

By email only: enquiries@martonmossforum.org

Marton Moss Neighbourhood Forum c/o Julian Jackson

Your ref:

Our ref:

Date: 07-JUN-22

Dear Julian

BLACKPOOL COUNCIL – MARTON MOSS NEIGHBOURHOOD FORUM CONSULTATION
ADDITIONAL SITES

Thank you for your consultation seeking the views of United Utilities on the additional sites submitted as part of the recent consultation on the Marton Moss Neighbourhood Plan. The sites which you have sent to us by email on 26 April 2022 are summarised as follows.

- 1) 41 Stockydale Road, FY4 5HP;
- 2) Amarella, School Road, FY4 5EJ. This comprises two separate development plots; and
- 3) Land at the Corner of Common Edge Road and School Road, FY4 5DX.

Our comments on these sites are set out below. They should be read alongside our original response dated 11 April 2022, which includes detailed policies on sustainable drainage (foul and surface water), water efficiency, climate change and landscaping.

41 Stockydale Road, FY4 5HP

We have significant infrastructure that passes through this site and we will not allow a build over of this infrastructure. It is important to note that the infrastructure is very large and therefore it is unlikely to be financially viable to divert. We also note a surface water pumping station in close proximity to the site. The implications of this surface water pumping station for any development proposed in proximity to this asset will need careful consideration. The applicant will need to demonstrate no impact on amenity as result of proximity to an operational pumping station.

We note that a small part of the site is subject to a level of surface water flood risk. You should consider this in the context of planning policy on flood risk. The LLFA may wish to comment on this flood risk.

If you were minded to allocate this site, we would recommend the inclusion of site-specific policy wording. The wording we recommend is as follows.

'Early dialogue with United Utilities will be required prior to the submission of a planning application due to the presence of significant utilities infrastructure within the site. This infrastructure will be material to the design of the site and could limit the number of dwelling units that can be achieved.'

The applicant will need to demonstrate no impact on the amenity of any proposed development as a result of proximity to a pumping station. This may include the need to submit relevant impact assessments relating to noise and vibration.

The applicant will be expected to follow the hierarchy for the management of surface water with only foul flows discharging to the public sewer. Drainage proposals will need careful consideration prior to the grant of planning permission in accordance with the wider sustainable drainage policy' (see letter of 11 April 2022 for policy wording for foul and surface water drainage). In the event that the investigation of the hierarchy for managing surface water identifies a need to discharge to public sewer, no surface water shall discharge to the public combined sewer given the availability of surface water sewers near to the site.'

Amarella, School Road, FY4 5EJ

We note that this submission relates to two separate parcels for development. The most southerly parcel has access to an existing watercourse. The approach to surface water management for the two separate development parcels should be considered together to ensure that no surface water discharges to public sewer given the availability of a watercourse to the south. If you were minded to allocate this site, we would recommend the inclusion of site-specific policy wording. The wording we recommend is as follows.

'The applicant will be expected to follow the hierarchy for the management of surface water with only foul flows discharging to the public sewer. Drainage proposals will need careful consideration prior to the grant of planning permission in accordance with the wider sustainable drainage policy' (see letter of 11 April 2022 for policy wording for foul and surface water drainage). The approach to surface water management for the two development parcels should be considered together. In the event that infiltration of surface water is discounted, no surface water shall discharge to public sewer given the availability of a watercourse to the south.'

Land at the Corner of Common Edge Road and School Road, FY4 5DX

We have infrastructure that passes through this site and we will not allow a build over of this infrastructure.

We note that this site is subject to a level of surface water flood risk. You should consider this in the context of planning policy on flood risk. The LLFA may wish to comment. You should consider whether there are sequentially preferable sites which would avoid this source of flood risk.

If you were minded to allocate this site, we would recommend the inclusion of site-specific policy wording. The wording we recommend is as follows.

'Early dialogue with United Utilities will be required prior to the submission of a planning application due to the presence of utilities infrastructure within the site. This infrastructure will be material to the design of the site and could limit the number of dwelling units that can be achieved.'

The applicant will be expected to follow the hierarchy for the management of surface water with only foul flows discharging to the public sewer. Drainage proposals will need careful consideration prior to the grant of planning permission in accordance with the wider sustainable drainage policy (see letter of 11

April 2022 for policy wording for foul and surface water drainage). *In the event that the investigation of the hierarchy for managing surface water identifies a need to discharge to public sewer, no surface water shall discharge to the public combined sewer given the availability of a surface water sewer to the west.'*

Summary

If you have any queries or would like to discuss this representation, please do not hesitate to contact me

Yours faithfully

Andrew Leyssens
Planning, Landscape and Ecology
United Utilities Water Limited