

[REDACTED]

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**From:** Steven Hartley  
**Sent:** 15 August 2023 16:27  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 3/2023/0216 Proposed stabling and manege at Kitchens, Cross Lane, Bashall Eaves  
**Attachments:** UU map of public sewers and water mains.100823.pdf; Proposed site plan 1508223.pdf

FAO Will Hopcroft

3/2023/0216 Proposed stabling and manege at Kitchens, Cross Lane, Bashall Eaves

I have seen on the Council's website that United Utilities are objecting to the application on the basis that its pipes cross the site on the land in the vicinity of the application site.

I have now obtained a plan of the pipes from UU and I've had useful discussions with the company.

UU says that the 'rising main' shown on its attached plan is a 15" water main and that it would be prudent, probably legally necessary, for the proposed manege to be at least 3 metres away from it. On his basis, therefore, I attach a slightly amended proposed site plan to show the water main in relation to the proposed manege. It is shown to be some 8 metres away

UU advise that before development commences a survey is carried out to determine the exact line of the pipe and to ensure that any development is at least 3 metres from it. We would accept this as a condition, if it is not included as an informative.

The UU plan also shows, by a thin blue line, what the plans call a 'comms pipe'. UU inform me that this is a 2" plastic pipe which is probably in the ownership of the applicant, but in any event UU would not object to the development affecting it.

So far as surface water drainage is concerned we propose to deal with this as follows:-

1. We would want to store water for the horses in water butts
2. Any surplus water from the roof of the stable block would be to a soak away
3. The proposed manege would have a permeable surface

Regards

Steven Hartley MRTPI, MRICS  
HP and DA Ltd  
Swallow Barn  
Lower Chapel Hill  
Hurst Lane  
Rawtenstall BB4 8TB  
[REDACTED]

REVISED ADVICE FROM UU. & FORWARDED TO LPA.

Hello Stephen

Further to our telephone conversation, I can confirm that the two assets crossing your proposed development site are

- 15" PV Pressurised Water Trunk Main
- 2" Black Alkathene Communication pipe

The 15" PV water trunk main is quite a significant asset and will need to be located so that the line and depth are established. this will then allow your client to place the proposed stables at least 3m away from the pipe.

To establish the location and line of the existing 15" water trunk main, your client will need to carry out hand dug, witnessed trial holes. To do this you will need to submit RAMS which will have to be approved prior to excavation works commencing. These can be submitted to me for assessment.

At this early stage, I suspect that the 2" Black Alkathene Comms pipe may belong to your client as there is a water meter located at the branch off the 4" CI distribution main and usually we own the pipe to the meter only.

If the Comms pipe proves to be a UU asset then we would have no objection to building an access road over it but we would like to see the proposals so that we could agree any protection measures in advance of the works being carried out.

To assist you I attach a copy of our Working Near Pipelines Guidance document which outlines our requirements.

Thanks

Graham Perry



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Steven Hartley

Swallow barn  
Hurst Lane,  
Rossendale,  
BB4 8TB

FAO:

**How to contact us:**

United Utilities Water Limited  
Property Searches  
Haweswater House  
Lingley Mere Business Park  
Great Sankey  
Warrington  
WA5 3LP

Telephone: 0370 7510101

E-mail: [propertysearches@uuplc.co.uk](mailto:propertysearches@uuplc.co.uk)

Your Ref: SH.070823

Our Ref: UUPS-ORD-509988

Date: 10/08/2023

Dear Sirs

**Location: KITCHENS TALBOT BRIDGE, BASHALL EAVES, CLITHEROE, BB7 3NA**

I acknowledge with thanks your request dated 10/08/2023 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack  
Property Searches Manager

