



**United Utilities Water PLC
Developer Services & Planning**
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Warrington WA5 3LP

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

Your ref: 3/2012/0942
Our ref: DC/12/4502
Date: 12-APR-13

Dear Sir/Madam

Location: Land at Higher Standen Farm
Proposal: 1040 dwellings and associated works.

With reference to the above planning application,

We would like to arrange a meeting between United Utilities, the developer and Ribble Valley Council to discuss a drainage strategy for the whole site so that all parties are aware of their responsibilities to ensure that the site is built in a sustainable & responsible manner. Please contact Graham Perry on 01925 678311 to make arrangements.

This site must be drained on a separate system, with only foul drainage connected into the public sewer. Surface water should discharge to either soakaway/SUDS or directly to watercourse which may require the consent of the Local Authority. Surface water should not be allowed to drain to the public sewer as there are alternatives available.

In the absence of any agreed drainage strategy we would request that the following conditions are attached to any approval.

- Prior to the commencement of development, a strategy outlining the general system of drainage for foul and surface water flows arising from the entire site shall be submitted to the local planning authority and approved in writing. This strategy shall include details of any necessary infrastructure. Thereafter the detailed schemes for foul and surface water drainage for any phase of the development shall be submitted for approval in accordance with the strategy for the entire site approved under this condition.

Reason: To secure proper drainage and to reduce the risk of flooding & pollution.

- Prior to the commencement of any phase of the development, details for surface water drainage and means of disposal for that phase, based on sustainable drainage principles with evidence of an assessment of site conditions (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, no surface water shall discharge into the public foul, combined or surface water sewerage systems, either directly or indirectly. The

development shall be completed, maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding.

- Prior to the commencement of any phase of development, details of the foul drainage scheme for that phase including any necessary infrastructure shall be submitted to and approved in writing by the local planning authority. No housing shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding & pollution

- The development hereby approved shall not exceed 1,040 residential dwellings with retail, employment & education sites comprising of :
 - 728 market homes
 - 312 affordable homes
 - 0.5 ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1);
 - 2.25 ha for employment (Class B1) accommodating up to a maximum gross floor space of 5,575 m²
 - 2.1 ha of land for a primary school site;

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.

The provision of a mains water supply could be expensive.

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.

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

