

Sansom, Claire

From: Brennan, Adam <Adam.Brennan@uuplc.co.uk>
Sent: 29 July 2021 16:10
To: Neighbourhoodplans
Subject: FW: Notification of Planning Consultation Biddulph Neighbourhood Plan Biddulph
Attachments: Statutory Notice.pdf; Biddulph Neighbourhood Plan – Regulation 14; Central-LGS.pdf

Following on to our response below on Tuesday, we wish to take the opportunity to submit additional comments in relation to Local Green Space 57, noted on the Central LGS plan that is attached.

The Local Green Space contains an area to the east that is in United Utilities ownership, part of Biddulph Wastewater Treatment Works (WwTW).

It is important that we maintain the flexibility to respond to future growth at the WwTW. We therefore request that LGS57 does not contain land that is in our ownership as it may become a future constraint to future schemes at the facility should we require the land in question.

Grateful if you can acknowledge with receipt. I have attached a screenshot of our land ownership below to provide details the boundary to work to going forward.





Adam Brennan
Planner
Planning, Landscape and Ecology
United Utilities
M: 07584 204 923
unitedutilities.com

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From: Brennan, Adam
Sent: 27 July 2021 14:08
To: Neighbourhoodplans@staffsmoorlands.gov.uk
Subject: FW: Notification of Planning Consultation Biddulph Neighbourhood Plan Biddulph

FAO Planning Policy Team, Staffordshire Moorlands District Council

Thank you for consulting us as part of the above consultation process. We would like to acknowledge receipt and welcome the wording added to INF2 in the plan, as per our recommendation in the previous response in November 2019 (attached).

We have nothing further to add as part of this consultation.

Should there be any allocations added as part of the Neighbourhood Plan, we would be grateful if we could be notified and have further opportunity to pass comment.

Kind regards,



Adam Brennan
Planner
Planning, Landscape and Ecology
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From: Neighbourhoodplans [<mailto:Neighbourhoodplans@staffsmoorlands.gov.uk>]

Sent: 15 July 2021 10:29

Subject: Notification of Planning Consultation starting on 15th July 2021 - Biddulph Neighbourhood Plan and Biddulph Neighbourhood Development Order

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Dear Sir/Madam,

Publication of Biddulph Neighbourhood Plan Proposal and Biddulph Neighbourhood Development Order Proposal for Consultation on 15th July 2021

This email notifies you of consultation on the above draft documents which have been received by the Council, in order that you have the opportunity to comment if you wish.

The Neighbourhood Plan sets out planning policies for the Biddulph Neighbourhood Area concerning: enterprise and tourism development, Albion Mill conversion, mills triangle policy area, new community facilities, existing community facilities, natural environment features, urban edge, local green space, Biddulph Valley Way, protection of views of local importance, housing, infill housing, critical road junctions, sustainable drainage, community infrastructure, design, public realm, car parking and movement.

The Neighbourhood Development Order (NDO) grants planning permission for the replacement of shop fronts subject to compliance with the conditions and parameters set out.

Information on how to view the documents and make comments can be found in the attached statutory notice.

Please note that all responses must be received no later than 6pm on Friday 27th August 2021.

Any comments made may include a request to be notified of Staffordshire Moorlands District Council's decision on the Neighbourhood Plan and Neighbourhood Development Order.

Your comments should relate to whether the Draft NP and NDO meet the 'Basic Conditions' set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 <https://www.legislation.gov.uk/ukpga/1990/8/schedule/4B>

You have received this communication because you are either a statutory consultee, local organisation or individual who has requested to be kept up to date about planning policy documents. If you are an individual and no longer wish to receive communications from us, please let us know using the contact details attached.

Please note that your comments and name will be publicly available. To find out more about how we will use your data, please read our Privacy Notice <https://www.staffsmoorlands.gov.uk/YourData>

