BEDFORD, Karen

From: Acton Parish Council Clerk <clerk.actonpc@googlemail.com>
Sent: 15-Apr-2019 11:30
To: BEDFORD, Karen
Subject: Fwd: RE: [OFFICIAL] AEH NP Regulation 14 Notice

Sent from myMail for iOS

From:
To: Acton Parish Council Clerk <clerk.actonpc@googlemail.com>
ate: Monday, 15 April 2019, 10:50 +0100
Subject: RE: [OFFICIAL] AEH NP Regulation 14 Notice

Acton, Edleston and Henhull Neighbourhood Plan

Thank you for your email and links to the draft neighbourhood plan.

United Utilities works closely with Cheshire East Council to understand future development sites and impact on our infrastructure.

It is important that we highlight that as the water and sewerage company for Cheshire East, we have statutory obligations which include:

- The right to connect domestic wastewater flows to the public sewer. This includes foul and surface water; and
- A domestic supply duty in respect of public water supply.

United Utilities seeks to work with all parties to ensure all surface water from new development is drained in the most sustainable manner, in line with the surface water hierarchy (see specific comments for more detail).

We wish to highlight our **free pre-application service** for applicants to discuss and agree drainage strategies and water supply requirements. We cannot stress highly enough the importance of contacting us as early as possible. Enquiries are encouraged by contacting:

Developer Services - Wastewater

Tel: 03456 723 723

Email: WastewaterDeveloperServices@uuplc.co.uk

Website: http://www.unitedutilities.com/builder-developer-planning.aspx

Developer Services – Water

Tel: 0345 072 6067

Email: DeveloperServicesWater@uuplc.co.uk

Website: http://www.unitedutilities.com/newwatersupply.aspx

It is important that United Utilities is kept aware of any development proposed within your neighbourhood plan over and above the Council's allocations. We encourage further consultation with us at an early stage should you look to allocate any sites in the future over and above the allocations determined by the council.

Specific Comments

United Utilities recommends additional wording with respect to Surface Water Management. We recommend the following text is added as a separate point to policy DEV1: Design for New Development:

New development should, where appropriate:

o) . Incorporate SUDS which avoids all non-permeable surfaces, or delivers a water management system which minimises surface water run-off and ensures that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.

We suggest the following text is added as part of the evidence and justification for policy DEV1, point o:

In line with paragraph 80 of the National Planning Practice Guidance on Flood risk and coastal change, surface water should be discharged in the following order of priority:

1. *An adequate soakaway or some other form of infiltration system.*

2. *An attenuated discharge to surface water body.*

3. *An attenuated discharge to public surface water sewer, highway drain or another drainage system.*

4. *An attenuated discharge to public combined sewer.*

Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.

A large stretch of the Shropshire Union Canal flows through the parish. We would like to highlight that this is a surface water body for consideration under point 2 of the above surface water hierarchy, and discharge of water to this water body should be fully investigated and utilised if possible, prior to requesting to discharge to public sewer.

We are concerned that the supporting text to Policy DEV2 regarding sustainable drainage systems (SuDS) and resulting pollution from water born contaminants, may discourage developers from implementing SuDS on their development sites. It is important to note that pollution should not necessarily be seen as a reason to preclude the use of Sustainable Drainage Systems (SuDS) on a development site. If infiltration is not suitable, SuDS should be lined and designed to attenuate water on or near the surface. SuDS can also be used to provide treatment of water before infiltration to ensure contamination is avoided. In areas of concern i.e. if the site or adjoining land has been subject to contamination, a risk assessment must be made and appropriate bunds and treatment facilities provided. Further information can be found via The SuDS Manual (CIRIA, 2015).

United Utilities cannot emphasise highly enough the importance of applying the surface water hierarchy for the discharge of surface water in a rigorous and consistent manner especially in an era when the impacts of climate change are ever more present, and as such we would welcome more encouragement of the use of sustainable drainage systems.

Summary

Moving forward, we respectfully request that Acton, Edleston and Henhull Parish Council continue to consult with United Utilities on all future planning documents. We are keen to continue working in partnership with you and Cheshire East Council to ensure that all new growth can be delivered sustainably.

In the meantime, if you have any queries or would like to discuss this representation, please do not hesitate to contact me.

Kind Regards

Assistant Town Planner

Developer Services & Metering

Network Delivery

United Utilities

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From: Acton Parish Council Clerk [mailto:clerk.actonpc@googlemail.com]
Sent: 05 March 2019 07:51