



DESIGN AND ACCESS STATEMENT

Construction of a New
Synthetic Sports Pitch

for

Dragon Park

February 2026

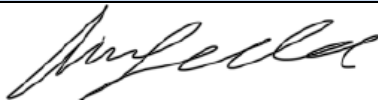
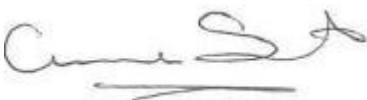
Sports Labs Ltd
1 Adam Square
Brucefield Industry Park
Livingston
EH54 9DE

Contract Number: 3475

Issued by: Sports Labs on behalf of the Football Association of Wales for Dragon Park

For the development of: The construction of a new 3G synthetic sports pitch extending across the existing grass football pitch, together with new perimeter fencing, a new floodlighting system, a formal spectator area, a new changing unit, and an associated parking area.

Date of Issue: February 2026

Approvals		Signatures
Author:	Finn Saele	
Checked by:	Graeme Stewart	
Client approval:	For and on behalf of the Football Association of Wales	
Issued by: Location:	Sports Labs Ltd, 1 Adam Square, Brucefield Industry Park, Livingston, EH54 9DE	Tel: +44(0)1506 444 755 E-mail: info@sportslabs.co.uk

This document is the property of Sports Labs Ltd., and copyright therefore lies with Sports Labs, it may be reproduced by permission of the Author(s).



1 Adam Square
Brucefield Industry Park
Livingston EH54 9DE
West Lothian, Scotland
United Kingdom
Email: eric@sportslabs.co.uk
Phone: +44 (0) 1506 444 755



CONTENTS

1	STRUCTURE INTRODUCTION	4
2	STATEMENT STRUCTURE	4
3	MATERIAL CONSIDERATIONS.....	5
4	PLANNING POLICY.....	6
5	APPLICATION DETAILS.....	7
6	DEVELOPMENT PROPOSAL.....	7
7	APPLICATION SITE.....	7
8	EXISTING SITE.....	9
9	PROPOSED DEVELOPMENT.....	9
10	STUDENT AND PUBLIC BENEFITS	10
11	SUSTAINABILITY	11
12	DESIGN CRITERIA AND STANDARDS.....	12
13	AMOUNT & SCALE	15
14	APPEARANCE & CONSTRUCTION	17
15	SUSTAINABLE DESIGN & CONSTRUCTION	23
16	EFFECTIVE OPERATION & MANAGEMENT.....	24
17	ACHIEVING SUSTAINABLE DEVELOPMENT	25
18	PROMOTING HEALTHY & SAFE COMMUNITIES	26
19	CONCLUSIONS.....	27
20	APPENDIX – LETTER OF SUPPORT	32

TABLE OF FIGURES

Figure 1 - Overall Development Area.....	9
Figure 2 - Proposed Refurbishment Design	9
Figure 3 - Calculation Method for Mounting Unit	12
Figure 4 - Typical 50mm 3G Turf System.....	17
Figure 5 - Twin-Wire Rebound Perimeter Fencing and Ball Stop Netting	17
Figure 6 - Modular Spectator Stand	18
Figure 7 - LED Floodlighting System.....	18
Figure 8 - 10 Person Team Shelter	19
Figure 9 – Bespoke Modular Changing Room Facilities	19
Figure 10 – Bespoke TV Gantry.....	20

Table 1 - Local Authority Statement Addresses	4
Table 2 - Concluding Context.....	28

1 STRUCTURE INTRODUCTION

1.1 This joint Design and Access Statement with Planning Statement has been prepared by Sports Labs Ltd on behalf of the Cymru Football Foundation to accompany a full planning application for the construction of a new full-size synthetic football pitch including a new LED floodlighting system within the grounds of Dragon Park.

1.2 In accordance with the requirements of the Town and County Planning (Development Management Procedure) (Wales) Order, this document:

- 1) Explains the design principles and concepts underpinning the scheme.
- 2) Sets out how access arrangements have been considered for all users.
- 3) Demonstrates how the proposal responds to the physical, social and planning policy context of the site.
- 4) Provides justification that the development is appropriate, sustainable, and beneficial to the current facilities and local community.

1.3 To assist the local planning authority in its determination, this Statement addresses:

Requirement	Response in This Statement
Physical Context	Site analysis, constraints, suitability, appearance, scale
Socio-Economic Context	Community need, participation benefits, school improvement
Planning Policy Context	Compliance with NPPF/Welsh guidance + Local Plan policies
Design + Access	Detailed design proposals, materials, floodlighting, fencing
Mitigation	Noise, lighting, ecology, drainage, construction management

Table 1 - Local Authority Statement Addresses

2 STATEMENT STRUCTURE

2.1 Overview

2.1.1 This statement is structured to guide the reader through:

- 1) The fundamental design and access objectives
- 2) Key material considerations influencing design response
- 3) Full details of the proposed development
- 4) A comprehensive analysis of the site conditions, including geotechnical constraints
- 5) Technical design parameters for the pitch, lighting and drainage
- 6) Sustainability, community benefits and operational management
- 7) A policy-led planning justification supporting approval.

2.1.2 The document integrates the ground investigation Report throughout relevant sections, providing robust engineering justification for design decisions.

3 MATERIAL CONSIDERATIONS

3.1 Overview

3.1.1 A range of environmental, technical, social and strategic considerations influence this proposal. These material considerations have informed the design and planning approach.

3.2 Environmental Considerations

3.2.1 The ground investigation report identifies several site characteristics that influence design decisions.

- 1) Very soft Tidal Flat Deposits beneath the site, comprising soft to very soft organic clays with peat layers. These materials are highly compressible and unsuitable for shallow foundation loads.
- 2) Groundwater levels encountered between 1.5m and 2.0m below ground level, with fluctuations expected seasonally.
- 3) Made Ground deposits of variable thickness (0.8–1.1m) in the eastern part of the site, containing anthropogenic material and classified as hazardous waste due to elevated TPH and TOC levels.
- 4) Site located within Flood Zone 3, benefiting from formal flood defences.
- 5) Impermeable ground conditions render infiltration drainage non-viable, requiring connection to existing drainage networks.
- 6) These conditions critically inform the foundation design, drainage strategy and construction methodology.

3.3 Technical Considerations

3.3.1 The following technical constraints must be addressed:

- 1) CBR design value of 5%, based on DCP testing, requiring engineered pitch build-up and geosynthetic reinforcement.
- 2) Piled foundations or ground improvement required to support floodlight columns due to weak subsoils.
- 3) Sulphate aggressivity classes must be adopted for buried concrete design.
- 4) Differential settlement risk as pitch formation spans across Made Ground and natural deposits, necessitating structural mitigation.

3.4 Social and Community Considerations

3.4.1 Dragon Park is the national development centre for Welsh football. The proposed development will:

- 1) Support elite training and grassroots pathway programmes
- 2) Provide safe, inclusive environments for varied user groups
- 3) Enable year-round participation through the introduction of LED lighting

3.5 Strategic and Policy Considerations

3.5.1 Material strategic considerations include:

- 1) National initiatives to increase physical activity, participation and access.
- 2) Local Development Plan (LDP) policies supporting enhanced community sport infrastructure.
- 3) NPPF chapters promoting healthy communities, sustainable development and effective land use.

4 PLANNING POLICY

4.1 Welsh Government Strategic Plan

- 4.1.1 The overarching objectives of Welsh Government planning policy include creating resilient places, supporting active and healthy lifestyles, promoting environmental sustainability, and delivering development that responds to the needs of local communities. The proposed development aligns with these objectives by enhancing existing community sports infrastructure, encouraging physical activity, and improving the long-term usability and quality of the facility.

