

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

Direct Line 01925 678308
Planning Liaison@uuplc.co.uk

Your ref 3/2011/1064
Our ref DC/12/226
Date 03-FEB-12

Dear Sir/Madam,

Location : sites off Woone Lane a) rear of 59-97 Woone Lane and b) land to South-West of Primrose Village phase 1, Clitheroe Lancashire
Proposal : Proposed residential development schemes totalling 113 dwellings (81 market and 32 affordable units)

Thank you for your planning consultation of 13/01/2012.

This response is based on the details submitted on the planning application form; any changes to the planning application will invalidate this response.

I will have **no objection** to the proposal provided that the following **conditions** are met: -

- No development approved by this permission shall be commenced until a scheme for the disposal of foul & surface water has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.
- This site must be drained on a separate system, with only foul drainage connected into the combined sewer. Surface water must discharge to either soakaway/SUDS or the nearby watercourse which is in line with the application and will require the consent of the Environment Agency.
- A significant public sewer crosses this site and we will not permit building over it. We will require an access strip width of 12 metres, 6 metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Any costs arising from diversions or modifications to the site layout must be borne by the developer. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

The applicant must discuss full details of the site drainage proposals with Graham Perry on 01925 678311

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.

Our water mains will need extending to serve any development on this site. The applicant, who may be required to pay a capital contribution, will need to sign an Agreement under Sections 41, 42 & 43 of the Water Industry Act 1991. The provision of a mains water supply could be expensive.

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 Faithfully,

Lorna Church
Asset Protection
United Utilities