

From: NCC - Sab <Sab@newport.gov.uk>
Sent: 18 February 2026 15:06
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@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>
Subject: RE: 25/0589 - land to rear of The Byeways, Langstone

Hi Vicky,

Please see comments below.

Following review of the updated Flood Consequence Assessment (FCA) submitted for the above application, please see our revised comments below.

The applicant has addressed the majority of the issues raised in our previous response dated 27 January 2026. The updated FCA now provides the previously missing velocity assessment, hazard rating calculations, and a quantitative 1 in 1000 AEP + climate change depth analysis, confirming that the shallow low-probability encroachment affecting Dwelling 1 results in a Very Low Hazard classification in line with TAN15.

The FCA also now acknowledges historical flooding along the southern boundary watercourse, which was highlighted our earlier comments.

Clarification has also been provided regarding the detention basin's siting within a high surface water risk zone, with the FCA noting that final drainage verification will be assessed through the formal SAB process.

The revised access arrangements via Stockwood View remain acceptable, with the updated FCA confirming safe access and egress is achieved as the route is entirely within Flood Zone 1.

Overall, the updated FCA demonstrates that flood consequences for this Highly Vulnerable development are acceptable, and the proposals now satisfy TAN15 requirements for planning purposes.

The SAB raises no objection to the planning application, subject to the requirement that full SAB Approval is obtained prior to the commencement of development, including submission of the detailed SuDS design, Construction Method Statement (CMS), and Ordinary Watercourse Consent where applicable.

Kind regards

NCC-SAB