

Services Study for Land at Littlemoor, Clitheroe

1. Introduction

This Services Study has been compiled to support the Planning Application for a proposed residential development at a site at Littlemoor, Clitheroe. The site is located between Littlemoor and Whalley Road and the proposal is for 49 residential properties. The Report identifies and describes the extent of key services within and around the site. Records of existing services/utilities, including drawings, have been obtained from the relevant Statutory Undertakers. Additional information was also obtained from a site visit undertaken by AMEC on 15 March 2012. This Report does not confirm whether there is sufficient capacity in the system to service the development as this will form part of a separate study, but identifies possible constraints to the development.

2. Location of Existing Services

The existing services apparatus has been transposed from the utility record drawings and drainage survey and onto Drawing No 29421_N_CVD_107 for clarity. The Drawing has been included in Appendix D of this Report. AMEC commissioned a Survey/Utility Mapping Company, Malcolm Hughes Land Surveys to undertake the utility search and the following utility company's were contacted:-

- BT
- BSky B Telecoms
- Cable & Wireless
- Cofely District Energy
- Colt Telecoms
- Energetics
- Envoy
- Electricity North West
- ES Pipelines
- FibreSpan



- Fulcrum
- Gamma
- GTC Pipelines
- Instalcom Ltd
- Kingston Communications
- Linesearch
- Mobile Phone Base Sitefinder
- National Grid Gas
- Orange PCS
- United Utilities
- Verizon Business
- Virgin Media
- Vitesse Networks

2.1 Electricity

Electricity North West's records do not indicate any electrical apparatus running through the site. There are however, existing electricity cables adjacent to the site, which could potentially provide supplies to the new development.

2.2 Gas

National Grid does not own any gas main apparatus within the site. The nearest gas mains are located in Little Moore Lane and in the adjacent housing development site, which could potentially provide supplies to the development.

2.3 Water

United Utilities (UU) record drawings indicate that there is a 75mm diameter UPVC water main crossing the site in a north-west/south easterly direction between Little Moor view and Little Moor Road. This water service main will be affected by the proposed development, and will require an easement and/or may need diverting to accommodate the proposed development. It is unknown at present whether this main could supply the new development, and further information will be required from UU to confirm this.



2.4 Drainage

Foul/Combined Drainage

UU records indicate that there is a 300mm diameter combined sewer crossing the application site from a manhole chamber located in Littlemoor and follows a north-westerly direction towards Little Moor View. This location was confirmed during a site visit. From Little Moor View the combined sewer connects into a 375mm dia sewer located in Whalley Road. UU have confirmed that there is sufficient capacity in the 300mm diameter combined sewer to drain the proposed 49 properties.

In addition to the public sewer, there appears to be an uncharted 150mm/225mm diameter private combined drain crossing the site between properties located in Littlemoor and the existing manhole located in the 4 acre field behind the petrol filling station. The exact location of this drain needs to be confirmed.

Surface Water

There are no recorded surface water sewers or drains crossing the site. However, during a site visit, there was evidence of a 300mm surface water drain crossing the site from beneath the adjacent rugby pitch and connecting into existing manhole behind the petrol filling station. No intermediate manholes were located along this line, so the exact alignment would need to be confirmed during a detailed drainage survey. An indicative alignment has been indicated on 29421_N_CVD_107.

Under current legislation it is not possible to connect surface water discharge from the site into surface water drainage network. To accommodate storm water flows it is envisaged that SUDS techniques will be required before discharge into the Pendleton Brook which flows to the south of the proposed development site. Alternatively, it may be possible to connect into a 375mm diameter highway drain located in Whalley Road to the south, but this would require agreement from the local Highway Authority.

The design of any outfall will require the approval of the SUDS Approval Body and for all design aspects of the proposed drainage of the site. This must be in accordance with "National Standards for Sustainable Drainage Systems".

