

**Subject: RE: Chelford Neighbourhood Plan - Regulation 14 Consultation**

**Date: Thu, 6 Dec 2018 08:34**

Please see below comments from United Utilities regarding the Chelford Neighbourhood Plan.

### **Chelford Neighbourhood Plan – Regulation 14**

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 so we can facilitate the delivery of necessary sustainable infrastructure at the appropriate time.

It is important that we highlight that as the water and sewerage company for Cheshire East Council, 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 Chelford Parish Council and Cheshire East Council 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](mailto: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](mailto: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

### **Policy HP3 – Housing Design**

We recommend the following amendment to point e of HP3:

e. Minimise the visual impact of refuse and recycling space; ~~adopt well designed sewage and drainage systems.~~

In addition, we suggest the following text is added as a separate point to policy HP3:

New development must, where appropriate:

n. Incorporate SUDS which avoids all non-permeable surfaces, or delivers a water management system which minimises surface water run-off and ensure 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 justification for policy HP3, point n:

*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.*

## Summary

Moving forward, we respectfully request that Chelford 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.