

Delegated Decision Report

Application No:	25/1103	Statutory Period Expires:	16th March 2026
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Site:	<i>Newport Cricket Club Spytty Boulevard Newport International Sport Village Newport NP19 4RA</i>		
Proposal:	<i>DRILLING OF A BOREHOLE TO CREATE AN ALTERNATIVE WATER SOURCE TO THE CURRENT MAINS WATER SUPPLY INCLUDING THE SITING OF A BOREHOLE CABINET AND WATER STORAGE TANK FOR THE PURPOSE OF PROVIDING WATER TO IRRIGATE THE CRICKET GROUND</i>		
Applicant:	<i>D Knight</i>		
Type:	Full	Ward:	Liswerry
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Newport Cricket Club comprises 2no cricket grounds with a central clubhouse, located in Spytty Park, in the Liswerry ward. Surrounding the site is a mixture of recreational and sport facilities, including Newport Athletic Stadium and Newport International Sports Village. The Cricket Club can be accessed via Spytty Boulevard and Traston Way.

3. DESCRIPTION OF DEVELOPMENT

3.1 It is proposed to drill a borehole to create an alternative water source to the current mains water supply at Newport Cricket Club. The borehole would be used solely to irrigate the Cricket ground, enabling the mains water supply, to only be used to supply water to the Clubhouse. Water will be pumped and stored in an Enduramaxx 10m³ tank (measuring 2.5m in height and 2.5m in width). When water is needed to prepare the Cricket ground, another pump will supply water to the Irrigation System, with 8 pop up sprinklers providing water to the Cricket square to enable ground preparations to take place. In addition to the water storage tank, it is proposed to lay a concrete plinth and site an insulated, lockable glass reinforced plastic cabinet on top to protect the well head and its internal components. The cabinet would measure 1.5m in height, depth and width. Both the water tank and the cabinet would be sited on a grassed parcel of land along the southwestern edge of the cricket field. The grassed area is bound by a combination of white picket fencing and green mesh fencing with some conifer trees and some moderate shrubbery surrounding.

3.2 In terms of biodiversity enhancement, flower beds are proposed surrounding the borehole and the perimeter of the ground. The beds will be planted with pollinator friendly wildflowers to encourage bees and other nature friendly species.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
07/0476	ERECTION AND DISPLAY OF TWO NON-ILLUMINATED FASCIA SIGNS	GRANTED	21.06.2007
07/0162	ERECTION OF EQUIPMENT STORE	GRANTED WITH CONDITIONS	04.04.2007

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national

land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

POLICY SP1 (SUSTAINABILITY),

POLICY GP2 (GENERAL AMENITY)

POLICY GP5 (NATURAL ENVIRONMENT)

POLICY GP6 (QUALITY OF DESIGN),

POLICY GP7 (ENVIRONMENTAL PROTECTION AND PUBLIC HEALTH)

POLICY CF1 (PROTECTION OF PLAYING FIELDS, LAND AND BUILDINGS USED FOR LEISURE, SPORT, RECREATION AND PLAY)

POLICY CF11 (OUTDOOR LEISURE DEVELOPMENTS)

5.4 OUTDOOR PLAY SPACE PROVISION SUPPLEMENTARY PLANNING GUIDANCE (ADOPTED JANUARY 2017)

6. CONSULTATION RESPONSES

6.1 NATURAL RESOURCES WALES

No objection

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes less vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea) and TAN15 Defended Zone.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

Other Matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Advice for the Developer

Abstraction Licence

Please note that an abstraction licence is required when taking water from inland water or from groundwater (unless it is exempt from licensing). If you take water without a licence,

when one is needed, you are committing an offence and NRW may take enforcement action. Further information can be found on our website Natural Resources Wales / Water abstraction and impoundment licences.

6.2 DWR CYMRU / WELSH WATER

No objection in principle

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

As this proposal does not include any new potable water or sewerage connections we have no objection in principle. We do however raise concern of cross contamination should there be any cross connections with the proposed borehole supply and the existing potable water supply, therefore we recommend that these systems stay separate to avoid the risk of cross contamination.