2.5 Telecommunications

British Telecom overhead cables have been identified in the north-west corner and eastern boundary of the site, and depending on the proposed site layout, these could be affected by the proposed development. Further investigation will be required at design stage. Further investigation will be required to determine whether these cables or any other adjacent underground BT cables will accommodate the new development.

A number of other Telecommunication/Cable Company's were contacted who confirmed that they were not affected by the development.



3. Conclusions

There are existing 300mm diameter combined sewer and surface water drains crossing the 4 acre site. The exact position of the surface water drainage pipe will need to be confirmed by a drainage survey/investigation. In addition, there is a 150/225mm diameter private drain which appears to cross the site between properties located in Littlemoor and an existing manhole located behind the petrol filling station.

There is also a 75mm diameter water main crossing the site and overhead BT cables located near the northern and southern boundaries of the site.

The presence of the existing combined and surface water sewers and water main which cross the site, present a potential constraint on the new development. It may be possible to divert these services and liaison with UU and the owner of the surface water sewer will be required. It should be noted that under the Private Drains and Sewers Act 2011 (PDAS), all non-adopted infrastructure also becomes the responsibility of UU if it serves two or more properties, who will be going through the process of adopting known sewers and drains up to 2014.

The capacity of the existing services is at present unknown and will require further investigation.

AMEC recommends that further drainage investigations and CCTV Surveys are undertaken to confirm the exact location, current condition and connectivity of the existing sewers crossing the site. The information contained on Drawing No 29421_N_CVD_107 should be sufficient for the purpose of lodging an initial Planning Application to develop the site.

Following a review of the Illustrative Masterplan (included in Appendix A), the majority of the Services identified on site will need to be diverted. Our recommended diversions are to be read in conjunction with Drawing No 29421_N_CVD_108 contained in Appendix C and are as follows:-

- a) Diversion of the 300mm diameter public combined sewer, so that it is contained where possible, beneath the internal site access roads. In the northern corner of the site, we would suggest that the diverted section of sewer follows the line of the site boundary, before connecting into the existing combined sewer. A 6m wide easement will typically be required along this section, which may require the housing layout to be amended. Further discussions would need to be held with UU;
- b) The route of the 75mm diameter water main would need to be diverted, along a similar route as the public sewer above, to be agreed with UU;
- c) The 150mm diameter private foul sewer from Little Moor House, could be connected into the new foul drainage system, following consultation with the owner;
- d) We would recommend that the route of the 150/225mm diameter sewer (indicated in green) is diverted along the line of the site access road and to cross between properties with an easement to connect into the existing manhole chamber behind the filling station. The



housing layout may have to be amended slightly to accommodate this diversion, and agreed with the owner;

e) The 300mm diameter surface water sewer crossing the site from the rugby pitch will need to be accurately traced as the route identified on the Drawing severs the proposed development. Following a review of historical records, it appears that this was previously an open watercourse which has now been culverted. The culvert will need to be diverted to accommodate the new development, with the exact route agreed with the riparian owner, but we recommend that the diverted section should be located where possible beneath the internal site access roads.

The Title plans provided by the land agent do not include the existing site drainage runs and therefore we cannot confirm their ownership at this stage. This information has been included in Appendix B of the Report. Further information may be available from the landowner to confirm ownership.

No alterations to any of the sewers should be undertaken prior to consulting with the owners which under the provisions of the PDAS Act would, upon adoption, be UU. As it is probable that UU are unaware of the private drains, it may be appropriate to highlight their existence to that company.

