

From: NCC - Sab <Sab@newport.gov.uk>
Sent: 27 January 2026 08:37
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>; NCC - Sab <Sab@newport.gov.uk>; Sule, Daniel (Flood Risk Officer) <Daniel.Sule@newport.gov.uk>
Cc: Turner, Joanne (Team Manager - Assets and Planning) <Joanne.Turner@newport.gov.uk>; NCC - Sab <Sab@newport.gov.uk>
Subject: Re: 25/0589 - land to rear of The Byeways, Langstone

Hi Vicky,

Please see the comments below.

The site is rightly classified as highly vulnerable for residential developments, and the correct flood mapping has been utilised. No dwellings are situated in Flood Zone 3, with all dwellings situated in Flood Zone 1. One dwelling is to be encroached by <0.15m in the low surface water probability but appears to be acceptable. Property Flood Resilience appears to be correctly designed showing FFL, resilient materials, duct sealing etc

The site is marked as undefended. Site access has been moved to Stockwood Close and appears to show safe access and egress. There is no flood risk increase to other locations, which is acceptable. However the historical flooding at the location and adjacent properties due to issues along the watercourse along the southern boundary must be acknowledged when considering the application and the installation of the proposed SuDS measures.

The SuDS feature to the south of the site is situated in a High-Risk Zone for surface water and small watercourse flooding. This may have an impact on the overall drainage of the scheme, but this will not be made clear until a full SAB application has been received. In order to pass full justification for the surface water design, and how suitable this is with the Welsh Government Standards, we will need to see a full application to be submitted to ensure that the upstream drainage features are not negatively impacted by the placement of a SuDS feature in this area.

Acceptability Criteria has been included but incorrectly named. for future applications, terminology should be used to match the new guidelines. With that being said, the acceptability of the scheme is in line with the TAN 15 guidelines.

The application provides some, but not all of the required information for review. It appears to be missing Velocity Assessment, Hazzard Rating assessment and no explicit 1 in 1000AEP +CC quantitative depth analysis. This information will need to be submitted.

Furthermore, a Construction Method Statement must be submitted as the proposed design included the storm outfall into the watercourse as Ordinary Watercourse Consent may be required for applicant subject to the activities required to install the proposed outfall.

Having reviewed the document, the scheme shows signs of compliance, though there are areas of consideration that need to be addressed before this can be deemed acceptable. For this reason, we ask this to be refused until the additional information is submitted in an updated document with the comments above addressed.

Kind Regards

Steven Jones

Senior Engineer - Newport City Council SAB