

From:

Sent: 17 August 2026 18:40

To: support@faw.cymru; NCC - Planning <planning@newport.gov.uk>; Preece, Louis (Active Travel Projects Officer) <louis.preece@newport.gov.uk>; NCC - Tree Team <tree.team@newport.gov.uk>; Steve Ward <steve.ward@newportlive.co.uk>

Cc: Sterry, Andrew (Elected Member) <Andrew.Sterry@newport.gov.uk>; Howells, Mark (Elected Member) <mark.howells@newport.gov.uk>; Morris, Allan (Elected Member) <allan.morris@newport.gov.uk>; Peterson, James (Elected Member) <james.peterson@newport.gov.uk>

Subject: Planning Application 26/0099 - FAW - development of pitch/changing rooms/spectator stands/tv gantry/storage/car parking

Dear Sir/Madam,

Please find attached my objection to the above numbered planning application.

I have copied it to the tree team and active travel, as I believe the information is relevant to their previous observations on this planning matter.

I have further objections and questions, but it seems pointless raising these when, in my view, the proposal will not fit onto the site.

I would also request that a definition is made of exactly where the physical edge of the reën is (in terms of health and safety for those travelling adjacent to it) and that any measurements are carried out at the actual site with

1. residents,
2. planning committee members,
3. councillors,
4. MSs (who were present at the FAW meeting)

Kind Regards
6, Traston Ave

Attachment

To: Geraint Roberts, Newport City Council Planning Department

CC: Football Association of Wales (FAW),

Louis Preece for Newport City Council Head of Planning and Infrastructure

Tree Team at Newport City Council

Newport Live

Lliswerry Councillors (for information)

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

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

Formal Objection to Planning Application – 26/0099

Dear Mr Roberts,

I have already objected to this planning on numerous grounds and have now done some research and measurement of the proposal, after attending the meeting where the FAW invited residents to Dragon Parc HQ on 9th July 2026.

I am writing to formally object to the above planning application on the grounds that the submitted plans and supporting documentation do not, in my view, accurately represent the physical dimensions and constraints of the site.

1. The submitted general arrangement/design drawing does not reflect the actual dimensions of the site

A fundamental concern is that the general design document appears to have been produced using measurements taken from Ordnance Survey (OS) mapping, specifically of the reën, rather than measurements of the site itself. It is not clear what constitutes the edge of the reën, but this one is covered in various vegetation, including grass and curves into the water (when filled) and is clearly wider than marked on the outline plan of the application.

At the meeting with residents, it was stated:

- that the current grass pitch would be replaced with exactly the same size 3G pitch, which is shown on the 125 year lease number CYM587716 shown below in **Figure 1** between Newport City Council and FAW Sports Development Wales Ltd.
- That public would not be allowed to view the pitch used for elite training and therefore it would be enclosed in the same manner as the main pitch at Dragon Parc HQ, which is actually at Spyttý Boulevard, NP19 4RA. (the pitch in the proposal is actually at Velodrome Way NP19 4RB)
- The lease would be extended, by a change to the lease between NCC and Newport Live, which would include:

An extension to the South, to accommodate:

- a) 2 x 125 seater spectator stands
- b) Tv gantry
- c) Pathway in front of stands
- d) Area for a standard container (assume 20 ft long x 8 ft 6" x 8 ft 6")
- e) Floodlights at a height of 15 metres
- f) All enclosed by a 7.5 metre fence
- g) Original general drawing *Figure 3* showed the main length of the fence to be 5.1 metres from the current fence. (informed at the FAW meeting that this is reduced to 4.1 metres, but is not shown on the current general drawing *Figure 4*)

An extension to the East, to accommodate:

- a) Changing rooms (approx. 18 metres x 15 metres x possibly 10 ft high)
- b) Car parking for 30 cars + bikes
- c) Barrier to prevent unauthorised access

The dimensions shown on the submitted general drawings do not accurately reflect the actual width of the reen, the available pathway, or the physical gap between the existing features and the proposed fencing.

This is not a minor discrepancy and the required clearances for safety reasons for pedestrians and cyclists on the public footpath has been highlighted in the letter from Louis Preece, dated 4th June 2026, for the Head of Infrastructure and Development, which requires at least a 50cm clearance from such a high fence for pedestrians and cyclists. The available space on the ground is materially less than that represented on the submitted plans.

Consequently, the proposed fencing and associated works simply **will not fit within the available space as shown**.

