

[REDACTED]

From: [REDACTED]
Sent: 18 March 2026 10:28
To: [REDACTED]
Subject: RE: Drainage condition Highcroft, Painter Wood, Whalley Old Road, Billington, Lancashire BB7 9JD

Morning Steve,

Thank you for your email again- I have picked this up as Steve is currently on annual leave.

From what I can see, the original application was refused due to no plan being submitted and only FW being present.

However, looking at the two soakaways I believe this will be accepted now.

Regards,



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----- Original Message -----

From: Steven Hartley [REDACTED]
Sent: 11/03/2026 21:16
To: [REDACTED]
Subject: Drainage condition Highcroft, Painter Wood, Whalley Old Road, Billington, Lancashire BB7 9JD

Steve

Drainage condition Highcroft, Painter Wood, Whalley Old Road, Billington, Lancashire BB7 9JD

Planning application 3/2024/1022

I'm writing following our phone call concerning the above planning application concerning the drainage condition and which we are trying to resolve

I guess that such matters come across your desk

Briefly, this all concerns a detached house at Painer Wood, Billington where approval was granted on appeal last autumn for its reconfiguration.. The Planning inspector concluded it was a 'householder' application ie not a brand new house, but to be regarded in the same way as a house extension.

The inspector, in her decision letter, was not concerned about surface water or foul from the dwelling, which will remain unchanged, but put a condition on regarding possible drainage from the garden area where a certain amount of regrading was planned. There is little or no change to the size of the house, by the way, where it's volume changes by about 4% but it remains with the same number of bedrooms.

We have applied for permission for agreement regarding the drainage condition, but it has been refused for the following reason and based solely on the comments of UU: -

'The discharge of this condition is refused insofar that United Utilities have raised concerns that the documentation does not outline a suitably detailed surface water drainage scheme to demonstrate that flood risk would not be increased'.

During our phone conversation you made it clear that UU would not permit any additional surface water drainage from the garden area and where a French drain is proposed at the back of the house and where the land slopes upwards away from it.

In the light of your comments, I've attached a plan to show that any water from this would not connect into UU infrastructure but would go to two soakaways located in the garden.

In addition , we have a report from Michael Pooler Assocs. to indicate that any changes to the garden area is highly unlikely to cause any flooding; it is the water table which is crucial here and no changes to it are envisaged by minor changes to levels.

For legal reasons I've had to appeal the recent drainage refusal, but I'd rather get the matter agreed by a new submission and when I can then withdraw the appeal.

I'm wondering, therefore, if you might be able to let me know, on a without prejudice, not to be quoted basis, if the attached plan, plus the circumstances of the case which I have described, might be enough to permit UU not to object to the solution now proposed, or if not, what else we might have to do.

It's possibly a bit unusual to write to you direct, though the LPA refusal letter does advise this.

Hope you can help. We are just keen to get the matter resolved

Regards

Steven Hartley

Hartley Planning and Development Assocs. Ltd,

Swallow Barn,

Lower Chapel Hill,

Hurst Lane.

Rawtenstall,

Rosendale,

Lancs BB4 8TB



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