

Webster, Ben (Planning Officer)

From: NCC - Planning
Sent: 16 February 2026 08:30
To: Webster, Ben (Planning Officer)
Subject: FW: Planning Consultation Request for case ref: 25/1103

From: Sule, Daniel (Flood Risk Officer) <Daniel.Sule@newport.gov.uk>
Sent: 13 February 2026 16:21
To: NCC - Planning <Planning@newport.gov.uk>
Cc: Turner, Joanne (Team Manager - Assets and Planning) <Joanne.Turner@newport.gov.uk>; Jones, Steven (Senior Engineer) <Steven.Jones@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/1103

Annwyl/Dear Planning ,

RE: Planning Consultation Request for case ref: 25/1103

Thank you for your email.

Having reviewed the submitted information, I acknowledge that the location is at risk of flooding and within Flood Zone 3 (Sea) and TAN15 Defended Zone.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences during construction process and post development to ensure flood risk is not increased. In addition, I agree that consultation with Dwr Cymru and Natural Resources may be required regarding separate connections of borehole and potable supply, and the application for abstraction.

I would recommend the developer to take the opportunity to incorporate flood resilient design where feasible as well.

Cofion Cynnes/Kind Regards

Daniel Sule

Swyddog Pergyl Llifogydd / Flood Risk Officer

Asedau a Cynllunio / Assets & Planning

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