

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

**Your ref** 3/2011/0861  
**Our ref** DC/11/4702  
**Date** 14-NOV-11

Dear Mr Bailey,

**Location: Brookside Farm Moss Side Lane Thornley-With Wheatley**  
**Proposal: Proposed Farm Workers Dwelling, Including the creation of residential Curtilage**

Thank you for your planning consultation of 04/11/2011

I have no objection to the proposed development.

If possible this site should be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

Currently, United Utilities policy is not to adopt SUDS (Sustainable Urban Drainage System) structures. This stance has been taken as SUDS structures, typically ponds, do not align with United Utilities asset base and would represent a substantial maintenance liability.

United Utilities will only consider the adoption of surface water sewers draining to a balancing pond (as opposed to any other SUDS structure), providing the following conditions are met: -

- \* The Local Authority takes responsibility for the maintenance of the pond
- \* The freehold of the land on which the pond lies is transferred to the Local Authority
- \* United Utilities is provided with a deed of Grant of Rights to discharge into the pond in perpetuity. Such a deed would necessarily contain provisions against development within the balancing pond, and against altering its topography, or making connections to it.
- \* That measures have been taken to prevent flooding of properties
- \* That a legal agreement is in place between all parties.

A section 104 (Water Industry Act 1991) agreement for the surface water sewers draining to the balancing pond, will not be entered into until every condition described above has been met.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers. United Utilities encourages the use of water efficient designs and development wherever this is possible. The most up to date advice for water efficiency and water efficiency products can be found at Water wise who have recently published a best practice guide on water efficiency for new developments. We would encourage utilisation of the following water efficiency activities:

Installing the latest water efficient products, such as a 4.5l flush toilet instead of the 6l type. Minimise run lengths of hot and cold water pipes from storage to tap/shower areas. This minimises the amount of waste during the time the water goes from cold to hot. Utilising drought resistant varieties of trees, plants and grasses when landscaping. Install water efficient appliances such as dishwashers, washing machines.

United Utilities offer a fully supported mapping service at a modest cost for our water mains and sewerage assets. This is a service, which is constantly updated by our Property Searches Team (Tel No: 0870 7510101) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Please note, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact a Building Control Body to discuss the matter further.

Yours Sincerely

Daniel McDermott  
Asset Protection  
United Utilities