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United Utilities Water PLC
Developer Services & Asset Protection
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Ribble Valley Borough Council
Council Officers, Church Walk
Clitheroe
BB7 2RA

Your ref: 3/2012/0158
Our ref: DC/12/1348
Date: 11-APR-12

Dear Sir/Madam

Location: Site 2, Barrow Brook Business Village, Barrow Clitheroe, Lancashire
Proposal: Outline application for erection of 73 open market detached dwellings and 31 social housing properties

With reference to the above planning application,

Recent investigations have confirmed that Whalley WWTW and the sewer network serving the area is nearing capacity. To ensure that there is a consistent & fair approach taken by United Utilities we would ask that all development applications include an indicative layout plan, a schedule showing the type of housing to be built, a Load & Flow impact assessment and a program of works showing build rates so that United Utilities can determine the full impact that the development has on our assets. Therefore United Utilities will object to the application pending the submission of the additional information

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 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). It is the applicant's responsibility to demonstrate the exact relationship 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,

Daniel McDermott
Developer Services & Asset Protection
United Utilities