

From:

Sent: 24 April 2026 02:52

To: NCC - Planning <Planning@newport.gov.uk>

Subject: Objection to Planning Application 26/0099

Dear Mr Roberts,

Please find attached my objection letter to the planning application number 26/0099
Development of Pitch for the FAW Dragon Park.

Regards

6 Traston Avenue

Planning Application 26/0099 PP-14685603

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**

Dear Mr Roberts,

I am writing as a local resident to **strongly object** to the above planning application.

1. The Planning Application

As a planning application, the timing and detail of the various bits of information provided is appalling:

- 1.1. The address is wrong – it is not on Spytty Boulevard and is put on the application as Dragon Park, which it is not, misleading the very few properties that it was sent out to. The planning notice was sent to only those residents bordering the reen, adjacent to the proposal, but this will affect:
 - 1.1.1. all of the Traston estate, including Traston Road, Avenue, Close, Nash Road. All on the industrial estates at Queensway, Everyone using the routes as a bypass to the SDR
 - 1.1.2. everyone using the southern distributor route
 - 1.1.3. everyone using Nash Road
 - 1.1.4. schools
 - 1.1.5. college

1.1.6. users of Aldi, Dunelm

1.1.7. all the users of the industrial developments at Queensway

- 1.2. If, as stated in the Design and Access Statement, this is for use by all communities, schools etc across Wales, then it should have gone out to at least everyone in Newport and since it relies on Newport City Council or Newport Live to do some of the work it should be included in the RLDP, which has not been issued yet.
- 1.3. It states in the application that there is no building to be done and yet the proposal contains a layout plan for changing rooms, toilet facilities, showers, meeting room which has no drawing plans showing elevation, position etc. and yet is 21 meters square? It also mentions a tunnel that takes players straight to the pitch, and yet this is not shown on the plans.
- 1.4. The storage container is not shown on the layout plans and is a standard 20ft long by 8ft 6 high, this should also be shown on elevation plans from all angles.
- 1.5. It states that the path will be moved to provide access around the site on the southern and eastern sides, but does not show that path and how high the walls/container/stands/gantry are next to it, nor any safety measurements for that path being next to the reën, nor for lighting.
- 1.6. It states that there will need to be pile driving for the lighting columns and these are within 20 feet of some properties. The building of the velodrome caused many concerns about the land on which the houses are built and it already states that the land is soft soil based. – What comeback is there if anything happens to the houses in terms of cracking/subsidence??
- 1.7. There is no mention of which foul drainage system the changing room development will use, surely this should be on plans for assessment??
- 1.8. The access and development plan states that drainage will need to be dug out and pipes put in right across the site and that these will drain into existing surface water drains, but the reëns are not maintained now, and the area is a flood risk. There needs to be much more study and numbers provided for this before any plans can be assessed properly as well as responsibilities agreed.
- 1.9. There is no mention of changes to lighting of the well used public path to mitigate the dangers of the dark narrow pathway that this proposal is including and no design for that new path, nor who is responsible for building and maintaining it.
- 1.10. The removal of the path, its reinstatement and its use is not even acknowledged in the proposal. The proposal is basically to get rid of a community amenity, which is just a path used by many, in order to put in spectator stands, changing rooms, gantry and storage, which may be used by a few.
- 1.11. The information which has been provided, such as fencing heights etc, was provided after the date when comments were expected in by. It is not

clear whether this fencing and the stands allow visibility across the pitch or whether hoarding or , as now, sheeting is to be put up, to stop viewers looking at games.

- 1.12. It mentions turnstiles, so it is assumed that if payment is being made to watch matches, then anyone will not be able to view those matches from outside, This is not mentioned anywhere in the proposal.
- 1.13. The access and design statement says that studies on drainage , soil, trees, lighting, traffic have been assessed, but there are no facts or numbers included in the report.
- 1.14. It uses the phrases such as wellbeing of the community, but has done no consultation whatsoever with neighbours (stated in the document)

2. Overall aspects of the International Sports Village

- 2.1. There appears to be no study done by the FAW, by Newport Live or by Newport City Council on exactly what the plan is for an international sports village.
- 2.2. Everyone I know who uses it finds that access to it, parking, the width of the roads within it and the provision of general use sporting facilities and park are just not there. It is disjointed, has vast areas of parking in the wrong place.
- 2.3. There are many places close to the actual Dragon Park, where development of a further football pitch to make it a centre of excellence could be carried out and which would be beneficial to all , including the houses, whose access and quiet enjoyment this proposal seeks to destroy further.

