

From: Jamie Lewis <JamieLewis@boyerplanning.co.uk>
Sent: 11 February 2026 12:13
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Cc: Davidson, Joanne (East Area Development Manager) <Joanne.Davidson@newport.gov.uk>; Simon Barry <simonbarry@boyerplanning.co.uk>
Subject: RE: 25/0589 - land to rear of Byeways, Langstone

Hi Vicky,

Hope you had a good holiday.

Further to the below please find a revised copy of the FCA attached.

For completeness the report has been updated in response to the previous SAB comments and incorporates the following:

1) Surface Water and Flood Risk Assessments

Further information included in respect of:

- i) Velocity Assessment & Hazard Rating Assessment – Section 4 has been updated to include the velocity levels dataset and corresponds with Figure 7 (TAN15) – Flood Hazard Matrix – to assess hazard to people.
- ii) Quantitative analysis for the 1 in 1000 AEP + Climate Change event - In line with TAN15, climate change uplifts have been applied to assess the 1 in 1000-year (low probability) event. The scope of which includes recommended peak rainfall intensity uplifts, and quantitative analysis using this approach. For context, TAN15 states that for highly vulnerable developments, a maximum flood depth of 600mm is acceptable during the 1 in 1000 + CC event. The proposed scheme is considered to comply with such criteria and therefore adhere to the relevant recommendations.

2) Updates to FCA/ Drainage Documentation

Further consideration of historical flooding provided within Section 4.1 in respect of the watercourse which runs along the southern boundary and its relationship with the proposed SuDS features.

Note: As requested, minor updates also provided to terminology in line with latest standards.

With regards to the request for a full SAB application, whilst Harmoni Homes fully intend to ensure the requisite consents are in place before any works start on site. Conscious that this subject to its own legislative process and therefore technically falls outside the remit of the planning system. On that basis any technical details shall be submitted at that point in time rather than at this stage of the process.

Furthermore, although we note there is reference to a construction method statement. In line with the Highway Officers comments, we would be happy for such details to be conditioned and provided post-consent.

Many thanks,

Jamie

Jamie Lewis

Principal Planner

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