

Sent: 14 February 2026 20:19

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

Subject: Planning application Ref 26/0033 Llandevaud

Objection to planning application -propose stable block, hardcore surface, Fencing, Gates and Access. Llandevaud, Newport.

Application ref 26/0033

Dear Sir/Madam,

I write to formally object to the above planning application for the erection of a stable block for horses and the retention of the associated hardcore surface, fencing, gates and access.

My objection is based on the following planning grounds:

1. Impact on rural character and visual amenity.

The proposed stable block, together with the retained hardcore which seems to be a cheap alternative to hardcore and contains plastic, fencing and gates would introduce development that is out of keeping with the existing rural/open character of the area. The scale, materials and domestication of the land would result in an urbanising effect harmful to the landscape and local visual amenity.

2 Highway safety and access concerns.

The intensified equestrian use and retained access may increase vehicle movements, including horse boxes and delivery vehicles, which could adversely affect highway safety, visibility, road condition and local traffic levels. The lane into and out of

Llandeud is a single lane and already it proves difficult if large vehicles use the lane and is busy without this added development.

3. Noise, disturbance and residential amenity.

The keeping of horses, associated vehicle movements, deliveries, waste handling and general activity would create additional noise and disturbance detrimental to the reasonable enjoyment of neighbouring properties.

4. Drainage, waste and environmental concerns.

Hardcore surfacing may increase surface water runoff and affect local drainage patterns. In addition, the storage and disposal of manure and bedding raise concerns regarding odour, flies and potential pollution if not strictly controlled.

5. Animal welfare

The application site does not appear to provide sufficient land to support the safe and welfare approved keeping of horses. Established equestrian guidance advises that horses require adequate grazing and exercise space to avoid overgrazing, soil degradation, mud formation and welfare problems. The limited size of the plot would likely lead to intensive use, loss of vegetation and the need for continual imported feed, bedding and manure removal. This in turn risks unsightly and harmful ground conditions, increased runoff from compacted surfaces, and potential of fire and waste management issues. The constrained site therefore represents an unsuitable location for equestrian use and the proposal would amount to over intensive development of the land, contrary to principles of sustainable rural land management and protection of local amenity.

For the reasons outlined above, I respectfully request that the local planning authority refuse this application.

Yours faithfully

Terra Cotta

Llandeud

Newport

NP182AE