

This matter is being dealt with by:
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Planning ref:
V/2025/0601
Consultation received:
11/24/2025

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

04 December 2025

Dear Ms Sarris

PROPOSAL: Outline Application With All Matters Reserved For 1No. Three Bedroom Detached Dwelling

LOCATION: Orchard Road, Kirkby in Ashfield

Thank you for inviting Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) to comment on the above application, we have reviewed the application which you consulted us with on the 11/24/2025.

As a statutory consultee the LLFA should only be consulted on major developments with regards to surface water drainage.

Having considered the scale of this application the LLFA believes it is not required to respond to this application, as such, we will not be making any bespoke comments.

However as a general guide the following points are recommended for all developments:

1. The development should not increase flood risk to existing properties or put the development at risk of flooding.
2. Any discharge of surface water from the site should look at infiltration – watercourse – sewer as the priority order for discharge location.
3. SUDS should be considered where feasible and consideration given to ownership and maintenance of any SUDS proposals for the lifetime of the development.
4. Any development that proposes to alter an ordinary watercourse in a manner that will have a detrimental effect on the flow of water (eg culverting / pipe crossing) must be discussed with the Flood Risk Management Team at Nottinghamshire County Council.

If you believe that this response has been sent in error and the application should be considered as a major application, please contact us.

Yours sincerely

Ross Marshall

Ross Marshall

Principal Flood Risk Management Officer
Nottinghamshire County Council

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