



Town & Country Planning Advisors Ltd.
The Embassy
389 Newport Road
Cardiff
CF24 1TP

TCPA-2026-25-REECE-01-FUL-NWP
Date: 01 June 2026

Newport City Council
Planning Services
Civic Centre
Newport
NP20 4UR

T: 02920 032818
M: 07942 026921
E: james@tcpaltd.com
W: <https://www.tcpaltd.com/>

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
NEW HOLDINGS, CHAPEL LANE, LLANDEVAUD, NEWPORT, NP18 2AF
CONSTRUCTION OF AN OUTDOOR EQUESTRIAN MÉNAGE, WITH ASSOCIATED CHANGE
OF USE OF LAND TO PRIVATE EQUESTRIAN USE**

I write as the appointed planning consultant on behalf of the applicant, Mr Tony Reece, to formally submit a full planning application in respect of the above site.

The application seeks full planning permission for the construction of an outdoor equestrian ménage, together with the associated change of use of the relevant land to private equestrian use. The proposal comprises a modest private equestrian development within an existing rural holding and is limited to a single outdoor riding arena with associated fencing, gates and groundworks. No new buildings, floodlighting, new access, residential accommodation or commercial equestrian use are proposed.

The application is supported by a Planning Statement and Green Infrastructure Statement, which address the site context, planning history, relevant local and national planning policy framework, and the principal material considerations arising from the proposal, including design, visual amenity, residential amenity, highways, ecology, drainage and mineral safeguarding. The proposal remains limited in scale and has been designed to sit within the existing paddock and yard context of the holding.

The following documents accompany this application:

- Planning Application Forms
- TCPA-2026-25-REECE-01-FUL-NWP Cover Letter
- TCPA-2026-25-REECE-01-FUL-NWP Planning Statement
- TCPA-2026-25-REECE-01-FUL-NWP Green Infrastructure Statement
- 2313 PL001 Rev A Location and Site Plans
- 2313 PL002 Rev A Proposed Plan and Site Sections

The required planning fee has been paid via the Planning Portal together with the associated service charge.

Town & Country Planning Advisors Ltd will act as agent throughout the course of the application and will liaise directly with the appointed case officer. Should any further information or clarification be required, please do not hesitate to contact me.

Yours sincerely,

James Banks BSc (Hons) AssocRTPI
Director & Planning Consultant

Town & Country Planning Advisors Ltd
(Company No. 16170417)