With the above in mind, we would request that if you are minded to grant Planning Consent for the above development that the Condition below is included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Condition

The proposed ground irrigation system shall remain separate to the potable water supply system with no cross connections.

Reason: To ensure there is no risk of cross contamination.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

6.3 HENEB (GLMAORGAN GWENT ARCHAEOLOGICAL TRUST)

Thank you for notifying us of this application; consequently, we have reviewed the detailed information contained on your website and can confirm that archaeological mitigation is not required. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows:

The works are within the Archaeologically Sensitive Area (ASA) of Newport. A review of the 1st – 4th Edition (1883, 1901, 1921, 1937) historic Ordnance Survey maps show no archaeological features in the works area. The proposal includes the drilling of a borehole to create an alternative water source with a cabinet and storage tank. The works are of small scale, and with our understanding of the historic environment, it is unlikely that significant archaeological features will be encountered or that existing features will be disturbed. Therefore, the potential impact is considered low.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.4 FLOOD RISK MANAGER

Having reviewed the submitted information, I acknowledge that the location is at risk of flooding and within Flood Zone 3 (Sea) and TAN15 Defended Zone.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences during construction process and post development to ensure flood risk is not increased. In addition, I agree that consultation with Dwr Cymru and Natural Resources may be required regarding separate connections of borehole and potable supply, and the application for abstraction.

I would recommend the developer to take the opportunity to incorporate flood resilient design where feasible as well.

6.5 SAB

Having reviewed the submitted information, a SAB application may not be required.

6.6 SENIOR SCIENTIFIC OFFICER
No representation received to date.

6.7 ENVIRONMENTAL HEALTH OFFICER
No representation received to date.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 23.01.2025, Site Notice was put up on 30.01.2025.

7.1 NEIGHBOURS: 15no neighbours were consulted. No representation received to date.

8. ASSESSMENT

8.1 It is understood that the Cricket Club's current location in Spytt Park means that it experiences issues due to the low mains water pressure supply. The current low pressure mains water supply serves both the Clubhouse and the irrigation of the Cricket ground. When water is used for one purpose, it doesn't work for the other, consequently, when water is being used outside to prepare Cricket wickets for matches, there is no water inside for toilets, kitchen chores and showers. The effects of climate change with long periods of drought and forecast to continue in the future, make Cricket the most vulnerable of the outdoor sports, likely to be affected by global warming. A reliable source of water for the preparation of Cricket grounds is essential in order to produce high quality Cricket surfaces to host major matches and to avoid compromising health and safety considerations. Advice taken from Irrigation experts and senior grounds personnel (Glamorgan CCC and FAW) by the applicant, state that a separate independent water supply is required to resolve the problems faced.

8.2 Planning Policy Wales (Edition 12) recognises that recreational spaces are vital for our health, well-being and amenity. They provide a place for play, sport, healthy physical activity and a place to relax often in the presence of nature, and they contribute to our quality of life. These activities are important for the well-being of children and adults and for the social, environmental, cultural and economic life of Wales. Planning authorities should protect playing fields and open spaces which have significant amenity or recreational value to local communities. It is understood that the borehole would allow improved water supply for irrigation which would improve the operation of the Cricket Club. This is in line with PPW 12.

