

From: Howard Hicks <howard@howardhicksdesign.com>
Sent: 12 March 2026 12:27
To: NCC - Planning <Planning@newport.gov.uk>
Cc: Subject: Re: Invalid Notice Ref 26/0179 - 135 Goodrich Crescent,
Newport, NP20 5PF

Good Afternoon

Further to your message and notice of Invalidity , I would like to inform you that the issues raised in item 1 of your notice were considered during the initial design period.

The applicant however has prepared the following statement relating to flood risk :

Further to the notice dated 10 March 2026 regarding the above application, I confirm that the planning application has now been resubmitted using the correct Newport City Council application form.

However, I would be grateful if the Council could reconsider the request for a Flood Consequences Assessment and additional drainage information.

When the pharmacy building was originally approved and constructed, prior to opening on 2 December 2019, the Council required detailed information regarding flood risk, environmental impact and surface water drainage. A number of assessments and tests were carried out at that time, and a comprehensive drainage and environmental report was submitted and accepted by the authority in 2020.

The current proposal relates only to a minor extension to the existing building, with an additional footprint well below 100 square metres. As such, the development falls below the threshold requiring approval from the Sustainable Drainage Approving Body (SAB) under Schedule 3 of the Flood and Water Management Act 2010 as implemented in Wales.

Given that:

- the flood risk and drainage arrangements for the site have already been assessed and accepted by the Council,
- the proposed works represent only a small extension to the established building, and
- the development is below the 100 m² SAB threshold,

it is unclear why a further Flood Consequences Assessment is required for validation.

In addition, significant flood defence improvements have been implemented in the Crindau and Shaftesbury area of Newport, with approximately £3 million invested in flood protection measures, which have substantially improved flood resilience in the area and have resulted in no flooding events affecting the area since their completion.

In light of the above, I would be grateful if the authority could review the validation requirement so that the application may proceed without the need to duplicate information that has already been provided and accepted.

I look forward to your guidance.

Yours sincerely,

Geoff Thomas

Perhaps you would be good enough to consider the points Mr Thomas has raised and inform us whether you still require an FCA. In the meantime an email was forwarded to earlier with the correct application form attached.

I look forward to hearing from you. Thank you for your assistance

Best Regards

Howard Hicks Bsc(Hons) Arch.Design & Tech.

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