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Sent: 26 March 2026 15:59

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

Subject: Comments for Planning Application 26/0099

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/03/2026 3:58 PM from

Application Summary

Address: Dragon Parc Spytty Boulevard Newport International Sport Village Newport NP19 4RA

Proposal: CONSTRUCTION OF A NEW FULL-SIZE 3G SYNTHETIC SPORTS PITCH,
SPECTATOR VIEWING AREAS INCLUDING 2NO 125-SEATER STANDS, TV GANTRY,
CHANGING FACILITIES, PARKING AREA, ACCESS IMPROVEMENTS AND
ASSOCIATED WORKS

Case Officer: Geraint Roberts

Customer Details

Name:

Email:

Address: 26 Traston Avenue Newport

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

Comments: I wish to object to the proposed development for the construction of a full-size 3G synthetic sports pitch, spectator stands, and associated facilities adjacent to my property.

1. Impact on Residential Amenity (Noise and Disturbance)
The proposed development would introduce a significant and sustained level of noise arising from sporting activities, spectators, whistles, and potential amplified sound. This would be particularly harmful during evenings and weekends.

This is contrary to the National Planning Policy Framework (NPPF), which requires that developments create places with a high standard of amenity for existing and future users (paragraph 135), and avoid noise giving rise to significant adverse impacts on health and quality of life (paragraph 187).

As a household with two young children, the likely noise disturbance is of particular concern due to its impact on sleep and general wellbeing.

2. Light Pollution and Overdevelopment
Facilities of this nature typically require floodlighting to remain viable. The introduction of floodlighting would result in light spill and glare into neighbouring residential properties, harming living conditions and visual amenity.

This would conflict with the NPPF requirement to limit the impact of light pollution from artificial light on local amenity (paragraph 185).

3. Traffic, Parking, and Highway Safety
The scale of the development, including spectator seating, will significantly increase traffic generation and parking demand. This is likely to result in congestion, overspill parking in residential streets, and increased risk to pedestrian safety, particularly

concerning for families with young children.

This would be inconsistent with NPPF paragraph 115, which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or severe cumulative impacts on the road network.

4. Character of the Area and Over-Intensification

The proposal represents an over-intensive use of the site, introducing large-scale sporting infrastructure, stands, and a TV gantry into what is a residential setting. This would fundamentally alter the character of the area and erode its residential nature.

This conflicts with NPPF paragraph 135, which requires developments to be sympathetic to local character and surroundings.

5. Loss of Residential Amenity (General)

Taken as a whole, the scale, intensity, and nature of the development would result in a clear loss of residential amenity for neighbouring occupiers, contrary to core planning principles.

6. Impact on Property Value

While it is acknowledged that impact on property value is not a primary material planning consideration, it is nonetheless a real and significant consequence of the development. The proximity of a high-intensity sports facility, with associated noise, lighting, and traffic, would likely make neighbouring properties less desirable and adversely affect their market value.

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Conclusion

For the reasons outlined above, the proposed development conflicts with key principles of the National Planning Policy Framework and would result in significant harm to the amenity of neighbouring residents. I respectfully request that the application be refused.

Where did you
hear about this
application?

Not specified

Kind regards