

Sent: 11 February 2026 16:37

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

Subject: Planning application: 26/0033

Re: 26/0033

[PROPOSED STABLE BLOCK FOR HORSES AND RETENTION OF HARDCORE SURFACE, FENCING, GATES AND ACCESS]Land To The South Of The Cottage
Llandevaud Lane Llandevaud Newport South Wales

Dear Sir/Madam

I am writing to formally object to the above planning application.

Firstly, agricultural land at the site has been covered with rough hard core without proper planning permission. As a result, the ground is no longer suitable for grazing or keeping horses. In addition, the area available now would not provide sufficient space for more than one horse, which raises concerns about animal welfare and the overall suitability of the site for the proposed use.

Secondly, the applicant does not reside within the village of Llandevaud. Horses would therefore need to be transported to and from the site via the narrow lane leading into the village. This would also necessitate regular deliveries of horse feed, bedding, and related supplies, likely involving larger vehicles. Since Covid, we have already experienced a significant increase in traffic passing through the village. Furthermore, with the current situation and frequent queues on the M4, many drivers are using our village as a "rat run" between the M4 and the A48. The narrow lane and village infrastructure are already under considerable pressure and cannot cope with any additional traffic, particularly heavy goods vehicles. Any increase in vehicle movements would exacerbate congestion and create increased risks for residents, pedestrians, cyclists, and other road users.

In addition, the entrance to the land has been widened without planning permission. The access is located on a bend in the lane where visibility is limited. Increased vehicle movements at this point would create a clear and serious highway safety concern.

For the reasons outlined above, we strongly object to this planning application and respectfully request that it be refused.

Sincerely

2 Bramble Way

Llandeud