

Sent: Wednesday, February 18, 2026 07:50

To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>; NCC - Planning <Planning@newport.gov.uk>

Subject: Planning Objection 26/0033

Good Morning,

I wish to strongly object to application 26/0033 due to the significant harm it would cause to the rural character of the area, highway safety, drainage, ecology and the amenity of neighbouring properties.

The proposal would introduce an intrusive and out-of-character development into open countryside, eroding the peaceful rural setting that currently exists. The scale and intensity of what is proposed feels excessive for such a small plot and gives the impression of overdevelopment rather than a modest rural use, which conflicts with countryside protection aims within the Newport City Council planning framework and the Newport Local Development Plan 2011-2026, particularly policies seeking to protect landscape character.

A large proportion of the site has already been covered in hardcore, which appears to have been carried out without planning permission. This has significantly altered the character of the land and reduced its environmental value. The retrospective nature of works already undertaken without consent further undermines confidence in the proposal. The extent of hardstanding leaves very limited usable land and raises serious concerns about whether the site is suitable for keeping horses at all. The change from agricultural land to leisure use represents an unnecessary loss of productive countryside.

There are also wider concerns about previous activity on the site. Four caravans were previously placed on the hardcore (since removed), which adds to concerns about the potential for further intensification or alternative uses over time. There are also concerns that the site has been connected to mains water without proper authorisation, which further raises questions about compliance and future management of the site.

Highway safety is a major concern. The surrounding lanes are narrow with limited passing places, and the access is located on a bend with poor visibility. Traffic already struggles to pass safely, and additional vehicle movements, particularly horse boxes or trailers, would increase the risk to road users. This appears contrary to policies requiring safe and suitable access.

There is also a lack of clear information about drainage and waste management. The hardstanding has already increased surface water runoff during heavy rain, and further development risks worsening local flooding, which conflicts with policies relating to sustainable drainage.

The proposal would negatively affect neighbouring amenity through increased activity, noise, odour and general disturbance in what is currently a quiet rural area.

From an environmental perspective, the intensification of use and extensive hard surfacing would harm biodiversity through habitat loss, soil compaction and increased runoff. The site previously supported natural features and wildlife, and further development would erode this ecological value.

Finally, the overall layout feels more like a yard or complex than a small rural stable, raising concerns about future intensification and setting an undesirable precedent for further erosion of countryside character.

For all of the reasons outlined above, I strongly believe this proposal represents an inappropriate and unsustainable form of development in the open countryside. The cumulative impacts on landscape character, highway safety, drainage, ecology and residential amenity are significant and cannot be adequately mitigated. I respectfully urge the council to give full weight to these concerns and refuse planning permission in order to protect the character, safety and environmental quality of this area.

Whilst I am happy for the council to contact me directly should any further information or clarification be required, I respectfully request that my personal details, including my name and address, are redacted from any publicly available documents or online planning records associated with this representation.

Kind Regards

Myrtle Cottage

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