Author: S Griffiths

Reviewer: S Spaine

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Appendix A: Illustrative Masterplan



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NOTES:

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drawing originated by: GP date: 21/02/2012

> This drawing shows an illustrative layout for the site which meets the parameters established on drawing SP (90) __021

Planning

Littlemoor, Clitheroe

Illustrative Masterplan

Scale: 1:1000 @ A2 Reviewed by: GP

5613 SP(90)_022

taylor youngity

chadsworth house wilmslow road handforth cheshire sk9 3hp



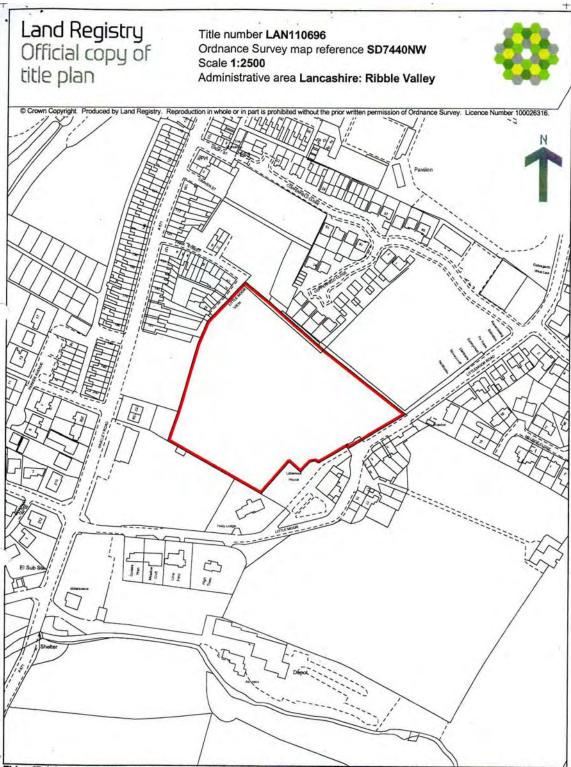
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architecture graphics healthcare planning interior design landscape architecture regeneration town planning urban design () INVESTORS 3D visualisation



Appendix B: Land Title Information



This official copy issued on 18 November 2010 shows the state of this title plan on 18 November 2010 at 14:16:04. It is admissible in evidence to the same extent as the original (s.67) and Penistration Act 2002)

admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See-Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Fylde Office.



Official copy of register of title

Title number LAN110696

Edition date 22.11,2010

 This official copy shows the entries in the register of title on 22 November 2010 at 08:07:13.

 This date must be quoted as the "search from date" in any official search application based on this copy.

 The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 22 November 2010.

 Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

 For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - A guide to the information we keep and how you can obtain it.

This title is dealt with by Land Registry Fylde Office.

A: Property register

This register describes the land and estate comprised in the title.

LANCASHIRE : RIBBLE VALLEY

1 (24.05.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the West side of Littlemoor, Clitheroe.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- (18.11.2010) PROPRIETOR: RICHARD MICHAEL CORNISH of 17 Shays Drive, Clitheroe, Lancashire BB7 1LL and JOHN ANDREW FERGUSON of 7 Winckley Square, Preston PR1 3JD as Trustees of the J E R Aspinall Settlement.
- 2 (18.11.2010) The price stated to have been paid on 17 November 2010 was £100,000.
- 3 (18.11.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- (18.11.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 17 November 2010 in favour of Martin Mark Charles Aspinall, Richard Michael Cornish and John Andrew Ferguson referred to in the Charges Register or, if appropriate, signed on such proprietor's behalf by its conveyancer.

