

Planning Application 26/0099 – Objection from Lliswerry Ward Councillors

Dear Sir/Madam,

Re: Application 26/0099 – Dragon Parc, Spytty Boulevard, Newport International Sports Village

We write as elected Members for Lliswerry ward Councillors Andrew Sterry, Allan Morris and James Peterson to formally object to the above planning application.

Following a residents' meeting held on Wednesday to discuss the proposal, attended by 27 residents, we can confirm that there is overwhelming local opposition, with 26 residents objecting, one resident in support, and additional written objections submitted separately. The concerns raised were consistent, detailed and strongly expressed, and we consider it important that these are fully reflected in the planning assessment.

1. Noise and Disturbance

Residents already experience disturbance from the existing use of the site. The proposed development, introducing a full-size 3G pitch with spectator facilities, will intensify usage and result in increased noise from matches and training sessions, elevated levels of shouting, foul language and general disturbance, and potential amplified noise from coaching and organised activities. This represents a clear risk to residential amenity, contrary to established planning principles (LDP Policy GP4; PPW Edition 11).

2. Evening Use and Floodlighting

The proposal is likely to involve extended hours of use, particularly in the evenings, supported by floodlighting. Residents have already reported floodlights shining into nearby properties and light intrusion affecting living conditions. Further intensification would materially harm neighbouring amenity (Policy GP4).

3. Traffic and Parking Impact

The introduction of spectator facilities and increased organised use will inevitably lead to increased traffic generation and parking pressures in surrounding residential streets, including Traston Avenue, with potential highway safety concerns.

The reopening of the former entrance to Spytty Park near Coleg Gwent on Nash Road will significantly worsen congestion at an already over-capacity junction close to a school and college, creating unacceptable pedestrian and highway safety risks. This conflicts with Local Development Plan Policy GP4 and Planning Policy Wales (Edition 11).

4. Intensification of Weekend and Event Activity

The development would significantly increase weekend usage, organised fixtures and events, and the frequency and scale of gatherings. This represents a step change in the nature and intensity of use of the site, directly affecting nearby residential areas.

5. Spectator Impact

The inclusion of two spectator stands introduces increased numbers of spectators, congregation before, during and after events, and associated noise and disturbance, moving the site away from informal recreational use.

6. Public Address Systems and Amplified Noise

There is concern that the development could introduce or increase the use of public address systems, amplified music, announcements and coaching, further exacerbating noise impacts.

7. Flood Risk and Drainage

Residents have concerns regarding flood risk and surface water management. Given the increase in hard surfaces, robust drainage solutions must be demonstrated to ensure no increased flood risk to surrounding properties, as required by Policy GP4.

8. Overdevelopment of the Site

Residents consider that the proposal represents an over-intensification of the Dragon Parc site, significantly increasing the scale and intensity of use beyond current experience.

9. Lack of Strategic Justification and Misdescription

The proposal does not appear to form part of a clearly defined sports or facilities strategy for the area. Furthermore, the development has been inaccurately and erroneously described as Dragon Park, despite being located at the opposite end of the Newport International Sports Village. This misdescription risks misleading residents and undermines transparency and effective engagement required by Planning Policy Wales.

10. Access and Connectivity

Concerns remain regarding reliance on a single main vehicular access point, traffic congestion at peak times, pedestrian safety, and inadequate connectivity.

11. Emergency Access and Egress

The lack of clearly defined emergency access and evacuation arrangements is of serious concern given the introduction of spectator facilities.

12. Alternative Site

A more suitable alternative location exists at the former Llanwern site near Seven Stiles Avenue, which is better positioned to accommodate traffic, parking and event activity.

13. Lack of Community Engagement

No meaningful or proactive community engagement has taken place with residents affected by this proposal, contrary to Planning Policy Wales (Edition 11).

14. Loss of Amenity

The site is used as a dog walking area and a pedestrian route for children travelling to and from school. Its loss would result in unacceptable harm to community amenity, contrary to LDP Policies GP4 and CE1.

15. Ecological Impact

Insufficient consideration has been given to ecological impacts. The site supports waterfowl and bat activity. This conflicts with LDP Policy GP6 and the Wildlife and Development SPG.

16. Inadequate Parking Provision

Provision of approximately 30 parking spaces is grossly inadequate for spectators, teams and coaches. NISV parking is already oversubscribed, with damage to green spaces, contrary to Parking Standards SPG and Policy GP4.

17. Unauthorised Encampments

NISV experiences persistent unauthorised Traveller encampments. Additional access points and parking are likely to exacerbate this issue, adversely affecting amenity and site safety (Policy GP4).

18. Operational Viability

Welsh FA regulations prevent two competitive matches from being played on adjacent pitches simultaneously, raising serious doubts about the functional deliverability of the proposal under Policy GP4.

Conclusion

The proposal represents an over-intensification of the site and would result in unacceptable harm to residential amenity, highway safety, ecology and community wellbeing. We respectfully request that the application be refused. Should approval be considered, the application must be referred to Planning Committee.

Yours faithfully,

Cllr Andrew Sterry

Cllr Allan Morris

Cllr James Peterson

Lliswerry Ward Councillors