

From:
To: [Localdevelopment](#)
Subject: RE: East of Gamston/North of Tollerton Development Framework Supplementary Planning Document – Consultation
Date: 05 November 2025 11:05:11
Attachments: [GNSP_East_Gamston_L1SCA_Sept25.xlsx](#)

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ST Classification: OFFICIAL PERSONAL

Good morning,

Thank you for contacting us for consultation, engagement as early as possible is appreciated to allow for infrastructure improvements if required. The 'East of Gamston/North of Tollerton' site was included in our Greater Nottingham Strategic Plan Assessment, please see extract attached with comments.

Please note that “high” risks are not showstoppers here, they are just locations with a bit more sensitivity regarding the receiving system, and may benefit from additional information around connection points and approach to surface water management. The surface water connectivity is key influencer in how a development may impact the existing infrastructure. We are advocates for the [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#) and in particular around standard 1: runoff destinations.

Severn Trent are supportive of the requirements set out in the Drainage Strategy, and any other policies and/or requirements that promote the use of water re-use and sustainable drainage. To support this, it would be desirable to see a requirement to ensure that any drainage strategy evidences how it has followed the drainage hierarchy.

With regards to sewage treatment, we have early warning systems in place which continuously monitor receiving flows at works, these ensure we remain on the front foot and complaint with environmental regulator standards.

For clean water services, we would point you towards information published in our [Water resources management plan | Our plans | About us | Severn Trent Plc](#). This forward looking plan ensures we have enough water in supply for the near-term future and is in constant review of new and emerging housing, planning, and local plan data. If a district significantly changes its plans, and requires increase supply above and beyond the assumption in the document then we would be happy to discuss this in more detail.

In terms of specific capital investment within the district over the next few years, the

high level summaries can be seen here: [Our plans 2025 - 2030 | About Us | Severn Trent Water](#). If you wanted to know more specifically about capital works in your area we could look to collate this for you.

We hope this information is useful for you, if you would like any additional (or specific) information we would be happy to discuss this with you.

Kind regards,

Rosemary Chung

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Drainage & Wastewater Management Planning (DWMP) Team
Asset Strategy & Planning – Chief Engineer
Severn Trent

Working together to get the best out of our assets

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From: Localdevelopment <Localdevelopment@rushcliffe.gov.uk>
Sent: 01 October 2025 17:46
To: Localdevelopment <Localdevelopment@rushcliffe.gov.uk>
Subject: East of Gamston/North of Tollerton Development Framework Supplementary Planning Document – Consultation

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Think before you click on links or open attachments.

Dear Consultee

Rushcliffe Borough Council has published for consultation the draft East of Gamston/North of Tollerton Development Framework Supplementary Planning Document (SPD).

The consultation finishes at **5pm on Wednesday 5 November 2025**.

The SPD provides planning guidance and a masterplan for development on the site to the east of Gamston and north of Tollerton, including Tollerton Airfield, which is allocated for 4,000 new homes, new employment development, supporting facilities and other uses.

The draft Development Framework SPD, accompanying documents and details on how to respond to the consultation are available to view at: www.rushcliffe.gov.uk/supplementary-planning-documents

A hard copy of these documents can be viewed during normal opening hours at the [Rushcliffe Customer Service Centre](#), West Bridgford Library, Bridgford Road, West Bridgford, Nottingham, NG2 6AT.

As part of the consultation, the Council is hosting an in-person event at Gamston Community

Hall in West Bridgford NG2 6PS on Wednesday 22 October from 3pm to 8pm to find out more about the SPD and speak to Council officers.

All comments must be submitted to the Council by **5pm on Wednesday 5 November 2025**.

If you have any questions, please call Planning Policy on 0115 981 9911, or email us at localdevelopment@rushcliffe.gov.uk

You have been sent this email as you are currently registered on the Greater Nottingham Planning Partnership consultation list (further information regarding the use of personal data can be found [here](#)). If you no longer wish to be included on our consultation list, please make this request by replying to this email.

Kind regards

Planning Policy
Rushcliffe Borough Council

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Common Acronyms	
STW - Sewage Treatment Works	EO - Emergency Overflow
SPS - Sewage Pumping Station	SSO - Strom Overflow
CSO - Combined Sewer Overflow	

NOTE: The purpose of these desktop based assessments are to indicate where proposed development **MAY** have a detrimental impact on the performance of the existing public sewerage network taking into account the size of the development proposals.

For most new development provided the surface water in managed sustainably through use of a SuDS the additional foul only flows will have a negligible impact on existing sewer performance but where there are pre-existing capacity constraints additional capacity improvements may be required.

Where subsequent detailed modelling indicates capacity improvements are required such work will be phased to align with development occupancy with capacity improvement works will be funded by Severn Trent Water. However, whilst Severn Trent have a duty to provide additional capacity to accommodate planned development, we also have a requirement to manage our assets efficiently to minimise our customers' bills. Consequently to avoid potential inefficient investment we generally do not provided additional capacity until there is certainty that the development is due to commence. Where development proposals are likely to require additional capacity upgrades to accommodate new development flows it is highly recommended that potential developers contact Severn Trent as early as possible to confirm flow rates and intended connection points. This will ensure provision of additional capacity can be planned into our investment programme to ensure development is not delayed.

Note: These are desktop assessments using readily available information and have not been subjected to detailed hydraulic modelling

STW Ref	LPA	LPA Ref	Site Name	Settlement	Size	Units	Expected planning date	Sewage Treatment Works Catchment	SMP Consultant	Date of assessment	GNSP Comments	Sewerage Comment		Potential impact on sewerage infrastructure	Surface water Comment		Potential impact of surface water sewerage infrastructure
												Known network constraints	Assumed connectivity		Outfall assumption	Surface water disposal	
GNSP_013	Rushcliffe Borough Council	31	East of Gamston North of Tollerton	Tollerton	15	4000		RADCLIFFE-ON-TRENT (WRW)	Atkins	12/09/2025	Existing allocation in Rushcliffe Core Strategy	The proposed development is assumed to connect via gravity to a 150mm sewer, which has a full pipe capacity of 15 l/s. TOLLERTON – COTGRAVE LANE (SPS), with an overflow arrangement, is located approximately 500m downstream of the assumed connection manhole. Two HFRRL locations are situated approximately 100m downstream. A high flow is being connected to a pipe with a capacity of only 15 l/s, and two HFRRL locations are immediately downstream of the connection manhole. Therefore, a 'High' impact on the network is considered.	SK61357301	High	Direct to Local Watercourse (Thurbeck Dyke)	Assuming a runoff of 5 l/s/ha, the flow rate will be 17 l/s. Given the proposed surface water drainage to a nearby watercourse, a potential "LOW" impact risk level is assumed for this site	Low