

Dear Sir / Madam

**Newcastle Under Lyme Local Plan Examination  
Matters, Issues and Questions – Matter 6 Housing Allocations**

United Utilities Water Limited, which provides water and wastewater services to some parts of the borough of Newcastle Under Lyme, outlined detailed comments dated 11 October 2024 at the Regulation 19 consultation. These comments remain relevant.

In relation to the Matter 6, we have the following additional comments.

*Issue 6 – Are the proposed housing allocations justified, effective, developable, deliverable, in line with national policy and otherwise soundly based?*

*Question 6.3a - 6.3 Are the sites allocated for housing sound, and in particular for each of the sites listed below:*

*a) Have the site constraints been appropriately taken into account in the allocation of the site?*

In relation to the strategic flood risk assessment (SFRA) and the sewer flood risk which we have identified, we note Appendix F of the updated SFRA dated 24 March 2025 (document reference EX/NBC/06g), which outlines details of sites where we have identified a risk of sewer flooding and where there are sewer flooding incidents in the wider vicinity of sites. Whilst this update to the SFRA is welcomed, we continue to recommend amendments to the wording of policy and associated text as per our Regulation 19 submission. This will ensure that any sewer flood risk constraint that relates to a site is clear and unambiguous.

I would be grateful for your confirmation of receipt.

Yours faithfully

Andrew Leyssens