

From: Jamie Lewis <jamielewis@boyerplanning.co.uk>
Sent: 26 January 2026 18:07
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Cc: Thomas Mead <ThomasMead@boyerplanning.co.uk>; Simon Barry <simonbarry@boyerplanning.co.uk>
Subject: RE: 25/0589 - land to rear of Byeways, Langstone

Hi Vicky,

Thank you for the update below – much appreciated.

In terms of reaching out to the SuDS team, as you say it's not something we would normally request either.

Although given the circumstances I thought it might help move things along, particularly if they have any queries, which in turn can be fielded directly by the guys at Vale. As such I'll drop Joanne a line first thing tomorrow morning and make sure you are kept in the loop as well.

Additionally, thank you for confirming the position on the footpath and your appreciation of the clients' deadlines/ timescales to try get this one over the line as soon as possible.

In the meantime, just wanted to acknowledge receipt of the additional comments made in respect of foul water and pumping stations.

After picking up with the wider team please find an initial response below:

"For the avoidance of doubt just wanted to confirm that the proposed scheme shall incorporate a new foul water sewer which generally follows the internal access road. In turn this is set to exit the site underneath the main vehicular entrance before connecting to the existing public infrastructure that aligns with Stockwood View, which we understand is under the control of DCWW (highlighted yellow within the extract below).

In terms of the existing foul water system which dissects the lower part of the site. There is no point of connection proposed to such infrastructure (highlighted pink). Furthermore, suitable separation distances have been maintained with the proposed SuDS basin to ensure the proposal shall not have impact in that respect.

Upon further review our consultants have advised there is sufficient capacity within the local sewer network (including the nearest DCWW pumping station) to accommodate the proposed output associated with 9no. dwellings. Nevertheless, all of which shall be subject to technical sign off via a separate New Sewer Connection Application which falls under the Water Industry Act 1991, and by virtue of which falls outside the remit of the planning system (i.e. similar to a S278 for highways etc)".

Many thanks,

Jamie

