

Mr J Macholc
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Your ref: 3/2012/0842
Our ref: DC/12/4502

1 September 2013

Dear Mr Macholc

Location: Land at Higher Standen Farm

Proposal: Application Reference 3/2012/0942

Outline application for planning permission comprising:

- **1,040 residential dwellings:**
 - 728 market homes;
 - 312 affordable homes;
 - 156 of the total (1040) would be for elderly people (i.e. over 55 years of age) of which 78 would be affordable;
 - 0.8 ha to be reserved for retirement living within the total of 1040 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 floorspace of 5,575 m²;
- 2.1 ha of land for a primary school site;
- public open space including green corridors and areas for tree planting and landscaping;
- an improved (roundabout) junction between Pendle Road the A59;
- new vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor;
- new pedestrian and cycle accesses onto Worston Old Road;
- temporary vehicular access onto Worston Old Road;
- new pedestrian and cycle access from the end of Shays Drive;
- roads, sewers, footpaths, cycleways, services and infrastructure including:
 - a Sustainable Urban Drainage System;
 - new services such as gas, electricity, water and telecommunications.

This letter sets out United Utilities updated comments following our letter dated 12th April 2013, Ref. DC/12/4502.

As can be seen from the description of the proposal set out on the application form, this is a significant application for major development which has been the subject of detailed discussions between the applicant and United Utilities PLC. In particular, United Utilities PLC notes the reference to the proposed use of a sustainable urban drainage system which is inherent within the description of the development submitted by the applicant on the application form. United Utilities PLC encourages the council to retain this full description in any permission which may be granted to avoid the potential for any ambiguity in any decision notice.

United Utilities PLC has no objection to the planning application, subject to the inclusion of all the following conditions. Please note that these conditions have been the subject of detailed discussions with the applicant and are included to reflect the strategic nature of the proposal. The size and strategic nature of this proposal is clearly reflected in the description of the development and the identification of the site in the emerging local plan. The conditions have been drafted to reflect the fact that this site will be constructed in a phased manner over a number of years and, most likely, by numerous developers. In such circumstances, it is imperative that the delivery of the site is undertaken in accordance with a strategic and coordinated approach to the delivery of all infrastructure, including water and wastewater. We consider this necessary and reasonable.

If the council chooses to amend the conditions which we have advised for attachment to any planning permission that may be granted, United Utilities PLC would be grateful to be re-consulted on their exact form so that they can be fully reviewed by United Utilities PLC and its legal advisers.

It is imperative that the site is drained on a separate system, with only foul drainage connected into the public sewer. Surface water should discharge to the most sustainable form in accordance with the details submitted as part of the application submission. Discharges to watercourse may require the consent of the local authority. Surface water should not be allowed to drain to the public sewer as there are alternatives to the public sewer available.

Whilst high level drainage strategies have been lodged to inform the outline application for planning permission, we advise the attachment of the following conditions to any approval to ensure a strategic and coordinated approach to water and wastewater infrastructure is secured and inherent within any permission granted.

Phasing

1. At the same time or prior to the submission of the First Reserved Matters application for the development hereby permitted, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include details of the maximum number of dwellings and other development to be implemented within each phase of the development. The development shall only be implemented in accordance with the approved Phasing Plan.

[The Phasing Plan may be amended from time to time with the written approval of the Local Planning Authority provided that if the proposed phasing is likely to give rise to any significant environmental effects which have not been assessed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 then such amended Phasing Plan shall be accompanied by an Environmental Statement prepared in accordance with the said 2011 Regulations.]

Reason: To ensure the satisfactory phasing of the development and to ensure that the development, including affordable housing, open space, employment, community uses and utility infrastructure is delivered in a coordinated, planned way.

Drainage General

2.

