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Our reference: TVIDB17013

Please ask for: Miss Jacqueline Foy ✉ Date: 30th March 2016

BY EMAIL: localdevelopment@rushcliffe.gov.uk

Dear Sirs,

Response to the Rushcliffe Local Plan Consultation Part 2

I refer to your invitation for the Trent Valley Internal Drainage Board (TVIDB) to provide comments on the above plan review.

Below is information regarding TVIDB's operations and responsibilities which may be useful to include for an overview of the Board's activities.

Overview of Trent Valley Internal Drainage Board

Trent Valley Internal Drainage Board (TVIDB) covers an area of low lying land from the west of Gainsborough, straddling the River Trent and its tributaries, down to the south of Nottingham, a total of 44,093ha. The Board maintains 778km of watercourse and operates 18 pumping stations to ensure that people are safe and the risk of flooding is greatly reduced. Responsibility for maintaining all other watercourses generally falls upon the riparian owner(s) unless it is a main river, which is the responsibility of the Environment Agency.

TVIDB has permissive powers under the Land Drainage Act 1991 to exercise general supervision over all matters relating to the drainage of land within the Board's district. TVIDB also has such other powers to perform such other duties as conferred or imposed on internal drainage boards by this act. The Board's Byelaws and the Land Drainage Act 1991 allow the Board to take action to ensure that the free flow of water is not restricted.

Board maintained watercourses are cleaned out annually and it is important that access is preserved for machinery to enable this work to be undertaken. The Board's Byelaws prevent the erection of any building, structure (whether temporary or permanent) or planting of trees/shrubs etc. within nine metres either side of a Board maintained watercourse.

Consent will be required from the Board to undertake works such as:

- Works in, over, under or within nine metres of a Board maintained watercourse.
- Installation of a culvert, weir or other like obstruction within any watercourse.
- Any works that increase the flow of surface water or treated foul effluent to any watercourse within the Board's district.

In many areas TVIDB's catchment extends beyond the district boundary, therefore future development outside of the Board's boundary may require the Board's consent prior to increasing the flow or volume of water into the Board's district.

TVIDB also responds to planning development consultations whereby advice is provided regarding surface water drainage and potential impacts up on the TVIDB drainage network.

Consultation Response

For the purpose of this consultation, the Board has provided comments on all allocations which are within the Board's district and/or catchment.

The Board recommends that any proposed development incorporates sustainable drainage systems (SUDS) where feasible. SUDS should be designed to mimic the pre development 'greenfield' surface water regime and must be agreed with the Lead Local Flood Authority.

EAST LEAKE

EL9 – Land south of West Leake Road

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EL10 – Land north of West Leake Road

The site lies mostly outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river. A very small section to the north of the site falls within the Board's district, the nearest Board maintained watercourse is approximately 100 metres north of the site.

EL11 – Brook Furlong Farm

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river. However the southern part of the site lies on the Board's boundary.

EL12 – Land off Rempstone Road (North)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EL13 – Land off Rempstone Road (south)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EL14 – North of Lantern Lane

The majority of site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

KEYWORTH

KEY9 – Land north of Debdale Lane (1)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

KEY10 – Land south of Debdale Lane (1)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

KEY11 – Land south of Debdale Lane (2)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

KEY12 - Land north of Debdale Lane (2)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

KEY13 – Hillside Farm

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

KEY14 – Land south of Bunny Lane

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUDDINGTON

RUD1 – Land to the west of Wilford Road (south)

The site lies entirely within the Board's district, however there are no Board maintained watercourses at this site, it is served by a riparian watercourse on the northern boundary. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD2 – Land to the west of Wilford Road (north)

Approximately half of the site lies within the Board's district, however there are no Board maintained watercourses in close proximity. The remainder of the site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD3 – Land adjacent to St Peter's Junior School

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD4 – Easthorpe House adjacent land

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD5 – Land south of Flawforth Lane

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD6 – Land at Loughborough Road

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD7 – Land north west of Asher Lane

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD8 – Last west of Pastures Lane

The majority of site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river. The Environment Agency maintained section of Fairham Brook is on the western boundary of the site. The southern part of the site lies within the Board's district and is served by a riparian watercourse which flows into Fairham Brook.

RUD9 – Land south of Landmere Lane

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD10 – Land adjacent to Landmere Farm

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD11 – Old Loughborough Road

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD12 – Land to the east side of Loughborough Road

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD13 – Land opposite Mere Way

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

RUD14 – Croft House

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

CROPWELL BISHOP

CBI1 – Land to the south of Nottingham Road and east of Kinoulton Road

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

CBI2 – Land north of Memorial Hall (1)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

CBI3 – Land north of Memorial Hall (2)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

CBI4 – Land north of Fern Road (1)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

CBI5 – Land north of Fern Road (1)

The majority of the site lies outside the Board's district but within the catchment, apart from a small section in the north eastern part of the site which is within the Board's district. The site is served by a riparian watercourse along the northern boundary which enters the Board's district directly. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

CBI6 - Land north of Fern Road (3)

The majority of the site lies outside the Board's district but within the catchment, apart from the northern section of the site which is within the Board's district. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EAST BRIDGFORD

EBR1 – Land behind Kirk Hill (east)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EBR2 - Land behind Kirk Hill (west)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EBR5 – Land at Lammas Lane

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EBR6 - Closes Side Lane (west)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EBR7 – Closes Side Lane (east)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EBR8 – Land to the north of Butt Lane

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

EBR9 – Land to the south of Springdale Lane

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

GOTHAM**GOT1 – Land to the rear of former British Legion**

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

GOT2 - Land north of Kegworth Road / Home Farm (west)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

GOT3 - Land north of Kegworth Road / Home Farm (east)

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

GOT4 – The Orchards Leake Road

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

GOT5 – Land east of Gypsum Way/ The Orchards

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

GOT6 – East of Leake Road

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

GOT7 – Land east of Hill Road

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

GOT8 - Land south of Moor Lane

The site lies outside the Board's district but within the catchment. The Board's consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than a designated main river.

Yours faithfully,

David Sisson,
Engineer to the Board.