

Lawful Development Certificate Application

New Holdings, Chapel Lane,
Llandeuvod, Newport, NP18 2AF



Introduction

This application seeks to have equestrian use recognised on a section of New Holdings Farm after longstanding use as such. It is submitted to:

Newport City Council

Newport City Council Regeneration Investment + Housing
Civic Centre, Godfrey Road, Newport, NP20 4UR
24 September 2025

Site Address:

New Holdings, Chapel Lane, Llandeud
Newport, NP18 2AF

Site Description

This 41,700m² property sits just east of Llandeud village, off Chapel Lane. It is bounded on the south by a hedge row along Chapel Lane, a timber post and rail fence along the eastern boundary with a neighbouring farm, a hedge along the northern boundary with another farm, and a row of trees edging a gravel track along the west boundary with a village house.

The property is rectangular with the east/west axis approximately twice as long as the north/south axis.

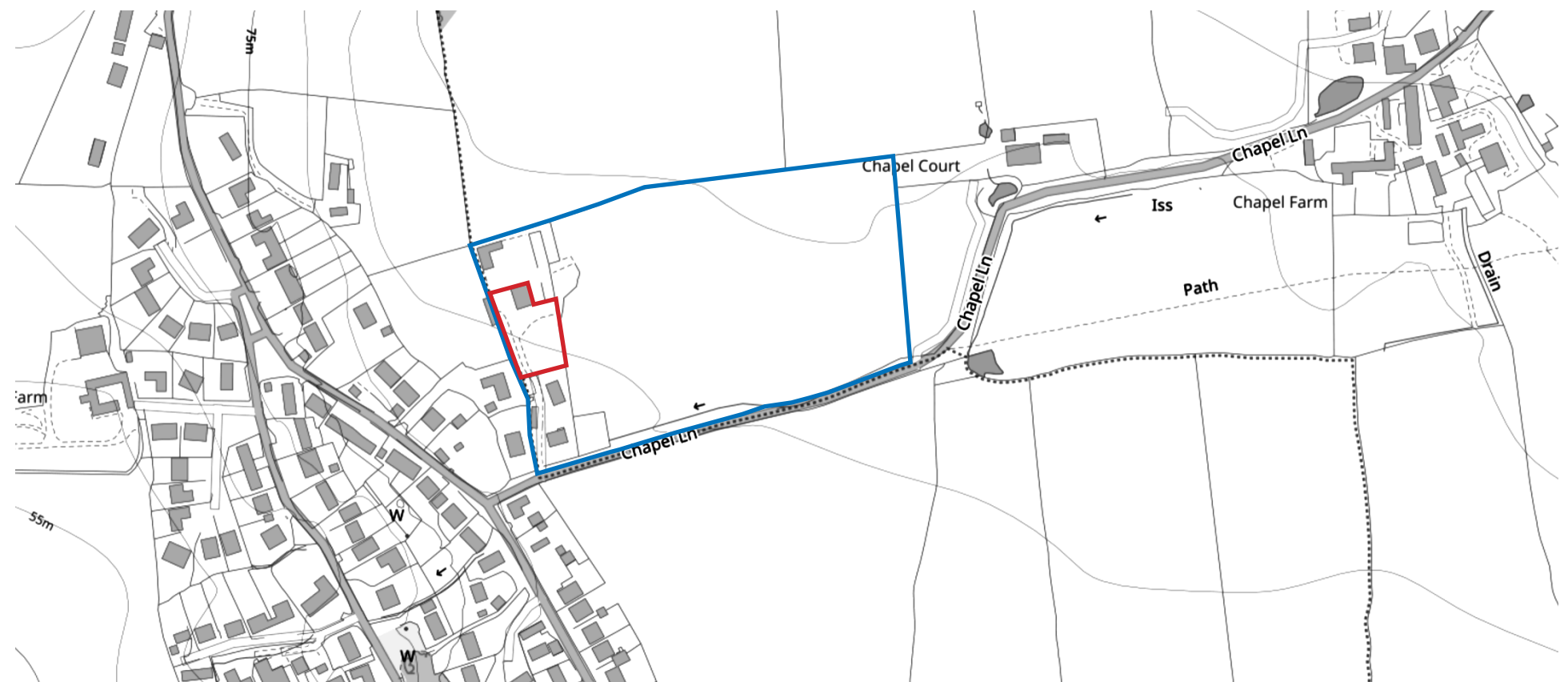
There are four buildings; two houses at the south west corner and two barns on the north west corner.