2.1. At the same time as the submission of the First Reserved Matters application for a phase or part of a phase of the development hereby permitted a Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval (in consultation with United Utilities PLC) such strategy to include the following details as a minimum:

a. the proposed foul connection points to existing public sewerage infrastructure for the entire site. This shall clearly show the points of connection for the foul flows into the existing public sewerage network from all phases of development defined under condition 1;

- b. the details of any additional off-site drainage infrastructure required as a result of the entire development; and
- c. any drainage infrastructure connections (foul and surface water) between the different phases of the development defined by condition 1. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure.
- 2.2. At the same time as the submission of each subsequent Reserved Matters application for a phase or part of a phase, an updated Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval (in consultation with United Utilities PLC), such Strategy to include as a minimum the details listed above at condition 2.1.
- 2.3. Unless otherwise agreed with the local planning authority (in consultation with United Utilities PLC), there shall be no foul and surface water connections between phases of development defined (and as may be amended from time to time) by condition 1 other than in accordance with the connections identified and approved under item 2.1.c. The detailed drainage schemes for each phase of development required by conditions 4, 5 and 6 shall be submitted for approval in accordance with the foul and surface water drainage details approved under this condition.
- 2.4. No development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority in consultation with United Utilities PLC.

Reason: To ensure a holistic approach to the construction of the detailed drainage infrastructure for the site so that the drainage infrastructure which is constructed is able to cope with the foul and surface water discharges from the entire development site. This condition is imposed in light of policies set out within the National Planning Policy Framework (NPPF) and Ribble Valley Borough Local Plan Policy G1.

3) For the avoidance of doubt, surface water shall drain separately from the foul. Unless otherwise agreed in writing, no surface water shall discharge directly or indirectly into the public foul, combined or surface water sewerage systems in accordance with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition [2] above and with the details contained in the submitted application form, flood risk assessment prepared by Amec Environment and Infrastructure dated October 2012, and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013.

Reasons: To prevent flooding and pollution.

Foul Drainage

4. Prior to commencement of any phase or part of any phase of the development hereby permitted, full details of the foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure shall be submitted to and approved in writing by the local planning authority (in consultation with United Utilities PLC). The details for each part or phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition [2] above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details and written notice of this fact has been sent to the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Ribble Valley Borough Local Plan Policy G1.

Surface Water Drainage

5. Prior to the commencement of each phase or part of the development hereby permitted, full details for a surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of the development for that phase (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved by the local planning authority (in consultation with United Utilities PLC) in writing. The drainage scheme shall demonstrate that the surface water run off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the existing undeveloped site and following the corresponding rainfall event. The details for each phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition [2] above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Ribble Valley Borough Local Plan Policy G1.

6. No part of phase of the development shall begin until full details of the method to delay and control surface water discharged from that part or phase of the development; and the measures taken to prevent pollution of the receiving ground waters have been submitted to and approved by the Local Planning Authority (in consultation with United Utilities PLC) in writing.

Reason: To prevent pollution.

7. Prior to the commencement of each phase or part phase of the development hereby permitted, a sustainable drainage, construction, maintenance and management plan (CMP) for the lifetime of that phase or part phase of the development shall be submitted to and approved in writing by the Local Planning Authority (in consultation with United Utilities PLC). The plan shall include arrangements for permanent adoption by a SuDs approving body (SAB), Statutory Authority or other relevant party of any sustainable drainage features including any outfalls into local water courses, structures, ponds and bridges. Each phase shall be completed maintained and managed in accordance with the approved details.

Reason: To prevent flooding and pollution.

8. The discharge of surface water into Pendleton Brook and its tributary within the site shall not exceed 10 litres per second per hectare.

Reason: To prevent flooding and pollution.

9. The development hereby permitted shall conform in its entirety to the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition [2] above and to the recommendations in the Flood Risk Assessment produced by Amec in October 2012 as updated by the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. More particularly where not referred to elsewhere in this decision notice:

- In submitting the full details of the sustainable surface water drainage systems for each phase of the development they shall include some re-profiling of the site to remove local low points and ensure that all run-off from the site enters the proposed SuDS drainage system and does not concentrate temporarily along overland flow paths.
- All finished floor levels (FFLs) shall be at least 150mm above the local ground level at each development plot.
- A 10 metre wide access corridor shall be kept clear at all times along the lower 800 metres of the unnamed on site water course from its confluence with Pendleton Brook.
- All surface water run-offs from the entire development shall be managed and attenuated on site using a combination of underground surface water storage devices and sustainable urban drainage (SuDS) structures such as geocellular structures beneath roads, attenuation ponds, swales and filter drains.

Reason: To prevent flooding.

General Advice

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 746 2200 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.

I would be grateful if you could keep United Utilities PLC updated on the outcome of this application for planning permission for strategic development.

Yours sincerely

Andrew Leyssens
Planning Manager
United Utilities

