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**To:** Planning Policy  
**Subject:** Core Strategy Review - Amendment Consultation

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Please find below the representations of Network Rail on the Core Strategy Review.

We have only one observation to make and this concerns the proposed housing allocations at Draycott (CSR0040) and west of Borrowash (CSR0035). Whilst we have no objection to the proposals, we are keen to ensure that an appropriate drainage strategy evolves for both sites which takes into consideration the impact (if any) on downstream/nearby drainage and the Midland Main Line. You will be aware that the line between Spondon and Long Eaton does suffer from periodic flooding issues. It is imperative that the allocations proposed (particularly CSR0035) do not increase the burden on the rail (or indeed wider drainage) infrastructure.

Whilst it is noted the sustainability appraisal did not indicate a major issue with either allocation in terms of flooding and water quality, we are uncertain whether this included any analysis of potential impacts on the downstream drainage (particularly the Ock Brook) and rail related drainage. Given the strategic importance of the Midland Main Line to the economic, sustainable and social well being of the area we seek a re-assurance that a suitable drainage strategy which looks at the wider drainage impacts of these two schemes in particular with specific respect to the nearby railway will be a pre-requisite of the subsequent planning applications (noting also that under normal circumstances NR would not be a consultee on the Borrowash proposals, but in this instance the potential impact on the Ock Brook and surrounding drainage is a material consideration and we ask that NR should be made aware of the submission as and when it occurs).

We therefore request that an additional criterion be added to the strategic policies 1.12 and 1.14 to ensure that a suitable drainage strategy is delivered as part of the application proposals and that any off-site drainage works required will be implemented accordingly by the developer. Whilst it could be argued that policy DC7 covers the issue of flood risk there is no guarantee that any drainage strategy would consider the wider implications of increased drainage run-off arising from the development and its particular effect on the catchment affecting the Midland Main Line and it is for this reason that we ask for a specific reference in the relevant policy.

Yours Faithfully  
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