

Ein cyf/Our ref: CAS- 316430-X5F2
Eich cyf/Your ref: 26/0595

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 27 August 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Demolition of existing stable buildings and erection of a replacement stable block with reconfigured equestrian accommodation

Lleoliad/Location: Yew Tree Cottage, Hendrew Lane, Llandevaud, Newport, NP18 2AB

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 13 August 2026.

We have **concerns** with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding **foul drainage**. If this information is not provided, we would object to this planning application. Further details are provided below.

Foul drainage

The application site is not served by the public sewer. We seek clarification on how effluent from the proposed wash bay is to be managed and what the destination will be.

We refer you to Guidance for Pollution Prevention Stables, kennels, and catteries: GPP 24. Section 3.1 of [GPP24](#) refers to managing site drainage. It states that effluent from the washing down of stables is classed as waste water, which cannot be discharged to surface water lines or watercourses directly.

We will be able to provide further advice on receipt of this information.

Other matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

Advice for the developer

Works near a watercourse

A watercourse traverses the application site. As such, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Annabelle Evans

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.