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CLITHEROE ROAD, WHALLEY

Utilities Study

Commercial Estates Group

31/01/2013

Revised:

08/02/2013

Quality Management

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks	DRAFT	DRAFT		
Date	31/01/2013	08/02/2013		
Prepared by	C Scott	C Scott		
Signature		C. Scott		
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Signature		Cozens, Chris		
Project number	50600485	50600485		
File reference	S:\50600485 - Clitheroe Road, Whalley\C Documents\Reports\Working\2013 Utilities Study	S:\50600485 - Clitheroe Road, Whalley\C Documents\Reports\Working\2013 Utilities Study		

CLITHEROE ROAD, WHALLEY

Utilities Study

31/01/2013

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Executive Summary

This document reports on the Utility Services Study undertaken for a proposed development on land east of Clitheroe Road in Whalley in the Ribble Valley, Lancashire.

The information presented in this report is based on consultations carried out in 2010 for the site. Updated enquiries have been issued to the utility providers but no responses had been received at the time of writing this report.

Examination of the record drawings obtained shows that there are existing utility services crossing the development site that may require diversion. In addition there are existing utility services within Clitheroe Road that are likely to be affected by proposed site entrance works. Detailed on-site surveying and investigation and the detailed design of the layout and proposed highway works would be required to confirm the exact extent of the diversionary works.

There is existing water, gas, electricity and telecommunications infrastructure in the vicinity of the site. Initial enquiries have shown that the site can be serviced with gas, water, electric and telecommunications supplies with some diversionary work and off site upgrading. Some of the existing utility networks can be simply extended into the site, whilst others require some network upgrading and offsite works.

UU has advised in correspondence that the receiving wastewater treatment works currently has sufficient capacity to accept foul flows from an additional 80 to 100 houses. However subsequent correspondence from UU on the 20th December 2011 suggests a larger available capacity of up to approximately 222 dwelling units. Further information is being sought from UU to determine the full extent of the additional capacity available.

UU have also confirmed that an aqueduct, that supplies drinking water to over 2 million people in the Greater Manchester area, crosses the site and consists of four stainless steel lines of 48 inch and 54 inch diameter. The aqueduct is protected by a 13m easement which may be off-centre to accommodate access due to local conditions.

All budget estimate costs stated within this report are based on 2010 prices and are subject to updated consultation responses.

Please refer to the drainage report prepared by Weetwood for details on the proposals for foul and surface water drainage.

This report has demonstrated that the development could be satisfactorily connected to the existing utility networks for gas, water, electric and telecommunications, subject to receiving updated consultation responses. The costs of the works required to connect the development into the existing system are not currently anticipated to be prohibitive although a more detailed masterplan proposal is required to provide accurate costs for connections.

1 Introduction

1.1 Appointment and Brief

- 1.1.1 WSP were commissioned by Commercial Estates Group on the 25th January 2013 to undertake a Utility Services Study for a proposed development to land east of Clitheroe Road, Whalley in the Ribble Valley, Lancashire.

1.2 Objective of Study

- 1.2.1 The objective of the study was to identify existing utility services affected by the proposed development, obtain initial proposals for the diversion / protection of the services affected and obtain proposals for the new supply of utilities to the development.

1.3 Study Methodology

- 1.3.1 The study is based on pre-planning consultation and existing network information. Pre-planning consultation has been undertaken with utility companies to obtain (where possible) preliminary proposals for servicing the new development, including reinforcements, disconnections, decommissioning or replacement of existing apparatus. The study process consisted of a desk based investigation and data research.

