

From:

Sent: 05 April 2026 21:45

To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>

Subject: Fwd: test2

Good Evening Mr Roberts,

Re Construction of a new full size 3G Synthetic Sports Pitch
Spectator viewing areas, including 2 N0 seating stands,
TV gantry, changing facilities, parking area, access improvements
and associated works.

I wish to formally object to the above proposed development directly adjacent to my home
i.e. 10 Traston Avenue, Newport.

Please note I have briefly noted the main objections to the above proposal on the NBC site.

However a more detailed account of my objections are attached below in the 4 pages shown
for your attention.

I have also attached a copy of a letter I received from NBC in 2012 in which a complaint was
made by ourselves regarding high levels
of music late at night at the Geraint Thomas National Velodrome, Newport in which we were
assured this would never happen again!

Would you please kindly confirm at your earliest convenience acknowledgment of my e -
mail with receipt of the 5 attachments sent to you.

I look forward to receiving a response,

Kind Regards,

10 Traston Avenue

Newport

NP19 4TE

3rd April 2026.

Construction of a new full size 3G Synthetic Sports Pitch.

Spectator viewing areas, including 2 NO seating stands,

Tv gantry, changing facilities, parking area, access improvements,

and associated works.

Dear Mr Roberts,

I am writing to formally object to the above proposed development which is directly adjacent to my property at 10 Traston Avenue, Newport Np19 4te.

Residents in this area received a letter from you dated the 9th March 2026 informing us of the above proposed development and requesting we raise any objections to this within 21 days which I am aware has now passed.

On receipt of your letter and from the information provided, the letter stated the development was at NP19 4RA, this being the location and address of the FAW, National Football Centre at Dragon Parc. I understood this development was by the cricket club and not near our property. However, the plan supplied was very vague.

I contacted Newport Borough Council on 23rd March as this information was very confusing. I was told that no one was available to talk to me and someone would ring me back within 3 working days. I did not receive a callback. I again rang the council on 31st March and was told I would receive a callback. I was contacted by yourself on 1st April and informed that the development was actually adjacent to my property. The address and postcode for the proposed development is NP19 4RB and is situated east of the Geraint Thomas Velodrome.

The original planning letter sent to residents at Traston does not give correct information regarding the new development i.e. letter stated development was located at Dragon Parc NP19 4RA when it is located at NP19 4RB, situated east to the Geraint Thomas Velodrome. This discrepancy has found to be misleading, confusing, and upsetting to the residents of Traston affected by the proposal.

I would like to strongly request that a revised letter be sent out to the residents of Traston who may be affected by the proposed development, giving the correct

location and a detailed plan for the development. This would then rectify the error made in your original letter dated the 9th March 2026 giving the correct location and opportunity for residents to respond accordingly with clearer details of the proposal.

We believe this development would seriously impact on our quality of life and on the residential character of our area, our objections are outlined as follows:

DISTURBANCE AND HIGH NOISE LEVELS.

When the original football pitch was approved and built, we were informed that use would only be occasional as the pitch was so near residential properties thus ensuring noise levels were kept to a minimum.

Proposals for this new development would significantly increase noise levels to an unacceptable level, especially if matches are intended to be played at weekends and possibly evenings. This is totally unacceptable with the introduction of more regular matches, two 125 seat stadiums, changing rooms, and car parking facilities. This development would result in people shouting, loud announcements being made, whistles especially upsetting at unsociable hours. This development would result in a loss of quiet enjoyment of our property as well as impacting members of my household who are shift workers impacting their quality of life.

Can you please inform me if a noise assessment is available to view. If this has not been submitted, can you please let me know why this has not been done?

FREQUENCY AND USE OF FOOTBALL PITCH

I am very concerned about the fact that no information has been provided regarding the hours of use of the new development/football pitch or any measures to manage disturbance. The absence of clearly defined usage hours raises significant concerns for nearby residents. Without restrictions in place, the pitch could be used at unsociable hours, potentially leading to ongoing noise and a massive effect on the quality of life of those living nearby.

I strongly urge the council to clearly define and communicate the permitted hours of use. Outline how noise and disturbance will be managed.

Can you also please confirm if the original pitch when built had restrictions on usage?

LIGHT POLLUTION.

If floodlighting is to be added or used on a more frequent basis, it could result in an increase in light pollution, especially during the winter months, thus affecting nearby residents' homes and gardens.

LOSS OF RESIDENTIAL AMENITY

The increase in the development of the site, e.g. seating area/stands, is not in keeping with the existing residential area and will have a negative effect on the resale of the properties and on the character of the area.

PRIVACY AND OVERLOOKING

Construction of 2 spectator stands will lead to loss of privacy on my property and directly impact on our quality of life, mental health and cause intrusion as this directly overlooks our house and garden.

INCREASE IN TRAFFIC /CONGESTION

An expected increase in visitors will result in higher traffic volumes in the area, already a massive issue with roads in the area regularly gridlocked. Local streets in this area are not designed to accommodate an increase in level of use which will impact again on the residents causing parking issues, congestion and safety issues.

Have the council got plans in place for traffic management and restriction on event times?

We understand that extra car parking facilities are to be added but the plan we have been provided with does not state the exact location in relation to the football pitch, layout or the exact number of spaces that are to be provided. Can this information be provided to the residents please?

As there are a large number of concerns and objections being raised regarding this proposed development, I respectfully request the council to refuse planning permission for this proposed development.

Yours Sincerely,

[REDACTED]