

Sent: 13 February 2026 22:00

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

Subject: Planning Enforcement Complaint - Alleged Unauthorised Works - Land East of The Cottage, Llandeud

Dear Planning Enforcement Officer,

I wish to report suspected unauthorised development on land east of The Cottage, Llandeud.

I understand that planning application 26/033 has been submitted in relation to a proposed stable block at this site. However, physical works appear to have already been carried out prior to determination of that application.

The works observed include:

- deposition of rubble and other material to create hardstanding on previously undeveloped greenfield land
- alteration of the ground levels and surface condition of the site
- installation of a double access gateway providing vehicular access
- apparent engineering operations changing the character and use of the land

These works appear to materially alter the land and may constitute operational development and access formation requiring planning permission.

I am concerned that these activities may represent a breach of planning control and may have implications for:

- drainage and surface water runoff
- visual impact on the rural landscape
- highway safety and access arrangements
- environmental and land condition impacts

Given that a planning application relating to the site is currently under consideration, I respectfully request that these works are investigated as a matter of urgency and that their planning status is clarified before any determination is made on application 26/033.

Please confirm:

1. whether these works have planning permission
2. whether an enforcement investigation will be undertaken
3. whether a site visit will be carried out

4. whether the outcome will be taken into account in determining the current application

I would be grateful if you could acknowledge receipt of this report and keep me informed of any investigation outcome.

Yours faithfully,