1.4 Limitations

- 1.4.1 The information presented in this report is based on consultations carried out in 2010 for the site. Updated enquiries have been issued to the utility providers but no responses had been received at the time of writing this report. This report will require updating on receipt of those further enquiries.
- 1.4.2 Utility searches were undertaken to obtain the information for electricity, gas, water and telecommunications relating to the companies and bodies listed in the following chapters of this report.
- 1.4.3 The information that will be provided to WSP will be received over a period of several months beginning in February 2013. The utility providers have stated that their proposals and apparatus records are valid for a restricted time period only and should not be relied upon beyond the defined time limits.
- 1.4.4 Consultation with the relevant utility companies has been based on a proposal to construct approximately 260 No. residential units.
- 1.4.5 Pre-planning enquiries have been made to the relevant utility companies. The particulars of the correspondence from the 2010 enquiries are contained within Appendix B. Where required the available outline development layout has been provided to the utility providers.
- 1.4.6 Costs provided by the utility companies are for the provision of infrastructure to the development. Additional connection charges to individual buildings / meter points could be levied by the utility companies. Any such further charges should be confirmed with the final utility supplier at the detailed design stage.
- 1.4.7 All budget estimate costs stated within this report are based on 2010 prices and are subject to updated consultation responses.

2 Existing Site

2.1 Site Location

- 2.1.1 The site is located on land east of Clitheroe Road in Whalley in the Ribble Valley, Lancashire.
- 2.1.2 The site is located approximately 6km south of Clitheroe, 11km west of Burnley and 10km north-east of Blackburn.
- 2.1.3 A site location plan can be found in Appendix A of this report.

2.2 Site Description

- 2.2.1 Table 2.1 describes the general site characteristics.
- 2.2.2 An approximate OS grid reference is 373737, 436495.

Table 2.1 - Characteristics of the site

Area		The total site area is 14.6ha.
General Topography		The site falls from a level of around 85m AOD in the north-western corner to around 55m AOD in the south.
Current Use		It is a greenfield site
Boundaries	South	Greenfield areas
	North	Greenfield areas
	West	Clitheroe Road and a residential estate
	East	Woodland and the A671
Access		Access is off Clitheroe Road.

3 Water Supply

3.1 Contact Details (from 2010 Consultation)

Existing Network	New Supply
United Utilities Water PLC Property Searches Stephen's Way Goose Green Wigan WN3 6PJ Contact: Sue McManus Tel: 0870 751 0101	United Utilities Metering and Connections Ullswater House Lingley Mere Business Park Lingley Green Avenue Lingley Mere Warrington WA5 3LP Contact: Linda Cook Tel: 0845 050 0108
Foul Drainage	Aqueduct
United Utilities Water PLC Haweswater House Lingley Green Avenue Great Sankey Warrington WA5 3LP Contact: John Lunt Tel: 01925 537 174	United Utilities Water PLC Haweswater House Lingley Green Avenue Great Sankey Warrington WA5 3LP Contact: Chris Wilcock Tel: 01772 785 702

3.2 Existing Drainage

3.2.1 WSP had obtained record drawings from United Utilities (UU) in 2010 for the area of the site. This record information is contained within Appendix B.

3.2.2 The record drawings indicate the following infrastructure:

- A 225mm diameter clay combined sewer runs through the site parallel to the site boundary of Clitheroe Road.
- A 225mm diameter clay combined sewer extends close to the western boundary of the site in Brookes Lane
- Small diameter (150mm) separate foul and surface water sewers serve the housing estates to the south west of the development area in Woodlands Park and Stoney Avenue.

3.2.3 Foul flows from the local area discharge to the Whalley Waste Water Treatment Works approximately 1.5km to the west of Whalley.

3.3 Existing Water supply

3.3.1 WSP obtained record water supply network drawings from UU in 2010 for the area of the site. This record information is contained within Appendix B.

3.3.2 The record drawings indicate the following infrastructure:

- A small water treatment works is present to the eastern boundary of the site which has a feed from the Haweswater Aqueduct. This treatment works then supplies water via two water mains. One main runs towards the north along the boundary of the site within Spring Wood. The second crosses the site towards Brooks Lane to the west.
- A water main runs along the line of Clitheroe Road to the west of the site.