C: Charges register

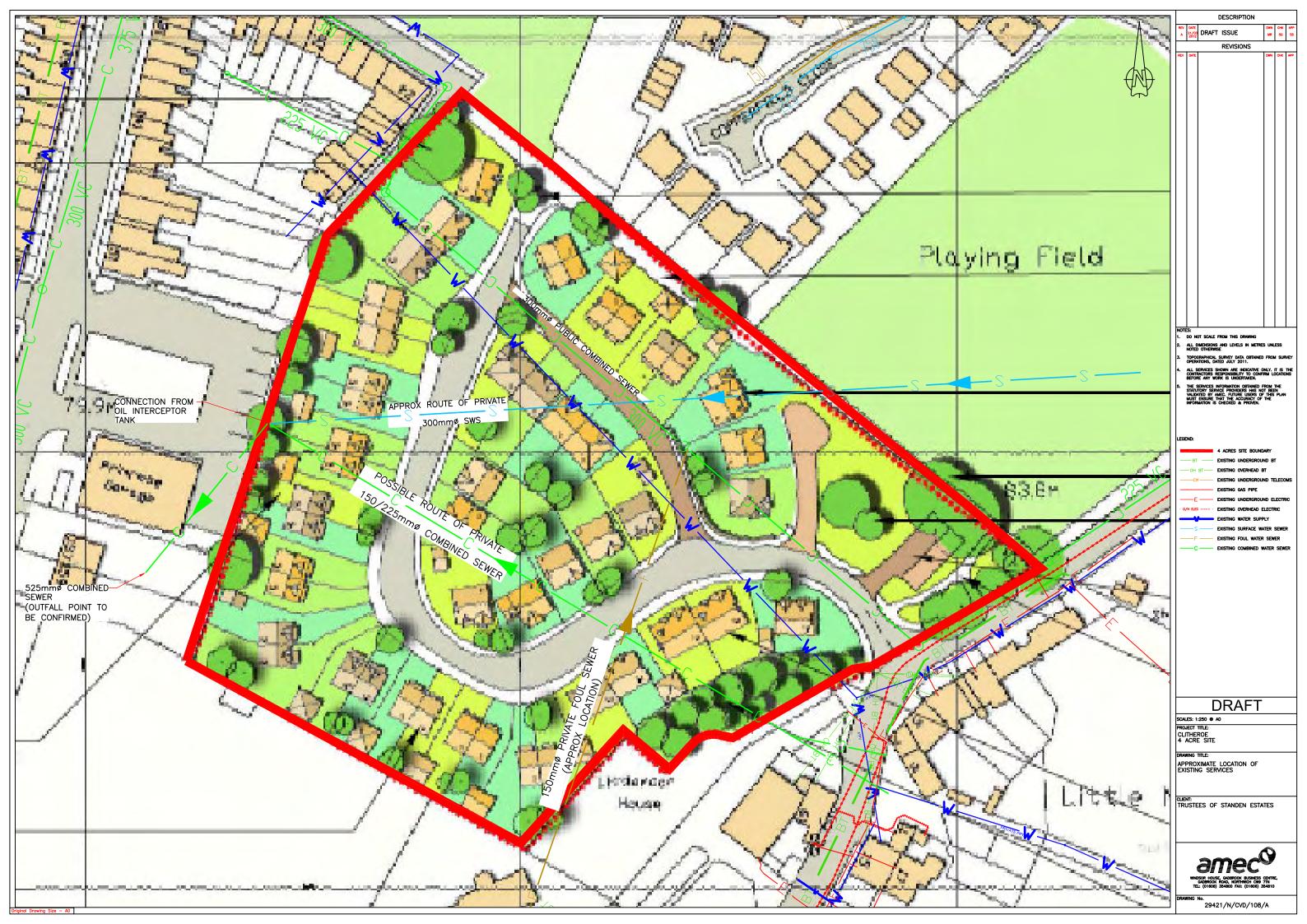
This register contains any charges and other matters that affect the land.

- 1 (18.11.2010) REGISTERED CHARGE dated 17 November 2010.
- 2 (18.11.2010) Proprietor: MARTIN MARK CHARLES ASPINALL of Holly House, The Vine Yard, Stanton, Broadway, Worcestershire WR12 7LZ and RICHARD MICHAEL CORNISH of 17 Shays Drive, Clitheroe, Lancashire BB7 1LL and JOHN ANDREW FERGUSON of 7 Winckley Square, Preston PR1 3JD Trustees of Standen Estates.

End of register



Appendix C: Drawing No 29421/CVC/N/108





Appendix D: Drawing No 29421/CVC/N/107

