

Ribble Valley Borough Council
By email

Your ref: 3/2021/0275
Our ref: DC/21/1403v5
Date: 01-MAR-22

Dear Planning Team

Location: Land behind the Dog Inn Market Place Longridge PR3 3RR
Proposal: Proposed erection of 9 new dwellings and associated works

United Utilities wish to make the following comments regarding the proposal detailed above.

Thank you for the new information received by email on 2 February 2022. United Utilities Water Limited ('United Utilities') wishes to provide the following updated comments with respect to the interaction with the public sewer. Whilst the newly submitted information is helpful, it has not addressed all of our previous queries.

Request for Additional Information Prior to Determination

Whilst we acknowledge that additional information has been submitted, we still require further information to address the matters set out in our previous letter dated 10 November 2021. Please note the below comments are in addition to and should be read alongside our previous response.

We address each matter in turn below in accordance with the applicant's numbering within their letter dated 31 January 2022:

1. It is noted that FFL's for proposed properties are now shown, however no cover or invert levels for the existing and proposed manholes are shown on updated plans. Our previous response requested a detailed drainage plan be submitted, and without this information we are unable to carry out our assessment. We request that the information submitted includes the proposed private drainage runs and connection points for each unit to the proposed drainage systems in order to enable us to complete our assessment of the proposed development.
2. Our previous response requested information on how any exceedance flows will be kept within the road and not continue south towards the existing properties. Please provide a plan

showing kerbs or other physical features which would act to keep exceedance flows within the road.

3. With regard to our previous comment regarding the proposed diversion of the public sewer within the site, development should not commence until the details of any diversion of the affected public sewer have been agreed and formally approved by United Utilities in writing. It is highly critical that the proposed diversion is assessed to understand whether any detriment that results in increased flooding potential is borne by the diversion. Therefore we would require a detailed drainage design including levels information and sewer long-sections to assess the impact of the diversion. A formal S185 diversion or design should be submitted for assessment as this may impact the proposed site layout. It is understood that the consultant wishes to agree this point by way of condition however the findings of the S185 sewer diversion assessment may result in alterations to the site layout. Without any manhole levels currently provided our previous response highlighted our concerns regarding a significant reduction in cover levels on existing manholes and the introduction of new bends. To reiterate our previously stated concerns, please see comments in italics below which are still relevant:

*Once the above matters have been addressed we will further assess the proposals and provide additional comment. It is important that we highlight that our continued request for additional information is borne out of a range of concerns which include the acceptability of the proposed diversion, the significant change in levels on the site and the potential introduction of proposed properties as new hydraulic lows. These matters could expose the proposed properties to a risk of sewer flooding. **At the current time, we have not be able to adequately assess this risk due to the absence of submitted information as outlined above. It is for these reasons that we continue to request the submission of additional information prior to determination.***

As noted previously we wish to draw to the applicant's attention to the fact that the public sewer that passes through the site is a foul only sewer. In the event that infiltration is not feasible, there is no right to connect surface water to a foul only public sewer.

We wish to also note that the council should give careful consideration to the proposed soakaway and the potential impact on any adjoining land. At the current time, we are not aware of any intention to offer the surface water drainage systems for adoption therefore this system would be a private asset for which United Utilities would have no responsibility. In discharging any future planning condition, you should therefore consider the detailed design of the surface water drainage arrangements with your colleagues who act as the Lead Local Flood Authority or your building control colleagues.

*Once the additional information requested above is provided, we will be able to provide further comment and recommend final detailed conditions. **Given the absence of the above information, the concerns we have outlined and the nature of the application, which is submitted in full; we recommend that the application is not determined until additional information is first received and assessed.** If, however, you are minded to favourably determine this application in advance of receipt of this information, we would request that you attach the following condition:*

Foul and Surface Water Drainage Condition

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage schemes 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 in accordance with BRE365;***
- (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);***
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;***
- (iv) Details of overland flows and how these will be managed including exceedance routes from the existing and proposed drainage systems;***
- (v) Mitigation measures to manage the risk of sewer surcharge;***
- (vi) Foul and surface water shall drain on separate systems;***
- (vii) Full details of the proposed sewer diversion and written evidence that this has been agreed with the statutory undertaker;***
- (viii) A management and maintenance plan. The 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 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 including during construction; and***
- (ix) A timetable for implementation.***

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

The drainage schemes shall be completed, maintained and managed in accordance with the approved details and retained thereafter for the lifetime of the development.

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

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

Please note, United Utilities is 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, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewers for Adoption and United Utilities' Asset Standards'. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's 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. You may find the condition 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 AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

United Utilities will not allow building over or in close proximity to a water main.

United Utilities may not allow building over or in close proximity to a public sewer.

A public sewer crosses the site and we may not permit building over it. We require an access strip for maintenance or replacement. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary. Any construction activities in the vicinity of our assets must comply with our 'Standard Conditions for Works Adjacent to Pipelines' or national building standards.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. See 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not

accept liability for any loss or damage caused by the actual position being different from those shown on the map.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team