Applicant

A G (Tony) Reece
New Holding
Chapel Lane
Llandeud
Newport
NP18 2AF
m:44 (0) 7831 331147
e: tony@cdg-uk.com

Agent

Siemens Architecture,
1st Floor, Unit 10
Market Arcade
Newport
NP20 1FS
m:44 (0) 7757 271099
e: derek@siemensarchitecture.co.uk



Legal Development Certificate Application Details

Description of Existing Use

This application seeks a Certificate of Lawfulness for the existing use of 0.02 hectares of agricultural land for equestrian purposes, specifically for horse exercise, riding, grazing, and stabling. The land has been used for equestrian purposes continuously for a period exceeding 20 years, as evidenced by the supporting documentation provided.

Planning History

To the best of my knowledge, there are no previous planning applications or enforcement actions relevant to the use of this land for equestrian purposes.

Legal Basis for Application

This application is made under Section 191 of the Town and Country Planning Act 1990 (as amended) for a Certificate of Lawfulness of Existing Use or Development (CLEUD). The use of the land for equestrian purposes is considered lawful due to its continuous use for more than 10 years without interruption or enforcement action, as per the time limits set out in Section 171B(3) of the Act.

Description of Equestrian Use

The proportion of land subject to this application is 0.02ha within a property of 4.08hc and has been used for riding, exercising, training, stabling, and grazing of horses.

The use has been consistent since at least [insert start date], with no material change in the nature or intensity of the equestrian activities.

Evidence Provided

Site Plan: Enclosed is a site plan showing the total site boundary with the specific area subject to this application for equestrian use.

Locations of equestrian-related features, such as stables, fencing, or riding areas.

Photographs: To demonstrate that the land has been used for equestrian purposes for a period exceeding 20 years, we are submitting a series of historic photographs with the approximate date the photo was taken, the people in the photos with their dates of birth, the horses’ names, and notable elements in the background. These show the land in use for equestrian activities since at least the 1980s.

Receipt: A receipt for woodflakes that were used on the ground of the stables dating from 1983 from Marshall’s Woodflakes Ltd.

Sworn Statements/Affidavits: Statutory declaration has been made by Tony Reece, the applicant confirming the continuous use of the land for equestrian purposes since .

Declaration

I hereby apply for a Certificate of Lawfulness for the existing use of the land described above for equestrian purposes. I confirm that, to the best of my knowledge the information provided in this application and its supporting documents is true and accurate.

Derek Siemens



30.09.2025

Evidence on pages:

Location plan	4
Site Plan	5
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Sworn Statement	13
Neighbour Statements	14-15

Evidence



Location plan 1:1000

Site Plan

PROPERTY AREA: 40,830m² (4.08ha)

