

By email only: neighbourhoodplanning@cheshirewestandchester.gov.uk

Your ref:

Our ref:

Date: 12-JUN-26

Dear Sir / Madam

CHESHIRE WEST AND CHESTER – CHRISTLETON AND LITTLETON NEIGHBOURHOOD PLAN – REGULATION 16 CONSULTATION

Thank you for your consultation seeking the views of United Utilities Water Limited (U UW) as part of the preparation of a Neighbourhood Plan (NP) for Christleton and Littleton. U UW wishes to build a strong partnership with neighbourhood groups to aid sustainable development and growth. This consultation relates to the designation of the Neighbourhood Area to allow a NP to be prepared.

We wish to note that U UW only serves a small part of the area that is covered by the proposed NP. As such you should ensure that you also consult with other water and wastewater undertakers that provide water and wastewater services in this area. Notwithstanding the extent of our operations in this area, we have a range of water and wastewater assets within the NP area and therefore we wish to make the following comments.

Allocations for New Development

In the event that any future NP seeks to identify new allocations for development, we would request early dialogue so that we can inform the site selection process and ensure any issues that are a concern to us are highlighted to you as early as possible.

Our Assets

It is important to outline the need for our assets to be fully considered in any proposals in the NP Area.

U UW will not allow building over or in close proximity to a water main.

U UW will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Site promoters should not assume that our assets can be diverted.

On occasion, an asset protection matter within a site can preclude delivery of a proposed development. It is critical that site promoters / applicants engage with U UW on the detail of their design and the proposed construction works.

All U UW assets will need to be afforded due regard in the design process for a site. This should include careful consideration of landscaping and biodiversity proposals in the vicinity of our assets and any changes in levels and proposed crossing points (access points and services).

We strongly recommend that the LPA advises future applicants / promoters of the importance of fully understanding site constraints as soon as possible, ideally before any land transaction is negotiated, so that the implications of our assets on development can be fully understood. We ask site promoters to contact U UW to understand any implications using the below details:

Developer Services – Wastewater Tel:
03456 723 723
Email: SewerAdoptions@uuplc.co.uk

Developer Services – Water Tel:
0345 072 6067
Email: DeveloperServicesWater@uuplc.co.uk

Policy HDC 26 – Extensions

U UW requests that this policy includes the following additional wording:

‘Extensions / alterations should incorporate sustainable drainage principles by storing and re-using water and directing rainwater to permeable surfaces.

Proposals must have no adverse impact on the operation of, or access to, existing utility services such as water mains and public sewers. Applicants and designers must check the maps of public sewers and water mains before commencing the design process. Building over water assets is not acceptable and building over sewers may not be acceptable without prior agreement.’

We also recommend the following explanatory text:

‘It is imperative that new residential additions, alterations and extensions manage water sustainably wherever possible. The connection of surface water from such proposals overtime can have material impacts on flood risk from the public sewer and increase the likelihood of watercourse pollution. Simple design approaches which catch water in rainwater butts, rain gardens and direct water to permeable surfaces are therefore a key requirement to consider in the design process. Further guidance can be found on [rain garden design here](#).’

Summary

If you have any queries or would like to discuss this representation, please do not hesitate to contact me at planning.liaison@uuplc.co.uk.

Yours faithfully

Andrew Leyssens MRTPI
Asset Management
United Utilities Water Limited