

**Matter 8 – Policy HP1 Land at Chater Street (H2)**  
**Policy HP2 Land at Hopwood Street (H4)**  
**Policy HP11 Land off Fielding Street and Barn Meadow Crescent (H22)**

**United Utilities Water Limited (UUW)**

**Questions 6, 9 and 48**

**6. The site is at risk of sewer flooding. Would an additional development criterion be justified to require consideration of this in the detailed design? (Policy HP1) (Site Reference H2)**

**9. The site is at risk of sewer flooding. Would an additional development criterion be justified to require consideration of this in the detailed design? (Policy HP2) (Site Reference H4)**

**48. Existing public sewers pass through and near to this site. Modelling data (and / or flooding incident data) identifies these sewers as being at risk of sewer flooding. Would an additional development criterion be justified to require consideration of this in the detailed design? (Policy HP11) (Site Reference H22)**

In response to these questions, UUW wishes to note the following sewer flood risk matters.

The following sites are affected by a modelled sewer flood risk:

- H21 York Mill Livesey Street, Rishton
- H22 Land off Fielding Street
- H10 Clayton Triangle

In this context we recommend the following policy wording:

***Existing public sewers pass through and near to this site which modelling data (and / or flooding incident data) identifies as being at risk of sewer flooding. This will need careful assessment and consideration in the detailed design, masterplanning and drainage details for the site. The risk of sewer flooding could affect the developable area of the site and the detail of the design.***

UUW has a record of sewer flooding incidents in the vicinity of the following sites.

- H2 Land at Charter Street
- H10 Clayton Triangle
- H4 Land at Hopwood Street.

In this context we recommend the following policy wording:

***There are flood incidents from the public sewer on-site / in the wider area. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details. The risk of sewer flooding could affect the developable area of the site and the detail of the design.***

We also recommend the following explanatory text in respect of both of the above sewer flood risk matters:

### ***Explanatory Text***

*A range of sites have been identified as at risk of sewer flooding or in the wider vicinity of sewer flooding. In respect of these sites, the applicant must engage with United Utilities prior to any masterplanning to assess the flood risk and ensure development is not located in an area at risk of flooding from the public sewer. Applicants must consider site topography and any exceedance flow paths. Resultant layouts and levels must take account of such existing circumstances. Applicants must demonstrate that the proposed development would be safe and not lead to increased flood risk. Applicants must not assume that changes in levels or changes to the public sewer, including diversion, will be acceptable as such proposals could increase / displace flood risk. It may be necessary to apply the sequential approach and incorporate mitigating measures subject to the detail of the development proposal. Careful consideration will need to be given to the approach to drainage including the management of surface water; the point of connection; whether the proposal will be gravity or pumped; the proposed finished floor and ground levels; the management of exceedance paths from existing and proposed drainage systems and any appropriate mitigating measures to manage any risk of sewer surcharge.*

We also recommend that the Strategic Flood Risk Assessment is updated to reflect the sewer flood risks which we have identified.

Word count: 596