

Dear Sir/Madam,

Re: Planning Application No. 25/0618 -

Proposed Football Spectator Stand (85 Seats), Marshfield Village Hall Field

I wish to object to the above application for the following reasons which has only just been drawn to my attention despite the deadline for objections being 25/08/25 (some 4 days hence).

I object on the basis - (please, however, forgive me if I have quoted the wrong policy codes)

1. Conflict with Policy SP7 - Green Land

The proposed development may lie within the designated Cardiff-Newport Green Wedge. Even if outside that it is clearly close to greenbelt. Policy **SP7** states development must not prejudice the open nature or contribute to coalescence of settlements. A permanent spectator stand, associated footpath, and related infrastructure will urbanise the field, undermining the strategic purpose of this policy.

2. Harm to Landscape Character - Policy SP8

The field contributes to the rural setting of Marshfield, adjoining land of **Special Landscape value**. Policy **SP8** protects such areas from development that would detract from their distinctive character. The stand, by its scale and form, introduces an intrusive built structure that is out of keeping with the village landscape. The village hall field is not owned by Newport Council It is land that was placed in Trust and whilst it is used by a football team currently, it is also used by the village for dog walking. It is not exclusively a football field.

3. Adverse Impacts on Residential Amenity - Policy GP2

Policy GP2 requires development to safeguard amenity by avoiding significant adverse impacts from **noise, lighting, and disturbance**. Matchday activity from 85 spectators, whistles, vehicle movements, and possible floodlighting will inevitably generate unacceptable disturbance for nearby residents, particularly during evenings and weekends.

4. Highways Safety and Parking - Policies GP4 and T4

Policies **GP4** and **T4** require safe and sustainable access with adequate parking provision. Marshfield's narrow lanes cannot accommodate the additional traffic. There is no paved access along Marshfield Road into the village hall field. The site is not well served by public transport, especially at evenings/weekends, meaning most visitors would rely on cars. This would cause overspill parking into residential streets, increasing risks for pedestrians and emergency access. The parking at the village hall

can not accommodate that level of use at one time and would impede emergency services to local residents.

5. Natural Environment and Biodiversity - Policy GP5

Under **Policy GP5**, proposals must protect and enhance the natural environment. No ecological assessment has been provided to demonstrate protection of hedgerows, grassland habitats, or compliance with biodiversity standards. The scheme therefore fails to satisfy GP5 or relevant SPG requirements (e.g. Wildlife & Development, Trees & Hedgerows SPG).

6. National Policy - Planning Policy Wales (PPW) and TAN 16

Planning Policy Wales (Edition 12) and TAN 16 (Sport, Recreation & Open Space) require that new facilities are sustainably located, accessible by public transport, walking and cycling, and proportionate to the community served. Marshfield lacks such transport provision, and the scale of an 85-seat stand is disproportionate to the size of the village, making the proposal unsustainable.

In summary, this application should please be rejected on the grounds of -

Traffic & Highway Safety

- Increased traffic and parking pressure in a small village.
- Roads are too narrow/unsafe for matchday vehicles, emergency access, or pedestrians.

Noise & Disturbance

- Football matches, whistles, PA systems, and crowds will create significant noise.
- Impact on residential amenity (especially evenings/weekends).

Light Pollution

- If floodlights are planned, they could affect homes, wildlife, and rural character.

Environmental & Landscape Impact

- Harm to rural setting / open countryside character.
- Loss of green space or biodiversity (habitats for birds, bats, etc.).

Infrastructure Strain

- Drainage, waste management, and facilities may not be sufficient. There are already drainage issues onto the main Marshfield road which is regularly flooded;

○ Risk of littering, anti-social behaviour, or strain on local services. Who would be responsible for cleaning the site? The football club can not guarantee sufficient ongoing staffing to maintain the site safely.

Scale & Character of Development

○ Out of keeping with the size of the village (85-seat stadium would be disproportionately large).

○ Conflicts with local/neighbourhood plan policies (e.g. development must be “in keeping” with the village scale

Conclusion

The proposal is contrary to several adopted Newport LDP policies – notably **SP7, SP8, GP2, GP4, T4 and GP5** (please forgive if the wrong codes are sited)– and to national planning guidance in **PPW** and **TAN 16**. It would cause demonstrable harm to the openness of the area, the amenity of local residents, and the safe operation of the highway network.

Stadia safety guidance (Sports Grounds Safety Authority also warn that *crowd disorder and anti-social behaviour have the potential to cause harm* at sports grounds and requires organisers to have a specific Crowd Disorder & ASB Plan. Even for small stands, the risks (harassment/alarm/distress) are recognised and need management. This has a foreseeable impact in a village setting. When not in use as a spectator area, it is highly likely people may gather in it and without supervision verbal abuse, drug abuse, vandalism, destruction of property, and assault, are a concern, An 85 seater would inevitably increase risks (alcohol, drug use, rivalry, inadequate segregation/management). While much of the literature is from larger events, the behaviours themselves generalise to football environments where groups gather.

ASB is a valid harm to weigh in planning.

For these reasons, I respectfully request that **planning permission be refused**.



51 St Mellons Road Marshfield