4.2 Newport City Council Local Development Plan (2011–2026)

Policy CF1: Community Facilities

- 4.2.1 This policy seeks to protect existing community facilities and supports the provision of new or improved facilities where a need is identified. The proposed development relates to the redevelopment and upgrading of existing sports facilities, which aligns with the objectives of Policy CF1. The existing facilities on site have reached the end of their useful lifespan and are in need of refurbishment to ensure their continued use by the local community.
- 4.2.2 The proposed synthetic pitch has been designed to meet recognised governing body requirements and best-practice guidance for community sports provision. The development will enhance the quality, usability, and longevity of the facility, ensuring it continues to support local participation in sport and recreation in accordance with the aims of the Local Development Plan.

Policy GI2: Green Infrastructure and Open Space

- 4.2.3 Policy GI2 seeks to safeguard existing open space while allowing development that enhances its quality, accessibility, or function. The proposed development will not result in an overall loss of recreational provision on the site. While changes to the existing layout may result in the loss of specific facilities, the upgraded synthetic pitch will provide a more flexible and inclusive sporting asset capable of accommodating a wider range of activities.
- 4.2.4 Synthetic pitches offer significantly increased availability compared to traditional facilities, allowing for year-round use and accommodating multiple sports and user groups. As such, the proposal represents an enhancement to the overall recreational value of the site and is consistent with the objectives of Policy GI2.

Policy GP5: General Development Principles – Design

- 4.2.5 Policy GP5 requires development to demonstrate a high standard of design that responds positively to its context. The proposed development has been designed to integrate with the existing sports infrastructure on site and reflects the established character and function of the surrounding area.
- 4.2.6 The scale, layout, and appearance of the proposal are appropriate to its setting and will not result in adverse visual or amenity impacts. The development represents a logical expansion and improvement of existing sports provision and is therefore considered to comply with the design principles set out within Policy GP5 of the Newport Local Development Plan.

5 APPLICATION DETAILS

- 5.1 Location: Dragon Park
Velodrome Way, NP19 4RB
- 5.2 Applicant: Football Association of Wales (FAW)
Client Contact: Gareth Wallwork
Email: gwallwork@faw.cymru
Mobile: +44 (0) 7485 385 587
- 5.3 Agent Details: Sports Labs Ltd
1 Adam Square
Brucefield Industry Park
Livingston
West Lothian
EH54 9DE
- Project Contact: Finn Saele
Position: Project Engineer
Email: finn@sportslabs.co.uk

6 DEVELOPMENT PROPOSAL

6.1 Overview

6.1.1 The proposal comprises:

- 1) Construction of a new 108m x 70m 3G Synthetic Sports Pitch with twin-wire fencing.
- 2) Allowance for an extension across one touchline for the inclusion of the spectator area.
- 3) Installation of a new Spectator Area with the inclusion of 2 prefabricated 125-seater stand and TV Gantry
- 4) Installation of a new 8 column LED floodlighting system
- 5) New engineered base, drainage network and surfacing.
- 6) Allowance for an extension to the east side of the pitch to create a suitable parking area and facility unit.
- 7) Allowance to re-direct the existing pathway to allow for allow for the intended extension of the pitch.
- 8) Provision of a small on-site parking area to the eastern side of the pitch to support players, officials, staff and spectators, integrated within the Dragon Park sports village layout.

6.1.2 This development replaces the existing grass pitch, modernising and improving the overall condition of a well-used asset.

7 APPLICATION SITE

7.1 Site Description

7.1.1 The application site is located within the grounds of Dragon Park and Newport Live. The site is currently a 108m x 69m in-use grass football pitch which is enclosed by black 5m high fencing. There is no floodlighting at the ground which limits its yearly usability. Surrounding the pitch a pathway runs from Velodrome Way to currently out of use road lay-by which connects into Nash Road.

7.2 Site Context

7.2.1 The development area is currently a natural grass pitch within the broader Dragon Park / Newport International Sports Village complex. The site is surrounded by:

- 1) An existing AGP to the north
- 2) A car park and velodrome to the west
- 3) Grassed areas and tree belts to the east
- 4) Residential areas further north and south

7.3 Site History

7.3.1 Historic mapping shows:

- 1) Two historic drainage ditches (late 1800s-mid 1900s)
- 2) A former pavilion and car park in the east (late 1900s-early 2000s)
- 3) Grubbing and reinstatement as grass by 2009
- 4) Current grass pitch established by 2013

7.4 Existing Site Condition

7.4.1 The area comprises a natural grass pitch with:

- 1) There will be no changes to existing ground levels within the development area.
- 2) An existing water tanker is located to the south-west of the development footprint and will be appropriately protected and avoided during construction.
- 3) No known ecological, arboricultural or heritage constraints have been identified; however, should any be identified, works will be managed in accordance with relevant guidance and best practice.

7.5 Site Access and Parking

7.5.1 The application site is located within the wider Dragon Park / Newport International Sports Village, which benefits from established vehicular and pedestrian access arrangements.

7.5.2 Existing parking provision within the sports village supports a range of sporting uses; however, the introduction of a dedicated parking area adjacent to the proposed pitch improves operational efficiency, accessibility and user safety for this specific facility.

8 EXISTING SITE

8.1 Site Location

8.1.1 See proposed development area marked in red boundary.



Figure 1 - Overall Development Area

9 PROPOSED DEVELOPMENT

9.1 Proposed Development



Figure 2 - Proposed Refurbishment Design

9.1.1 The revised layout includes a dedicated parking area located to the eastern side of the proposed pitch, as shown on the submitted General Arrangement drawing (3475-SL-DR-100-GA-R00).

9.1.2 The parking provision has been designed to support the day-to-day operation of the facility, including training sessions, matchdays and community use, while reducing the likelihood of informal or on-street parking elsewhere within the sports village.

10 STUDENT AND PUBLIC BENEFITS

10.1 PROJECT AIMS

10.1.1 The aims of the project are:

1. Provide a high-quality match-play facility for national pathway players, student, and local community groups.
2. Provide a reliable, durable sports surface that ensures consistent performance and guaranteed year-round play regardless of weather conditions.
3. Support the delivery of targeted FAW and Cymru Football Foundation programmes, including technical development, youth participation, female football, ALN groups and community outreach.
4. Support the continued growth of football within the curriculum and through FAW performance pathways.
5. Ensure equality, diversity and inclusion across all activity programmes, creating welcoming opportunities for users of all ages, genders and abilities.
6. Reduce pressure on existing training and playing facilities within Dragon Park and the wider Newport area.
7. Work strategically with local schools, clubs and community partners to maximise use of facilities and expand football and multi-sport development opportunities.
8. Achieve FAW Tier 2 facility certification, ensuring the pitch meets the required performance, quality, and infrastructure standards to support higher-level training and competitive fixtures in line with FAW strategic objectives.

10.2 PROJECT OUTCOMES

10.2.1 The proposed full-size football pitch will create an enhanced multi-use training environment that supports a broad range of football, recreation and wellbeing activities across Dragon Park and the wider community.

10.2.2 The new facility will provide a valuable training and competition space, improving technical development, small-sided play and team training experiences. It will support national team use throughout the day and will be accessible for community use during evenings and weekends within defined operational hours.

10.2.3 The introduction of LED floodlighting will significantly extend playable hours throughout the year, ensuring the new surface remains safe, usable and consistent during winter months, and enabling Dragon Park to meet rising demand for a high-quality training space.

10.2.4 There is substantial demand for enhanced all-weather provision within the Newport area, and the proposed development will encourage participation, physical activity and positive lifestyle behaviours across varied user groups.

10.2.5 Delivery of the new facility will amplify Dragon Park's ability to support national football development programmes, offering a state-of-the-art environment for coaching, mentoring, technical skills development and recreational play.

10.2.6 The plan is to deliver long-term sustainable benefits by strengthening grassroots football development, supporting inclusive participation, and creating a clear pathway for young footballers as they progress through age-group and performance levels.

10.2.7 This proposal delivers excellent outcomes and has the potential to contribute positively to social cohesion, wellbeing and national sporting priorities.

10.2.8 Therefore, the delivery of the upgraded sports facility will provide Dragon Park and the collaboration partners of the Cymru Football Foundation with a high-quality training and participation environment.

11 SUSTAINABILITY

11.1 Environmental

11.1.1 The development incorporates several measures that promote long-term sustainability and minimise ecological impact within the Dragon Park site.