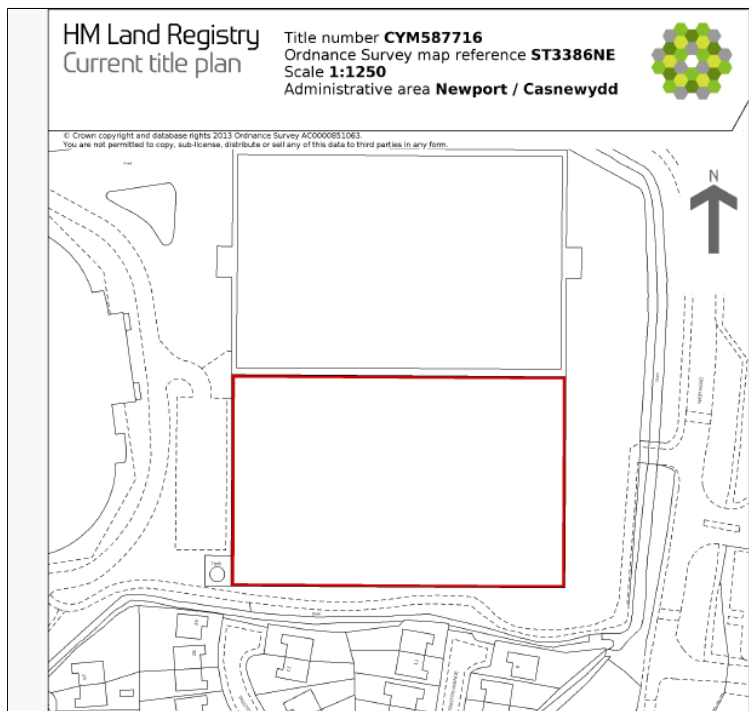


Figure 1 125 year Lease CYM587716 between NCC and FAW Sports Development Ltd



Figure 2 Google maps view of site

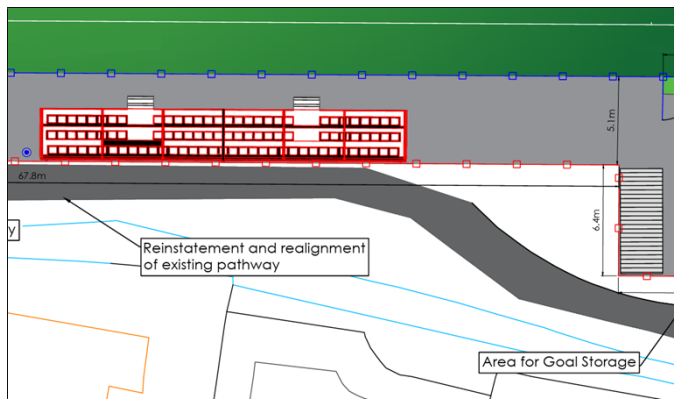


Figure 3 General drawing dated 02/04/26 showing 5.1 metres from existing to new fence



Figure 4 New general drawing dated 19/06/26 - no measurement shown to fence – mentioned at residents meeting as now being 4.1 metres

Although not marked specifically on the plans, even putting the fencing right next to the seating stands would require:

- a) 4.1 metres (stated in the meeting as being the fence position) +
- b) 0.5 metres (the very least required) for clearance from a 7.5 metre fence for pedestrians and cyclists +
- c) 3.0 metres (width of new path) +
- d) 1.0 metres (the very least required before the edge of the reen – recommendation is 1.5 metres)
- e) This gives a required total of 8.6 metres from fencing to reen.**

The latest general diagram at [Figure 4](#) shows:

- a) Blue squares- existing fence and new low fence
- b) Red squares – new fence
- c) Scaling this drawing means that there is only 10 metres between the proposed 7.5 metre fencing/ back of stands/15 metre floodlights and the property at number 10, Traston Avenue

I have taken photographs showing actual measurements on the pathway and around the relevant site constraints. These photographs demonstrate the discrepancy between the dimensions represented in the application documentation and the dimensions that exist on the ground. The line 4.1 metres is shown and goes to the back of both lampposts towards the velodrome.



Figure 5 Straight line drawn 4.1m from existing fence showing reed vegetation on left



Figure 6 view from velodrome end showing narrowness of far end (bollards end) means that fence to reed is approx. 7m

In **Figure 6**; 4.1 metres comes to just behind the lamppost – so just on the path and the measurement to the reed (this is the widest point) is 8.1 metres

In **Figure 5**; the measurement close to the bollards is only 7.1 metres to the reed.

So, at its widest point the measurement to the reed is only 8.1 metres and at its narrowest it is 7.1metres, so nowhere near the minimum 8.6 metres needed for this proposal.



Figure 7 measurement on path, showing 4.1m line and 3m the other side to the reen, where you would be in the stinging nettles. The 4.1 metre line would have a 7.5 metre fence on it, possibly with canvas hoarding and acoustic panels!

Photographs of these measurements are enclosed with this objection and should be considered as evidence when assessing whether the proposed development can physically be accommodated within the site.

