

- 1 FEB 2012

FOR THE
ATTENTION OF

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/103177/01-L01
Your ref: 3/2011/0784
Date: 31 January 2012

Dear Sir/Madam

**OUTLINE APPLICATION FOR SIX DWELLINGS (FOUR 4/5 BEDROOM HOUSE
AND TWO 1 BEDROOM BUNGALOWS FOR OVER 55S).
OLD WHALLEY NURSERIES, LAMB ROW, CLITHEROE ROAD, WHALLEY**

Thank you for referring the above application which was received on 10 January 2012.

The Agency **OBJECTS** to the proposed development as submitted on the following grounds:-

National and local planning policy seek to deliver sustainable development taking into account issues such as sewerage capacity (PPS1, paragraph 27). The availability of sewerage and drainage infrastructure will influence whether or not development should proceed (PPS23, paragraph 11).

Priority should be given to development that does not require major investment in new infrastructure and that it should be located where there is spare capacity in the existing waste water treatment and sewer capacity. Development in areas where the existing infrastructure cannot accommodate additional flows should be phased to coincide with new infrastructure provision. If it is not possible to upgrade or improve the infrastructure to accommodate the development, the suitability of the site should be questioned.

The proposed means of foul drainage should be in accordance Circular 03/99 'Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development'. The responsibility for demonstrating that a new development is effectively served by a sewerage system rests with the developer, and if it is considered that the proposed method of foul drainage would give rise to significant environmental, amenity or public health problems in any area, this would be sufficient to justify a refusal of a planning application.

Based on the details submitted, we do not consider that the applicant has demonstrated that the site can be served by a satisfactory method of foul drainage. United Utilities have requested that a flow and load impact assessment is undertaken to inform the impact the new development will have on the sewer network. Until this is undertaken it is not known whether or not the development could connect to the public foul sewer. We would therefore recommend that the applicant consults with United Utilities on the requirements of this assessment. If the flow and load assessment shows that connecting to the public sewer is not feasible then the applicant should follow the steps within Circular 03/99 to determine the appropriate method of foul drainage.

We will not normally grant a Discharge Consent for a private sewage treatment system where it is reasonable to connect to the public foul sewer. A new discharge may have a detrimental impact upon water quality and therefore risk failure to meet the statutory water quality objectives under the Water Framework Directive. Where a developer proposes non-mains drainage in a publicly-sewered, they would need to undertake the following:-

- 1) Formally approach the sewerage undertaker regarding a connection under Section 98 or Section 106 of the Water Industry Act (WIA) 1991, as appropriate.
- 2) Serve notice for connection under Section 98 or Section 106 of the WIA 1991 if the sewerage undertaker has refused connection.
- 3) Provide details of the reasons given by the sewerage undertaker if it has refused connection under Section 106 of the WIA 1991 and confirmation that they have appealed against this decision; OR

Provide details of the undertakings, security and payment required by the sewerage undertaker under Section 98 of the WIA 1991. They must provide these together with confirmation that the applicant considers these to be reasonable and does not intend to appeal against them

- 4) Demonstrate that it is not reasonable to connect to the public foul sewer.
- 5) Where it is not reasonable to connect to the public foul sewer, demonstrate that they have considered requesting that the sewerage undertaker adopt their proposed system.

If Discharge Consent is granted and United Utilities refuses to adopt the private works, the developer must establish an effective management system for running the plant.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

Gemma Jackson
Planning Liaison Officer

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Cont/d.

cc Mr Bernard Hindle

End