3.4 Other Water Infrastructure

3.4.1 WSP contacted UU in 2010 to discuss the presence of an existing aqueduct that crosses the site and UU have supplied information on the utility and its easement including:

- The Haweswater Aqueduct crosses the site from the western boundary between two existing residential properties on Clitheroe Road to the eastern boundary on the A671. The UU drawing showing the location of this aqueduct is presented in Appendix B.
- UU have confirmed that the aqueduct supplies drinking water to over 2 million people in the Greater Manchester area and consists of four stainless steel lines of 48 inch and 54 inch diameter. The aqueduct is protected by a 13m easement which may be off-centre to accommodate access due to local conditions.
- The drawing showing the route of the aqueduct also shows four small areas of land that are owned by UU. These four areas are locations which house valve chambers and maintenance points for the aqueduct. The UU land is outside the site boundary.
- To the eastern corner of the site is an area of land owned by UU which is the location of an existing pump station and a small water treatment facility. Currently these locations are accessed via an informal track at the end of Brookes Lane.
- It is expected that UU will have rights of access to these areas of land that will need to be maintained and incorporated into the final development proposals. These access arrangements will need to be discussed with UU at the detailed design stage.

3.5 Diversions

3.5.1 Comparing the current masterplan for the site with the sewer records drawings identifies that the 225mm diameter combined sewer that runs through the site parallel to Clitheroe Road may need to be diverted to allow the construction of some proposed residential units. The exact route and extent of the works would need to be confirmed with UU at the detailed design stage.

3.5.2 A basic budget cost estimate has been produced for diverting the existing sewer. It has been assumed that the diversion would require the grouting up of approximately 180m of existing 225mm diameter sewer and construction of 180m of proposed 225mm diameter 2.0m deep sewer (with three manholes) within Clitheroe Road. The budget estimate for this work is considered to be in the region of [REDACTED] with an additional cost for reinstatement to the existing carriageway. The figures provided are outline cost estimates to reflect the order of magnitude of costs of the infrastructure proposed. If costs

are to be used to make contractual commitments they should be verified by a professional cost consultant.

- 3.5.3 It is not considered viable to divert the existing aqueduct due to the likely significant costs that would be involved. UU have confirmed their requirements and limitations with regard to building in the region of the aqueduct.
- 3.5.4 UU have identified that the development will need existing water mains to be diverted based on the information supplied thus far. UU have confirmed that budget costs for the diversions can be provided once the detailed site layout plan and any proposed change of levels has been received.
- 3.5.5 WSP have made a basic assessment of the potential extent of works to determine a budget cost estimate for diverting the existing sewer. WSP have assumed that to divert the existing sewer 180m of existing 225mm diameter sewer is to be grouted up and 180m of proposed 225mm diameter 2.0m deep sewer (with three manholes) is constructed within Clitheroe Road. The budget estimate for this work is considered to be in the region of [REDACTED]. The figures provided are outline cost estimates to reflect the order of magnitude of costs of the infrastructure proposed. If costs are to be used to make contractual commitments they should be verified by a professional cost consultant.
- 3.5.6 UU require the detailed horizontal and vertical alignment design for the proposed development in the region of the existing water mains to assess the impact and diversion requirements.
- 3.5.7 Similarly detailed horizontal and vertical alignment design for the development in the region of the existing foul sewer would be required to assess the impact and costs for diversions.

3.6 New Supplies and Connections

Foul Drainage

- 3.6.1 The details of the foul drainage supply and connections availability are contained within the drainage strategy report prepared by Weetwood.
- 3.6.2 UU has advised in correspondence that the receiving wastewater treatment works currently has sufficient capacity to accept foul flows from an additional 80 to 100 houses. However subsequent correspondence from UU on the 20th December 2011 suggests a larger available capacity of up to approximately 222 dwelling units. Further information is being sought from UU to determine the full extent of the additional capacity available.
- 3.6.3 Discussions are taking place between Weetwood Environmental Engineering and United Utilities to determine a strategy for the provision of foul drainage to the development site which is covered in more detail in the separate drainage report prepared by Weetwood. A statement regarding the foul drainage discussions at the time of publishing this report is provided in Appendix B.
- 3.6.4 Should a firm definite proposal be submitted, UU have confirmed that they would be in a position to prepare and submit a supply and demand paper for inclusion within the next AMP period starting 2015.