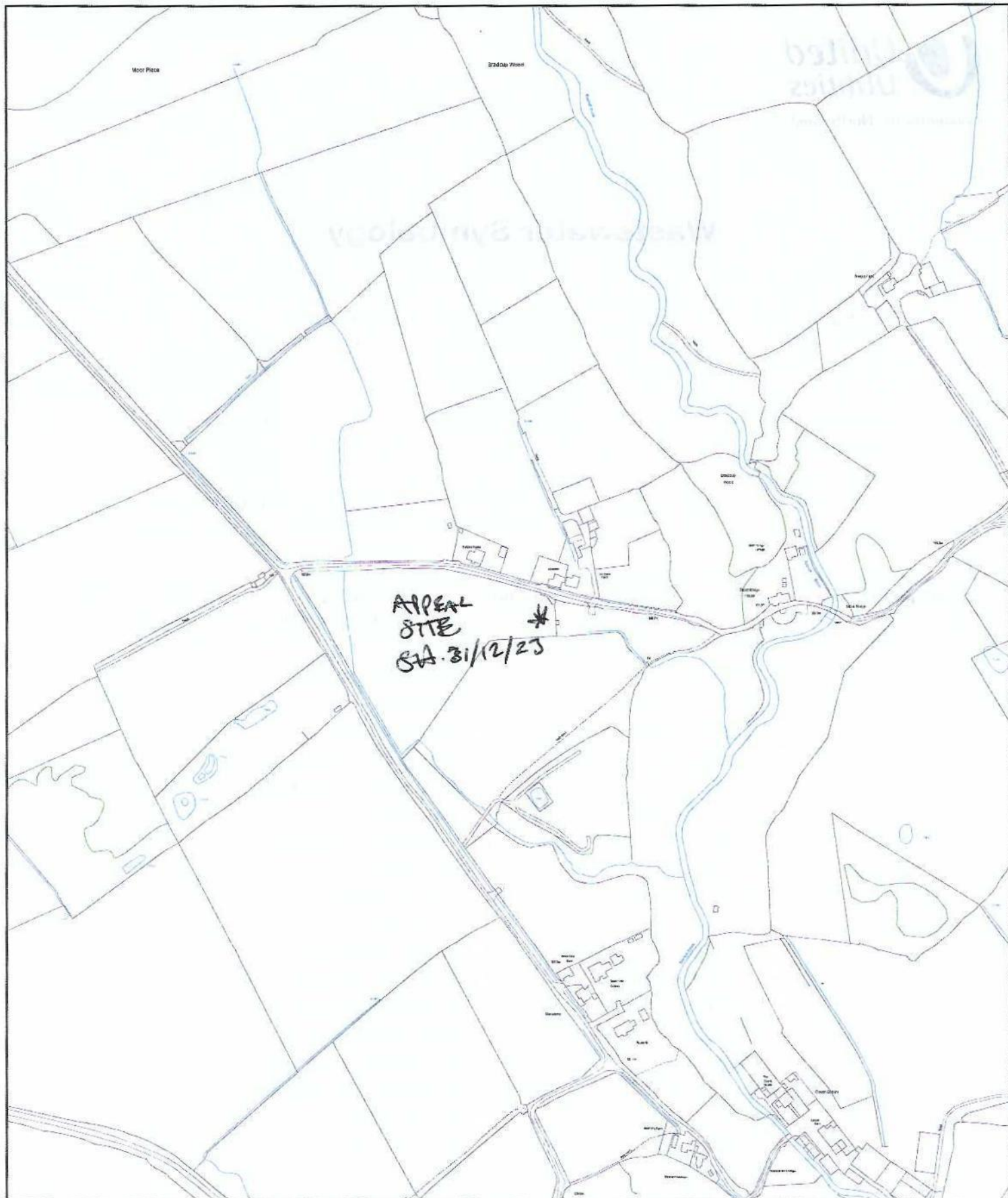
## TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited ("UUWL").

### TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and effect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.





Date: 10/08/2023

Printed By:  
Property Searches

## Extract from Map of Public Sewers

KITCHENS TALBOT BRIDGE, BASHALL EAVES,  
CLITHEROE, BB7 3NA



The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

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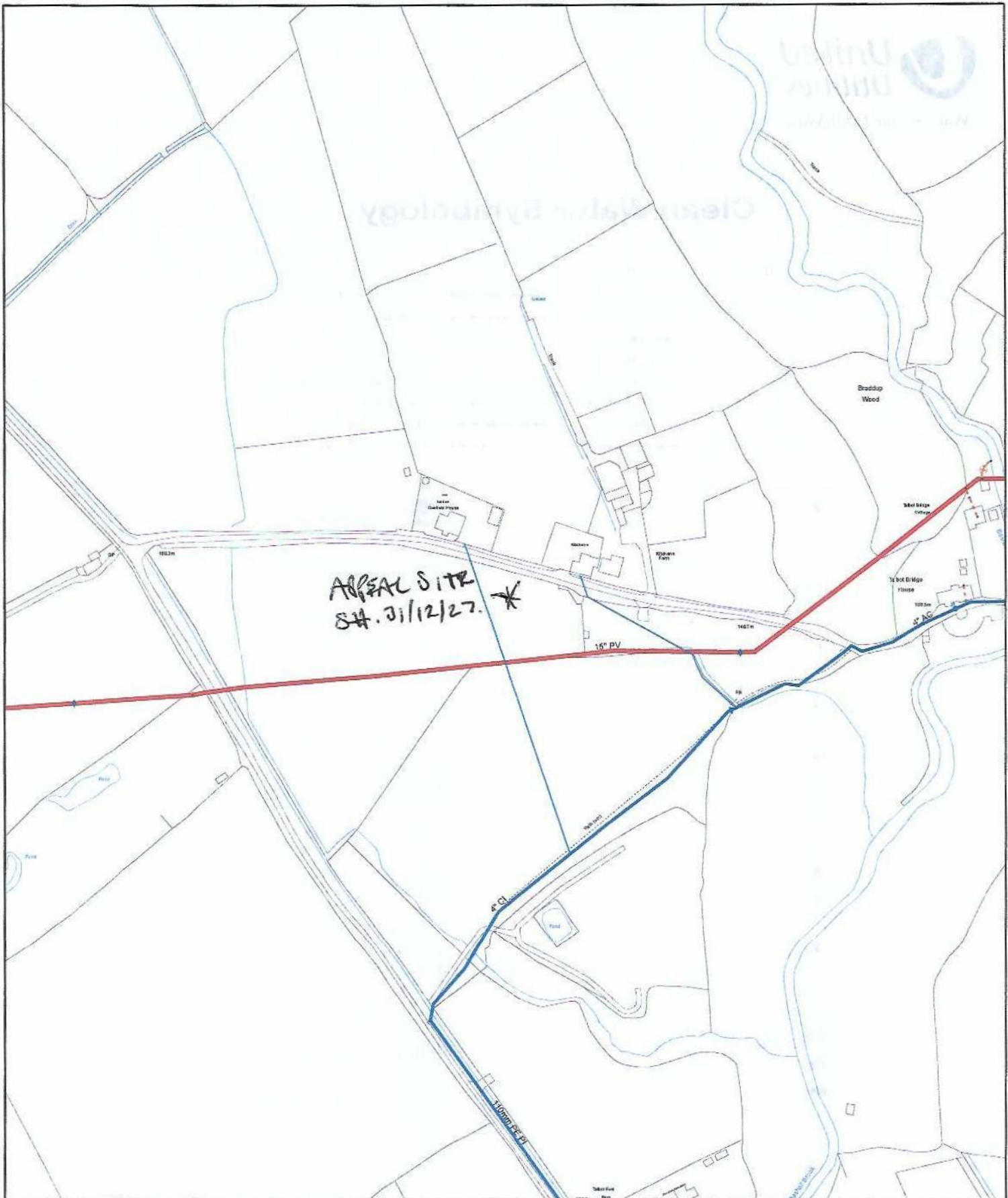
## Wastewater Symbolology

