

United Utilities Water Limited
(I.D: 1324015)

Examination of Wirral Local Plan 2021-2037

Matter 9 Area-based policies

Issue 1

Questions 2 and 8

1) United Utilities Water Limited (Uuw)

Uuw is the statutory water and wastewater undertaker for the north west of England and its area of operation includes Wirral Council. Uuw is a statutory consultee in the preparation of development plans. This includes working with developers and local planning authorities on (inter alia):

- the risk of flooding from the public sewer;
- the delivery of on-site infrastructure, which includes detailed consideration of drainage proposals; and
- the impact of developing in proximity to our wastewater treatment works and other wastewater assets such as pumping stations and storage tanks, which can emit odour, noise and vibrations as a result of their normal day to day operations as a waste management facility.

In our submission to the Wirral Local Plan 2021-2037 Submission Draft, we recommended a number of changes. Within our recommended changes we noted a range of matters which are not repeated here but remain relevant. This statement is submitted to highlight:

- 1) our sewer flood risk concerns; and
- 2) our concerns associated with the proximity of a number of allocations to our wastewater treatments / pumping stations.

The submission is based on the latest GIS information that has been provided to us that updates the lists of sites we previously provided in our submission draft representation.

Our submitted comments relating to other matters, such as, infrastructure passing through sites and our property interests, remain relevant.

We are particularly concerned that the risk of flooding from the public sewer is not clearly referenced in either the proposed Local Plan or the Strategic Flood Risk Assessment (SFRA).

2) Inspectors' Questions

Matter 9, Issue 1, overarching themes

Q. 2. Are policies governing settlement areas, regeneration areas, masterplan areas and gateway areas consistent with national policy, and is it evident how a decision maker should react to development proposals based upon them?

Q. 8. Are detailed policies or requirements for each allocation justified, effective, consistent with the evidence and national policy?

Sewer Flood Risk

When considering flood risk and the location of development, it is important to highlight that a development plan should give sufficient emphasis to all forms of flood risk including sewer flood risk. This is clear from Paragraph: 001 Reference ID: 7-001-20220825 of the National Planning Practice Guidance (NPPG) which

defines flood risk as including ‘*overwhelmed sewers and drainage systems*’. It is clear that ‘*Strategic flood risk assessments show all sources of flood risk, now and in the future*’.

Having regard to the above guidance, Paragraph 161 of the National Planning Policy Framework states:

‘All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.’

Modelled Sewer Flood Risk

Based on the latest GIS information that UUW has been provided with for the site allocations, we wish to note the following sites / areas where there is a modelled sewer flood risk identified by UUW.

| <i>Mixed Use</i> | |
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| MUA-RA3.1 | Morpeth Dock Mixed Use Area |
| MUA-RA4.2 | Claughton Road Mixed Use Area |
| MUA-RA3.2 | Priory Village Mixed Use Area |
| MUA-RA2.1 | Kelvin Road Mixed Use Area |

| <i>Employment</i> | |
|-------------------|---|
| EMP-SA4.1 | Former Builders Yard, Riverbank Road, Bromborough |
| EMP-RA6.3 | MEA Park East, Beaufort Road, Birkenhead |
| EMP-RA6.2 | MEA Park West, Wallasey Bridge Road, Birkenhead |
| EMP-RA7.1 | Kern's Warehouse, Cleveland Street, Birkenhead |

| <i>Housing</i> | |
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| RES-RA11.2 | Woodhead Street Car Park, New Ferry |
| RES-RA11.5 | 100 New Chester Road, New Ferry |
| RES-SA3.3 | Sevenoaks Ph 2, Chatham Road, Rock Ferry |
| RES-SA4.2 | Former MOD, Old Hall Road, Bromborough |
| RES-SA4.7 | Former D1 Oils, Dock Road South, Bromborough |
| RES-SA5.4 | Former Foxfield School, Douglas Drive, Moreton |
| RES-SA5.2 | Former Moreton Municipal Building, Knutsford Road |
| RES-RA4.1 | WGC Town Centre Plot E, Birkenhead |
| RES-RA5.1 | Hind Street, Tranmere |
| RES-RA4.2 | WGC Town Centre Plot G, Birkenhead |

| <i>Regeneration Areas</i> | |
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| RA11 | New Ferry Regeneration Area |
| RA2 | Scotts Quay Regeneration Area |

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| RA6 | Wirral Waters Regeneration Area |
| RA8 | Northside Regeneration Area |
| RA10 | New Brighton Regeneration Area |
| RA9 | Liscard Regeneration Area |
| RA1 | Seacombe Riverside Regeneration Area |
| RA3 | Birkenhead Waterfront Regeneration Area |
| RA4 | Central Birkenhead Regeneration Area |
| RA7 | Hamilton Park Regeneration Area |
| RA5 | Hind Street & St Werburghs Regeneration Area |