Surface Water Drainage

- 3.6.5 The details of the surface water connections for the site are contained in the Drainage Strategy report prepared by Weetwood. However, UU have confirmed that no surface water flows generated from the proposed development would be allowed to discharge into the nearby public sewer systems. All surface water flows shall be discharged to the local water courses with the prior consent of the riparian owner.

Water Supply

- 3.6.6 In accordance with UU requirements, a pre-planning enquiry has been submitted using the UU standard enquiry, together with details of the proposed development masterplanning layout. A response to this enquiry is awaited at the time of writing this report.
- 3.6.7 UU have responded to the 2010 pre-planning enquiry and confirmed that "...the proposed site can be supplied from our current water mains network without and abnormal costs."
- 3.6.8 The point of connection for the development would be along a section of the existing 160mm PE main near to Number 29 and 32 Clitheroe Road.

3.7 Future Implications

- 3.7.1 Additional consultation with UU will be required during the detailed design process to confirm budget quotations and lead in times for any diversions, new supply requirements and connections to existing infrastructure.
- 3.7.2 UU has advised in correspondence that the receiving wastewater treatment works currently has sufficient capacity to accept foul flows from an additional 80 to 100 houses. However subsequent correspondence from UU on the 20th December 2011 suggests a larger available capacity of up to approximately 222 dwelling units. Further information is being sought from UU to determine the full extent of the additional capacity available.
- 3.7.3 The drainage report prepared by Weetwood identifies a number of options in order to address potential capacity issues. This will need to be discussed with UU at a suitable time to define what may be achieved in advance of the next AMP period which begins in 2015.
- 3.7.4 UU will require a copy of the site investigation report to determine water supply pipe type requirements.
- 3.7.5 The existing aqueduct that crosses the site poses a significant constraint on the development of the site, which has been taken into account in the masterplan included in Appendix A. In responding to our enquiries UU have provided a briefing document which details what design implications must be considered when proposing developments in the region of aqueduct. In brief, this document excludes the construction of buildings, but does not exclude landscaping or service crossings. All works with the easement boundary require the prior written consent of the pipeline owner.
- 3.7.6 UU verbally confirmed that typical lead in times for the procurement of new supplies is 9 weeks. However, this can vary depending on the nature and scope of a development and workload. It is recommended that UU's lead in time is established closer to implementation of the scheme.

3.8 Planning Conclusions

- 3.8.1 This section of the report has demonstrated that, based on enquiries in 2010, the development could be satisfactorily connected to the existing water supply network and that the costs of the works required to connect the development into the existing system were not prohibitive. It is therefore considered, from a water supply perspective, that there is no reason to withhold planning permission for the proposed development, subject to updated consultation responses.
- 3.8.2 Additional investigation of the potential capacity of the foul drainage network is covered in the separate drainage report prepared by Weetwood.

4 Gas Supply

4.1 Contact Details (from 2010 consultation)

Existing Network	New supply
National Grid Plant Protection National Grid Block 1 Floor 2 Brick Kiln Street Hinckley LE10 0NA Contact: TBC Tel: 0800 688 588	Fulcrum Carr House Greasbrough Road Rotherham S61 4QQ Contact: Mark Thomas Tel: 01709 845 671

4.2 Existing Services

4.2.1 WSP have obtained record drawings from National Grid (NG) in 2010 for the area of the site. This record information is contained within Appendix B.

4.2.2 The response has identified that there are gas mains in the region of the site and include:

- Low pressure and medium pressure gas mains are present in Clitheroe Road to the west of the development
- Low pressure gas mains are present within the existing housing estates to the west and the south west of the development
- An intermediate pressure gas main exists to the east and running parallel to the A671 road beyond the eastern boundary of the site.

4.2.3 National Grid have been re-consulted in order to obtain up to date record information. A response to this enquiry is awaited at the time of writing this report.

4.3 Diversions

4.3.1 The existing utility drawings from NG in 2010 do not show any mains within the boundary of the proposed development, and as such diversions are not anticipated within the development boundary.