- 1) LED floodlighting technology will ensure minimal energy consumption, zero upward light, controlled spill, and reduced overall environmental footprint compared to traditional metal halide systems.
- 2) The inclusion of engineered pitch build-up, supported by a geosynthetic reinforcement layer, ensures an efficient and durable construction approach that reduces unnecessary excavation and material waste.
- 3) The project avoids the need for infiltration drainage, which is unsuitable due to impermeable Tidal Flat Deposits, instead adopting a controlled connection to existing water management systems to protect groundwater quality.
- 4) Construction materials will be selected for durability and low maintenance, reducing long-term environment costs and lifecycle impacts.

11.2 Social Sustainability

11.2.1 The proposal delivers cost-effective and sustainable growth in facility provision for Dragon Park and the wider Newport community.

- 1) A safe, accessible and high-quality space for recreation and informal activity.
- 2) A facility that encourages year-round participation, supporting physical and mental wellbeing across diverse user groups.
- 3) An environment that promotes equality and inclusion, enabling increased engagement for young people, ALN groups, female participation programmes and wider community users.
- 4) Improved capacity for outreach, engagement and social development through structured FAW and the Cymru Football Foundation.

11.3 Economic Sustainability

11.3.1 The proposal delivers cost-effective and sustainable growth in facility provision for Dragon Park and the wider Newport community.

- 1) The upgraded facility reduces reliance on external venues, lowering operational pressures and long-term maintenance costs.
- 2) The durable surfacing and high-efficiency lighting minimise running costs, offering excellent whole-life value for the operator.
- 3) The project provides long-term benefits by supporting grassroots football, increasing participation and strengthening the local sporting economy.

- 4) The new facility creates opportunities for hosting additional sporting events and training sessions, pathway programmes and supporting wider economic activity within Dragon Park.

12 DESIGN CRITERIA AND STANDARDS

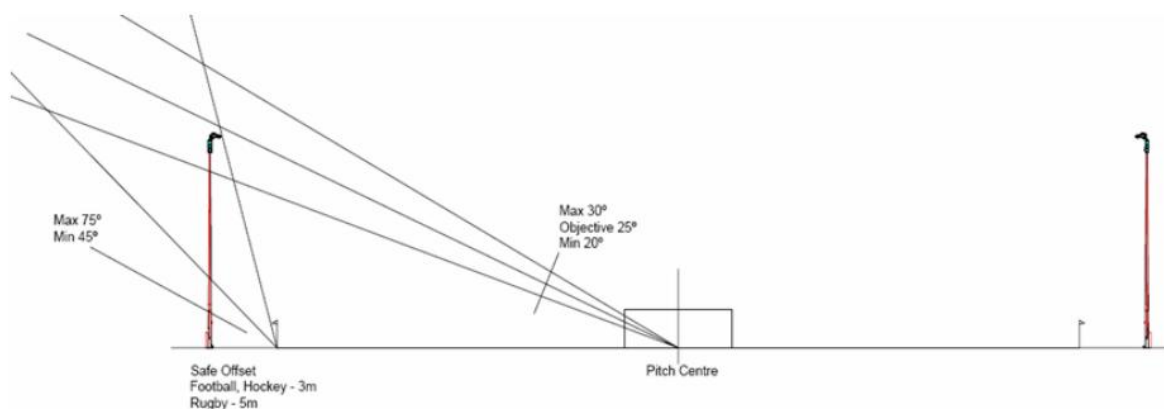
12.1 DESIGN STANDARDS

12.1.1 The proposed refurbishment of the full-size Football Turf Pitch (FTP) at Dragon Park has been designed in accordance with industry-recognised standards and governing body requirements to ensure the facility delivers safe, high-performance and durable playing conditions suitable for both training and competitive football.

12.1.2 The following design guidance and technical standards have informed the development:

- 1) FIFA Quality Programme for Football Turf - Performance and durability criteria for full-size 3G football pitches, including ball roll, shock absorption, rotational resistance, vertical deformation and surface interaction.
- 2) BS EN 15330-1 - Specification and test methods for outdoor synthetic turf systems used for football and multi-sport applications.
- 3) Football Association of Wales (FAW) Facility Design Guidance - Requirements for pitch dimensions, run-offs, fencing heights, access, lighting levels and performance expectations for national training centre facilities.
- 4) SAPCA Code of Practice - Technical guidance for the design and construction of synthetic sports pitches, drainage layers, sub-base and fencing systems.
- 5) BS EN ISO geotechnical and material testing standards - Including those referenced in the Ground Investigation Report, which underpin engineering decisions relating to formation improvement, drainage, and floodlighting foundations.
- 6) ILP Guidance Notes for the Reduction of Obtrusive Light - Lighting limits and spill-light thresholds appropriate for E3 environmental zones, informing the 8-column LED floodlighting system.
- 7) CIBSE LG4: Sports Lighting Guide - Recommended illumination levels, uniformity and glare control for competitive football training environments.

12.2 CIBSE Lighting Guide LG4 – Sports Lighting (2006)



Calculation method for floodlight mounting height for CIBSE LG4

Figure 3 - Calculation Method for Mounting Unit

12.2.1 While many lighting guides offer limited practical direction, CIBSE Guide LG4 provides clear and comprehensive guidance for floodlighting design. It addresses key considerations such as floodlight beam control, glare reduction, and the containment of spill light. The guide also outlines a method for determining appropriate floodlight mounting heights based on defined projection angles from the centre of the pitch. This approach supports an efficient lighting layout while minimising light spill and unnecessary light loss, helping to reduce potential impacts on surrounding areas.

12.3 Obtrusive Light Limitation

12.3.1 The Institute of Lighting Professionals (ILP) has produced guidance to be used by lighting designers, planning authorities and other stakeholders to minimise the environmental impact of external lighting installations. The document “*Guidance Notes for the Reduction of Obtrusive Light (2020)*” categorises environments into five environmental zones based on the level of urbanisation, existing background illumination and the degree of protection required to maintain the character of the surrounding area.

12.3.2 The environmental zone categories are defined in Table 2, with corresponding limits for obtrusive light set out in Tables 3 and 4, including maximum values for vertical illuminance at neighbouring properties and limits for the luminous intensity of floodlighting luminaires.

12.3.3 The ILP guidance also recommends maximum beam elevations for floodlighting and appropriate luminaire and reflector design to minimise light spill, glare and sky glow. By adhering to these recommendations, effective light control and environmental protection can be achieved.

Table 2: Environmental zones			
Zone	Surrounding	Lighting environment	Examples
E0	Protected	Dark (SQM 20.5+)	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places
E1	Natural	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
E2	Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

Table 3 (CIE 150 table 2): Maximum values of vertical illuminance on properties.						
Light technical parameter	Application conditions	Environmental zone				
		E0	E1	E2	E3	E4
Illuminance in the vertical plane (E_v)	Pre-curfew	n/a	2 lx	5 lx	10 lx	25 lx
	Post-curfew	n/a	<0.1 lx*	1 lx	2 lx	5 lx

Table 4 (CIE 150 table 3 (amended)): Limits for the luminous intensity of bright luminaires⁴.

