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Your Ref:
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Planning Department
Newport City Council
Civic Centre
Godfrey Road
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Dear Sir/Madam

RE: RETENTION OF VEHICULAR ACCESS AND CREATION OF TRACK AND TURNING AREA ON LAND NORTH OF HOMELANDS, PEN-Y-WORLOD ROAD, NEWPORT, NP26 3AJ

Reading Agricultural Consultants is instructed by Matthew Thomas to submit a part retrospective planning application for the retention of a vehicular access and the creation of a track and turning area on land north of Homelands, Pen-y-worlod Road, Penhow, Newport.

Background

The land in question previously formed a separate parcel of land, associated with Homelands, a care home which is located immediately south of the site. The land was retained by the applicant during the sale of Homelands, however, no separate access was available to the site, effectively leaving it landlocked.

The site contains a stable building, which was at times used to store equipment associated with Homelands. Recently, the stable was used temporarily to store personal items but the applicant intends on using the land to graze a horse/horses and hopes to reutilise the stable.

Photographs of the access are shown in Appendix 1 of this letter.

The Development

The applicant has created a new vehicular access off Pen-y-worlod Road, adjacent to an existing field access. Part of the existing hedge was removed to allow a vehicle to turn off the highway and some material was removed from site to allow a level access-way and route into the site.

In addition to the new access, it is proposed to install a track and associated turning area and erect a gate, as well as secure fencing to the southern side of the site entrance. Details of these elements are shown on the submitted plans which accompany this application.

In terms of ecological enhancement, it is proposed to remove bamboo from the existing species-poor hedge, which fronts the highway. It is also proposed to install a bird box to the north-east elevation of the stable building and install a bat box within a mature tree along the eastern site boundary.

Policy compliance

The proposal is located within an area designated as open countryside and a Special Landscape Area (SLA) within the Newport Local Development Plan (LDP). The main issues in determination of this application are; the appropriateness of the development within the countryside, visual impact and highways safety issues. Therefore Policies SP5 (countryside), SP8 (Special Landscape Areas), GP1



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(general amenity), GP4 (highways and accessibility) and GP6 (quality of design) are most relevant when considering the acceptability of the development. Policies SP9 (conservation of the natural, historic and built environment) and GP5 (natural environment) are also relevant in that ecological enhancement should be achieved in all developments.

Countryside Location

Policy SP5 states that development will only be permitted where appropriate in the countryside. In this instance, the access intends to serve an existing field, which is currently landlocked. The applicant does not own any land either side through which access can be obtained. This is sufficient justification in itself as the applicant requires access to maintain the site. However, the intention is to use the land to graze a horse/horses, which although not begun to date, such a use would allow utilisation of the existing stable building and site for a use deemed appropriate within this rural location. The track and turning area allow a vehicle to enter and leave the site in a forward gear.

The access and track are of a design which should be considered appropriate within the countryside and as such, the proposal complies with Policy SP5.

Amenity

The new access utilised a gap in the existing hedgerow (see image from 2022 in Appendix 1). Visually, the proposal has very little impact in the wider landscape and SLA and the access can only be viewed from Pen-y-worlod Road.

The access is to be served by a new gate and fence, which is to line the southern side of the access into the site. The gate is to be positioned at a distance of 10 metres from the highway. The fence will stretch from the gate to the entrance, excluding the visibility splay area. The proposed track will also not be visible from outside of the site, with the exception from the site entrance and the proposal is therefore considered to comply with the amenity requirements of SP8, GP1 and GP6.

Highways Safety

The submitted plans show that visibility splays are achievable to the south, with the existing hedge, being translocated to avoid the splay area. To the north, the required splays are not achievable and the land across which the splay crosses is outside of the applicant's control. A transport statement has been produced to support the application and concludes, given traffic levels, that the vehicular access will not be a safety issue.

It is also worth noting that the opening for the new access, has actually improved visibility to and from the existing access serving the adjacent field and is therefore actually considered to enhance overall highways safety in this location. The proposal therefore satisfies the requirements of Policy GP4.

Ecology and Biodiversity

A Green Infrastructure Statement has been submitted in support of this application. It is supported by a plan which shows how biodiversity enhancement will be achieved. As such the proposal supports the conservation principle of Policies SP9 and GP5, as well as the requirement within Planning Policy Wales to achieve biodiversity net gain.

Yours sincerely

Sophie Berry

Sophie Berry BSc, MSc

Appendix 1: Site photographs

View of access point Jan 2022



View of access November 2024





Visibility looking south



Visibility looking north