4.4 New Supplies and Connections

4.4.1 A formal application for a new gas supply has been made via a gas supplier, Fulcrum Connections. A response to this enquiry is awaited at the time of writing this report.

4.4.2 In 2010 Fulcrum recommend a connection to the east of the site, from an Intermediate Pressure (IP) main in the opposite side of the A671. This would require a pressure reduction system (governor) to Low pressure, with a legal land transfer for the governor location. An easement for the connection point

will be required, as the IP main is located in third party land. Fulcrum are currently preparing a quotation for the connection.

- 4.4.3 Fulcrum confirmed that connections to the west of the site to the existing Low Pressure system would require reinforcement. An alternative connection to a Medium Pressure "Swage line" main could also be used but this could have connection approval difficulties with NG.
- 4.4.4 Fulcrum recommend that, based on best engineering practice, an IP connection is used as described in 4.4.2 above. This would also avoid any potential diversionary or abandonment work to the current mains infrastructure.
- 4.4.5 In 2010 Fulcrum provided an indicative price quotation for a gas supply to the site. This identifies that the indicative price for gas supply up to the Emergency Control Valve and for gas meter installation is [REDACTED]. Fulcrum have also suggested that they anticipate that the discount for asset sales could be in the region of [REDACTED]. These prices are subject to VAT.

4.5 Future Implications

- 4.5.1 Additional consultation with NG will be required during the detailed design process to confirm budget quotations and lead in times for any diversions in relation to the proposed highway works and to address the requirements with regard to easements and land for the gas governor.
- 4.5.2 Similarly, further consultation with the final preferred gas supplier will be required during the detailed design process to confirm quotations and lead in times for the new supply to the site.

4.6 Planning Conclusions

- 4.6.1 This section of the report has demonstrated that, based on enquiries in 2010, the development could be satisfactorily connected to the existing network and that the costs of the works required to connect the development into the existing system were not prohibitive. It is therefore considered, from a gas supply perspective, that there is no reason to withhold planning permission for the proposed development, subject to updated consultation responses.

5 Electricity Supply

5.1 Contact Details (from 2010 consultation)

Existing Network	New Supply
United Utilities Electricity PLC Property Searches Stephen's Way Goose Green Wigan WN3 6PJ Contact: Sue McManus Tel: 0870 751 0101	Electricity Northwest 304 Bridgewater Place Birchwood Park Warrington WA3 6XG Contact: Alan Kemp Tel: 01772 848 846

5.2 Existing Services

- 5.2.1 WSP obtained record drawings from UU and NG in 2010 for the area of the site. This record information is contained within Appendix B.
- 5.2.2 The record drawings indicate the following infrastructure:-
- Two 11 kV and an LV electric cable running along the eastern footway of Clitheroe Road with connections to street lighting and the adjacent houses.
 - An LV cable running along Brooks Lane and supplying the adjacent housing
 - Three 11 kV cables running to Brooks Lane from the nearby sub-station with one cable heading south and two cables running to the east which supply the UU water treatment works and beyond.
- 5.2.3 WSP have re-consulted UU and NG to obtain up to date utility information. Responses to these enquiries are awaited at the time of writing this report.

5.3 Diversions

- 5.3.1 In 2010 UU stated that if the existing cables can remain in their current position, an easement agreement will need to be reached between the cable asset owner (Electricity North West - ENW) and the eventual owner of the land.
- 5.3.2 ENW stated that the approximate cost to divert the 11kV cables would be [REDACTED].
- 5.3.3 The exact route and location of all cables should be confirmed and assessed against the proposed layout to identify diversion requirements during the detailed design process.
- 5.3.4 ENW would require the detailed horizontal and vertical alignment design for the proposed works to assess the impact and diversion requirements for existing electricity cables within the site boundary.

