

Delegated Decision Report

Application No:	26/0431	Statutory Period Expires:	28th August 2026
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Site:	<i>New Holdings Chapel Lane Llandevaud Newport NP18 2AF</i>		
Proposal:	<i>CONSTRUCTION OF OUTDOOR EQUESTRIAN MANEGE, WITH POST AND RAIL FENCING, ACCESS GATES AND ASSOCIATED CHANGE OF USE OF LAND TO PRIVATE EQUESTRIAN USE</i>		
Applicant:	<i>T Reece</i>		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 A previous application for a similar development was submitted under reference 25/0273 however this was later withdrawn as it did not include the change of use of the land for the manege to equestrian use. The applicant subsequently submitted a Lawful Development Certificate application for this land together with additional land and buildings to the north of the application site as having been in equestrian use for a period of more than 10 years prior to the application. This was however refused due to insufficient evidence. The current application is therefore for both the construction of a manege and the associated change of use of this land to equestrian use. The current application does not include the change of use of the wider parcel of land or buildings to the north which remain in agricultural use.

2. SITE LOCATION AND CONTEXT

- 2.1 This application relates to land north of New Holdings, Chapel Lane, Llandevaud. The existing site comprises a small holding including 2no. barns and a paddock which are accessed off Chapel Lane. Open countryside is located to the north and east of the site with residential development comprising the village of Llandevaud to the south and west. The M4 is located approximately 1.5km to the south. The site is located within the countryside and a mineral safeguarding area.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks full planning permission for the construction of an outdoor manege. The manege would measure 40m in length and 20m in width. It would have a timber post and rail perimeter measuring 1.2m in height with access from the north via a gate. The manege would be surfaced in silica sand with synthetic fibres. Rainfall would pass through the arena profile by natural infiltration. No floodlighting is proposed.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
25/0837	LAWFUL DEVELOPMENT CERTIFICATE (EXISTING) FOR EQUESTRIAN USE INCLUDING SITING OF RIDING/TRAINING AREA AND STABLE	REFUSED
25/0273	CONSTRUCTION OF OUTDOOR MANEGE	WITHDRAWN
97/0409	ERECTION OF A DETACHED DWELLING	REFUSED

5. PLANNING POLICY

- 5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

The following policies of the Newport Local Development Plan (NLDP) are relevant to the proposals:

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy SP3 Flood Risk ensures development is directed away from flood risk areas.

Policy SP5 Countryside limits development outside of the settlement boundary.

Policy SP8 Special Landscape Area restricts development that may impact on the characteristics of the six designated Special Landscape Areas.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers.

Policy GP4 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy GP7 General Development Principles – Environmental Protection and Public Health states that development will not be permitted which would cause or result in unacceptable harm to health.

Policy CE6 Archaeology states that proposals in areas known to have archaeological interest or potentially have archaeological interest will be required to undertake an archaeological impact assessment.

5.4 SUPPLEMENTARY PLANNING GUIDANCE

The following supplementary planning guidance is relevant to the proposal:

- Wildlife and Development
- Mineral Safeguarding
- Trees, Woodland, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

- 6.1 DCWW: It appears the application does not propose to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments.
- 6.2 ECOLOGY OFFICER: I have no objection to this proposal, and I support the GI Statement provided. Implementation of the biodiversity enhancement measures set out in the GI Statement, specifically in section 5.0 of that document, should be secured by planning condition.
- 6.3 LANDSCAPE OFFICER: The native mixed hedge along the east boundary is confirmed on the site plan and the mix is now appropriate, sufficient gap is provided to avoid grazing by horses and a maximum target height of 2.5m is stated for hedge maintenance.
- 6.4 PUBLIC RIGHTS OF WAY OFFICER: No comments to make.
- 6.5 TREE OFFICER: Due to the hardstanding road separating the trees from the proposed development area and the low likelihood of the roots going under the highly compacted soil there are no objections. Should the trees need to be pruned to facilitate development the details will need to be agreed by the tree officer.
- 6.6 DRAINAGE OFFICER: Having reviewed the submitted information, a SAB application may be required.
- 6.7 ENVIRONMENTAL HEALTH OFFICER: Having reviewed the submitted documents I confirm that I have no objection to the proposal; however due to the potential of dust, noise/vibration and waste arising from the development the following condition should be attached to any permission granted to minimise the environmental impacts on the nearby residents;

