

## **Woodford Neighbourhood Plan : Statutory Regulation 14 Consultation**

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

United Utilities works closely with Stockport 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 Stockport 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 Woodford Neighbourhood Forum and Stockport 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**

United Utilities recommends additional wording with respect to Surface Water Management. We recommend the following is included in the plan, as a separate policy.

*“New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency”.*

*Surface water should be discharged in the following order of priority:*

- *An adequate soakaway or some other form of infiltration system.*
- *An attenuated discharge to watercourse or other water body.*
- *An attenuated discharge to public surface water sewer.*
- *An attenuated discharge to public combined sewer.*

### **Summary**

Moving forward, we respectfully request that Woodford Neighbourhood Forum continue to consult with United Utilities on all future planning documents. We are keen

to continue working in partnership with you and Stockport 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,

Ellie

**Ellie Levenson**

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Developer Services and Planning

Operational Services

United Utilities

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