5.4 New Supplies and Connections

- 5.4.1 A formal application for a new electricity supply has been made via an electricity supplier, ENW. A response to this enquiry is awaited at the time of writing this report.
- 5.4.2 In 2010 a response from ENW identified that the indicative cost for the provision of the new or modified connection would be [REDACTED] and that there would be an additional cost of [REDACTED] for any associated reinforcement.

5.5 Future Implications

- 5.5.1 Further consultation with Electricity Northwest will be required during the detailed design process to confirm budget quotations and lead in times for diversions, new supply requirements and connections to existing infrastructure.
- 5.5.2 The exact location of the existing electricity cables should be determined on site and reviewed against the proposed layout to assess whether or not the cables can be left in place, thereby avoiding significant diversions costs.

5.6 Planning Conclusions

- 5.6.1 This section of the report has demonstrated that, based on enquiries in 2010, the development could be satisfactorily connected to the existing network and that the costs of the works required to connect the development into the existing system were not prohibitive. It is therefore considered, from an electricity supply perspective, that there is no reason to withhold planning permission for the proposed development, subject to updated consultation responses.

6 Telecommunications

6.1 Contact Details

Existing Network	New Supply
Openreach Newsites PP 100C 21 Chapel Street Manchester M3 7BA Contact: Kay Eames Tel: 0800 731 7208	Openreach Newsites PP 100C 21 Chapel Street Manchester M3 7BA Contact: Kay Eames Tel: 0800 731 7208

6.2 Existing Services

- 6.2.1 WSP obtained record information from Openreach, a BT Group business, in 2010 for the area of the site. This information is contained within Appendix B.
- 6.2.2 The record drawings indicate the following infrastructure:-
- British Telecom apparatus in Clitheroe Road
- 6.2.3 WSP have re-consulted with Openreach to obtain up to date utility information. A response to this enquiry is awaited at the time of writing this report.

6.3 Diversions

- 6.3.1 In 2010 BT confirmed that alterations to the existing Openreach apparatus may be necessary due to the proposed works to the access of the site, however, this should not be prohibitive to the development.
- 6.3.2 A formal application for a new telecommunication connection has been made to Openreach.

6.4 New Supplies and Connections

- 6.4.1 New supplies to proposed developments involve the provision of ducts and draw pits within the site infrastructure construction. BT and other companies would then utilise this infrastructure to provide the utility service.
- 6.4.2 In 2010 Openreach confirmed that “all costs for reinforcement that exceed a [REDACTED] [REDACTED] will be charged to the developer. Where costs fall below [REDACTED] no charge will be raised.”
- 6.4.3 Openreach also confirmed that a basic desk top study has identified that “... any charges will be minimal, possibly even nothing, due to the existing plant in the immediate vicinity...” however, this will

need to be confirmed once the masterplan has been developed on more detail and by Openreach undertaking a more comprehensive study. They have also noted that any alterations to the Openreach existing apparatus may be chargeable.

- 6.4.4 It is not known whether or not other cable / telecommunication supplies and associated infrastructure would be required.

6.5 Future Implications

- 6.5.1 Further consultation with BT and any other telecommunication suppliers will be required during the detailed design process to confirm proposals and lead in times for any diversions, new supply requirements and connections to existing infrastructure.
- 6.5.2 BT would typically require at least 3 months' notice prior to the commencement of works.
- 6.5.3 In 2010 BT verbally confirmed that prior to any works, a specification and detailed estimate will be required which will need the submission of a detailed masterplan and a sufficiently accurate anticipated programme for the development.
- 6.5.4 The exact location of any telecommunications apparatus should be determined on site and reviewed against the proposed layout to assess whether or not the cables can be left in place, thereby avoiding diversions costs.

6.6 Planning Conclusions

- 6.6.1 This section of the report has demonstrated that, based on enquiries in 2010, the development could be satisfactorily connected to the existing telecommunications network and that the costs of the works required to connect the development into the existing system were not prohibitive. It is therefore considered, from a telecommunication perspective, that there is no reason to withhold planning permission for the proposed development, subject to updated consultation responses.