The planning authority should therefore not rely upon OS-derived measurements where the application involves works that are dependent upon very precise dimensions and clearances. A site of this nature should have been physically surveyed, and the dimensions shown on the planning drawings should accurately reflect the conditions that exist on the ground.

2. The proposed seating, fencing, lights and TV gantry cannot be accommodated within the available space

The proposed fencing is dependent upon there being sufficient space between the relevant boundaries/features of the site and the reen.

Based upon the actual measurements I have taken, that space is insufficient.

The application therefore appears to be based upon a theoretical layout rather than a design that has been demonstrated to be physically achievable.

This raises a fundamental question about the accuracy and reliability of the submitted plans. If the seating and fencing distance on the plans submitted have no measurement on them, and there is no record put forward by FAW of the meeting with residents, where it was stated that the width had been reduced from 5.1 metres to 4.1 metres, then the only measurement submitted would take the line of the back of the seating to the other side of the path, closest to the reen.

The measurement on the plan, whether 4.1 or 5.1 metres cannot physically be installed in the position shown, and the plans do not provide an accurate representation of the development for which permission is being sought.

The planning authority should require the applicant to undertake and submit an accurate measured site survey and revised drawings before the application is capable of being properly assessed.

3. No elevation drawings have been provided for fundamental elements of the proposal

A further significant concern is the absence of adequate elevation drawings for the proposed seating stands and changing-room facilities.



Figure 8 Photograph of path from Velodrome end, with spectator stand added to 4.1m from fence

Photographs show that the height of the fence surrounding the planned development would reach the lower branches of the trees which are on the residential side of the reen. The proposed fence should also be shown on elevation views and revised feedback obtained from the tree team at NCC.

These are not incidental or minor aspects of the proposal. They are fundamental components of the development and will have a direct bearing on:

- Safety of use of public footpath
- Maintenance and access of trees on the reen
- its relationship with neighbouring properties and the surrounding area;
- height and appearance, the effect on the character of the site;

Without proper elevation drawings showing the proposed stands and changing rooms, it is impossible for consultees, neighbouring residents, or the planning authority to properly understand and assess the scale and appearance of these structures.

The absence of this information is particularly concerning when combined with the apparent inaccuracies in the site dimensions shown elsewhere in the application.

4. The application should not be determined on the basis of incomplete or inaccurate information

Planning decisions must surely be based upon a proper understanding of what is actually being proposed and whether that development can physically and acceptably be accommodated on the site.

In this case, there appear to be three fundamental problems:

1. **The submitted site/design information does not accurately reflect the actual dimensions and constraints on the ground; and**

2. **The application does not provide adequate elevation information for significant elements of the proposed development, including the seating stands and changing rooms. There is no specification of the canvas or acoustic hoarding which was mentioned at the residents meeting. Canvas hoarding is noisy and acoustic hoarding together with overhanging trees would make the path into a tunnel.**
3. **There is no proposal in the planning application showing the ownership, building of edges to, management and maintenance schedule for the reen, as well as the public footpath.**

I cannot see how these matters can be resolved and it seems a waste of everyone's time and effort to proceed further. However, if it does, then before the application is allowed to proceed to determination, the applicant should be required to provide:

- a professionally measured and accurate site survey; meeting with residents and planners at the site to illustrate the measurements.
- corrected dimensions showing the actual width of the reen and available pathways, together with ownership, maintenance proposals and building work required on the reen;
- accurate measurements of the proposed fencing clearances, including the height and effect on the trees along the south of the site, as the proposed fencing will be in the tree canopy;
- revised plans demonstrating that the proposed fencing can physically be installed as shown that close to the seating.
- full elevation drawings of all proposed fencing with any additional hoarding or covers, seating stands, tv gantry, storage container and changing rooms from the south aspect
- full elevation drawings of the proposed changing-room buildings from east aspect
- sufficient sections and levels to establish the height and relationship of these structures to the surrounding area; and
- any other drawings necessary to establish the true scale and visual and safety impacts to both public and residential

5. Request to the Planning Authority

I respectfully request that Newport City Council Planning Department, the relevant planning officers, and the FAW take these concerns into account when considering the application.

The enclosed photographs provide actual measurements taken on site and demonstrate that the dimensions relied upon within the general design documentation do not correspond with the physical reality of the site.

I therefore object to the application in its current form and ask that it **not be approved on the basis of the existing plans.**

At a minimum, the application should be paused or the applicant required to submit accurate, professionally prepared survey information and complete elevation drawings before the proposal can be properly assessed.

If the applicant cannot demonstrate, through accurate measured drawings, that the proposed fencing, stands and changing-room facilities can physically fit within the site while maintaining the necessary clearances, then the application should be refused.

I would ask that this objection, together with the photographic evidence of the actual site measurements, be formally recorded against the planning application and taken into consideration by the planning officer and any relevant committee when the application is determined.

Yours faithfully,

6, Traston Ave