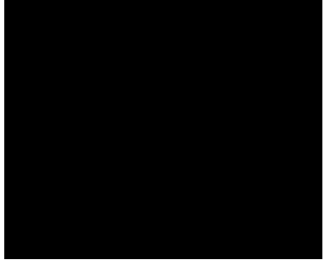


NEWPORT CRICKET CLUB

Secretary,



Chairman



Newport International Sports Village

Spytty Boulevard, Newport, South Wales. NP19 4PT

4th June, 2026

FAO : Grant Hawkins
Newport City Council
Senior Planning Officer

New Planning Application for Lighthouse Walk Housing Development at Traston Lane (Planning Application No.: 25/0220)

Newport Cricket Club which was founded in 1834, has a 25 year lease on the Cricket Ground at the Newport International Sports Village, the footprint of which includes the two Cricket Grounds, Main Pavilion and the adjacent Squash Building. The lease runs until 2040. During recent years the ground and facilities have been upgraded significantly in order to stage high profile County Cricket fixtures. Major International teams, Sri Lanka, Pakistan and last week the West Indies Women's Team have all used the ground as a training base for ICC Trophy and World Cup Competitions. Some of the best players in World Cricket have played at the ground recently eg. Marnus Labuschagne (Australia), Kumar Sangakkara and Lasith Malinga (Sri Lanka), Babar Azam (Pakistan) - four World greats. Women's World superstars Hayley Matthews, Deandra Dottin and Stefanie Taylor, World greats in the Women's game were part of the West Indies squad training at the Club last week, for a 10 day Training Camp, before the forthcoming Women's World Cup.

It's been brought to the Club's attention that Developers for the housing development at Traston Lane have submitted a new Planning Application, which will subsequently be reviewed by the Planning Committee. Having read the revised Planning Application Documents the Club has a number of concerns and strongly oppose the Planning Application :-

A County Cricket Ground

For information. Following rigorous ECB ground inspections, the Spytty Park ground is now an ECB designated Category D ground, which makes it eligible to host First Class County Championship Cricket – the only ground outside Sophia Gardens, Cardiff to hold this status in Wales.

Plans for the new housing Development at Traston Lane (Lighthouse Walk) which runs adjacent to the Cricket ground, less than 30 yards from the Cricket boundary have been submitted. However, in the Developers Planning Documents there is no mention of the Cricket Ground – it's referred to simply as 'Playing Fields'. We believe this to be a deliberate attempt by the Developers to deflect attention away from there being a County Cricket Ground on the doorstep. Consequently, the danger of Cricket balls being hit into the new Housing Development has largely been ignored – if I was being cynical, I'd say that this was a blatant attempt to trivialise a serious issue, and of course to eliminate the need for strong high fencing - a pre requisite of Newport City Council's Planning Committee conditions, which were highlighted in the original Planning application made by previous Developers.

Newport Cricket Club has recently discovered that some new Planning conditions and subsequent dispensations have been made to the original Planning Restrictions - though we've never been invited to submit our observations to changes and certainly haven't signed any agreements.

Fencing

We would like to remind the Planning Committee and the developers that the original **Planning Application** made over 15 years ago contained a clause that a 9metre high, strong mesh fence would be built along the whole area between the Cricket ground and the new building plot, at no cost to Newport Cricket Club. However, the game of Cricket has changed markedly since that time, and it's very unlikely that a 9metre high fence will now be high enough to stop Cricket balls being hit into the proposed new development. With Cricket balls being hit regularly into the proposed development area, we suggest that a study be undertaken to establish the most suitable height required for a new fence in order to satisfy current safety requirements.

Location of Fencing

Studying the plan of the housing developments boundary, it suggests that the fence will be on the Cricket side of the reën, which is not acceptable. We feel strongly that if a fence is to be erected, it must be erected on land owned by the Developer, not the Cricket Club i.e be positioned on the Traston Lane side of the reën.

As part of ground developments a permanent 45m long sight screen has been erected at the Traston Lane end of the Cricket ground, in order to gain ECB Category 4 status. As a result, there is insufficient space between the Cricket boundary and the reën to erect a high fence. Current playing regulations state that boundaries must be of a certain length, plus a 3 metre run off area for safety purposes. A fence erected on the Cricket side of the reën, would compromise required boundary sizes, meaning that we would lose Category 4 Status, hence no more First Class Cricket played in Newport. This is a major issue for the Cricket Club and we would like Planning Officers to visit the Cricket ground to see the problem for themselves. Is it possible to arrange a site visit?

Damage to the Cricket Ground

In order to erect a high fence, it's likely that significant ground machinery, needed to complete the work, would encroach onto the Cricket ground, causing considerable damage to the playing area – it is essential that any work on a new fence must be from the Housing Development side in order to avoid damage to the immaculately maintained Cricket ground.

Flooding

The land earmarked on the diagram for a fence is the wettest area of the ground, due to the frequent flooding of the reën, which we have already identified as a major concern. Further compaction of this area will make the Traston Lane end of the ground a marshy mess, unsuitable for use as a Cricket ground, as there is no drainage in place on this part of the Cricket ground.

Maintenance of the fence

We are also anxious that the Cricket Club avoids any responsibility for future maintenance of the fence once it has been completed. The fence is for the benefit of the developer, in order to gain Planning Approval, not the Cricket Club.

Other Major Concerns

The Cricket ground at Spytt Park has been fully established for over 30 years and with Health & Safety issues inevitable, with the location of new houses directly adjacent to the Cricket ground, we are anxious to confirm :-

i. Legal Implications

What are the potential legal implications for the Cricket Club, should a ball be hit into the new housing development causing damage/injury. Balls are regularly hit into the field during matches. Legal and Insurance implications could be very damaging to the Cricket Club, if the development is allowed to proceed.

ii. Access Issues

The removal of the trees in the Traston Road corner to gain access to the plot, will create an opening to the Cricket ground. We are very concerned that easy access to the Cricket ground will be created for a short cut across the Cricket ground for public and motor cycles etc, which could cause serious damage to the Cricket

ground. We request that action is taken to secure the likely entry to the Cricket Club so that potential damage can be avoided.

iii. Ground Drainage

Drainage – another major concern is flooding of the Cricket ground. Raising the height of the new Housing Development floor levels above the existing ground level, is certain to have an impact on the drainage of the Cricket Ground, particularly at the Traston Lane end of the ground. The reens are not well maintained and often flood during excessively poor weather. The back flow of flood water in the reens already has a major impact on the drainage of the Cricket ground. Additional water going into the reens, will result in many games being cancelled due to flooding in the summer, and near impossible conditions to do essential groundwork in the winter months.

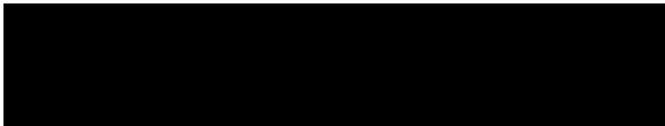
Summary

Whilst fully appreciating that there are other significant factors which the Planning Department are dealing with relating to the Traston Lane Housing Development, the above points are important issues for Newport Cricket Club. Disappointingly, the above points were made by myself directly to LRM Planning Ltd (previous Developer), who indicated that all objections would be taken into consideration, and meetings would be held to address any issues. However, we never heard anything from them!

Newport Cricket Club strongly objects to the Planning Application.

If you could confirm receipt of this letter, I'd be grateful.

Yours sincerely,

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