Construction Environmental Management Plan

No development shall take place until a site specific Demolition and Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Newport City Council Noise & Neighbourhood Team
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within permitted hours
- Mitigation measures as defined in BS 5228: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Measures to mitigate demolition dust and material causing a nuisance to local residents, for example sheeting of loads and wheel washing apparatus

Reason: To protect the amenities of occupiers of other premises in the vicinity

- 6.8 SCIENTIFIC OFFICER: No comments to make.
- 6.9 HIGHWAYS OFFICER: No objection subject to conditions. We would request a suitably worded condition to prevent public events or commercial activity associated with the development.
- 6.10 NATURAL RESOURCES WALES: No comments to make.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 12th June 2026 and a Site Notice was put up on 19th June 2026.

- 7.1 NEIGHBOURS: Neighbours with a common boundary and opposite (5no. properties) were consulted. 13 responses were received in support of the proposal. One neighbour commented against the proposal stating that there are several equestrian facilities already in the area and the proposal does nothing to help the area with the need of Farming.
- 7.2 PENHOW COMMUNITY COUNCIL: The Community Council have considered planning application 26/0431 and confirm that they have no objections or comments, and therefore support the application.

8. ASSESSMENT

Principle of the Proposed Development

- 8.1 The site is located in the countryside and therefore policies SP5 and CF7 are relevant to the proposal as outlined below.

Policy SP5 states that development will only be permitted where the use is appropriate in the countryside, respects the surrounding area and is appropriate in scale and design.

Policy CF7 states that horse related developments, both recreational and commercial, including stables, shelters and riding schools will be permitted provided that:

- i) The scale, design, siting and materials do not detract from the character and appearance of the locality;
- ii) The proposal does not result in an excessive number of buildings or inappropriate ancillary structures;
- iii) The proposed development does not require the provision of a new dwelling unless classified as a rural enterprise dwelling;
- iv) The proposed development does not require the provision of unsightly infrastructure.

- 8.2 Given its nature, an equestrian use in this location is considered appropriate development in the countryside and as outlined below the proposed development is also considered acceptable in terms of its scale, design and siting. The proposal would not result in an excessive number of buildings or inappropriate ancillary structures and the proposal does not require the provision of a new dwelling. On this basis the proposal accords with policies SP5 and CF7 and the principle of the proposed development is considered acceptable, subject to other material planning considerations.

Design and Amenity

- 8.3 In terms of design, the proposed manege would be of typical construction and would be in keeping with the existing agricultural context of the site. It would be viewed in the context of the existing farm buildings to the north and the proposed fencing would be traditional post and rail at a height of 1.2m, which again would be in keeping with the rural context of the site and the surrounding area. On this basis the proposal is considered acceptable in accordance with policies CF7 and GP6.
- 8.4 With regards to amenity, excluding the applicant's own dwelling to the south, there is only one other residential property bordering the site. This comprises 'The Retreat' which is a single storey bungalow located 18.3m to the west. Whilst there are a number of windows in

the rear elevation at ground floor level and part of the amenity area adjacent to the site, a mature hedgerow is located along the boundary which provides a good level of screening preventing any intervisibility between the proposed development and this property, as such the proposal is not considered to result in a loss of privacy in respect of this property. Two further residential dwellings (Holly Cottage and New Holding) are located to the south of the site at a distance of approximately 43m and 45m respectively. Due to the distance from these properties the proposed development is not considered to result in a loss of privacy in respect of these dwellings. As outlined above, the fields to the east are within the control of the applicant and are currently used as grazing land. Furthermore, the proposal is not considered to result in an increase in noise and disturbance over and above the existing agricultural use of the site. The environmental health officer has advised that they have no objections to the proposal subject to a condition requiring the submission of a Construction Environmental Management Plan, however given the scale and nature of the proposal it is not considered that one is required in this instance. On this basis it is considered acceptable in accordance with policy GP2.