Light technical parameter	Application conditions	Luminaire group (projected area A_p in m^2)					
		$0 < A_p \leq 0.002$	$0.002 < A_p \leq 0.01$	$0.01 < A_p \leq 0.03$	$0.03 < A_p \leq 0.13$	$0.13 < A_p \leq 0.50$	$A_p > 0.5$
Maximum luminous intensity emitted by luminaire (I in cd)	E0						
	Pre-curfew	0	0	0	0	0	0
	Post-curfew	0	0	0	0	0	0
	E1						
	Pre-curfew	0.29 d	0.63 d	1.3 d	2.5 d	5.1 d	2,500
	Post-curfew	0	0	0	0	0	0
	E2						
	Pre-curfew	0.57 d	1.3 d	2.5 d	5.0 d	10 d	7,500
	Post-curfew	0.29 d	0.63 d	1.3 d	2.5 d	5.1 d	500
	E3						
	Pre-curfew	0.86 d	1.9 d	3.8 d	7.5 d	15 d	10,000
	Post-curfew	0.29 d	0.63 d	1.3 d	2.5 d	5.1 d	1,000
	E4						
	Pre-curfew	1.4 d	3.1 d	6.3 d	13 d	26 d	25,000
	Post-curfew	0.29 d	0.63 d	1.3 d	2.5 d	5.1 d	2,500
Aid to gauging A_p		2 to 5cm	5 to 10cm	10 to 20cm	20 to 40cm	40 to 80cm	>80cm
Geometric mean of diameter (cm)		3.2	7.1	14.1	26.3	56.6	>80
Corresponding A_p representative area (m^2)		0.0008	0.004	0.016	0.063	0.251	>0.5

Notes:

1. d is the distance between the observer and the glare source in metres;
2. A luminous intensity of 0 cd can only be realised by a luminaire with a complete cut-off in the designated directions;
3. A_p is the apparent surface of the light source seen from the observer position
4. For further information refer to Annex C of CIE 150
5. Upper limits for each zone shall be taken as those with column $A_p > 0.5$

12.3.4 The Dragon Park site is located within a suburban setting, which is considered to fall within an Environmental Zone E3 in accordance with ILP guidance. The existing background lighting levels within the surrounding area are moderate and comprise a combination of local street lighting and nearby sports and community facilities.

12.3.5 The proposed floodlighting scheme for Dragon Park has been designed to fully comply with the ILP *Guidance Notes for the Reduction of Obtrusive Light (2020)* for an E3 environment. The lighting design ensures that vertical illuminance levels at site boundaries do not exceed the relevant pre- and post-curfew limits and that the luminous intensity of the luminaires remains within the prescribed thresholds.

12.3.6 Additional mitigation measures include controlled luminaire aiming, restricted beam elevations and the use of modern, high-efficiency floodlights with precise optical control. A lighting curfew of 22:00 hours has been assumed within the design to further reduce the potential for light spill during sensitive night-time periods.

12.3.7 On this basis, it is considered that the proposed lighting installation at Dragon Park will not result in unacceptable levels of obtrusive light and will protect the amenity of surrounding receptors while providing a safe and compliant sporting facility, refer to document.HLS11709 for the proposed floodlighting arrangement.

12.4 DESIGN CRITERIA

12.4.1 The design of the Dragon Park full-size 3G pitch and associated infrastructure is based on the following principles:

- 1) Deliver a high performance 3G playing surface consistent with FIFA Quality performance criteria for full-size football turf systems, suitable for both training and match play.

- 2) Provide a 108m x 70m synthetic pitch footprint with compliant run-offs, incorporating goal recess areas, safe perimeter conditions and dedicated storage areas as indicated on the General Arrangement drawing.
- 3) Ensure the pitch is supported by a robust formation and sub-base profile that addresses the variable made ground, very soft Tidal Flat Deposits, and low CBR values identified in the Ground Investigation report.
- 4) Incorporate 8 No. 15-metre-high floodlighting columns, designed to achieve the required lighting levels for evening use, while controlling obtrusive light and spill in accordance with ILP and CIBSE standards.
- 5) Provide appropriate perimeter fencing, including new 5m fencing, including an additional 2.5m high ball stop netting and integrated spectator rail systems, consistent with FAW and FIFA facility guidance.
- 6) Deliver clear and accessible gated access points, including double and single gates, for emergency, maintenance and operational use.
- 7) Accommodate supporting infrastructure including two 125-seat modular spectator stand, a TV Gantry to support game analysis, and team shelters, ensuring safe circulation routes and compliant spectator zones.
- 8) Integrate a drainage system that effectively manages surface water, responding to the ground conditions outlines in the GI report, and avoiding infiltration in unsuitable soils.
- 9) Provide a bespoke modular facility building to support player welfare, match operations and spectator needs, comprising two compliant players' changing rooms with direct tunnel access to the pitch, two officials' rooms (2–3 person capacity), a dedicated coaches' office, a medical/first aid room, and a large multi-functional meeting space for approximately 40–50 people complete with W/C facilities and blank feature walls suitable for TV installation and branding. The facility will also incorporate externally accessed spectator W/Cs to enhance event-day functionality and ensure appropriate segregation between player and public areas.
- 10) Integrate a modest on-site parking area that supports safe vehicular access, clear pedestrian routes and inclusive use, without undermining the primary sporting function of the site.

12.5 PERFORMANCE & SAFETY

12.5.1 The completed facility will be constructed to performance levels consistent with FIFA Quality certification standards, ensuring:

- 1) Shock absorption, energy restitution and surface interaction appropriate for elite-level football training and match play.
- 2) Predictable ball behaviour, consistent traction and reliable surface stability across the full-size footprint.
- 3) A secure playing environment, supported by compliant fencing, protected run-offs and clear emergency access routes.
- 4) Lighting performance capable of supporting structured evening training programmes while minimising spill and protecting residential amenity.

13 AMOUNT & SCALE

13.1 PROPOSED DEVELOPMENT AMOUNT

13.1.1 The proposed development comprises the installation of a new full-size 3G synthetic turf pitch and associated infrastructure to support training, match play and wider development programmes at Dragon Park. The amount of development has been carefully considered to ensure compliance with FAW, FIFA and industry requirements while maximising the functional use of the available site.

13.1.2 They key components of the proposed works include:

- 1) Full-size 3G synthetic turf pitch, measuring 108m x 70m, providing a total synthetic area of 7,528m², as detailed on the General Arrangement drawing.
- 2) Playing dimension area of 102m x 62m, with appropriate run-offs and safe margins that comply with FAW and FIFA Quality guidance.
- 3) Integrated storage area, sized at 6m x 14m on both ends of the pitch, designed to provide additional operational space and integrated storage.
- 4) Perimeter fencing, including new 5m fencing topped with an additional 2.5m high ball stop netting, positioned to ensure safe enclosure of the full-size synthetic pitch and alignment with adjacent site boundaries.
- 5) Spectator accommodation, comprising:
 - Two 125-seat raised modular spectator stand
 - TV Gantry
- 6) Two 10 person Team shelters, located pitch-side, providing covered accommodation for coaching staff and substitutes.
- 7) Eight new 15m high LED floodlighting columns, positioned around the perimeter to provide compliant illumination levels for extended evening use.
- 8) New synthetic surfacing, consistent of a 50mm 3G turf system, designed to meet FIFA Quality performance requirements and provide reliable all-weather usage.
- 9) Reconfiguration and upgrade of existing pedestrian pathway.
- 10) Construct a bespoke modular facility building as part of the proposed development to support match-day operations, player welfare and community use. The building will accommodate two players' changing rooms with direct tunnel access to the pitch, two officials' rooms, a coaches' office, a medical/first aid room, and a large meeting and education space capable of hosting approximately 40–50 people with associated W/C facilities.

13.1.3 The development will also include externally accessed spectator W/C provision, ensuring the facility is operationally robust and capable of supporting higher-level football activity in line with FAW facility expectations.

13.2 **Parking Provision**

13.2.1 The proposed development includes the provision of a dedicated on-site parking area to support the operation of the facility.

13.2.2 A total of 33 parking spaces will be provided, comprising 30 standard parking spaces and 3 disabled badge parking spaces, located in close proximity to pitch access points and spectator facilities.

13.2.3 The level of parking provision is proportionate to the scale and function of the development and reflects the established use of Dragon Park as a managed sports environment. The inclusion of designated disabled parking spaces ensures inclusive access for users with limited mobility and supports equality and accessibility objectives.

13.2.4 The parking area is subordinate in scale to the primary sporting infrastructure and is contained within the existing site boundary. Its design ensures safe vehicular circulation, clear pedestrian routes and efficient operation during both training sessions and matchday use, without resulting in overdevelopment of the site.