STABLES
164m²

EQUESTRIAN USE: 2,036m² (0.02ha)
4.9% OF THE PROPERTY

RIDING + TRAINING

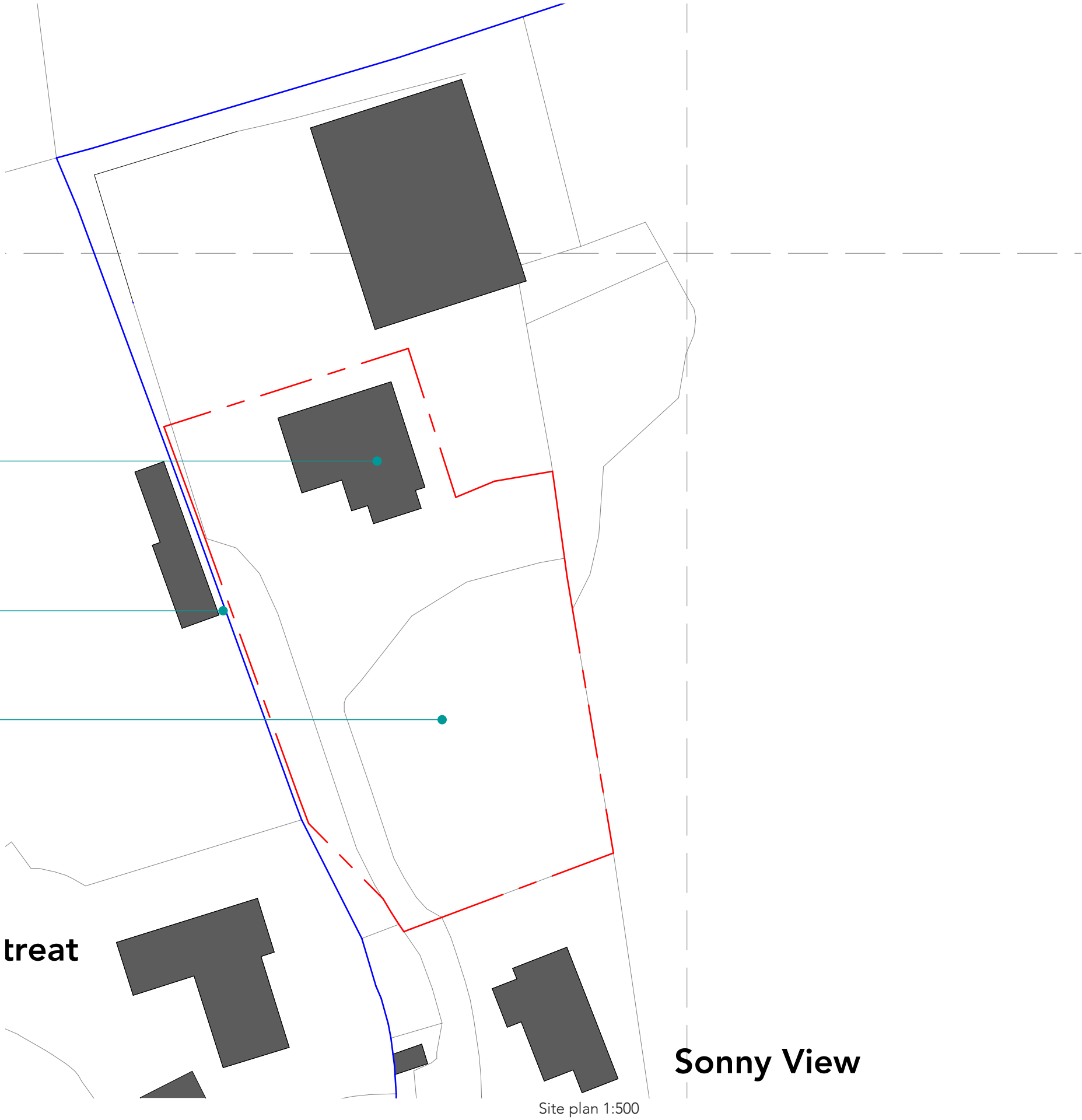
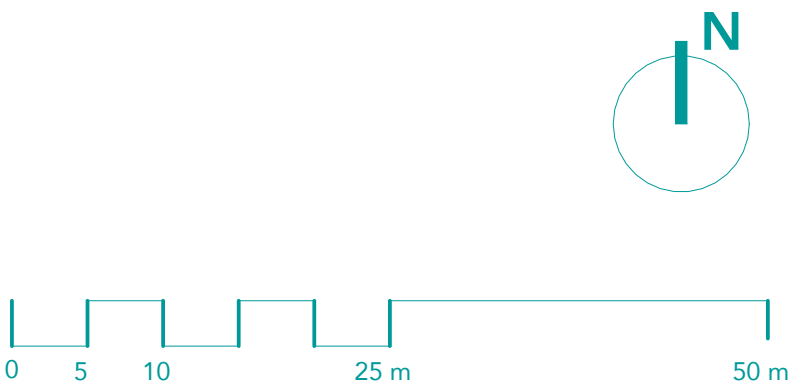


Photo Key

- 01.** Photo **1993.** Claire Reece DOB 21/03/1987, Simon Reece DOB 05/09/1989 riding Gemma.
- 02.** Photo **1986.** Sarah Reece DOB 11/09/1982, On farm drive in front of garage, riding Bramble.
- 03.** Photo **1990.** Paul Bennett DOB 18/01/1952 riding Star, David Reece DOB 18/11/1984 riding Gemma.
- 04.** Photo **Summer 1996.** Sarah Reece DOB 11/09/1982 riding Star.
- 05.** Photo **Summer 1996.** Jean Reece DOB 31/10/1932, James Reece DOB 18/01/1995, Roy in the stable.
- 06.** Photo **Summer 1996.** Sarah Reece DOB 11/09/1982 riding Star, Gabby Williams DOB January 1983 riding Gemma.
- 07.** Photo **1996.** Vivian Reece DOB 08/03/1932 riding Harry, Sarah Reece DOB 11/09/1982 riding Star, Gabby Williams DOB January 1983 riding Gemma.
- 08.** Photo winter **2000.** Foals Sharky and Munchy in field, in the background is Chapel Farm and Chapel Court.
- 09.** Photo 13.03.**1999.** Vivian Reece DOB 08/03/1932 on Harry on farm drive in front of the garage



Evidence - Photos



01 1993. Claire Reece DOB 21/03/1987, Simon Reece DOB 05/09/1989 riding Gemma.



02 1986. Sarah Reece DOB 11/09/1982, in front of garage, on Bramble.



03 1990. Paul Bennett (18/01/1952) on Star, David Reece (18/11/1984) on Gemma.



04 1996. Sarah Reece DOB 11/09/1982 riding Star.