Abandoned	Foul	Surface Water	Combined	
				Public Sewer
				Private Sewer
				Section 104
				Rising Main
				Sludge Main
				Overflow
				Water Course
				Highway Drain

All point assets follow the standard colour convention: **red** – combined      **brown** - foul  
**blue** – surface water      **purple** - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	Change of Characteristic
Drop Shaft	
Orifice Plate	





Date: 10/08/2023

Printed By:  
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## Extract from Map Of Water Mains

KITCHENS TALBOT BRIDGE, BASHALL EAVES,  
CLITHEROE, BB7 3NA



The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

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## Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in **green**  
Symbology for abandoned assets is the same as above, but shown in **black**



Water for the North West

United Utilities Water Limited  
Grasmere House  
Lingley Mere Business Park  
Lingley Green Avenue  
Great Sankey  
Warrington WA5 3LP

[unitedutilities.com](http://unitedutilities.com)

[Planning.Liaison@uuplc.co.uk](mailto:Planning.Liaison@uuplc.co.uk)

ORIGINAL COMMENTS FROM UU  
- SUBSEQUENTLY AMENDED BY UU

Ribble Valley Borough Council  
By email

Your ref: 3/2023/0216  
Our ref: DC/23/1894  
Date: 14-JUL-23

Dear Planning Team

**Location:** Kitchens Cross Lane, Bashall, Eaves, BB7 3NA.

**Proposal:** Erection of new stable block and change of use of land for all-weather manege for private use.

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

#### **UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE**

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. Please see 'Contacts' section below.

#### **Water pipelines**

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

**A large diameter trunk main is located in the vicinity of the site.** It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Given the size and nature of the pipeline concerned, we strongly recommend that if they have not already done so, the applicant contacts our Developer Services team at the earliest opportunity for advice on determining the precise location of the pipeline and additional protection measures they must consider both during and after construction. See Contacts section below.



## REQUEST FOR INFORMATION PRIOR TO DETERMINATION

Following our review of the proposed site layout, we have concerns regarding the proximity of proposed development to our water assets. To resolve this matter, and to avoid any unnecessary costs or delays to either the applicant or any future developer, we request the applicant submits a detailed site layout plan which overlays the proven location of the water main in relation to any proposed development (including walls, fencing, parking etc.). Without this information we are unable to provide further comment and there is a risk that as the scheme progresses, the applicant, or any subsequent developer, may discover that their plans are not implementable in their existing form or that diversion of assets is required. Therefore, we strongly recommend this matter is resolved **PRIOR TO DETERMINATION**.

### Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances. *Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).*

### Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section below). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Contacts' Section below. United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

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. 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.



Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

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 sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is available on our website. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently operational.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed 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.

## **DRAINAGE**

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered 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.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

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).

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request



evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

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 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed 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 works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

### **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 at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, 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.

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.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

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.

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

**Public sewers and drainage - [SewerAdoptions@uuplc.co.uk](mailto:SewerAdoptions@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.

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

Yours faithfully

The Planning, Landscape and Ecology Team