



Asset Protection

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Your Ref:
Our Ref:
Date: 09.05.2011

Dear Yvonne Parker

**The Trafford Core Strategy Consultation – Policy L5 Climate Change
Further Revision (April 2011)**

Thank you for your consultation and seeking the views of United Utilities Water plc [UUW] in this process.

UUW supports the growth and development within the North West.

UUW would like to build a strong partnership with Local Authorities [LA] to aid development and growth.

In meeting its carbon targets Trafford MBC should consider its carbon impact not only locally but also at a national level.

The targets will not be achieved by focussing on only new developments, as these account for only a small percentage of your housing stock.

Trafford should be proactive in promoting and sponsoring retrofit carbon reduction systems.

Carbon impact

Trafford should be proactive in promoting and sponsoring retrofit carbon reduction systems.

An example would be the management of surfacewater; surfacewater must be managed at its source; treating and processing rainwater is not a sustainable option.

Trafford should positively promote and support carbon neutral [as a minimum] surfacewater management systems for new developments

No increase in the surfacewater discharges from greenfield developments
30% minimum reduction brownfield developments
50% minimum reduction for brownfield developments in areas with existing flooding or capacity issues.

The focusing on footprint of existing community and future developments does not give a true reflection of its carbon impact; the carbon impact of the supporting infrastructures serving it has to be taken into account.

Carbon impact of involved in constructing the infrastructure
Carbon impact of involved in the ongoing maintenance of the infrastructure

A water supply is not only a pipe serving a property, but a vast water supply network; network treatment processes; storage reservoirs; water treatment works and water catchment reservoirs etc.

[Reason: Satisfactory and sustainable development]

Development adjacent to UUW assets [treatment facilities]

The future expansion of a UUW asset to meet the needs of future development and changes in legalisation could create a potential conflict with development plans, this may result in £Millions of customers money being spent in building a new facility outside the locality; therefore developments adjacent to UUW assets should be discouraged by LA Planners

The building of the Trafford Centre near to Davyhulme Wastewater Treatment Works resulted in the installation of a major odour management system; this demonstrates that the footprint of a development can have a major carbon impact for the wider community.

[Reason: restricting the footprint of an asset will thwart development and/or result in unsustainable development]

PPS12 - Infrastructure

The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution.

This evidence should cover who will provide the infrastructure and when it will be provided. The core strategy should draw on and in parallel influence any strategies and investment plans of the local authority and other organisations.

[Reason: Satisfactory and sustainable development]

Climate change adaptation

Planners and Developers should consider that the impacts of climate change on future development, existing infrastructures and the environment.

Developments to be designed to reduce the impacts of climatic change on the development itself, the existing infrastructure and the environment; with consideration for hotter, drier summers, greater flood risk and more severe weather events.

Paving over front gardens has potential contribution to flood risk and should be discouraged.

[Reason: To ensure that the development is properly drained; prevents flooding and environmental damage]

Water Resources Planning

Our Water Resources Management Plan published in 2009, sets out our strategy for water resources management for the next twenty-five years and highlights areas where there is likely to be a supply deficit and what activities will be put in place to mitigate any shortfall in supply.

The plan can be accessed here:

<http://www.unitedutilities.com/WaterResourcesPlan.aspx>.

We would encourage all developers and planners to contact U UW at the earliest opportunity to enable identification of points of connection with least cost to the developer.

[Reason: To maintain the public water supply and to provide satisfactory and sustainable development]

Increased Water Capacity

The developer is required to pay for their increased capacity (up to the point of a treatment works) and they are only allowed to connect where and when permitted.

Planners and Developer should obtain local capacity information from the U UW Area Teams\Connections who would be able to identify areas where there is current capacity for development; this would be on a case by case basis and developers are required to pay a fee for this service (a pre development enquiry).

[Reason: To maintain the public water supply and to provide satisfactory and sustainable development]

General Water Efficiency Guidance

United Utilities encourages the use of water efficient designs and development wherever this is possible. There are a number of actions developers can undertake to ensure that their developments are water efficient. The most up to date advice for water efficiency and water efficiency products can be found at Waterwise who have recently published a best practise guide on water efficiency for new developments. We would encourage utilisation of the following water efficiency activities:

- Installing of the latest water efficient products, such as a 4.5l flush toilet instead of the 6l type.
- Minimise run lengths of hot and cold water pipes from storage to tap/shower areas. This minimises the amount of waste during the time the water goes from cold to hot.
- Utilising drought resistant varieties of trees, plants and grasses when landscaping.
- Install water efficient appliances such as dishwashers, washing machines.

[Reason: To maintain the public water supply and to provide satisfactory and sustainable development]

Regards

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