

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

**Your ref:** 3/2021/0070  
**Our ref:** DC/21/494  
**Date:** 03-FEB-21

Dear Sir/Madam,

**Location: The Stables Chaigley Road Longridge PR3 3TQ**  
**Proposal: Permission in Principle for up to 6 dwellings**

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.

Please note, United Utilities has not conducted a detailed review of the submitted plans. This letter is provided to offer guidance to the applicant when considering any future application for Technical Detail Consent.

United Utilities offer a pre-development enquiry service for water and wastewater services and we recommend the applicant contacts us directly to discuss their proposals. Details of this service can be found on our website along with application forms at <https://www.unitedutilities.com/builders-developers.aspx>

## **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. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the applicant to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;

4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

**Should the applicant receive Planning in Principle permission for this proposal, United Utilities will review the drainage element of any application for Technical Detail Consent in line with the surface water hierarchy. Our consideration of the drainage proposals in line with the drainage hierarchy will be reflected in our response to the Local Planning Authority which is likely to include a suggested condition relating to drainage. Should the applicant propose to connect surface water to the public sewer, we will request evidence to show that the previous options detailed in the hierarchy have been fully investigated and discounted.**

In the event of us reviewing an application for Technical Detail Consent, it is likely our requested condition would be:

***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.***

Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss 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 S104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the S104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved are done entirely at the developers own risk and could be subject to change.

### **Water supply**

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 which should be accounted for in the project timeline for design and construction.

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

### **United Utilities' property, assets and infrastructure**

**The culverted watercourse that crosses the site is not a United Utilities Asset and contact should be made with the riparian owner who is responsible for the watercourse.**

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.

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

Water assets – [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

Wastewater assets – [WastewaterDeveloperServices@uuplc.co.uk](mailto: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.

For any further information regarding Developer Services, including application forms, guides to our services and contact details, please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

Tracy Churchman  
Planning Analyst  
Planning, Landscape and Ecology