

LDF

From: Gaskell, Gemma [REDACTED]
Sent: 05 December 2016 16:00
To: LDF
Cc: Pemberton, Rebecca
Subject: Warrington Local Plan Review - Regulation 18 Consultation (Our ref. DC/16/4503)

Dear Sir / Madam

Thank you for consulting United Utilities on the Warrington Local Plan Review – Regulation 18 Consultation. We have reviewed the document and would like to take the opportunity to make you aware of a number of constraints within your local authority boundary, which will need to be afforded due regard in the future allocation of sites.

I note that your consultation document states that *the current Local Plan was prepared to facilitate a much lower level of development which could be accommodated without the need for any release of Green Belt. This is no longer consistent with Warrington's identified development needs...To ensure enough land is available to meet the identified development needs across and beyond the Plan period, the Council is also conducting a 'call for sites' (including Green Belt sites). The Council will invite land owners, developers, the local community and other stakeholders to put forward sites for consideration as part of the Plan review.*

When assessing sites put forward as part of this 'call for sites' exercise it is important to be aware of the following:

Groundwater Source Protection Zones (SPZ's)

There are a number of groundwater SPZ's within Warrington Council boundaries. SPZ's identify the groundwater catchment areas of sources of potable water (that is high quality water supplies usable for human consumption) and show where they may be at particular risk from polluting activities on or below the land surface. The prevention of pollution to drinking water supplies is critical.

The aim should be to avoid siting potentially damaging activities in the most sensitive locations from a groundwater protection viewpoint. Groundwater SPZ's show where there may be a particular risk from polluting activities on or below the land surface to the water abstraction.

We have assessed the submissions to the previous SHLAA (January 2016), and the following sites are:

- a) Situated within groundwater SPZ1 (inner zone – closest to the water abstraction point)

SHLAA_Ref	Site_Name
1588	Heath House, Kenyon Lane, Croft
2454	Garden of 17 Golborne Road, Winwick
2652	42 Rectory Lane, Lymm
2670	Highfield Farm, Waterworks Lane

- b) Situated within groundwater SPZ2 (outer zone)

SHLAA_Ref	Site_Name
1058	Former Sewage Works
1415	Aston Berkeley Systems Ltd,
1504	Land off Thirlmere Drive
1528	Land adjacent to and west of Statham Community Primary School
1545	Rushgreen Rd, Lymm
1557	Large field to the east and south of Reddish Lane
1558	Field to the west of Reddish Lane
1565	Land west of Reddish Crescent, Lymm

1588	Heath House, Kenyon Lane, Croft
1607	The Old Rectory
1611	Land to the east of Walton Lea Road, Higher Walton
1638	Broomedge Nurseries (formerly Hampson Nursery)
1720	MSBS Joinery Site
1806	Land adj to 220 Stone Pitt Lane
1838	Northway lock up garages
1888	Land at Sutch Lane
2138	Land to the rear of Nos. 8 and 9 Oak Road
2139	20 Bridgewater Street, Lymm
2140	Whitbarrow Road
2161	Land to the west of Oughtrington Lane, South of the Bridgewater Canal
2179	Land off Hardy Road
2190	Lymm Youth Club
2244	Land between Underbridge Lane and Chester Road
2439	71, Statham Avenue
2454	Garden of 17 Golborne Road, Winwick
2456	Whispers, Green Lane
2509	56a, Higher Lane
2521	Land to the rear of The Foxes
2609	Land to rear of 18 Booths Lane, Lymm
2615	Barn at 57 Cherry Lane, Lymm
2629	Dennow Cottage, Firs Lane, Appleton
2650	46 Barsbank Lane, Lymm
2652	42 Rectory Lane, Lymm
2670	Highfield Farm, Waterworks Lane
2671	Land south of Chester Road, Walton
2229	57 Cherry Lane, Lymm, Warrington, WA13 ONU
2705	Land at Cherry Lane
2708	Barrow Farm
2710	Land to the West of Higher Walton
2900	Land adj to Cherry Lane Barns
2829	Stable / Laundry Outbuilding at Lymm Hall
2865	8, Grammar School Road
2879	Units 1 & 2
2709	Land North West of Croft (part covered by 2156)

The call for sites exercise carried out as part of the Local Plan Review is likely to identify further sites within these groundwater source protection zones.

When assessing proposals for development within this area, I would urge you to refer to the document 'Environment Agency Groundwater protection: Principles and practice (GP3)' to ensure any impact of development on groundwater quality in the area is best managed. The document encourages planners, developers and operators to consider the groundwater protection hierarchy in their strategic plans and when proposing new development.

Wastewater Treatment Works (WwTW)

When considering the suitability of each of the sites you receive as part of the Call for Sites exercises, I would urge you to consider proximity to existing United Utilities Wastewater Treatment Works (WwTW). It is important to explain that wastewater treatment works can result in emissions which include odour and noise. It is possible that new sites could introduce new receptors closer to the treatment works. Our position is that it is more appropriate not to introduce new additional sensitive receptors near to an existing treatment works. If, however, you are assessing the suitability of sites near to existing wastewater treatment works, we would welcome the opportunity to discuss the sites in further detail to ensure appropriate assessment.

We have assessed the submissions to the previous SHLAA (January 2016), and the following sites are situated within close proximity to an existing WwTW:

SHLAA_Ref	Site_Name
1554	Land at Glazebury WwTW
1567	Land at Warrington Road / Hawthorne Avenue, Culcheth
1633	Arpley Meadows (most western parcel)
2273	Motortrade
2599	Port Warrington East (Phase 2)
2643	375 Old Liverpool Road
2710	Land to the West of Higher Walton
15631	Land off Eastford Road

The call for sites exercise carried out as part of the Local Plan Review may identify further sites within close proximity to WwTW.

Pre-development Enquiry

United Utilities has a free pre-application service available to discuss options on potential development land. We would encourage this to take place at the earliest opportunity. Our contact details for this are:

Wastewater Developer Services

Tel: 03456 723 723

Email: WastewaterDeveloperServices@uuplc.co.uk

Water Developer Services

Email: DeveloperServicesWater@uuplc.co.uk

Telephone: 0345 072 6067

Website: <http://www.unitedutilities.com/builders-developers.aspx>

I hope the above information is useful. If you have any questions at all, don't hesitate to contact me. I would be grateful if you could continue to keep United Utilities informed of your Local Plan Review, along with any other development plan consultations.

Best regards

Gemma Gaskell

Developer Services and Planning

Operational Services

United Utilities

[Redacted]

unitedutilities.com



If you have received great service or if you have an idea on how we can make our service better, please let us know.
Visit: unitedutilities.com/WOW

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