This matter is being dealt with by:
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Nottinghamshire County Council

Planning ref:
V/2025/0544
Consultation received:
9/26/2025

Ms Cristine Sarris
Planning and Building Control Manager
Ashfield District Council
Head Office
Urban Road
Kirkby-in-Ashfield
NG17 8DA

16 October 2025

Dear Ms Sarris

PROPOSAL: Construction Of 20 New Dwellings

LOCATION: Fairhaven, Kirkby in Ashfield

Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 9/26/2025. Based on the submitted information we have no objection to the proposals and can recommend approval of planning subject to the following conditions;

Condition

No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy 12969-WMS-ZZ-XX-T-C-39201-S8-P1, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 175.
- Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
- Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.

  Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.

  - No surcharge shown in a 1 in 1 year. The submitted information demonstrates multiple pipes surcharging at a 1 in 1 year. This will need addressing at detailed design stage.

    - No flooding shown in a 1 in 30 year.
    - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
- Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
- Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
- Evidence of approval for drainage infrastructure crossing third party land where applicable.
- Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.
- Soakaways must be located more than 5m away from any building or property.

Reason

A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

Informative

We ask to be re-consulted with any changes to the submitted and approved details of any FRA or Drainage Strategy which has been provided. Any deviation from the principles agreed in the approved documents may lead to us objecting to the discharge of conditions. We will provide you with bespoke comments within 21 days of receiving a formal consultation.

Yours sincerely

Jessica Scarsbrook

Jessica Scarsbrook

Principal Flood Risk Management Officer
Nottinghamshire County Council

Please ensure any consultations are sent to flood.team@nottscc.gov.uk