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Sent: 15 September 2026 09:39:35 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: 26/0674 - Land North Of And Adjacent To St Mary's Church Church Lane

CONSTRUCTION OF STABLE BLOCK, IMPROVED ACCESS AND UPDATED ECOLOGICAL ENHANCEMENTS (RESUBMISSION OF REFUSAL 25/0741)

The application, in terms of access arrangements, has not altered from the previous application (25/0741). Our comments therefore remain unchanged and are as follows.

Highways note that the proposal includes a permeable apron and gates being set back and opening inwards, which are appropriate details.

It is generally acceptable to have a field access without a paved track however the domestic nature raises concerns as it is unlikely to be access for a tractor and may not be a four-wheel drive even.

The concern is that without any hardstanding within the site vehicles may not enter and turn around to exit in forward gear. This is mainly a concern when the field is wet/in winter. Grass-crete or geogrids that allow grass to grow through should be considered to create a parking/turning area within the site.

The access is only suitable for domestic levels of use. Therefore, should the planning officer be minded to grant the permission, we would request a condition to prevent any events or commercial activity on the site, in the interests of highway safety.

Regards

Matt McEwan
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