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| <i>Masterplan Areas</i> | |
| MPA-RA11.1 | New Ferry |
| MPA-SA4.2 | Former MOD, and Riverside Park |
| MPA-SA4. 1 | Former D1 Oils |
| MPA-SA6.1 | West Kirby Concourse |
| MPA-RA9.1 | Liscard Town Centre |
| MPA-RA1.1 | Wallasey Town Hall Quarter, Toronto/Demesne Street and Borough Road East |
| MPA-RA10.1 | Marine Promenade New Brighton |
| MPA-RA6.2 | MEA Park |
| MPA-RA4.2 | Charing Cross Quarter |
| MPA-RA5.1 | Hind Street Urban Garden Village |
| MPA-RA4.1 | Birkenhead Commercial Mixed Use Quarter |
| MPA-RA7.1 | Britannia Residential Neighbourhood |
| MPA-RA6.1 | East Float |
| MPA-RA4.3 | Dock Branch Park Phase 1 |

Record of Sewer Flooding

Based on the latest GIS information that UUW has been provided with for the site allocations, we wish to note the following sites / areas where UUW has a record of previous sewer flooding either on-site or in the vicinity of the site / area.

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| <i>Regeneration Areas</i> | |
| RA1 | Seacombe Riverside Regeneration Area (On-site) |
| RA10 | New Brighton Regeneration Area (On-site and in vicinity) |
| RA11 | New Ferry Regeneration Area (On site) |
| RA9 | Liscard Regeneration Area (In vicinity) |
| RA5 | Hind Street & St Werburghs Regeneration Area (On-site) |

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| <i>Mixed Use Areas</i> | |
| MUA-RA4.2 | Cloughton Road Mixed Use Area (In vicinity) |

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| <i>Masterplan Areas</i> | |
| MPA-RA9.1 | Liscard Town Centre (In vicinity) |
| MPA-RA10.1 | Marine Promenade New Brighton (In vicinity) |
| MPA-RA11.1 | New Ferry (In vicinity) |
| MPA-RA1.1 | Wallasey Town Hall Quarter, Toronto/Demesne Street and Borough Road East (On-site) |
| MPA-RA5.1 | Hind Street Urban Garden Village (On-site) |

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| <i>Employment Allocations</i> | |
| EMP-SA5.1 | Peninsula Business Park, Reeds Lane, Moreton (Numerous flooders in vicinity) |
| EMP-SA5.4 | Tarran Way North, Moreton (In vicinity) |
| EMP-SA5.2 | West of Reeds Lane - North of Access Road (Numerous flooders in vicinity) |
| EMP-SA5.3 | West of Reeds Lane - South of Access Road (Numerous flooders in vicinity) |

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| <i>Housing Allocations</i> | |
| RES-SA3.9 | Former Christ Church, Park Road South, Birkenhead (In vicinity) |
| RES-RA10.2 | Egerton Street Playground, New Brighton (In vicinity) |
| RES-SA6.5 | Adjacent 1 Cholmondeley Road, West Kirby (In vicinity) |
| RES-SA5.4 | Former Foxfield School, Douglas Drive, Moreton (In vicinity) |
| RES-SA5.9 | Former Arrowe Hill Primary School, Woodchurch (In vicinity) |
| RES-RA11.2 | Woodhead Street Car Park, New Ferry (In vicinity) |
| RES-SA6.6 | Rear of Majestic Wine, Column Road, West Kirby (In vicinity) |
| RES-SA5.5 | Former Stirrup, Arrowe Park Road, Woodchurch (In vicinity) |
| RES-SA5.1 | Moreton Family Centre, Pasture Road (In vicinity) |
| RES-SA5.7 | Land at Knutsford Road, Moreton (In vicinity) |
| RES-SA5.2 | Former Moreton Municipal Building, Knutsford Road (In vicinity) |
| RES-SA6.11 | 7 Caldy Road, West Kirby (In vicinity) |
| RES-SA5.8 | Former Dodds Builders Merchants, Moreton (In vicinity) |
| RES-SA5.3 | East of Typhoo, Reeds Lane, Moreton (In vicinity) |
| RES-SA3.2 | Redcourt, 7 Devonshire Place, Birkenhead (In vicinity) |
| RES-SA5.14 | 2 Hendon Walk, Greasby (In vicinity) |
| RES-SA4.16 | Methodist Church, Lower Bebington (In vicinity) |
| RES-RA9.1 | Former Liscard Municipal, Seaview Road, Liscard (In vicinity) |
| RES-RA5.1 | Hind Street, Tranmere (On-site) |

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| RES-RA11.5 | 100 New Chester Road, New Ferry (In vicinity) |
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In our representation to the submission draft local plan, U UW suggested various amendments so that the need to take account of flood risk from the public sewer is clear to applicants when bringing forward any proposals at allocated sites. We highlighted that existing public sewers pass through / near to a range of sites. Modelling data, and / or sewer flooding incident data, identifies these sewers as being at risk of sewer flooding. The risk of sewer flooding could affect the developable area of the site and the detail of the design. We emphasised that this risk will need to be carefully understood and considered in the detailed design, masterplanning and drainage strategies, and it may be necessary to apply the sequential approach. Applicants will be required to engage with U UW prior to any masterplanning to ensure development is not located in an area at risk of on-site flooding from the public sewer. Applicants should consider site topography and any exceedance flow paths. Resultant layouts and levels should take account of such existing circumstances to ensure the most flood resilient solution is achieved.