3. Who Owns and who can use the proposed facility?

- 3.1. After many walks down Traston lane and around past Dragon Park and onto Nash road, it appears that:
- 3.2. Their other facilities at the actual Dragon Park do not seem to be used that often.
- 3.3. The teams that play on the other pitch cannot use the existing FAW pitch proposed for development.
- 3.4. There is no study into how much any of the facilities at the Stadium are used and for which sports

4. Traffic and Car Parking

- 4.1. The design and access statement states that the infrastructure for vehicles, parking and access to this is in place. With any sport in Wales, despite the government proposing moves to public transport, most people use cars to take equipment and themselves to places to train, take part in sport.
- 4.2. This proposal includes a car park for 33 cars which is

- 4.2.1. accessed from Nash Road – virtually opposite the turning for Aldi and Dunelm and where everyone parks to pick up from Collage and from School.
- 4.2.2. Nash Road has 2 pedestrian crossing places – one at the zebra crossing and one at the lights further down.
- 4.2.3. The shape of the roundabout means that the traffic is constant and queueing with trying to get through the pinch point, people from both directions trying to get into and out of the Aldi turning , the school turning and the college turning.
- 4.2.4. When the school comes out, the traffic cannot move as the pavements as well as the road are filled with pedestrians – who just walk off the pavement, across the crossing, cycles that just race down the middle of the road.
- 4.2.5. Before school comes out, it is impossible sometimes to turn into or get out of Traston Avenue/Road, as many cars park all over the pavements and the entrances are blocked

4.3. It is absolutely ludicrous to request planning for parking which entails a possibly 2 mile round trip via heavily congested road system to get to the new training ground from Dragon Park, and to state in the access and design document that the existing infrastructure is there.

5. General Park Facilities for the Community

5.1. There is only a very small park area in the whole of the Newport Sports village, but no general use football fields or park facilities to promote wellbeing , unless they go all the way to Coronation Park or to Black Ash Park – via very busy roads

6. Noise

6.1. There is already excess noise from the ridiculous siting of the cycle speedway track right next to houses, when there are many other places on the sports village that this could have been sited. It is not only noise, but children throwing stones across the reën and people leaving rubbish on the grass banks.

6.2. There is already noise from the football pitch closest to SDR, from the cricket pitch and from the athletics stadium, so to site

6.2.1. 2 spectator stands,

6.2.2. 15 metre lighting stands,

6.2.3. TV gantry 7.5 meters high with turnstiles and VAR,

6.2.4. standard storage container 8ft 6 high and

6.2.5. changing rooms (of unspecified design and height but possibly 21 meters square and can only assume at least 10 ft high)

6.2.6. large gates for access

right next to a residential area and make the statement in the document that it is good for wellbeing , is simply not true.

7. Overall Proposal, Consultation

7.1. There are facilities already at Dragon Park, Newport Stadium and the Velodrome, with more than adequate changing facilities, parking, spectator stands, meeting rooms and catering facilities.

7.2. As part of the proposal, and since this is to provide a centre of excellence, there should be a consultation between Newport City Council, Newport Live and ALL residents of Newport.

8. Summary of Objection

8.1. I strongly request that this proposal is rejected and a proper study carried out on the required use, ownership and development of all the pitches to provide a coherent, multifunctional, joined up sports village , with facilities available to all sports.

