

This matter is being dealt with by:
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Planning ref: 20/00873/FULM
Our ref: 19/20-109
Consultation received: 11/06/20

Matt Lamb
Director of Growth and Regeneration
Newark and Sherwood District Council
Castle House
Great North Road
Newark
NG24 1BY

FAO Application Case Officer

23 July 2020

Dear Matt Lamb

PROPOSAL: Residential development of 103 dwellings and associated access and infrastructure

LOCATION: Eakring Road, Bilsthorpe,

Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 11 Jun 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.

The submission should be supported by a detailed Flood Risk Assessment that considers and mitigates all flood risk to the site.

The current submission appears to fail to consider alternative methods of surface water disposal including discharge to adjacent watercourses or to a nearby surface water sewer (ref 9802).

The current submission fails to provide evidence that there are no watercourses adjacent to the site, aerial mapping suggests there may be watercourses to the north and east of the site that have not been considered.

The current submission also fails to consider a surface water flow path that is shown on the EAs surface water maps as running north to south through the site. This should be read in conjunction with point 5 below.

Overcoming our objection

You can overcome our objection by submitting a flood risk assessment and surface water drainage strategy that both considers and mitigates the issues mentioned above and those listed below

Further to the submitted details any further details should be in accordance with CIRIA C753 and current best practice guidance.

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

1. 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.
2. Evidence the maximum discharge is set to the QBar Greenfield run-off rate for the positively drained area of development.
3. 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.
4. Details of who will manage and maintain all drainage features for the lifetime of the development will be required prior to construction.
5. The surface water drainage strategy should ensure no new properties are put at risk of flooding nor does the development increase the risk of flooding to surrounding areas.
6. Details of exceedance flow paths throughout the development.

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

Ross Marshall

Ross Marshall
Principal Flood Risk Management Officer

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