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SW

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Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA

Your ref	3/2011/0837
Our ref	DC/11/4463
Date	08-DEC-11

Dear Sir/Madam,

Location : Land of Pendle Drive Calderstone Park Whalley

Proposal : 46 dwelling comprising of 2,3,4 and 5 bed roomed properties

Thank you for your planning consultation.

All the available spare capacity at Whalley WwTW and the surrounding sewer network has been allocated to committed development and earlier planning application submissions, as a consequence there are capacity issues within the network and treatments works. Additional flows discharging to the network and treatment works could have an environmental impact on the local area and receiving watercourse. Before any additional development can be accommodated by the works and the network, infrastructure improvements are required. United Utilities is liaising with the Local Authority to determine the amount of future development, so that a coordinated approach can be adopted. The amount of anticipated development within the catchment is unclear and therefore the timescales for the infrastructure improvements are also undefined.

To ensure there is a consistent and fair approach taken by United Utilities in response to planning applications received in Whalley, United Utilities would like to request each development application to include a flow and load impact assessment, highlighting the flow and load (including both foul and surface water) from the proposed development against the existing site. The critical parameter for United Utilities to make a robust determination against the application will be the non-increase in flows from the development entering the public sewage network (evaluated on combined foul and surface water flow basis). Therefore United Utilities will object to the application pending the submission of a flow and load impact assessment.

Yours Sincerely

Anthony Laithwaite
United Utilities
Developer Services & Asset Protection