

By email only (forward.plans@staffsmoorlands.gov.uk)

Ms C Sansom
Regeneration Officer (Planning Policy)
Regeneration Services
Staffordshire Moorlands District Council &
High Peak Borough Council

Your ref:
Our ref:
Date: 31 May 2019

Dear Claire

EMERGING LOCAL PLAN FOR STAFFORDSHIRE MOORLANDS

Further to our recent discussions and subsequent to our letter of 4 March 2019, you will be aware that United Utilities has recently undertaken additional work to consider the needs of Biddulph Wastewater Treatment Works.

The key points are:

- we have no known current need for the adjacent land to expand our works in the current investment period (2015-2020) or the next investment period (2020-2025). This has taken account of the growth proposed within the emerging development plan and any currently known environmental drivers;
- there is some land within the boundary of the wastewater treatment works that offers us opportunities for future expansion that may be required; and
- we wish to confirm that we remove our objection to any development on the adjacent parcels.

Whilst we remove our objection to any development on the adjacent land, we wish to continue to express our strong preference for development to take place in an alternative location that is not immediately adjacent to the treatment works.

At this point in time, we cannot definitively conclude that the land adjacent to the treatment works will never be required. In addition, we believe it is always preferable to locate new housing in a location that is not immediately adjacent to existing waste management operations due to the residual risks of odour and noise arising on occasions.

If you are minded to allocate either of these sites for new housing in a revised version of your local plan, we wish to note the following additional points.

- Major development sites should incorporate sustainable drainage systems in accordance with Paragraph 165 of the National Planning Policy Framework. Where possible, these sustainable drainage systems should provide multi-functional benefits.
- Surface water should discharge to the most appropriate option in the hierarchy of drainage options outlined in the National Planning Practice Guidance. There should be no discharge of surface water to the existing public sewerage system for these sites. If the option of infiltration of surface water is discounted, we would expect each site to discharge surface water direct to the nearby watercourse. The applicants should therefore ensure they have acquired the right to discharge to the watercourse.
- It is important that the site promoters engage with United Utilities to confirm the details of any future proposed layout and finished levels given the existence of significant wastewater infrastructure on both sites and in order to reduce the risk of flooding of the properties from the public sewer network. In our previous correspondence we have noted that there has been flooding from the sewerage network in the vicinity of Biddulph Wastewater Treatment Works which has affected the open land to the north of Essex Drive.

Please note, a copy of this letter has been sent to the respective site promoters for their information.

Yours sincerely

Andrew Leysens
United Utilities
Developer Services and Metering