14 APPEARANCE & CONSTRUCTION

14.1 Visual Character And Material Appearance

14.1.1 The appearance of the proposed development reflects the requirements of a modern, high-quality full-size Football Pitch and associated infrastructure within a national training centre setting. The materials and finishes selected are consistent with the visual character of Dragon Park and the wider Newport International Sports Village, ensuring that the development integrates sympathetically with the established sporting landscape.

14.2 Key components contributing to the appearance:

14.3 Synthetic Playing Surface

14.3.1 The pitch will feature a 50mm 3G Football Turf System, providing a natural grass-like appearance with a uniform green colour. The surface replicates the aesthetic of a high-performance natural pitch while offering improved durability and weather resistance. Markings will be applied in standard white for the 11v11 layout as shown on the General Arrangement drawing.

- 1) White line markings for the full-size 11v11 playing area, including penalty areas, goal boxes, centre circle and touchlines.



Figure 4 - Typical 50mm 3G Turf System

14.4 Perimeter Fencing

14.4.1 The scheme incorporates a combination of 5m fencing topped 2.5m ball stop netting, using modern twin-wire mesh panels finished typically in black (RAL 9005). This provides a clean, professional appearance that complements the pitch surface while ensuring safe ball containment. The fencing height variation reflects functional needs while maintaining a balanced and unobtrusive visual profile.



Figure 5 - Twin-Wire Rebound Perimeter Fencing and Ball Stop Netting

14.5 Spectator Stands

14.5.1 Two raised 125-seat spectator stands are proposed, providing a combined capacity of 250 seats to meet FAW Tier 2 facility requirements. The elevated design ensures clear sightlines over the spectator rail positioned in front of the stands, enhancing the viewing experience while maintaining safe and organised spectator zones. The structures present a well-ordered and modest massing appropriate for sideline accommodation, with their scale and materials carefully selected to provide functional visibility without creating excessive visual dominance within the site. Ref. (Newport – Welsh FA, (1),(2),(3)).

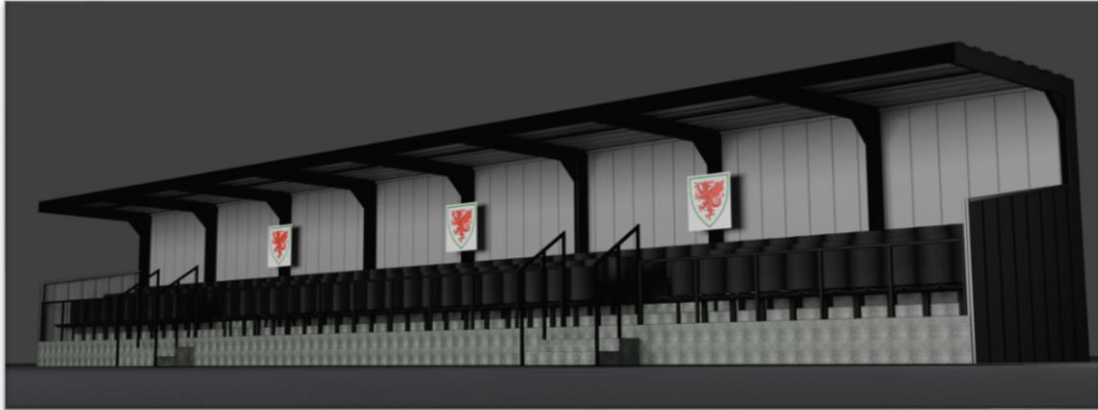


Figure 6 - Modular Spectator Stand

14.6 Floodlighting

14.6.1 Install a comprehensive floodlighting system comprising eight 15m lighting masts, each fitted with high-performance LED luminaires, designed to deliver an average maintained illuminance of approximately 252 lux with strong uniformity across the playing surface. The system will support evening training and competitive fixtures while aligning with FAW performance expectations. Lighting will be carefully specified and positioned to minimise light spill and obtrusive glare to surrounding areas, ensuring compliance with relevant lighting standards and promoting responsible environmental design. Ref. HLS11709.



Figure 7 - LED Floodlighting System

14.7 Team Shelters

14.7.1 The shelters and recess areas follow a functional design with powder-coated metal frames and transparent polycarbonate panels. These elements are consistent with the appearance of professional football training environments and positioned discreetly along the pitch perimeter.



Figure 8 - 10 Person Team Shelter

14.8 Indicative Plans for a Bespoke Modular Changing/Wellbeing Facility

14.8.1 An indicative location has been identified for a bespoke modular changing and wellbeing facility to support player welfare, match operations and community use. The final design is currently being developed, with drawings awaited from two specialist suppliers to inform the preferred scheme. It is anticipated that the facility will comprise two players' changing rooms with direct tunnel access to the pitch, two officials' rooms, a coaches' office, a medical / first aid room, and a large flexible meeting and education space for approximately 40–50 people with associated W/C provision. Externally accessed spectator W/Cs are also expected to be incorporated to support event-day demand.

14.8.2 The building will be designed to complement the scale and appearance of the wider development, ensuring a cohesive visual relationship with the existing Dragon Park facilities while maintaining clear segregation between player, official and spectator areas. The reserved space allows flexibility to refine the layout, footprint and architectural treatment once supplier proposals have been reviewed, ensuring the final scheme aligns with FAW facility guidance and operational requirements. once supplier proposals have been reviewed, ensuring the final scheme aligns with FAW facility guidance and operational requirements.



Figure 9 – Bespoke Modular Changing Room Facilities

14.8.3 Overall, the development presents a high-quality, coherent and professional visual character. The appearance is appropriate for a national sports performance environment and enhances the presentation of Dragon Park without detracting from the wider visual amenity of the area. Ref. PSE2734 – (01) and (2).

14.9 TV Gantry – Indicative Layout

14.9.1 Provision has been made for a TV gantry within the proposed development at Dragon Park, with indicative designs included to demonstrate its scale and siting. The gantry is proposed to measure approximately 7.0m in length and 3.0m in depth, with a viewing platform height of 7.0m above finished ground level.

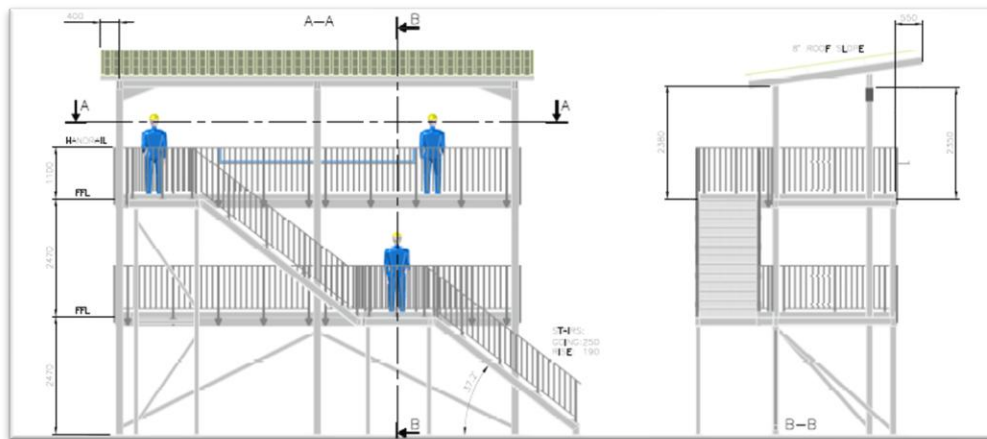


Figure 10 – Bespoke TV Gantry

14.9.2 The gantry will facilitate camera provision for match recording and broadcast, supporting performance analysis, officiating requirements and future competitive use. Its scale and position have been carefully considered to minimise visual impact while enhancing the overall functionality of the facility. Ref. 25-014-00-D-S(1), (2), (3).

14.10 Pitch Construction

14.10.1 The proposed pitch and associated infrastructure will be constructed using a robust, engineered build-up designed to address the site-specific ground conditions identified within the Ground Investigation Report and to deliver a high-performance, durable facility suitable for intensive year-round use.

