



Developer Services &
Planning
1st Floor, Grasmere House
Lingley Mere Business Park
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WA5 3LP

Your ref	
Our ref	DC/15/1771
Date	13 July 2015

Daphne Woof - Programme Officer
Planning Policy Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

By Email (programme.office@shropshire.gov.uk)

Dear Sir / Madam,

SHROPSHIRE COUNCIL SITE ALLOCATIONS AND MANAGEMENT OF DEVELOPMENT (SAMDEV) PLAN - SCHEDULE OF MAIN MODIFICATIONS CONSULTATION

Thank you for your consultation seeking the views of United Utilities as part of the Development Plan process.

United Utilities wishes to build a strong partnership with all Local Planning Authorities (LPAs) to aid sustainable development and growth within its area of operation. We aim to proactively identify future development needs and share our information. This helps:

- ensure a strong connection between development and infrastructure planning;
- deliver sound planning strategies; and
- inform our future infrastructure investment submissions for determination by our regulator.

When preparing the Development Plan and future policies, 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. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure in some circumstances.

United Utilities has commented on previous versions of the Site Allocations and Management of Development (SAMDev) Plan, most recently submitting comments (Ref: DC-14-1156) to the 'Pre-Submission Draft (Final Plan)' consultation on 28 April 2014.

We now write to submit the following comments to the 'Schedule of Main Modifications' consultation, which runs until 5pm on Monday 13 July.

GENERAL COMMENTS

United Utilities wishes to highlight that we will seek to work closely with the Council during the Local Plan process to develop a coordinated approach to delivering sustainable growth in sustainable locations which are accessible to local services and infrastructure. United Utilities will continue to work with the Council to identify any infrastructure issues and most appropriately manage the impact of development on our infrastructure during the preparation of the Local Plan.

SPECIFIC COMMENTS

Policy MD2: Sustainable Design

We note that Policy MD2 has been revised as follows to reflect changes in national policy guidance with respect to Sustainable Drainage Systems (SuDS):

"All developments must include appropriate SuDS to manage surface water, in accordance with Policy CS18. Given the complexity and detail associated with this aspect of the Flood and Water Management Act 2010, a Shropshire and Staffordshire Sustainable Drainage Handbook is being produced to provide the detailed requirements for applicants on the design and adoption process for SuDS. Developed as part of the ~~Water SPD~~, Local Flood Risk Management Strategy, the SuDS Handbook will provides information on the planning, design and delivery of attractive and high quality SuDS schemes which offer multiple benefits to both the environment and local community. Whilst an initial scope for the SuDS Handbook is included within Appendix A of the Local Flood Risk Management Strategy (Part 2), the SuDS Handbook itself is intended to coincide with the implementation, by Defra, of the National SuDS Standards Schedule 3 of the Flood and Water Management Act 2010. New development will be expected to should adhere to the principles set out in this handbook, addressing the requirements, issues and opportunities for SuDS early in the design process, to inform the layout of buildings, roads and open space, to take account of the existing characteristics of the built and natural environment and to seek opportunities to provide the widest possible community benefit. Consideration must also be given to the maintenance requirements for SuDS, including the design of appropriate access to allow for ongoing maintenance;"

United Utilities welcomes the requirement for new development to adhere to the principles set out in a 'Sustainable Drainage Handbook', "addressing the requirements, issues and opportunities for SuDS early in the design process".

Summary

Moving forward, we respectfully request that the Council continues to consult with United Utilities for all future planning documents. We are keen to continue working in partnership with Blackburn with Darwen Borough Council to ensure that all new growth can be delivered sustainably and with the necessary infrastructure available in line with the Council's delivery targets.

In the meantime, if you have any queries or require further clarification on any of the above matters, please do not hesitate to contact me on

Yours faithfully

Jenny Hope
LDF Planning Manager
Developer Services & Planning
United Utilities Ltd