Landscape, Trees and Ecology

- 8.5 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy SP9 of the LDP supports this and states that proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. The application is accompanied by a Green Infrastructure Statement which details areas of new hedgerow planting including a native mixed-species hedge along the eastern side of the ménage. This provides additional visual screening from Chapel Lane and also contributes to ecological enhancement. The proposal is therefore considered to represent a net gain in biodiversity. Both the Ecology Officer and Landscape Officer have reviewed the Green Infrastructure Statement and have no objections to the proposal, subject to a condition requiring the implementation of the proposed landscaping scheme and biodiversity enhancement measures. On this basis the development is considered acceptable in accordance with policies SP9 and GP5.

Drainage

- 8.6 In terms of drainage, rainfall would pass through the arena profile by natural infiltration. This would mimic the existing situation and the proposed development will not alter the infiltration rate. Both DCWW and NRW have been consulted on the application and have no comments. Notwithstanding this, the SAB Officer has advised that separate SAB approval will be required.

Highways and Parking

- 8.7 The proposed development would not affect the existing access to the site or car parking arrangements. It would be for the private use of the existing occupiers and therefore no additional highways movements are anticipated. On this basis the proposed development is considered acceptable in accordance with policies T4 and GP4.

Minerals

- 8.8 The site is located within a Safeguarding of Mineral Resource area and as such Policy M1 is applicable. Due to the scale and nature of the proposed development, it is not considered to prejudice the future extraction of this resource and as such, the proposal is considered to comply with the aims of Policy M1 of the NLDP 2011-2026 (adopted January 2015).

Agricultural Land

- 8.9 The proposed development would result in the loss of a small area of unclassified agricultural land, however due to its size and location in between existing farm buildings and a residential dwelling, this area is likely to be unaccessable with modern farm machinery. The parcel of land also only extends to 850sqm and as such this loss is

considered acceptable on this occasion.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The proposed development is considered acceptable in accordance with the relevant policies of the Newport Local Development Plan 2011-2026.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: PL001 A Location and Site Plans, PL002 A Proposed Plan and Site Sections and Green Infrastructure Statement (received 12/08/2026).

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

General conditions

02 The manège hereby approved shall only be used for training/riding horses by the owners of New Holdings and their immediate family. The manège shall not be used for the holding of any public or private training events, clinics, competitions, trials, horse/pony club meetings or gymkhanas.

Reason: In the interests of highways safety in accordance with Policy GP4 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 The scheme of landscaping and hedge planting hereby approved as outlined in the Green Infrastructure Statement (received 12/08/2026) shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development. Thereafter the trees and shrubs shall be retained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and retained until satisfactorily established. For the purpose of this condition, a full planting season shall mean the period from October to April.

Reason: To ensure that the site is landscaped in a satisfactory manner in accordance with Policy GP2 and GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

04 The manège hereby approved shall not be floodlit without written permission from the Local Planning Authority.

Reason: In the interests of ecology and residential amenity in accordance with Policies GP2 and SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

05 The biodiversity enhancement measures outlined in section 5 of the Green Infrastructure Statement (received 12/08/2026) shall be implemented prior to the first beneficial use of the manege hereby approved. The approved measures shall be retained thereafter for the lifetime of the development.

Reason: In the interests of ecology in accordance with Policies GP5 and SP9 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTES TO APPLICANT

01 This decision relates to plan Nos: PL001 A Location and Site Plans, PL002 A Proposed Plan and Site Sections, Green Infrastructure Statement (received 12/08/2026) and Planning Statement (received 09/06/2026).

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP3, SP5, SP8, GP2, GP4, GP5, GP6, GP7 and CE6 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.