

From:

Sent: 20 April 2026 14:15

To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>

Subject: Objection to Planning Ref. 26/0099

Please find attached letters of objection to the above.

I have also commented on the council's website outlining my objections

4 Traston Avenue
Newport
Gwent NP19 4TE

2nd April 2026

Geraint N Roberts
Planning Department
Newport City Council

Dear Mr Roberts

PROPOSED CONSTRUCTION OF NEW FULL SIZE 3G SYNTHETIC SPORTS PITCH
SPECTATOR VIEWING AREAS INCLUDING 2NO 125 SEATER STANDS, TV
GANTRY, CHANGING FACILITIES, PARKING AREA, ACCESS IMPROVEMENTS
AND ASSOCIATED WORKS
Dragon Parc NP19 4RA

We are writing to formally object to the above proposed development adjacent to our property at 4 Traston Avenue, Newport NP19 4TE.

We are fully aware that we are past the 21 days timeline for objections, however the reason for this is clearly stated and due to what we believe to be misleading information as to the actual development site and postcode contained in your letter dated 9th March 2026.

Firstly, we are rather confused as to the site of the proposed construction. The post code stated of NP19 4RA is indeed home of the FAW National Football Centre, Dragons Parc.

However, we find the area on your vague plan of the proposed development somewhat misleading as the area of the proposed construction is situated to the east of the Geraint Thomas Velodrome, along with the football pitches currently in place. The postcode for the Velodrome being NP19 4RB, not the same as that of Dragon Parc.

As the original planning application mentions Dragon Parc NP19 4RA as the site for construction, we were under the impression that this would not affect us as the development, we assumed, would be on the current Dragon Parc NP19 4RA, away from residential properties.

We strongly request that a new letter is sent out to residents rectifying the error outlined on your letter dated 9th March 2026 and giving precise information as to the actual location of the proposed development,

We have serious concerns about the impact this development would have on the residential character of the area and on our quality of life. Our objections are outlined below:-

Noise and Disturbance

The introduction of another football pitch, with the proposed development also having spectator viewing area, TV gantry, changing facilities, and parking, will inevitably generate significant noise from crowds, whistles, announcements and general activity. This is likely to be particularly disruptive during evenings and weekends and would greatly unreasonably affect the peaceful enjoyment of our home and the surrounding area. This would also impact with household member working shifts, including bank holidays and weekends.

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Traffic Generation, Parking Issues and Highway Safety

The proposed parking facilities and expected increase in visitors will lead to higher traffic volumes, congestion and potential safety risk on local roads, roads which are already at capacity and regularly gridlocked. The surrounding streets are not designed to accommodate this level of use and therefore concerns are raised regarding congestion, parking overspill and highway safety.

Loss of Residential Amenity

The scale of development, including stands and associated infrastructure, is not in keeping with the existing residential nature of the area. This represents an overdevelopment of the site and would negatively impact the character of the neighbourhood and re-sale value of property.

Light Pollution

If floodlighting is included or later added, it would result in significant light pollution, particularly during darker months, affecting nearby homes and gardens.

Impact of Large Outdoor Screen

The installation of a large TV screen raises additional concerns regarding brightness, visual intrusion, and potential for amplified sound, further increasing disturbance.

Privacy and Overlooking

Spectator stands may result in overlooking of neighbouring properties, leading to a loss of privacy, with gardens being overlooked, children playing. Houses also have side windows overlooking the proposed site, again privacy issues.

Given these concerns we respectfully request that Newport City Council refuse this application.

On a final note, can you enlighten us as to who actually owns the proposed construction site, is it Newport City Council, the FAW or other parties.

Yours sincerely


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20th April 2026

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Further to our letter of objection to the above proposed development dated 2nd April 2026 and which was emailed to you on the 6th April 2026 with details of why it was submitted after the 21 day period objection period.

Following a residents meeting with local councillors the 15th April 2026, residents were advised that the date for objections had been extended to the 24th April 2026 and as such we are again objecting just in case our original letter had been rejected by the council.

We formally object to the proposed planning application of the development of a 3G pitch, including two 125 seater stands, a TV gantry and screen, floodlights, changing facilities all of which are within 15 yards of our home.

While we understand the value of community sports facilities, this development would not be for the general community and we have significant concerns regarding the scale and impact of this development on the surrounding residential area.

Residential Amenity -Noise and Disturbance

The inclusion of seating stands and a TV gantry strongly indicates that the facility will host competitive fixtures and potentially larger gatherings. This would significantly increase noise levels from spectators, whistles, air horns, rattle clackers, shouting, swearing, announcements, music and general activity, particularly during evenings and weekends. Such noise would be detrimental to the quiet enjoyment of neighbouring residential properties.

Light Pollution and Overbearing Impact

The proposed floodlighting is of particular concern. Artificial lighting of this nature can result in light spill, glare and sky glow, especially if used during evening hours. This would adversely affect nearby residents' living conditions. The scale and height of the lighting columns may also create an overbearing visual impact.

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Traffic, Parking and Highway Safety

The scale of the development suggests a substantial increase in usage compared to the current situation. This is likely to lead to increased vehicle movement in an area that is already regularly gridlocked and cannot cope with the amount of traffic that flows through the area, as well as on street parking congestion and potential disruption of access routes. The local road network is not designed to accommodate such demand, raising concerns about highway safety for both residents and pedestrians.

Loss of Privacy and Increased Activity

The proximity of the pitch, stands and changing facilities to residential properties will result in increased overlooking, activity and general disturbance. Extended hours of use, particularly in the evening would exacerbate these impacts and reduce the level of privacy currently enjoyed.

Character of the Area and Overdevelopment

The proposed structures, including stands, gantry and lighting, represent a scale and intensity of development that is out of keeping with the residential character of the area. The cumulative impact of these elements constitutes overdevelopment of the site.

We have been made aware that to

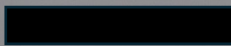
“satisfy the demands of elite training, curriculum programmes and community access, the proposed times of use (hours of operating) are

Monday to Friday 08.00 to 22.00
Saturday & Sunday 08.00 to 18.00”

These hours of use for the proposed development are excessive and inappropriate for a residential area. Operating during extended hours, especially early mornings and late evenings would result in ongoing noise, disturbance and loss of residential amenity for those living nearby.

Given these concerns we respectfully request that Newport City Council refuse this application due to the extremely close proximity to residential homes, homes with children, the elderly and shift workers.

Yours sincerely


4 Traston Avenue NP19 4TE