

From: [REDACTED]

Sent: 24 August 2025 12:10

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

Subject: Planning Application 25/0618 Marshfield Football Club - OBJECTION

Dear Ms Brinkworth and Newport Planning Department

Planning Application 25/0618 by Marshfield Football Club to construct an 85-Seater Stand and Access Path at Marshfield Village Hall Playing Fields

As a resident of Marshfield living close to Marshfield Village Hall, I wish to formally object to the above planning application. My objection is based on material planning considerations and is supported by relevant policies within Newport City Council Local Development Plan (2015) which are set out below.

Community Role

Marshfield Village Hall and playing fields are a long-established community facility, created and maintained to serve the residents and families of Marshfield and Castleton. It is a registered charity whose purpose is to benefit the community, promoting recreation, leisure, meetings, and classes for residents. The grounds hosts a Multi-Use Games Area and junior football pitches which underline that the site is a community orientated, multi-use recreational resource and this development could exclude or limit access by the community.

While the contribution of Marshfield Football Club to local participation in sport is appreciated, it is clear that the Club has now outgrown the scale and facilities of the Village Hall grounds. The 85-seater stand would shift the balance of use away from an inclusive, multi-functional community facility towards a specialist football venue. This risks reducing accessibility for other users, undermining the charitable purpose of the site, and setting a precedent for further football-specific infrastructure that is not in keeping with open and flexible community character of the fields.

This concern is supported by the **Newport Local Development Plan Policy CF1 – Community Facilities**. This seeks to protect and retain existing community facilities and ensure that development does not undermine their continued use for the community. The LDP emphasises that facilities should be enhanced in ways that benefit the whole community, not redirected to serve a narrower user group.

Scale, Size and Character of the Development

The proposed 85-seater stand is disproportionate in scale to the rural setting of Marshfield. The playing fields are part of a community recreation ground, and the

introduction of a permanent spectator structure of this size would adversely affect the open character.

Impact on Residential Amenity, Noise and Disturbance

Increased spectator capacity will inevitably result in higher levels of noise and disturbance. This will negatively affect the amenity of nearby residents, particularly given the close proximity of housing to the playing fields. I believe that Newport City Council has a duty to prevent developments that give rise to a statutory noise nuisance.

Policy **GP2-General Development** sets out that developments proposals will only be supported where there is no significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality.

Highways, Parking, and Traffic Safety

The development will lead to greater vehicle usage placing additional pressure on the limited parking facilities at the village hall. Cars already double park and park on the grass of the village hall car park when there is a match. It will lead to an increase of on-street parking of the narrow local highway and traffic congestion creating safety risks for both pedestrians and road users.

Precedent for Future Development

If granted planning permission the spectator stand risks setting a precedent for further development on a designated community space. This could undermine and erode the current use as a multi-purpose facility for all residents, and not just for the football team.

Inadequate Toilet Facilities

Marshfield Village Hall does not provide adequate toilet provision for spectators. Only one male toilet located within the male changing rooms is not suitable or sufficient for public use during matches. It increases the likelihood of unsanitary conditions and risks to public health as spectators seek inappropriate alternatives, leading to nuisance for nearby residents. The lack of provision for women, families and disabled spectators conflicts with principles of inclusive design under planning policy. The current proposal fails to provide the necessary facilities for its intended scale of use.

Environment

The proposal would require the removal of a mature hedgerow to accommodate the stand. This would result in the destruction of an established natural feature that provides biodiversity, habitat and rural landscape value. Such a loss conflicts with **Policy GP5** of the LDP which seeks to protect biodiversity and the natural environment and with national guidance on **TAN 5: Nature Conservation and Planning**. This emphasises the need to protect existing biodiversity assets.

Security and Antisocial Behaviour and Maintenance Responsibilities

The existing dugouts on site already attract antisocial behaviour, with reports of youths congregating, drinking and drug use. Introducing a large permanent structure such as the proposed stand is highly likely to worsen this problem creating a sheltered space that encourages loitering when not in legitimate use.

Although the application proposes a roller shutter door, such measures are often easily broken or vandalised, further encouraging antisocial use.

It is unclear who will be responsible for ongoing maintenance, repair and security of the stand. If the football club were to disband or relocate, the community may be left with an unused and potentially derelict structure. This uncertainty over long-term responsibility conflicts with good planning practice, which requires proposals to demonstrate that they can be maintained safely and without burden to the community.

Safety for Children's User Groups and Play Facilities

There are two children's play areas at Marshfield Village Hall which are well-used and highly valued by local residents of families with young children and popular throughout the week. These play areas are immediately adjacent to the car park and access routes.

An increase in traffic caused by larger spectator numbers will significantly heighten risks to child safety. Cars competing for limited parking spaces often manoeuvre in close proximity to play areas, creating dangerous conflict between vehicles and children/families on foot. This undermines the safe, inclusive community use that this site is intended to provide.

For the reasons outlined above, I respectfully request that Newport City Council refuse planning application 25/0618. The proposal conflicts with key policies of the Newport City Council Local Development Plan, **GP2 General Development** and **CF1 Community Facilities**, and would have an unacceptable impact on local amenity, infrastructure, and character of Marshfield Village Hall playing fields.

Thank you for considering my objection,

Yours Sincerely



(I wish to withhold my address)