14.10.2 All works will be undertaken in a controlled and sequenced manner to ensure ground stability, effective drainage and long-term performance. Ref. 3475-SL-DR-350-CD-R00

14.11 Site Preparation and Formation

14.11.1 Prior to construction, a residual herbicide treatment will be applied across the entire pitch development area to prevent future vegetation growth beneath the engineered layers.

14.11.2 Following treatment, topsoil stripping and excavation of existing soils and sandy rootzone material will be undertaken down to the required formation level. This will include the removal of existing bunded soils, with excavation depths of approximately 300mm, or as required to achieve a uniform and suitable formation.

14.11.3 Excavated materials will be managed in accordance with environmental best practice, with unsuitable material removed from site where necessary.

14.12 Subbase/base Layer

- 14.12.1 Once formation has been achieved, a soil separator membrane (Terram 1000 or approved equivalent) will be installed across the full pitch development area. The membrane will act as a separation layer, preventing intermixing between underlying soils and the overlying granular sub-base.
- 14.12.2 A single layer of tri-axial geogrid reinforcement will then be installed in accordance with the manufacturer's specification. The geogrid will enhance load distribution, improve bearing capacity and reduce the risk of differential settlement associated with the weak underlying ground conditions.
- 14.12.3 Above the reinforcement layer, a 300mm deep granular sub-base will be installed using Modified Type 1 or Type 3 material, compacted in controlled layers to achieve the required stiffness and performance characteristics. This sub-base will provide a stable, free-draining platform to support the engineered base and playing surface.

14.13 Engineered Base Layers

- 14.13.1 The engineered base construction will vary slightly across different functional areas of the site to reflect loading and operational requirements:

1. Pitch Area

- 14.13.2 The pitch will incorporate an engineered base layer comprising a single 40mm layer of porous asphalt, providing a smooth, stable and permeable surface to support the shockpad and synthetic turf system while facilitating lateral drainage within the pitch structure.

2. Spectator Area

- 14.13.3 The spectator area will be constructed with a more robust engineered base to accommodate increased footfall and structural loading. This will comprise a double layer of porous asphalt, providing a combined consolidated thickness of 65mm, ensuring enhanced durability and stability beneath spectator infrastructure.

14.14 Shockpad

- 14.14.1 A prefabricated elastic shockpad will be installed above the engineered base within the pitch area. The shockpad will provide controlled shock absorption, energy restitution and vertical deformation, contributing to consistent performance across the playing surface and enhancing player safety.
- 14.14.2 The shockpad system will be compatible with the proposed synthetic turf and installed strictly in accordance with the manufacturer's requirements.

14.15 Synthetic Turf

- 14.15.1 The playing surface will comprise a 50mm 3G synthetic football turf system, installed above the shockpad layer. The turf will be designed to meet FIFA Quality performance requirements and will be infilled with an appropriate combination of silica sand and rubber infill to deliver consistent ball behaviour, traction and durability.

14.16 Parking Area

- 14.16.1 The proposed parking area will be constructed using a conventional engineered asphalt pavement build-up suitable for regular vehicular use.

14.16.2 The parking construction will comprise:

- 1) 70mm dense macadam base course, laid and compacted to provide structural strength and durability.
- 2) 30mm asphalt wearing course, applied above the base course to provide a smooth, hard-wearing and weather-resistant finish.

14.16.3 The parking area will be positively drained and integrated with the site-wide drainage strategy, ensuring controlled surface water runoff and preventing ponding or uncontrolled discharge.

14.17 **Perimeter Fencing**

14.17.1 The pitch will be enclosed by 5.0m high perimeter fencing, complete with an additional 2.5m high extended ball stop netting, providing a total containment height suitable for full-size football use. This arrangement ensures effective ball retention during play and minimises the risk of balls leaving the pitch area, protecting spectators and surrounding areas.

14.17.2 A 1.2m high spectator rail will be installed along the full length of the pitch frontage adjacent to the spectator area. This rail provides a clear physical separation between the playing surface and spectator zones, supporting safe circulation and controlled viewing areas in line with FAW facility guidance.

14.17.3 To manage rubber infill migration and protect adjacent hardstanding and pedestrian areas, timber kickboards will be installed along the base of the pitch perimeter fencing. These will act as a physical barrier to reduce the movement of rubber infill beyond the playing surface, supporting good environmental management and maintenance practices.

14.18 Access to the pitch and associated areas will be provided via a series of controlled gated entrances, including:

- 1) A 3.0m wide double gate to facilitate emergency and maintenance vehicle access;
- 2) An 8.0m wide double gate to provide access to the dedicated goal storage area;
- 3) A number of single pedestrian access gates serving both the pitch and spectator zones.

14.18.1 All gated access points leading directly onto the pitch will incorporate detox grids, designed to capture rubber infill from footwear and equipment. These measures will assist in controlling infill migration beyond the playing area and contribute to responsible environmental management of the facility.

14.18.2 Overall, the perimeter fencing and access arrangements have been designed to deliver a safe, secure and well-managed playing environment, while supporting inclusive access, efficient operation and long-term durability. Ref 3475-SL-DR-300-FS-R00

14.19 **Drainage**

14.19.1 Given the location of the proposed pitch and the nature of the development, a new engineered drainage system will be installed. The system will comprise a network of lateral and carrier drains designed to collect surface water from the pitch and associated areas and convey it to the existing drainage network.

14.19.2 The underlying ground conditions are impermeable and infiltration drainage is therefore not considered suitable. As a result, the proposed drainage solution adopts a positive discharge strategy.

- 14.19.3 The drainage system will consist of 80mm diameter perforated lateral drains installed at 10m centres across the pitch, discharging into a 150mm diameter perforated carrier drain running longitudinally along the pitch perimeter from the high goal end to the low goal end.
- 14.19.4 Surface water will discharge into an existing manhole, which will be upgraded to include a flow control device and silt trap, restricting discharge to a controlled rate of 3.3 litres per second prior to connection with the existing local drainage network.
- 14.19.5 Drainage details and layouts are shown on the submitted drawings 3475-SL-DR-200-DL-R00 & 3475-SL-DR-201-DD-R00, and supporting drainage design calculations are provided within the accompanying drainage strategy report (3475-Dragon Park – Drainage Calcs).

15 SUSTAINABLE DESIGN & CONSTRUCTION

15.1 Environmentally Responsible Design

15.1.1 The proposed development has been designed to incorporate sustainable construction principles and long-term environment responsibility. The design responds to site-specific constraints identified within the Ground Investigation Report and seeks to minimise carbon impact, material waste and ongoing maintenance demands.

15.1.2 Key measures that contribute to sustainable design includes:

- 1) The use of a 50mm 3G Football Turf System which provides a long service life, reduced maintenance requirements and reliable year-round performance, decreasing the need for repeated natural turf renovation works.
- 2) Selection of durable, recyclable materials for fencing, floodlighting columns, stands and shelters, extending lifespan and reducing whole-life environmental impact.
- 3) Incorporation of LED floodlighting, which significantly reduces energy consumption compared to legacy lighting systems and provides controlled, efficient illumination with minimal upward light.
- 4) Excavated materials arising from the works will be managed responsibly, with suitable material reused on site where possible and unsuitable Made Ground disposed of following appropriate classification processes.

15.2 Low Impact Construction Methods

15.2.1 The construction methodology will adopt measures to minimise disruption and environmental impact:

- 1) Construction traffic will be routed to minimise disturbance to users of Dragon Park and the surrounding community, with designated access points and welfare areas established prior to commencement.
- 2) The use of engineered base layers and geosynthetic reinforcement, informed by the Ground Investigation findings, ensures a stable and efficient foundation that reduces unnecessary excavation and material movement.
- 3) Machinery and plant used on site will operate in accordance with current emissions standards and best practice for noise and dust control.
- 4) Works will be scheduled to reduce disruption to existing sporting activities and ensure safe segregation of construction and operational areas.

