



United Utilities Water Limited

Developer Services & Planning
Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
WARRINGTON WA5 3LP

planning.liaison@uuplc.co.uk

Your ref

Our ref

DC/15/1313

Date

22 May 2015

Ros Middleweek
The Clerk to Brereton Parish Council
1 Ironbridge Drive
Holmes Chapel
Cheshire
CW4 7DD

emailed to clerk@breretonparishcouncil.org.uk

Dear Ros

Proposal: Brereton Parish Pre-Submission Neighbourhood Plan

Thank you for your consultation and seeking the views of United Utilities Water Limited in this process.

We support growth and sustainable development within the North West.

Our aim is to facilitate sustainable development whilst safeguarding our service to customers; assist in the development of sound planning strategies, to identify future development needs and to secure the necessary long-term infrastructure investment.

We wish to build a strong partnership with all stakeholders to aid sustainable development and growth within the North West. We aim to proactively identify future development needs and share our information. This helps:

- ensure a strong connection between development and infrastructure planning;
- deliver sound planning strategies; and
- inform our future infrastructure investment submissions for determination by our regulator.

Water and wastewater services are vital for the future well-being of your community and the protection of the environment. When developing your future policies you should consider the impacts on its community and environment and ensure infrastructure capacity is available.

We would like to make the follow specific comments, to be included in further consultations and where necessary, the development of your future sustained economic growth plans and polices, to ensure that all new growth can be delivered

sustainably and with the necessary infrastructure available in line with your delivery targets.

Supporting consultation comments

Appendix A1 - Policy Evidence

Housing

POLICY HOU01 AMOUNT OF NEW HOUSING DEVELOPMENT

Justification & Evidence

1....

2. Brereton Parish lies within the Open Countryside as defined by the Submission version of the Cheshire East Local Plan Strategy May 2014 (ref. SD/B01). This designation reflects previous planning policies for the area as reflected in the Cheshire County Structure Plan (ref. SD/B15) and adopted by Congleton Borough Local Plan First Review (ref. SD/B07). The Local Plan provides for a Settlement Hierarchy of Principal Towns, Key Service Centres, Local Service Centres and Other Settlements and Rural Areas. Brereton Parish lies within the latter category where the strategy is that development, growth and investment should be confined to small scale infill and change of use or conversion of existing buildings in order to sustain local services and facilities. Furthermore, the local strategy also provides that the preservation of the countryside for its scenic, recreational, aesthetic and productive qualities is a key objective of planning policy. All of these qualities are reflected in the use of the countryside within the Brereton area.

3....

Identification of underground utilities assets

Your Justification & Evidence for Policy HOU01 Amount of New Housing Development should include text to cover the identification and protection of underground utilities infrastructure assets.

The design, type, and/or location of any development; [its hardstandings; landscaping; boundary walls etc.] should have consideration for their impact on underground utilities infrastructure assets; their on-going protection; operation and future maintenance.

This should not be limited to the service they provide to the existing property, but also the service they provide to the surrounding community and environment.

Checks should be undertaken to identify the location of any underground utility infrastructure assets; a diversion may be required at the developer's expense; these can be expensive and could result in the development becoming unviable.

The building over and/or construction activities near/adjacent to water mains or critical sewers will not be permitted and therefore may result in an abortive project.

Please note:

Following the recent transfer of private sewers to Water and Sewerage Companies in England and Wales, not all sewers are currently shown on the statutory sewer records.

You should be aware that, on occasion, gaps are left between properties; this is due to the presence of underground utility infrastructure assets. We will not allow the building over or near to these assets and development will not be acceptable in these

locations.

Water and sewerage companies have a legal right of access to their assets; this can be for operational and/or maintenance activities; therefore we will not permit the building over of and/or to near of our infrastructure assets.

Legal action may be taken to remove any obstacles [at the developer's expense] that prevent us from carrying out our statutory duties.

Key: Your policy text
 Our response text
 Our general text

Our historical responses to your and Cheshire East Council's Local Plan consultations; planning applications; pre developer enquiries and planning policy liaison meeting comments are still valid and should be taken into consideration when developing your Neighbourhood Plan and supporting policies.

We would like to be notified of your decision on whether to accept our comments and the future progress of your Neighbourhood Plan.

Yours sincerely

Dave Sherratt
Local Development Framework Assessor
Developer Services & Planning
United Utilities Water Limited