

This matter is being dealt with by:
Ross Marshall
T 0115 9774473
E ross.marshall@nottscc.gov.uk



Planning ref:
V/2025/0696
Consultation received:
12/16/2025

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

29 December 2025

Dear Ms Sarris

PROPOSAL: Application for Approval of Details Reserved by Condition 3- Constuction Management Plan, 5 - Finished Floor Levels, 6 - Surface Water Drainage, 7 - Foul Drainage, 8 - Waste Audit, 9 - Remediation Scheme, 10 - Unexploded Ordnance Risk Management, 12 - Road Details, 16 - Archaeology Report, 22 - Cycle Storage, 23 - Waste and Recycling As Of Permission V/2024/0587

LOCATION: Beck Lane, Sutton in Ashfield

Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the discharge of conditions application which was received on the 12/16/2025. Due to insufficient surface water drainage information being submitted, we **object** to the discharge of conditions until the information outlined below has been submitted and approved.

Reason

Given the proposed scale of the development to satisfy the National Planning Policy Framework (NPPF) details should be provided to assess the application in accordance with the NPPF. Paragraph 175 of the NPPF states that all major applications should incorporate sustainable drainage systems which have appropriate operational standards; maintenance arrangements in place to ensure operation for the lifetime of the development and where possible, provide multifunctional benefits.

Detailed surface water management information is required if the local planning authority is to make an informed planning decision. The applicant should submit a summary statement that outlines clearly how each element of the required condition has been met. The statement should provide clarity for all interested parties.

Overcoming our objection

You can overcome our objection by submitting the information outlined above which demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved, we will consider whether there is a need to maintain our objection to the application.

Further submitted details should be in accordance with CIRIA C753 and current best practice guidance. We look to see the following information included in any resubmission:

- Demonstration 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.
- Details of a proven outfall from site in accordance with the drainage hierarchy. The following options should be considered in order of preference:
 - Infiltration
 - Discharge to watercourse
 - Discharge to surface water sewer
 - Discharge to combined sewer
- Justification for the use or not of infiltration, including the results of soakaway testing, in accordance with BRE 365.
- Evidence that discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm is limited to QBar rates for the developable area.
- 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.
 - 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.
- Details for surface water exceedance flow paths, demonstrating no flooding to 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.
- 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, and the party responsible for this.

We ask to be re-consulted with the results of any further information. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until adequate details have been submitted.

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