

Planning ref: V/2020/0184  
Our ref: 19/20-792  
Consultation received: 19/03/20

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

**FAO Application Case Officer**

Friday, 27 March 2020

Dear Christine Sarris

**PROPOSAL:** Outline planning application (with all matters reserved except access) for a residential development of up to 300 dwellings with associated infrastructure and landscaping.

**LOCATION:** Ashland Road West, Sutton in Ashfield,

Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 19 Mar 2020. Due to insufficient surface water drainage information being submitted, we **object** to this application and recommend refusal of planning permission 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 165 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 absence of the below drainage details is therefore sufficient reason for the refusal of planning permission.

**Overcoming our objection**

You can overcome our objection by submitting the information outlined below 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 to the submitted details any further details should be in accordance with CIRIA C753 and current best practice guidance. We look to see the following information included in any resubmission:

- An assessment of the nature of SUDS proposed to be used.
- Details of a proven outfall from site in accordance with the drainage hierarchy the follows options should be considered, in order of preference; infiltration, discharge to watercourse, discharge to surface water sewer or discharge to combined sewer.

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- Justification for the use or not of infiltration, including the results of soakaway testing, in accordance with BRE 365.
- Evidence the maximum discharge is set to the QBar Greenfield run-off rate for the positively drained area of development, this should be demonstrated further in the Flood Risk Assessment through the Drainage chapter.
- Demonstrate the site drainage system should cater for all rainfall events up to and including the 1 in 100-year event including a 40% allowance for climate change.
- Provide details for exceedance flows; surface water should be contained within the site boundary without flooding any properties in a 1 in 100year+CC storm.
- Details of approval from any water authority that may be required to accept surface water discharge.
- Show that SuDS systems will be incorporated into the surface water management scheme for the site, preference should be given to above ground SuDS which provide multi-functional benefits.
- Details of who will manage and maintain all drainage features for the lifetime of the development will be required prior to construction.

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 has been submitted.

### **Informative**

1. SuDS involve a range of techniques and SuDS methods can be implements on all sites. SuDS are a requirement for all major development as set out within paragraph 165 and 163 of the NPPF.
2. The LLFA does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, with a preference for above ground solutions.
3. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.

Yours sincerely

Deniz McAndrew

Principal Flood Risk Management Officer

Please ensure any consultations are sent to [flood.team@nottsccl.gov.uk](mailto:flood.team@nottsccl.gov.uk)