8.3 The Newport Local Development Plan 2011 – 2026 states that the excessive use of water supplies for the irrigation of [cricket] courses can impact upon existing areas of conservation interest dependent upon either surface water or ground water resources. Consideration must be given to the vital inter-linkages of existing drainage ditches and the need to maintain the integrity of the drainage system to flood risk. As such, the Council's Flood Risk Manager was consulted on this application. The Flood Risk Manager has acknowledged that the location is at risk of flooding and is within Flood Zone 3 (Sea) and TAN15 Defended Zone however given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) the proposals are considered acceptable. Natural Resources Wales has advised that the developer is made aware of potential flood risks and consequences and should take the opportunity to incorporate flood resilient design where feasible. Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

8.4 Dwr Cymru / Welsh Water were also consulted on this application. DCWW have noted that as this proposal does not include any new potable water or sewerage connections, there is no objection in principle. Concern has however been raised in relation to cross contamination should there be any cross connections with the proposed borehole supply and the existing potable water supply. Therefore, it has been recommended that these systems stay separate to avoid the risk of cross contamination, and a suitably worded planning condition will be added to ensure no detriment to existing residents or the

environment.

- 8.5 Natural Resources Wales has advised that an abstraction licence is required when taking water from inland water or from groundwater (unless it is exempt from licensing). The applicant is advised that any water taken without a licence, when one is needed, is an offence and could be subject to enforcement action from NRW. Further information on this can be found on Natural Resources Wales website under Water abstraction and impoundment licences.

Visual Amenity/ Character and Appearance;

- 8.6 The proposed water tank and borehole cabinet would be sited on a grassed parcel of land along the southwestern edge of the cricket field. The grassed area is bound by a combination of white picket fencing and green mesh fencing with some conifer trees and some moderate shrubbery surrounding. Both structures would be visible from the pedestrian footpath which provides entrance to the clubhouse although it is acknowledged that partial screening benefits are offered by surrounding vegetation. Nevertheless, the tank and cabinet are appropriately sited in the context of the site. Moreover, it is considered that such structures are not uncommon at playing fields of this nature and the proposed structures would not appear incongruous or visually harmful. The development is in accordance with Policy GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.7 **Residential Amenity:**

The nearest residential properties are on Traston Lane which is in excess of 180m from the proposed development which is limited to the drilling of a borehole and the installation of a water tank and cabinet. As such, there is unlikely to be any effect on residential amenity as a result of development, in accordance with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.8 **Biodiversity:**

Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. The ecological enhancement proposed as part of the development is commensurate with the scheme and the implementation will be secured through a suitably worded planning condition. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026.

9. OTHER CONSIDERATIONS

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 The development would not harm the visual or residential amenity of Newport Cricket Club, nor the wider area. A condition will be added to ensure the biodiversity enhancement scheme is implemented. The proposal is in accordance with Policies GP2, GP5 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents:

- Borehole - Scope of Works (Dec 2025)
- Community Enhancement
- Environmental Enhancement,
- Design of Borehole, Covering Letter
- Grundfos SQE-285 Pump for Borehole
- Location of Borehole, NCC Ground Plan (inc Borehole)
- Photos - Siting of the Borehole
- 1983-L001-1 - Revised Site Location and Site/Block Plans
- 1983-L001-2 - Revised Site Plan and Water Tank/ Borehole Cabinet Details.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Prior to the first beneficial use of the development hereby approved, the biodiversity enhancement scheme as detailed in approved document 'Environmental Enhancement' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5 of the NLDP 2011-2026.

03 The development hereby approved shall always be entirely separate to the potable water supply system for the area and there shall be no connections between the two at any time.

Reason: To ensure there is no risk of cross contamination in the interests of the environment and general amenity.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Borehole - Scope of Works (Dec 2025), Community Enhancement, Environmental Enhancement, Design of Borehole, Covering Letter, Grundfos SQE-285 Pump for Borehole, Location of Borehole, NCC Ground Plan (inc Borehole), Photos - Siting of the Borehole, 1983-L001-1 - Revised Site Location and Site/Block Plans, 1983-L001-2 - Revised Site Plan and Water Tank/ Borehole Cabinet Details.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP5, GP6, GP7, CF1 and CF11 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 Please note that an abstraction licence is required when taking water from inland water or from groundwater (unless it is exempt from licensing). If you take water without a licence, when one is needed, you are committing an offence and NRW may take enforcement action. Further information can be found on the NRW website Natural Resources Wales / Water abstraction and impoundment licences.