8.2. My main reasons for objecting are detailed previously, summarised here:

8.2.1. Damage to adjacent homes by excavation, piling and building work

8.2.2. No proper Drainage Plan or flood assessment

8.2.3. No plans of the proposed buildings

8.2.4. No definition of ownership and responsibilities for the ground, roads, access, control

8.2.5. Noise

8.2.6. Deprivation of Community Assets – walkway/lighting /safety aspects

8.2.7. Traffic, Car Parking

8.2.8. Obtrusive spectator stands/TV gantry, lighting, changing room building and storage container

8.2.9. No clear benefit to Newport Sports Village, Newport City Residents or advantage for Dragon Park. I realise it is not owned by FAW or NCC, but there is land close to Dragon Parc, which would allow development of a brilliant base, without people going between two geographically opposite ends of the sports village and adding to light pollution, noise pollution, traffic pollution and only benefitting the very few at the top of their game.

Surely a much better proposal for Newport would be to actually plan to make this a development worthy of being the home of FAW and develop on one of the areas next to the Dragon Parc, making a hub of their facilities and enabling them to do even more and better training from one place.

Regards

6, Traston Avenue

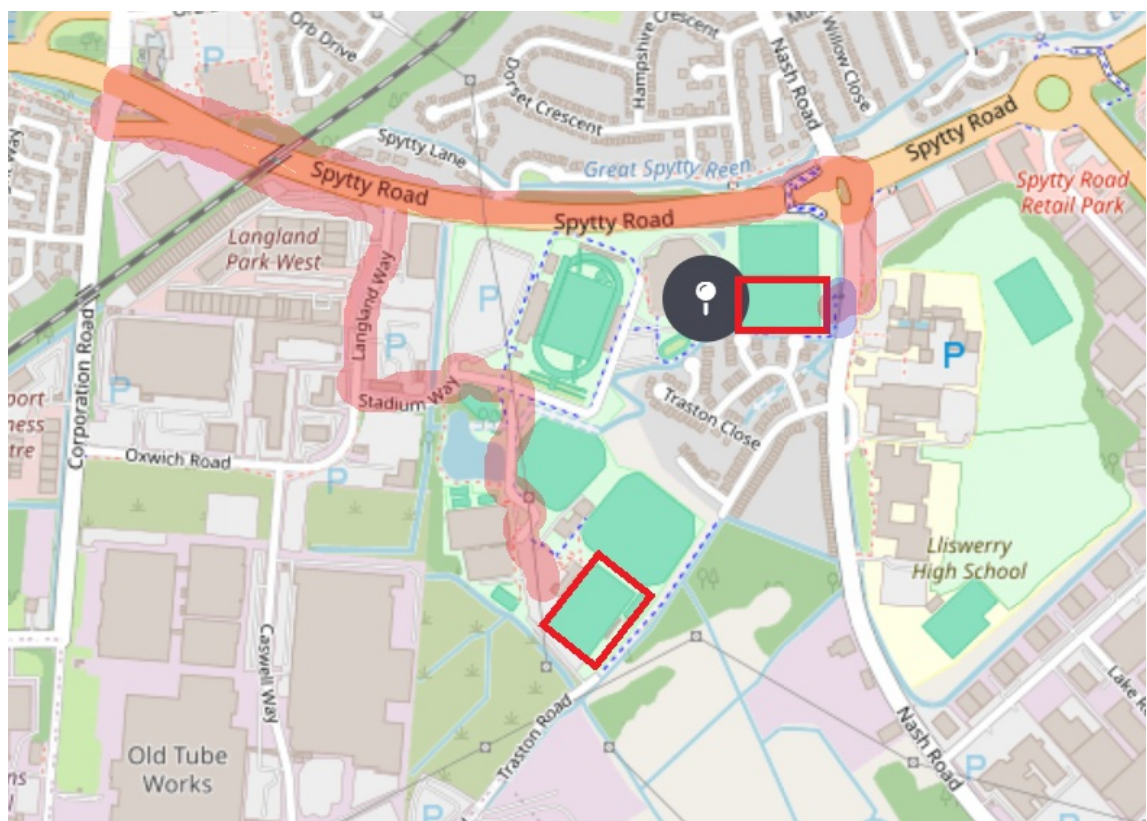


Figure 1 Overview showing Dragon Park and proposed new playing field and road route to get from one to the other