-west

The 14 metre gate setback allows vehicles to fully clear the carriageway before stopping to open the gate, preventing obstruction of the highway.

The proposal therefore represents a safe and practical solution consistent with TAN 18: Transport.

13. Rural Character and Landscape Impact

The proposed development has been carefully designed to respect the rural character of the surrounding landscape.

The access reflects the typical form of agricultural field entrances commonly found throughout rural areas.

Several design measures ensure the proposal integrates appropriately:

- Use of traditional post and rail fencing
- Installation of a simple agricultural gate
- Use of permeable gravel surfacing
- Minimal engineering works

The development will appear as a typical agricultural field entrance, consistent with other accesses along rural roads in the area.

The proposal will therefore not result in the suburbanisation of the rural road or landscape.

14. Agricultural Operational Need and Fallback Position

The land and barns at Pen Y Groes are established agricultural buildings and land that historically formed part of a working farmstead.

Agricultural use of the land and buildings is therefore lawful and established, and the continued use of the land for agricultural purposes does not require planning permission.

However, the division of the farm through probate has resulted in the agricultural land and buildings becoming separated from the historic access route, which is now retained under separate ownership.

As a result, the land is currently without a practical means of access from the public highway.

The proposed development therefore represents the minimum intervention required to enable the continued lawful agricultural use of the land.

Without the proposed access, the agricultural land and buildings would effectively be sterilised, preventing their continued use.

The proposal therefore represents a necessary and proportionate solution that enables the lawful use of the land to continue while maintaining highway safety and protecting the rural character of the area.

15. Conclusion

The proposed access at Pen Y Groes represents a necessary and proportionate development required to enable the continued agricultural use of land and buildings following the division of the historic farmholding.

The scheme has been carefully designed in response to pre-application advice from Newport City Council and supported by several technical reports.

The proposal:

- Provides safe access to Penylan Road
- Includes adequate visibility splays
- Incorporates a 14 metre recessed gate arrangement
- Utilises traditional rural boundary treatments
- Maintains the character of the surrounding countryside

The proposal is therefore considered to represent an appropriate and well-designed rural development that accords with national and local planning policy.

Planning permission is respectfully requested.

James Griffiths BSc (Hons) ACIAT