For consistency with national policy and guidance, we request that amendments are made to the site-specific policies for various sites so that it is clear that there is a risk of sewer flooding which must be fully considered in the preparation of any applications for planning permission. Where we have identified a modelled sewer flood risk in the above schedules, we request that the site-specific policies include the below wording in blue.

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.

Where we have identified a record of sewer flooding on the site / the wider area in the above schedules, we request that the site-specific policies include the below wording in blue.

There are flood incidents from the public sewer 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.

Where no site-specific policies exist, we request that the risk of flooding from the public sewer to an allocation is identified in either Policy WS1.4 Flooding and Drainage or Policy WD4.2 Flood Risk, and also within the SFRA.

We also recommend the following explanatory text to either Policy WS1.4 or Policy WD 4.2 to explain the implications of the above sewer flooding risks.

Explanatory Text

A range of sites have been identified as at risk of sewer flooding or in the wider vicinity of sewer flooding in the site-specific policies / the Strategic Flood Risk Assessment. 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 should consider site topography and any exceedance flow paths. Resultant layouts and levels should take account of such existing circumstances. Applicants must demonstrate that the proposed development would be safe and not lead to increased flood risk. Applicants should 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. The risk of sewer flooding could affect the developable area of the site and the detail of the design. 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. Any flood risk assessment may need to take account of other flood risk sources, and how these may result in a combined flood risk. This must include any tidal flood risk due to the coastal location of the Wirral.

Hind Street Regeneration Area

Following the completion of initial modelling work associated with a potential sewer diversion for the Hind Street Regeneration Area, U UW has registered an objection to the recent masterplan consultation for Hind Street due to the risk of flooding from the public sewer when considered in combination with a tidal flood risk. We believe that this matter requires further consideration and assessment as part of the preparation of development proposals for the site. This is a good example of why U UW considers the above recommended policy wording to be essential.

Development next to Wastewater Treatment Works and Pumping Stations

We welcome the inclusion of Policy WS7.2 Privacy and Amenity and Policy WS7.3 Agent of Change. We wish to note that the following allocations are in proximity to our wastewater treatment / pumping stations / tanks.

| <i>Employment Allocation</i> | |
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| EMP-RA3.1 | Morpeth Waterfront, Birkenhead |
| EMP-SA2.2 | Tower Wharf, Birkenhead |
| EMP-RA6.5 | Hydraulic Tower, Tower Rd (Maritime Knowledge Hub) |

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| EMP-SA5.1 | Peninsula Business Park, Reeds Lane, Moreton |
| EMP-RA6.3 | MEA Park East, Beaufort Road, Birkenhead |
| <i>Mixed Use Area</i> | |
| MUA-RA3.1 | Morpeth Dock Mixed Use Area |
| MUA-RA4.1 | Hamilton Square Mixed Use Area |
| <i>Regeneration Area</i> | |
| RA3 | Birkenhead Waterfront Regeneration Area |
| RA4 | Central Birkenhead Regeneration Area |
| RA2 | Scotts Quay Regeneration Area |
| RA1 | Seacombe Riverside Regeneration Area |
| <i>Masterplan Area</i> | |
| MPA-RA3.1 | Woodside and A41 Gyratory |
| MPA-RA2.2 | East Street |
| MPA-RA2.1 | Birkenhead Road |
| MPA-RA1.1 | Wallasey Town Hall Quarter, Toronto/Demesne Street and Borough Road East |
| MPA-RA10.1 | Marine Promenade New Brighton |
| <i>Housing</i> | |
| RES-RA3.4 | Rose Brae, Woodside, Birkenhead |
| RES-RA2.2 | Land East of Birkenhead Road, Seacombe (South) |
| RES-RA2.1 | Land East of Birkenhead Road, Seacombe (North) |

In accordance with the agent of change principle, development at these locations may need to be informed by further assessments relating to, inter alia, odour, noise and vibration as a result of the proximity to our wastewater assets. It is our preference that this requirement is reflected in site-specific policies for the allocations. If site-specific policies do not exist, we request reference to these locations and the potential need for associated impact assessments in the text associated with Policy WS7.3 Agent of Change. We believe that this will help ensure that the requirements for the development are clear and unambiguous to the applicant and the decision maker. Our recommended wording is below.

Due to the proximity of this site to existing wastewater infrastructure (treatment works, pumping stations, tanks, etc), consultation with United Utilities will be required to determine if impact assessments are required (for example relating to odour, noise, vibration) and to determine whether any associated mitigating measures are necessary in accordance with the agent of change principle.