

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

**Your ref:** 3/2021/0721  
**Our ref:** DC/21/3115  
**Date:** 03-SEPT-21

Dear Sir/Madam,

**Location: Burnhouse Farm Back Lane Slaidburn BB7 3EE.**

**Proposal: Change of use from agriculture to the siting of three camping pods.**

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.

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

The proposed development lies adjacent to a site programmed for works under the Haweswater Aqueduct Resilience Programme (HARP) which is a scheme to replace sections of the Haweswater Water Pipeline that runs from Cumbria to Greater Manchester. It is imperative that the proposed works do not pose an unacceptable risk to this pipeline and allows sufficient space for accessing the site and pipeline for works, repairs and maintenance.

We note that a septic tank is being proposed close to the boundary of the site. Prior to installation of the foul drainage for the scheme we ask that the applicant contacts the Planning team at United Utilities at [Planning.Liaison@uuplc.co.uk](mailto:Planning.Liaison@uuplc.co.uk) to ensure that we are in agreement with what is being proposed.

If a private source of water supply is to be developed via installation of a borehole, or if any other deep drilling activity is planned as part of the development, then the applicant should also contact the Planning team regarding this.

We request that the following condition is included in the subsequent Decision Notice to afford appropriate protective measures for this pipeline:

## **Condition 1**

***No development shall commence (including any earthworks) until a detailed specification of the proposed private foul water treatment plant, together with the proposed method and location of discharge of treated water effluent from this plant have been submitted to and approved by the Local Planning Authority in writing. The details shall include the size of the plant, size and depth of drainage field, depth of installation and a timetable for implementation. The agreed scheme shall be implemented in full in accordance with the approved details.***

***Reason: In the interest of public health and to ensure protection of the future public water supply.***

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.

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.

## **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 developer 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.

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 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.

Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website <http://www.unitedutilities.com/builders-developers.aspx>

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.

### **Water supply**

The applicant has not stated whether provision of a new water supply is required but if so a point of connection is not available without significant network reinforcement.

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.

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](mailto:DeveloperServicesWater@uuplc.co.uk).

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

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

Yours faithfully

Gemma Gaskell  
Town Planner  
Planning, Landscape and Ecology