ExQ1: 18 March 2026 Responses due by deadline 1: 7 April 2026

21. Water Environment

Q21.0.1 The applicants STW **Foul drainage capacity**

Several of the RRs comment on foul drainage capacity within the locality. Chapter 13 of the ES [AS-056] states that following any necessary upgrades, the impact of the proposed development on the existing network would be negligible. However, it is not clear to the ExP what the necessary upgrades would comprise, and whether they would be feasible in terms of timescale, cost and extent. Please can the applicants and STW provide more information in this context and evidence that such upgrades would be deliverable in principle, even if the full details are not yet available.

[PD] If connected has proposed capacity of sewerage system, pumping stations and Sewage Treatment Plant at Long Whatton been verified.

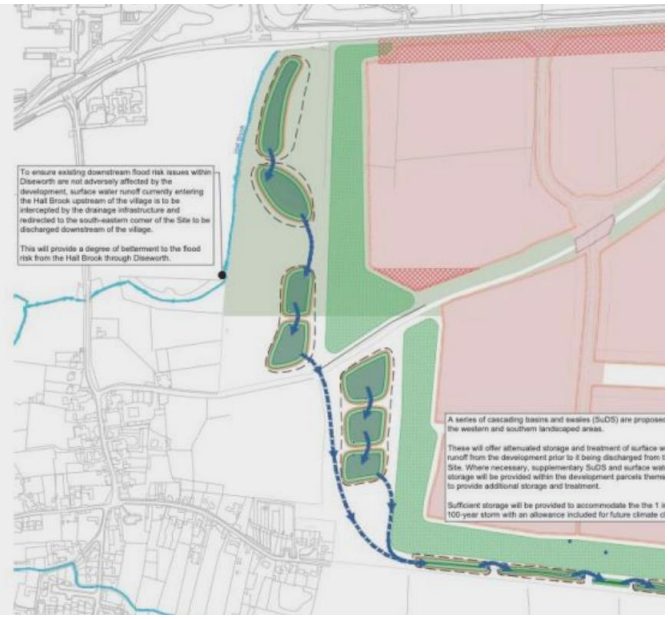
[PD] If connected towards Sewage Treatment Plant at Kegworth has capacity of system been verified.

[PD] Has it been confirmed the proposed foul drainage will not be linked or connected to Diseworth's foul drainage system which has combined sewer pipes and manifolds which releases foul water into Hall Brook during storm events?

Q21.0.6 The applicants **EMG2 works Sustainable Drainage Statement**

Appendix 6 of the Sustainable Drainage Statement [APP-149] illustrates the concept drainage strategy and that surface water would mainly flow east to west before flowing south and east towards the A42 culvert connection. Please can the applicants explain how the surface water flows would be encouraged in these directions given the intervening bunds and other topographical changes between the EMG2 main site and the community park's attenuation/ detention features?

[PD] Site proposed North/South runoff drainage swales and balancing ponds are sited between Diseworth and 10m high bunds. If there is failure in the drainage system (design flaw, poor maintenance, exceedance storm intensity etc) with topology falling westward, then waters will flow down directly into Diseworth. Has it been considered to move the swales East and the bunds West, so the bunds could offer last line protection in extremis?



Q21.0.7 The applicants **Exceedance flows**

In relation to the Sustainable Drainage Statement [APP-149] please can the applicants clarify how exceedance flows beyond the design and sensitivity testing would be dealt with? For example, can the applicants provide a figure demonstrating that exceedance flows would be suitably contained and directed away from any nearby sensitive receptors?

[PD] If exceedance flows caused by an extreme rain event or failed drainage system flood properties in Diseworth, will the site owner by contractually obliged to rectify and compensate property owners? Will the burden of proof of causation be placed on the site owner or owners of the affected properties?

