

## United Utilities Ltd

### Market Drayton Neighbourhood Plan Consultation – Regulation 15

United Utilities wishes to make the following comments on the sites within the draft consultation. It is noted that these sites are additional to those within the Shropshire Local Plan. We can most appropriately manage the impact of development on our infrastructure if development is identified in locations where infrastructure is available with existing capacity.

We note that the Neighbourhood Plan is allocating new Greenfield sites. It is typical of Greenfield sites to have little or no existing infrastructure. Therefore any growth needs to be carefully planned to ensure new infrastructure provision does not cause any unexpected delays to housing delivery. Sites may be adjacent to existing infrastructure assets that are located on the fringe/limits of the sewerage infrastructure networks which are of a small diameter and can have limited capacity to support future growth. Providing supporting infrastructure to Greenfield development sites could result in the need to upsize the existing assets to support growth. Therefore this may result in a need for a co-ordinated approach to phased development in line with any supporting infrastructure works. United Utilities wishes to highlight that we will seek to work closely with the Town Council during the Neighbourhood Plan process to develop a coordinated approach for delivering sustainable growth in the proposed locations.

With regards to the growth as part of the Neighbourhood Plan, UU would appreciate the allocations be provided in GIS format and would encourage such information as soon as it becomes available.

#### **Surface Water Management**

United Utilities is supportive of Policy MD2 in the current Local Plan and recognises the policy is mentioned in the Neighbourhood Plan. However, United Utilities would wish for the document to mention site specific policies for each additional housing site, to ensure that the surface water from the new developments is discharged in accordance with the surface water hierarchy.

According to the hierarchy, 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.
- An attenuated discharge to a highway drain or public surface water sewer.
- An attenuated discharge to public combined sewer.

#### **Policy MDNP4 – Land off Maer Lane**

United Utilities would recommend the following is added as point 6 to the above policy:

*6. Unless there is clear evidence demonstrating why alternative options are not available, surface water for this site should primarily discharge into the Shropshire Union Canal.*

#### **Policy MDNP5 – Land at Greenfields**

United Utilities would recommend the following is added as part of the above policy:

Development for housing will be supported that is in accordance with Core Strategy policy CS11 and SAMDev Plan policies MD2, S11.1 sub paragraph 3 and S11.1a and provide for an element of single story dwellings. In addition to facilitating the relocation of the existing playing fields, proposals should provide the following:

- Pedestrian access to the town centre.

- **On-site open space.** *A developer may be required to accommodate an element of open space for the discharge of surface water through the incorporation of sustainable drainage systems (SuDS). The preference will be for no surface water to discharge to the public sewer, directly or indirectly, if the discharge of surface water to the available watercourse can be achieved.*
- **Access to any sports facilities remaining in this location.**
- **Enhancement of the green corridor comprising the line of the former railway adjacent and to the south of the site to provide an ecological stepping stone in accordance with Core Strategy policies CS7, CS17 and SAMDev Plan policy MD12.**

### **Summary**

We trust the above comments will be afforded due consideration by Market Drayton Town Council in the preparation of its Neighbourhood Plan. United Utilities would welcome the opportunity to discuss our response in more detail.

In the meantime, if you have any queries or would like to discuss the above, please do not hesitate to contact me.

Yours faithfully

**Adam Brennan**

Planner

Developer Services and Planning

Network Delivery

United Utilities

**T:** 01925 731316 (ext 31316)

**M:** 07584 204 923

[unitedutilities.com](http://unitedutilities.com)