



Water for the North West

United Utilities Water Limited

Haweswater House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP

Telephone: 01925 237000

unitedutilities.com

Our ref: EIR/ID975

Date: 17/09/2026

Email: EIRRequests@uuplc.co.uk

Dear [REDACTED],

Thank you for your request for environmental information. We appreciate your interest, and we want to let you know that your request has been carefully considered in accordance with the Environmental Information Regulations (EIR).

Your request:

I am requesting all formal survey reports and outstanding remedial requirements relating to Broadmeadow Park in Sandbach which is subject to s104 agreement. The specific roads concerned are Fieldfare Way, Redwing Road, Campion Road, Celandine Close, Merelake Way and Bramble Drive. I am particularly interested in any remedial works completed by the developers since March 2025 and the outstanding works preventing adoption of the drains and sewers. I would like a copy of the report of the most recent survey in May 2026. I would like a site map of the affected areas. I would also like to know the stage of any current discussions with the developers regarding the outstanding works and a copy of the most recent correspondence.

Our response:

Background -We thought it may be useful to explain a little more about the S104 process. As the Developer is the lead party under the Section 104 agreement, responsibility for undertaking any identified remedial works rests with them. United Utilities will attend site when requested and continue to engage constructively with the relevant parties; however, decisions regarding the completion of any remedial works remain with the Developer.

Our understanding is that the original developer entered administration and the development was subsequently acquired by another developer. A schedule of remedial works was provided following the transfer; however, it appears that the costs associated with undertaking the required works were greater than originally anticipated, and progress has consequently stalled. Since March 2025, the Developer has made no further progress in addressing the outstanding remedial works.

In relation to your specific requests:

- Formal survey reports, including the survey reportedly undertaken in May 2026: United Utilities (UU) does not hold any such survey reports. Therefore, under Environmental Information Regulations (EIR) Regulation 12(4)(a) these cannot be provided as they do not exist.
- Details of remedial works completed by the developer since March 2025: UU does not hold no records indicating that any remedial works which have been completed during this period. Therefore, under Environmental Information Regulations (EIR) Regulation 12(4)(a) these cannot be provided as they do not exist.
- Site map showing affected areas: no site map is held within the records reviewed for this request. Therefore, under Environmental Information Regulations (EIR) Regulation 12(4)(a) this cannot be provided as it does not exist.

- Current stage of discussions with the developer regarding outstanding works: our records contain no evidence of recent discussions or correspondence between UU and the developer concerning the outstanding works. Therefore, under Environmental Information Regulations (EIR) Regulation 12(4)(a) these cannot be provided as they do not exist.
- Most recent correspondence: no correspondence relevant to the matters raised in your request has been identified within the records held by UU. Therefore, under Environmental Information Regulations (EIR) Regulation 12(4)(a) these cannot be provided as they do not exist.

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