Q21.0.8 EA The applicants NH **1 in 1000 year credible maximum climate change floodplain**

Paragraphs 13.5.18 and 13.5.19 of chapter 13 of the ES [AS-056] identify that some of the highway works could encroach into the 1 in 1000-year credible maximum climate change floodplain, but such extreme flood events are above the design standard and do not require floodplain compensation. Does the EA agree with this statement, or should compensation be provided? For the avoidance of doubt, can the applicants clarify whether any part of the highway works, work no. 10 in particular, would flood during the 1 in 1000 year credible maximum climate change floodplain scenario? If yes, how would this be mitigated to ensure any residual risks are safely managed and that the SRN remained operational over the proposed development's lifetime in accordance with paragraph 5.133 of the NNNPS, and that it could adapt to climate change in accordance with paragraphs 4.33 to 4.44 of the NNNPS. The ExP would also invite comments from NH on these matters.

[PD] Although Diseworth is upstream of the proposed off-site outlet, there are concerns flooding extents in Diseworth can be increased from floodplain backflow between Diseworth and A42, due to Diseworth Brooks flow restriction under the A42. Therefore, is the 1:1000 yr flood extents relevant to be considered with Diseworth as a sensitive receptor?

Additional Questions/clarifactions:

a. [PD] Is it advisable to consider cumulative impacts to flood extents in Diseworth across both the Segro and the Isley Woodhouse developments?

b. [PD] In considering impact on Diseworth has the timing and intensity of Airport Over Top releases from Balancing Ponds been considered in flood storm scenario's?

c. [PD] In considering impact on Diseworth, we know actual flood heights are greater than EA data mapping and occur at lower return rates. Has sufficient fidelity and up to date measurement of flood heights in the village been inputted into scenario modelling?

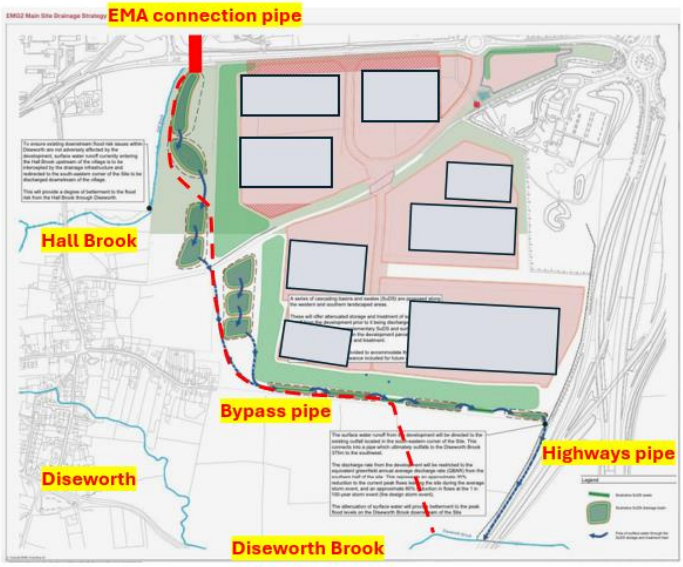
d. [PD] During construction phase what is the 'emergency containment' plan if flash flooding occurs, or new unplanned water table springs arise causing flooding to properties in Diseworth?

e. [PD] Land between proposed site and Diseworth has harder rock platelets dispersed within the clay substrata. This causes springs to arise at different locations over time with changes in ground water pressure. Currently, a spring has burst through the middle of the tarmacked road surface on Hyams Lane. Is there an unknown risk to flooding from new springs from significant earth disturbance? Has the specific geology of these natural features in this location been clearly mapped out to understand the risk?

f. [PD] Has it been confirmed during the construction (earthworks) phase that no soil contaminated runoff during storm events will be able to enter Diseworth's existing drainage or road system?

g. [PD] Diseworth endures property flood damage exacerbated by timing and severity of EA permitted Over Top releases from Airport balancing ponds during low volume storm events as water is released into the Brooks running through the village. As this problem will increase with climate change, and to mitigate cumulative impacts, is the developer able to make provision in plans to accommodate a future diversion pipe?

Segro proposal: **EMA release connection to Hall Brook bypass pipe**



Divert EMA peak storm release water out of Hall Brook, completely away from Diseworth.

Run EMA bypass pipe around Segro site directly into Diseworth Brook.

No change to site balancing pond or water storage capacity.

No change to site outflow rate into National Highways pipe.

ref: proposal discussed with all sites developers, EMA/LLFA/NWLDC planners at Water Masterplan meeting Mar'2026

Ends.