Yours faithfully,

Planning Policy Team, Staffordshire Moorlands District Council

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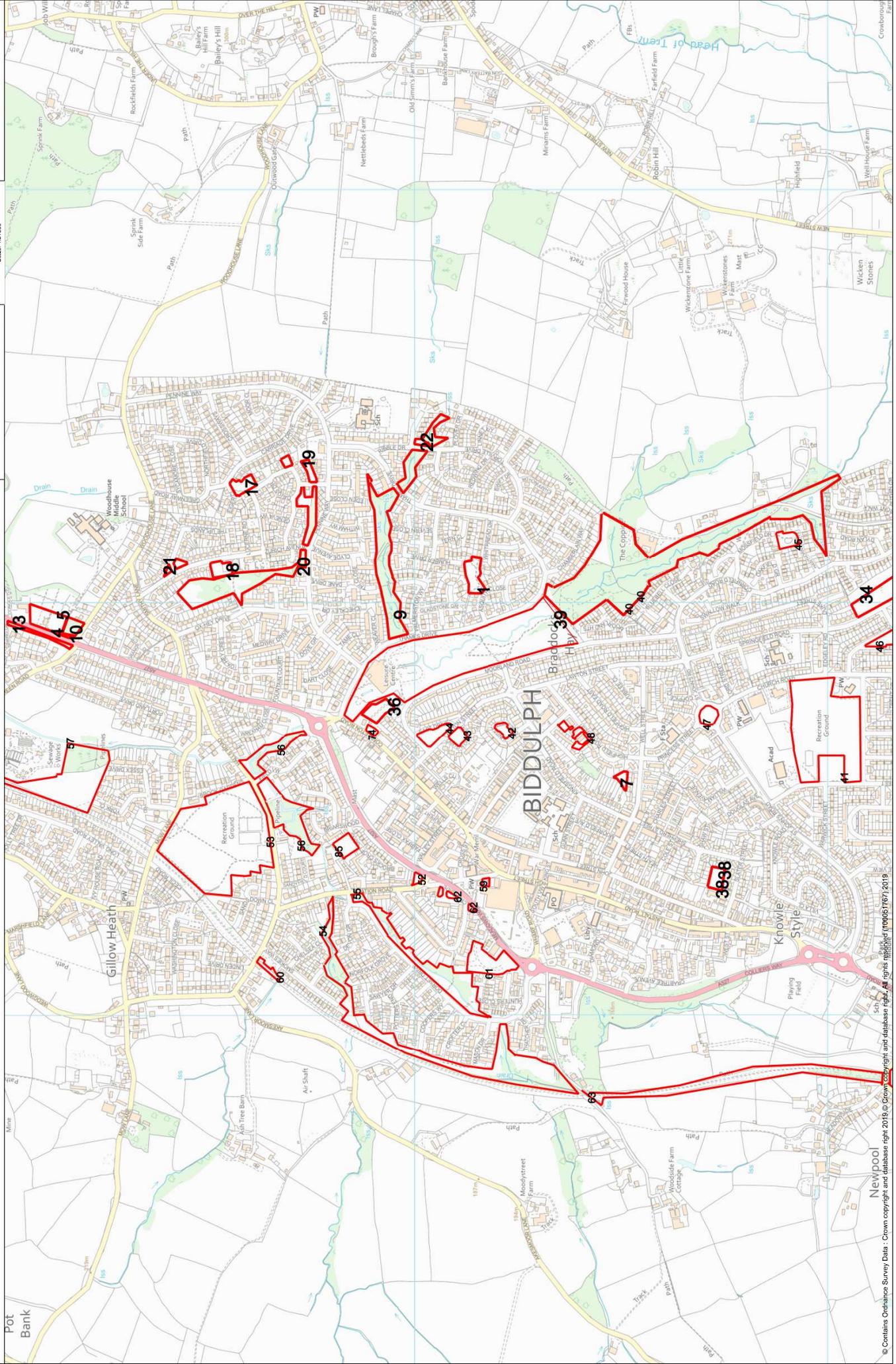
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Sansom, Claire

From: Levenson, Ellie <Ellie.Levenson@uuplc.co.uk>
Sent: 01 November 2019 14:57
To: 'biddulph@staffordshire.gov.uk'
Subject: Biddulph Neighbourhood Plan – Regulation 14

Biddulph Neighbourhood Plan – Regulation 14

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

United Utilities works closely with Staffordshire Moorlands 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 Staffordshire Moorlands 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 Biddulph Town Council and Staffordshire Moorlands 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 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 – Water

Tel: 0345 072 6067

Email: DeveloperServicesWater@uuplc.co.uk

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

Developer Services – Wastewater

Tel: 03456 723 723

Email: WastewaterDeveloperServices@uuplc.co.uk

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

The Town Council should be aware that any pre-application discussions with United Utilities should be consistent with those with the Local Planning Authority as they do not override the planning application process, which will require a thorough investigation of the surface water hierarchy. It would be recommended that future applicants submit information to United Utilities that is consistent with the planning application that they are proposing to submit.

It is important that United Utilities is kept aware of any allocations 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 sites in the future over and above the allocations determined by the council.

Specific Comments

INF 2: Sustainable Drainage

United Utilities recommends the following amendments [identified in red] to Draft Policy INF2 (Sustainable Drainage):

Development proposals must be designed to include sustainable drainage water management measures as part of the design. 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. Sustainable drainage or water management measures must form an integral part of the design and layout, including utilising balancing ponds and water channels as an open part of the landscape.

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, highway drain or another drainage system.*
- *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.

Development next to sensitive uses

Planning should ensure that new development can be integrated effectively with existing businesses and facilities. Where development is proposed next to sensitive uses, applicants may need to provide evidence outlining any mitigating measures to ensure that the occupiers of new developments will enjoy an appropriate standard of amenity and will not be adversely affected by neighbouring uses and vice versa. It is considered best practice for future proposals that are within close proximity of sensitive uses to submit sufficient assessments to mitigate the issues of odour and noise, which is in line with Paragraph 182 of the NPPF that highlights that new development should be integrated effectively when in an area of existing, sensitive uses. We believe this is the most effective way to ensure new development is resilient when it will be affected by the operational functions of our assets within the plan boundary. When development is proposed next to sensitive United Utilities assets, we recommend applicants contact us via the details provided as early as possible.

Summary

Moving forward, we respectfully request that Biddulph Town Council continue to consult with United Utilities on all future planning documents. We are keen to continue working in partnership with you and Staffordshire Moorlands 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 Levenson

Assistant Town Planner
Developer Services & Metering
Customer Services
United Utilities
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