

This matter is being dealt with by:
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Planning ref: V/2022/0629
Our ref: 19/20-358
Consultation received: 23/08/22

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

FAO Application Case Officer

Tuesday, 17 December 2024

Dear Christine Sarris

PROPOSAL: Outline with reserved matters - Access - Residential development of up to 300 dwellings

LOCATION: Newark Road, Sutton in Ashfield,

Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 23 Aug 2022. 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., 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:

- 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.
- Evidence of how exceedance routes will not affect third party properties.

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.

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

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

Callum Smith

Callum Smith
Principal Flood Risk Management Officer

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