

Ribble Valley Borough Council
By email

Your ref: 3/2021/0275
Our ref: DC/21/1403v8
Date: 02-FEB-23

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.

OBJECTION AND REQUEST FOR FURTHER INFORMATION

It is noted that our previous response raised concerns regarding the proposed sewer diversion, which is now no longer proposed, and regarding hydraulic low spots being created by proposed properties at lower finished floor levels connecting to the public foul water sewer, which is now instead to be made at a downstream point.

Whilst the above matters have been addressed we still have serious concerns regarding the potential overland flow from sewer surcharge and the potential flood risk to the proposed properties which are at lower level than the surrounding sewer manhole cover levels.

We request that the applicant provides further information on the proposed measures to mitigate against potential property level flooding. These measures should include raising property finished floor levels and providing physical mitigation features. It is requested the applicant discusses these matters directly with United Utilities at wastewaterdeveloperservices@uuplc.co.uk

It is requested that these matters, as well as the additional comments below, are resolved prior to determination of this planning application as these matters are material to the proposed site layout.

It is requested that an overland flow exceedance plan is submitted which should consider and show that potential overland flow from sewer surcharge is directed away from the properties. It is important that the final topography of the site guides the flows from any surcharged manhole away from the proposed dwellings and their associated curtilages.

We request that soakaway testing in accordance with BRE 365 is undertaken to validate the use of infiltration. The existing sewer running within the site is a foul sewer and we would not accept surface water to drain to a foul water 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.

We request that the applicant provides further information to confirm whether the existing public foul water sewer running through the site has been surveyed in its entirety to establish its accurate location especially as the proposed dwellings are located close by. It is requested the sewer is accurately located.

We request that the applicant confirms whether there are proposed changes to ground levels over or near to the existing public sewer.

We request that further information is provided regarding the location and details of any proposed retaining walls which are proposed over or near to the public sewer located within the site.

At the current time, we have not been able to adequately assess this risk due to the absence of information outlined above. It is for these reasons that we continue to request the submission of additional information prior to determination. In the absence of the above information we must continue to OBJECT to the application proposals and request that the information requested above is submitted prior to determination.

Once the additional information requested above is provided to our satisfaction, 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 the requested additional information is received and assessed.** If, however, you are minded to favourably determine this application in advance of receipt of this information, which is not our recommended approach, 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) 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