05 Summer 1996. Jean Reece (31/10/1932), James Reece (18/01/1995), Roy in stable.



06 Summer 1996. Sarah Reece (11/09/1982) riding Star, Gabby Williams (January 1983) riding Gemma



07 1996. Vivian Reece (08/03/1932) riding Harry, Sarah Reece (11/09/1982) riding Star, Gabby Williams (January 1983) riding Gemma.



08 2000. Foals Sharky and Munchy, Chapel Farm + Chapel Court in background.



09 13.03.1999. Vivian Reece DOB 08/03/1932 on Harry on farm drive in front of the garage

Evidence - Receipt

Tel: Lulsgate 2497

Sales Invoice and Statement

No. 3023

MARSHALL'S WOODFLAKES LTD

DIRECTORS: F.D. MARSHALL M.L. MARSHALL

WOODFLAKE/SAWDUST AND GENERAL HAULAGE CONTRACTORS

OLD BARN LANE, REDHILL, BRISTOL BS18 7TW

REGD. NO. 1235760

M.r. V. G. Reese, New Holding, Llandeuvod Farm, Newport.

VAT No. 140 2421 27

Date of Invoice
and Tax Point 19th January, 19 83

Date	Description	
1983		
19th Jan.	230 bales of woodflakes @ £2.65 per bale	£609.50
	15% V.A.T.	91.42
		£700.92

PLEASE RETAIN THIS INVOICE FOR YOUR RECORDS

Terms: Strictly net, within one month of invoice E. & O.E.

All goods are sold subject to the following terms:—

"Goods are not tested or sold as fit for any particular purpose. Any term warranty or condition express implied or statutory to the contrary is excluded. In no circumstances whatsoever shall seller's liability (in contract tort or otherwise) to the buyer arising under or out of or in connection with this contract or the goods supplied exceed the invoice price of the particular goods in regard to which

Paul

A. Peths

Evidence - Statement

Holly Corner
Lower Rd
Llandeud
Newport
NP18 2AE

30th September 2025
Ref: New Holding, Llandeud.
To whom it may concern.

Dear Sirs

You are probably aware that we are currently applying for a lawful development certificate for equine use at the above small holding. This ground has been in our family for at least two generations. During that period we have had various livestock on the ground including cattle, pigs, sheep and many horses over the years.

My Father, Mr Vivian Reece (also known as Sonny) had spent many years teaching riding including and training local racehorses alongside his work as a farmer and agricultural contractor. During the 1980's he had his stables built and reignited his love of horses, he owned and bred many over the years. He taught myself and my brother to ride in the 60 - 70's and his grandchildren in the 80's. My Father also loved riding out with the local Hunt and was a well-known figure. He continued riding with the local Hunt and his grandchildren until he was in his late seventies when he finally decided to hang up his saddle in about 2008.

In April 2021 he sadly passed away and for the next few years we worked hard upgrading and generally improving the farm buildings. During 2023 a friend asked if they could use the stables. My Mother thought this would be a good idea as she loved the thought of seeing horses on the farm again. The idea of an all-weather training area was discussed and thought to be a good idea as it would help maintain the condition of the paddocks.

I'm Anthony Reece the oldest son of Jean and Vivian Reece I lived at New Holding until the late 1970's and I now live in Llandeud a few hundred yards from the farm. I confirm that the information above is true to the fullest extent of my knowledge and recollection.

Yours faithfully



A G Reece

Evidence - Statements

NEW HOLDINGS, CHAPEL LANE, LLANDEVAUD NP18 2AF

Dear Sir / Madam,

I am writing as a neighbour to provide evidence in support of the application at the above site whereby I can confirm it has had continual equestrian use since 1990. Having personal use of this property for our daughters growing up and keeping their horses at New Holdings frequently since 1997 and utilising the stables for their horses whilst they returned from university during holidays, this use continued until most recently as 2023.

I confirm that the information provided in this statement is true to the best of my knowledge and belief and am happy to provide further clarification or attend as a witness if required.

Yours Sincerely,

A & D Weaver

Bramble Way

Llandeaud



*Holly Cottage
LLANDEVAUD
Monmouthshire
NP18 2AF*

8th October 2025

To whom it may concern

We received a letter from Newport City Council dated 8th May 2025 concerning application number 25/0173 for the construction of an outdoor manège at New Holdings, asking if we had any objection to the project. Needless to say we, or any of our other neighbours had any reason to oppose planning permission, as horses have always been kept at the property, and have never caused any problems.

We have lived next door to Sonny and Jean Reece for almost 33 years and have always had a very amicable relationship and were friends before we moved to our property.

We can see no good reason why this application has not been granted, especially as today is 5 months since the date of the NCC letter. No one else living nearby can see any reason for the delay, as we had 21 days to object and there were none 5 months seems a ridiculous length of time, so we assume planning permission is imminent?

Colin & Linda Pritchard

