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Our ref: EIR/ID626 & 627
Date: 21/01/2026
Email: EIRRequests@uuplc.co.uk

Dear [redacted]

Thank you for your requests for environmental information. We appreciate your interest, and we want to let you know that both requests have been carefully considered in accordance with the Environmental Information Regulations (EIR). This letter provides a response to both requests.

Your initial request:
The governments New Towns Task Force Report lists Adlington Cheshire as one of the 12 new towns. The plan is for at least 20,000 new homes, schools, shops, a medical clinic and major enlargement to the Adlington Train station, over an area of at least 2400 acres. The area is bound by a pumping station on Brookledge Lane, Adlington, a Water Treatment Plant on Mill Lane, Adlington and a Sewerage Treatment Plant on Butley Lanes, Prestbury.

1. *Has any work by your Developer Services Team, ongoing or planned, been commissioned to support the design and delivery of the proposed New Town scheme, particularly water and wastewater pipelines and apparatus?*
2. *Has any drainage strategy or proposed drainage designs been submitted to determine the extent of remedial action required by any land developer?*
3. *How many Planning Applications in the last 5 years have been turned down by United Utilities Water Ltd due to ineffective Sustainable Drainage Systems (SuDS) which had a detrimental impact on the surrounding area and impacted the performance of the public sewer network?*
4. *How many Planning Applications in the last 5 years have been turned down by United Utilities Water Ltd due to the proximity of the proposed developments to United Utilities assets and apparatus including close proximity to rising mains?*

Your second request:
Between January 2024 and May 2025, United Utilities Water PLC pumped around 53 million litres of water into the Macclesfield area by tanker. That's a massive volume of water being brought in from elsewhere and is clearly not a routine measure.

1. *Is this due to the 4,000 plus new homes built in the area recently?*
2. *Can your current infrastructure support the current level of homes in the Macclesfield area, and what are you doing to future proof water supply in the area?*

The governments 'New Towns Task Force Report', lists Adlington Cheshire as one of the 12 proposed new towns. The plan is for at least 20,000 new homes, schools, shops, a medical clinic and major enlargement to the Adlington Rail station

- *Will your current infrastructure handle the increase in both water required and sewage*

removal to treatment plants for such a massive increase in population?

- *If your current infrastructure cannot handle the increases, what are your plans to meet the requirement?*
- *Has any work, ongoing or planned, been commissioned to study the impact of such an increase in population and other pressures put on the water supply and sewage removal to treatment plants?*

Our response:

We have been working with Government and our regulators to actively support housing growth ambitions across the region. Our Water and Wastewater planning and engineering teams have started identifying potential infrastructure requirements for the proposed new town in Adlington. At present this work is still at an early stage and no drainage strategy has been shared by the Adlington land promoter to date, although the work is currently ongoing and will evolve as more detailed information becomes available from Government and housing developers, regarding the scale and timing of the proposed development. This will be an iterative process and may culminate in a planning application.

With regard to your questions on planning applications, it is important to initially state that United Utilities and other water and sewerage companies are not statutory consultees in the planning application process. We do, however, proactively review planning applications that are published on Local Authority websites to identify any proposals that might impact our assets and services. Where this is the case, we provide responses to the local authorities to minimise any adverse impact of development on our assets and infrastructure, for example by seeking to influence drainage proposals and to proactively promote the use of sustainable drainage systems, with the aim of reducing the amount of surface water entering the public sewer system.

It is, however, important to highlight that whilst we may object to planning applications and/or recommend planning conditions, the final decision rests with the Local Planning Authority and any interaction we have with the planning system must reflect our statutory obligations, which include a developer's right to connect to the public sewer network. Developments of this scale typically require additional investment in both drinking and wastewater infrastructure.

We have completed a manual review of our records (as we respond to approximately 4,000 planning applications per annum). This has shown that since 2022 we provided objections to approximately 290 planning applications. These objections were due to a range of matters including:

- Insufficient demonstration that the proposed scheme had complied with the drainage hierarchy (i.e. exploring more sustainable drainage solutions before proposing to discharge surface water to the public sewer network).
- Inappropriate or ineffective drainage design, for example finished floor levels set below drainage system cover levels, thereby creating a low spot on site which could be at risk of flooding.
- Proposals which would exacerbate, displace or do not fully take account of existing modelled sewer flood risk and proposals which are dependent upon the diversion of sewers where a diversion would not be feasible.
- Asset protection matters (including building over or close to UU assets).
- UU property concerns including encroachment of legal easements, where UU land is included within the application boundary or UU rights of way are not respected within development proposals.
- Odour control matters where development is proposed in close proximity to operational Wastewater Treatment Works.
- Development in close proximity to reservoirs; and Development within Ground Water Protection Zones used for the extraction of public drinking water.

A key element of our engagement in the planning process is reviewing the approach to both foul and

surface water drainage. We regularly challenge applications which propose to discharge surface water to the public sewer and request that more sustainable alternatives are robustly considered. Where a development proposal may impact the surrounding public sewer network our Developer Services team undertake an initial risk assessment of the planning application and flag any concerns to the relevant UU Risk Manager who will determine whether further investigation is required. That said, the statutory consultee for surface water drainage arrangements for major applications for development is the relevant Lead Local Flood Authority (LLFA). Ultimately the final decision on whether any approach to surface water drainage acceptable rests with the local planning authority is.
I want to reassure you that our current water infrastructure is fully capable of supporting the current level of homes in the Macclesfield area. Additional water brought into supply was to support business as usual planned and reactive network activities such routine maintenance of our service reservoirs and repairing burst or damaged water mains.

We hope that this response answers your request. However, if you're not satisfied with how we've handled it, you can request an internal review. To do this, please write to us at Environmental Information Office, Haweswater House, Lingley Mere, Warrington, WA5 3LP or email us at EIRRequests@uuplc.co.uk, addressing your request to [redacted] and explaining why you're unhappy with our response. We'll be very happy to review your request and ensure we've done everything we can to assist you.

Any request for an internal review should be made within 40 working days of receipt of this response, and we will reply within 40 working days from receipt of the request for internal review.

Many thanks