

This matter is being dealt with by:
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Planning ref:
V/2025/0662
Consultation received:
1/20/2026

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

26 January 2026

Dear Ms Sarris

PROPOSAL: Application for approval of details reserved by condition 4 of planning permission v/2025/0266 - drainage

LOCATION: Alfreton Road, Underwood

Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the discharge of conditions application which was received on the 1/20/2026. 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

We acknowledge the proposals are classed as a minor application however they suggest using a soakaway for the management of surface water without any evidence to show that ground conditions will support infiltration nor any calculations to show the soakaway has been adequately sized.

Overcoming our objection

You can overcome our objection by submitting the information outlined above and 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:

- Justification for the use or not of infiltration, including the results of soakaway testing, in accordance with BRE 365.

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

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Nottinghamshire County Council, County Hall, West Bridgford, Nottingham NG2 7QP

Ross Marshall

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Principal Flood Risk Management Officer
Nottinghamshire County Council

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