



**United Utilities Water Limited
Planning, Landscape and Ecology**
2nd Floor, Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Warrington
WA5 3LP

Planning.liaison@uuplc.co.uk

Ribble Valley Council
Council Offices, Church Walk
Clitheroe
BB7 2RA

Your ref: 3/2020/0579
Our ref: DC/20/3028
Date: 09-SEP-20

Dear Sir/Madam,

Location: Bowland Wild Boar Park Wardsley Road Chipping PR3 2QT
Proposal: Change of use of land to erect nine holiday lodges with parking and an associated package sewage treatment

With regards to the above development proposal, United Utilities Water Limited ('United Utilities') wishes to provide the following comments.

Following a review of the current proposal, United Utilities must **OBJECT to the development** at this stage. The layout plan (Ref: A3239-PL04 Rev C, dated July 2020) indicates a sewage treatment plant will be located on top of an existing water main. This is not acceptable to United Utilities.

The applicant is advised to contact Water Developer Services by email, at DeveloperServicesWater@uuplc.co.uk at their earliest opportunity to ensure no further delays or expenses are incurred.

Further information can be found within the section titled, '*United Utilities' Property, Assets and Infrastructure*' below. We recommend this matter be resolved prior to the determination of this application.

Should the Council deem it appropriate to grant planning consent irrespective of our above comments, we request the following conditions are attached to any Decision Notice granted:

Drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), 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.

Whilst United Utilities acknowledges the use of permeable surfacing as suggested within the provided Utilities Statement, we would encourage the applicant to investigate whether the ground conditions are suitable to accept surface water through infiltration. As this information has not been provided at this stage we would request that the following pre-commencement conditions are associated with any planning decision notice.

Condition 1 – Surface water

No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;**
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and**
- (iii) A timetable for its implementation.**

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Condition 2 – Foul water

Foul and surface water shall be drained on separate systems.

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

Should the applicant intend to build a private Wastewater Treatment Works, the consent of the Environment Agency would be needed for the discharge of treated effluent. We would not wish to adopt the works on completion.

The applicant can discuss any of the above with Developer Engineer, Robert Brenton, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a

Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example:

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the discharge of the management and maintenance condition in these circumstances.

Water Supply

A public water supply is not readily available. If a private source is to be developed then the applicant should contact the Environment Agency to establish if a licence will be required under the Water Resources Act 1991.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uuplc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' Property, Assets and Infrastructure

There is an existing raw water pipe within the site boundary, which is protected by a legal easement.

According to our records there are easements crossing the proposed development site which is in addition to our statutory rights for inspection, maintenance and repair. The easements dated 14/06/1934 & 26/06/1877 UU Refs: R370 & R377 has restrictive covenants that must be adhered to. It is the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and to comply to the provisions stated within the document. Under no circumstances should anything be stored, planted or erected on the easement width. Nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24 hour access. We recommend the applicant contacts our Property Services team to discuss how the proposals may interact with the easement. They should contact PropertyGeneralEnquiries@uuplc.co.uk.

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

Condition 3 – Construction Method Statement

No development shall take place until a Construction Management Plan, for the construction phase and also the lifetime of the proposed development, is submitted to and approved in writing by the Local Planning Authority. The statement shall outline the potential impacts/ risks from all construction activities and detail the protection measures for the existing water main lying within the site boundary that will be required for (i) the construction phases and (ii) the lifetime of the development, with particular regard to the load bearing impacts of materials/ heavy duty vehicles, changing land levels, vibration, disturbance and health and safety considerations (inc. risk of pollution to the water supplies). Protection measures should be in line with the guidance found within United Utilities Standard Conditions for works adjacent to Pipelines (dated July 2015). All mitigation measures must be implemented in accordance with the approved details.

Reason: In order to protect the existing UU infrastructure and public drinking water supplies for the wider area.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets – DeveloperServicesWater@uuplc.co.uk

Wastewater assets – WastewaterDeveloperServices@uuplc.co.uk

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [0370 751 0101](tel:03707510101) to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

Tracy Churchman
United Utilities
Planning, Landscape and Ecology