



**United Utilities Water Limited  
Developer Services & Planning**  
Warrington North WWTW  
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Ribble Valley Borough Council  
Council Offices  
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**Your ref:** 3/2016/0027  
**Our ref:** DC/16/365  
**Date:** 22-FEB-16

Dear Sir/Madam,

**Location : Bowland wild Boar Park, Wardsley Rd, chipping, PR3 2QT**  
**Proposal: cou of field to create campsite for 5 camping pods, toilet & shower building**

With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

#### **Drainage Comments**

In accordance with the National Planning Policy Framework and Building Regulations, the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Building Regulations H3 clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

- a) an adequate soak away or some other adequate infiltration system, (approval must be obtained from local authority/building control/Environment Agency); or, where that is not reasonably practical
- b) a watercourse (approval must be obtained from the riparian owner/land drainage authority/Environment Agency); or, where that is not reasonably practicable
- c) a sewer (approval must be obtained from United Utilities)

#### **Drainage Conditions**

United Utilities will have no objection to the proposal and therefore request no conditions are attached to any approval.

Any further information regarding Developer Services and Planning please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>.

## **Water Comments**

**Large diameter raw water mains cross the site. As we need access for operating and maintaining them, we will not permit development in close proximity to the mains. You will need an access strip of no less than 10 metres, measuring at least 5 metres either side of the centre line of the pipes. The applicant must comply with our standard conditions, a copy of which is enclosed, for work carried out on, or when crossing aqueducts and easements. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense. Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, we have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes.**

**According to our records there are two easements (R370a dated 14/06/1934 and R377 dated 28/06/1877) that run adjacent and through the proposed development site. Under no circumstances should anything be erected, planted or stored over the easement width, nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24hr access. I would also advise that the developer adheres to the standard conditions for works adjacent to pipelines guidance as there is a main water pipe crossing the site.**

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.

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

Should this planning application be approved, the applicant should contact United Utilities on 0345 672 3723 regarding connection to the water mains or public sewers.

The provision of a mains water supply could be expensive.

## **General comments**

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team on 0370 751 0101 to obtain maps of the site.

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

Tracy Churchman  
United Utilities  
Developer Services and Planning