15.3 Sustainability Benefits

15.3.1 The long-term sustainability benefits of the proposed development include:

- 1) A resilient, all-weather facility that reduces reliance on additional grass pitches, lowering long-term energy and resource demands.
- 2) A predictable playing environment that minimises maintenance interventions and associated carbon emissions.
- 3) Energy-efficient lighting and durable infrastructure that reduce operational costs and improve long-term viability.
- 4) Support for increased year-round participation, enhancing the health and wellbeing of users while making efficient use of the available land.

15.3.2 The development therefore contributes positively to the environmental, social and economic sustainability objectives of Dragon Park and the wider Newport International Sports Village.

16 EFFECTIVE OPERATION & MANAGEMENT

16.1 Vehicle Access & Parking Management

16.1.1 Vehicular access to the site will utilise existing access routes within Dragon Park, ensuring no new access points are required onto the public highway.

16.1.2 The on-site parking area will be managed as part of the overall facility operation, supporting safe arrival and departure during peak usage times, including evenings and weekends.

16.1.3 Pedestrian routes between the parking area, pitch access points and spectator facilities are clearly defined, minimising conflict between vehicles and pedestrians and promoting safe movement throughout the site.

16.2 3G Football Turf System Management

16.2.1 The refurbishment at Dragon Park will continue to be managed as a key training and performance asset for the Football Association of Wales. Community access will continue to operate under a structured management plan to ensure the facility remains safe, efficient and well supervised at all times.

16.2.2 This plan will provide a management structure for the facility as outlined below:

- 1) Overall responsibilities
- 2) Direct reporting systems
- 3) Day to day management
- 4) Training, staffing, and staff development
- 5) Maintenance and security
- 6) Community use of facilities
- 7) Community booking procedures
- 8) Community operational procedures
- 9) Local resident communication

16.3 Proposed Operations Times

16.3.1 To satisfy the demands of elite training, curriculum programmes and community access, the proposed times of use (hours of operation) are as follows, which are consistent with the operational pattern already established at Dragon Park:

Monday	08:00 to 22:00
Tuesday	08:00 to 22:00
Wednesday	08:00 to 22:00
Thursday	08:00 to 22:00
Friday	08:00 to 22:00
Saturday	08:00 to 18:00
Sunday	08:00 to 18:00

17 ACHIEVING SUSTAINABLE DEVELOPMENT

17.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

17.1.1 The proposed development supports the overarching objectives of the National Planning Policy Framework (NPPF), which seeks to achieve sustainable development through economic, social and environmental progress. The refurbishment and enhancement of the 3G synthetic pitch at Dragon Park aligns with these aims by delivering a modern, energy-efficient and socially beneficial sports facility that will serve both elite and community users.

17.1.2 The NPPF identifies three interdependent dimensions of sustainable development:

- 1) Economic role
- 2) Social role
- 3) Environmental role

17.1.3 The proposed development supports each of these in the following ways:

17.2 Economic Objective

- 1) Provides a high-quality training and performance facility that enhances the role of Dragon Park as the national hub for football excellence.
- 2) Encourages increased footfall and activity within the sports village, supporting local services and wider sport related economic benefits.
- 3) Ensures long-term value for money through durable construction, efficient LED lighting systems, and reduced maintenance requirements compared to natural turf.
- 4) Supports employment opportunities during construction and ongoing operational roles linked to training delivery, facility management and community programming.

17.3 Social Objective

- 1) Promotes health, wellbeing and increased physical activity for a wide range of users, including elite pathway athletes, local clubs, schools and community groups.
- 2) Creates a safe, accessible and inclusive environment that supports participation for all ages and ability.
- 3) Enhances training quality by offering a consistent, all-weather surface suitable for year-round use.
- 4) Enables delivery of FAW development programmes, coach education, ALN support sessions and community sport initiatives.

- 5) Strengthens community cohesion by providing shared access to a nationally significant sports facility.
- 6) The provision of on-site parking improves accessibility for users of all ages and abilities, supporting inclusive participation and safe access to sport.

17.4 **Environmental Objective**

- 1) Incorporates LED floodlighting with low energy consumption and reduced spill light compared to older technologies.
- 2) Introduces durable infrastructure and a synthetic turf system that minimises water usage and avoids frequent natural turf renovation.
- 3) Responds to site-specific ground constraints through an engineered design approach that reduces unnecessary excavation and protects groundwater conditions.
- 4) Ensures surface water is managed responsibly via a controlled drainage strategy, avoiding infiltration in unsuitable soils.
- 5) Encourages sustainable travel where possible through integration with existing pathways within the sports village.
- 6) The pitch will be capable of accommodating an automated irrigation system (Oriam or equivalent), supporting effective pitch operation and maintenance. Any irrigation provision would operate within the existing drainage strategy and would not result in increased surface water runoff or wider environmental impact.
- 7) By accommodating parking within the site boundary, the proposal reduces the potential for ad-hoc parking and unnecessary vehicle circulation within the wider sports village.

17.4.1 Overall, the proposed development delivers a scheme that meets the NPPF's core principles of sustainable development. It contributes positively to the economic success of Dragon Park, enhances community wellbeing through improved access to high-quality sports facilities, and incorporates energy-efficient, environmentally responsible design measures.

18 PROMOTING HEALTHY & SAFE COMMUNITIES

18.1 **Health & Wellbeing Benefits**

- 18.1.1 The construction of the full-size 3G synthetic turf pitch at Dragon Park will make a significant contribution to promoting healthy and safe communities within Newport and across Wales. The development supports increased participation in physical activity and provides high-quality training opportunities for a wide range of users including elite athletes, local clubs, schools, and community groups.
- 18.1.2 The provision of a reliable, all-weather playing surface ensures that activity can continue throughout the year, reducing cancellations and enabling more consistent engagement in football and associated training programmes. This continuity plays an important role in supporting physical health, mental wellbeing and social interaction.
- 18.1.3 The facility will also support targeted programmes delivered through the FAW and Cymru Football Foundation, contributing to improved health outcomes by encouraging regular participation, skill development and access to safe outdoor exercise.

18.2 Community Safety & Accessibility

18.2.1 The design of the facility places emphasis on user safety and accessibility. The secure perimeter fencing, controlled access points, dedicated spectator areas and compliance with DDA, FAW and FIFA facility design guidance all contribute to a safe and well-managed sporting environment.

18.2.2 The introduction of energy-efficient LED floodlighting extends the safe hours of use, with well-lit playing surfaces reducing the risk of injury and enabling supervised activities during evening periods. The lighting system has been designed to minimise glare and spill, contributing to a safe environment while safeguarding neighbouring land uses.

18.2.3 The facility will be operated under a structured management plan, ensuring appropriate supervision, safeguarding procedures and emergency access arrangements are consistently maintained.

18.3 Supporting Active Communities

18.3.1 The enhanced full-size pitch provides increased capacity for:

- 1) Community football sessions
- 2) School physical education and extra-curricular activity
- 3) FAW pathway and performance programmes
- 4) Leagues and recreational use.
- 5) Inclusive sport initiatives, including ALN engagement

18.3.2 By providing a centrally located, high-quality playing surface, the development reduces barriers to participation and encourages a more active lifestyle for a broad demographic of users.

18.4 Social Value & Community Development

18.4.1 The facility will deliver wider social value through:

- 1) Opportunities for learning, teamwork, leadership and social development.
- 2) Increased engagement with young people through structured sport.
- 3) Safe, supervised environments that support positive behaviour and reduce anti-social activity.
- 4) Strengthening community cohesion by providing share access to a national-quality facility.

18.4.2 The proposed development will therefore play a central role in promoting healthy and safe communities, aligning with national and local planning policy objectives and supporting long-term wellbeing across Newport and the wider football community.

19 CONCLUSIONS

19.1.1 Preceding these proposals, the application site and its surroundings have been assessed and found to offer an ideal opportunity to refurbish and enhance the existing full-size 3G synthetic turf pitch at Dragon Park

Particular	Requirement
Physical Context	The upgraded 3G pitch is compatible with its sporting surroundings and is appropriately located within an established national training centre.

		Ground Investigation findings confirm that the site is suitable for development subject to standard engineered mitigation, including geosynthetic reinforcement and piled floodlighting foundations due to very soft Tidal Flat Deposits and a CBR value of 5% (GI Report). The design accounts for Made Ground in the eastern section of the site, including correctly managing hazardous material where present, ensuring environmental protection and safe construction practices. The impermeable nature of underlying soils means infiltration drainage is not viable, and the design includes a controlled outfall drainage solution fully informed by the Ground Investigation. The upgraded 3G pitch preserves residential amenity, protects biodiversity and ensures no adverse impact on the surrounding environment.
Social-Economic Context		The proposed 3G pitch supports Dragon Park's national performance programme and provides high-quality training capacity for FAW pathway players, clubs, schools and community groups. The improved pitch will contribute to Football Association of Wales' strategic participation and pathway objectives, enabling structured training, small-sided formats, coaching education and development activity. The project will deliver genuine community benefits through increased participation, social inclusion and health improvements. The proposal is financially sustainable and supported by an efficient management model, with predictable operational costs and long-term viability.
Planning Context	Policy	The proposal aligns with relevant policies of the Newport Local Development Plan and the National Planning Policy Framework (NPPF), including sustainable development, healthy communities, flood risk management and environmental protection.

Table 2 - Concluding Context

19.2 Considerate Design

19.2.1 This sensitive design proposal minimises impacts on surrounding land, respects amenity and responds directly to the site's ground conditions.

19.2.2 The Ground Investigation confirms that development impacts on underlying soils can be safely mitigated through engineered measures, including:

- 1) Use of geosynthetic reinforcement to reduce differential settlement.
- 2) Avoidance of infiltration drainage in unsuitable, low-permeability strata.
- 3) Adoption of piled or improved foundations for the eight floodlighting columns.
- 4) Managed excavation and disposal of hazardous Made Ground where present.
- 5) Protection of groundwater through a controlled surface water drainage strategy.

19.2.3 These measures ensure no harm to biodiversity, surrounding land or sensitive receptors.

19.2.4 The proposed development complements existing training facilities within Dragon Park and will adequately cater for growing training and community demands. It provides clear public benefit through enhanced capacity, improved performance and increased resilience to weather-related disruption.

19.2.5 The design demonstrates exceptional justification for development, addressing:

- 1) Managed accessibility
- 2) Character and appearance
- 3) Limited impact on scale and massing
- 4) Environmental and residential protection
- 5) Biodiversity preservation
- 6) Engineering-led mitigation of ground constraints

For example:

- I. The proposed 3G pitch is of appropriate scale, proportionate to the national training context.
- II. The proposal forms a logical enhancement to the existing sports village.
- III. The proposal is compatible with adjoining uses and does not harm amenity.
- IV. The proposal protects and enhances the character of the sporting landscape.
- V. The proposal does not result in the loss of valued open space; instead, it enhances its function.
- VI. The proposal provides safe vehicular and pedestrian access.
- VII. The proposal will not increase flood risk elsewhere due to its engineered drainage system.
- VIII. The proposal will not adversely affect the natural, historic or built environment.
- IX. The proposal is sustainable and operated through efficient management systems with reasonable hours of use.
- X. The revised layout, including dedicated on-site parking, ensures safe, inclusive and well-managed access to the facility without adverse impact on surrounding land uses.

19.3 **Appropriate Development**

19.3.1 The project aims to engage as many users as possible in football and physical activity through the modernisation of the existing grass football pitch.

19.3.2 The refurbished pitch will support elite training, pathway development programmes, ALN activity and community recreation.

19.3.3 The proposal improves the quality and capacity of the football at Dragon Park, importantly the GI confirms that:

- 1) Ground conditions can be safely engineered.
- 2) The development will not cause deformation or instability.
- 3) Piled floodlighting foundations will protect structural integrity.
- 4) Surface water can be managed appropriately.

19.3.4 The refurbished 3G pitch will therefore deliver reliable and uninterrupted training capacity year-round.

19.4 Sustainable Development

19.4.1 The proposal will provide enhanced facilities with superior performance characteristics and long-term durability.

19.4.2 It incorporates sustainable construction measures, including:

- 1) Use of LED floodlighting with low energy consumption.
- 2) Minimising waste through efficient excavation and safe re-use of suitable materials.
- 3) Managing Made Ground and contaminants as identified in the GI.
- 4) Designing to avoid infiltration in impermeable soils and protect groundwater.

19.4.3 The design is sympathetic, environmentally responsible and fully aligned with NPPF Section 2 – Achieving Sustainable Development.

19.5 Public Benefit

19.5.1 The enhanced sports facility will widen access to high-quality sports, coaching, education and community programmes.

19.5.2 The upgraded 3G synthetic pitch will provide:

- 1) A valuable training and match-preparation facility.
- 2) Extended hours of safe winter use due to compliant LED floodlighting.
- 3) Provision for significant pathway, club and community training demand.
- 4) Reliable year-round availability that supports healthy and active lifestyles.

19.6 Sustainable Transport

19.6.1 Existing on-site parking and pedestrian infrastructure accommodate expected trip demand. Traffic patterns will remain comparable to the existing situation, consistent with the NPPF Section 9 - Promoting Sustainable Transport.

19.7 Managed Flood Risk

19.7.1 The engineered drainage solution ensures effective surface water management and does not increase flood risk, elsewhere, complying with NPPF Section 14.

19.8 Protecting Residential Amenity

19.8.1 The project will not result in unacceptable noise or lighting impacts.

19.8.2 Floodlighting is designed to comply with ILP Environmental Zone E3 guidance, protecting nearby properties.

19.9 **Environmental Sensitivity**

19.9.1 The development will not adversely affect ecology or protected species.

19.9.2 Mitigation of Made Ground and groundwater protection measures ensure environmental safeguards consistent with NPPF Section 15.

19.10 **Principle of Development**

19.10.1 This project will deliver significant benefits in terms of performance sport, community participation and physical wellbeing.

19.10.2 The development will strengthen the footballing capacity of Dragon Park and deliver substantial social value.

19.10.3 Overall, the proposal represents an improvement in the equality, resilience and functionality of the national football training environment and provides a strong planning justification for approval.



Newport Live
Regional Pool & Tennis Centre
Newport International Sports Village
Newport NP19 4RA

01633 656757
human.resources@newportlive.co.uk
www.newportlive.co.uk
NewportLiveUK   

Daniel Hooper
Facilities Manager
Football Association of Wales
Dragon Parc
Newport International Sports Village
Newport
NP19 4RA

4th February 2026

Dear Daniel,

Letter of Support
3G Pitch Dragon Parc at the Newport International Sports Village

I write on behalf of the Newport Live Board of Trustees with regard to the Football Association of Wales proposed development of the 3G pitch at the Newport International Sports Village on the existing "Pitch 2" location at the rear of the Geraint Thomas National Velodrome of Wales.

The Board are fully supportive of the development of the 3G Pitch, replacing your existing grass pitch and agreed to work with the FAW on the proposals would include the requirement to develop facilities supporting the use of the pitch e.g. modular building, car parking, changes to fence position, height of fences and floodlighting etc. This will require partnership working and one element is a change to the lease of the land currently held by Newport Live from Newport City Council. The transferring of these 3 areas to the Football Association of Wales would be subject to approval from Newport City Council, the Board are also in agreement to support solutions where they may be required.

Newport Live are excited to work with the Football Association of Wales regarding the opportunity to upgrade and improve the existing outdoor changing room provision which will support the use of the pitch.

Newport Live have proactively made Newport City Council aware of our intentions to support the development including lease changes required to facilitate the development and then ongoing operational requirements to support successful partnership working to provide access to changing rooms and operational requirements for increased car parking demand at the Geraint Thomas National Velodrome or daily and special events requirements where we can also make the Newport Stadium available as we currently do when facilitating events.

We very much look forward to working with you during the development of the project and then delivering the benefits to the community, football community and wider economic benefits for the City of Newport.

Yours sincerely,

Steve Ward
Chief Executive

END OF REPORT