7 Unaffected Infrastructure

7.1 Unaffected Infrastructure

7.1.1 In 2010 further enquiries with other utility providers were undertaken, including oil and fuel infrastructure. The Linesearch.org report is contained within Appendix B together with responses from other consultees.

7.1.2 The linesearch.org enquiries confirmed that site is not in the zone of interest for:

- AboveNet Communications UK
- BOC Limited (a member of the Linde Group)
- BP Exploration Purbeck Southampton Pipeline
- BPA
- Cable & Wireless Worldwide
- Centrica Energy
- Colt Apparatus
- ConocoPhillips (UK) Ltd
- ConocoPhillips Ltd Humber Refinery
- Coryton Energy Co Ltd (Gas Pipeline)
- E-on UK Plc (Gas Pipelines Only)
- Energetics Design & Build
- Envoy Asset Management limited
- ESP Gas Group Ltd
- Esso Petroleum Company Limited
- Fibrenet UK Ltd
- Gamma Telecom
- Geo Networks Limited
- Global Crossing (UK) Ltd, Global Crossing PEC
- Government Pipelines & Storage System
- GTC
- Ineos Manufacturing (Scotland and TSEP)
- Ineos Enterprises Limited
- Kingston Communications
- KPN Europe NGS Apparatus
- Mainline Pipelines Limited
- Manchester Jetline Limited

-
- Marchwood Power Ltd (Gas Pipeline)
 - National Grid Gas and Electricity Transmission
 - Network Rail
 - NPower CHP Pipelines
 - Oikos Storage Limited
 - Orange PCS
 - Premier Transmission Ltd (SNIP)
 - Sabic UK Petrochemicals (formerly Huntsman)
 - Scottish Power Generation Ltd
 - Shell UK Ltd
 - Tata Communications
 - Telent
 - Total (Finaline, Colnbrook and Colwick Pipelines)
 - Verizon Business (Formally known as MCI World Com MFS)
 - Virgin Media
 - Vtesse Networks
 - Wingas Storage UK Ltd

8 Summary

8.1 Existing Utility Infrastructure

- 8.1.1 Examination of the record drawings obtained in 2010 shows that the following utility services are present within the site boundary:-
- 225mm diameter combined sewer to the west of the development may need to be diverted subject to the requirements of the developer and the preferred masterplan
 - 11kV cables – diversion requirements to be confirmed by detailed site survey and detailed design of the proposed layout
 - Haweswater aqueduct – detailed design of the proposed site layout to take into account the route, easement and no-build requirements
 - Water supply - diversion requirements to be confirmed by detailed site survey and detailed design of the proposed layout
 - BT Openreach – diversion requirements to be confirmed by detailed site survey and detailed design of the proposed layout
- 8.1.2 Water supply, foul drainage, gas, electricity and telecommunications apparatus exist within Clitheroe Road and the housing estates that are adjacent to the site boundary and may be affected by the site access arrangements. The detailed horizontal and vertical alignment of the highway works would be required to fully assess the impact on existing utility apparatus and required diversion works.
- 8.1.3 WSP have re-consulted with the various utility providers to obtain up to date existing utility information. Responses to these enquiries are awaited at the time of writing this report.

8.2 New Utility Supplies

- 8.2.1 As of 2010 there was existing water supply, gas, electricity and telecommunications infrastructure in the vicinity of the site. Some of the existing utility networks could have simply been extended into the site, whilst others require some network upgrading.
- 8.2.2 Foul flows from the site can be connected to the existing public combined sewer in Clitheroe Road. However UU has advised in correspondence that the receiving wastewater treatment works currently only has sufficient capacity to accept foul flows from an additional 80 to 100 houses. However subsequent correspondence from UU on the 20th December 2011 suggests a larger available capacity of up to approximately 222 dwelling units. Further information is being sought from UU to determine the full extent of the additional capacity available.
- 8.2.3 New enquiries have been made to the relevant utility providers to provide up to date information on how the site will connect to the existing utility networks. They will also provide up to date budget cost estimates for any diversions or reinforcements as well costs for connecting to the existing utility networks.
- 8.2.4 Responses to these enquiries are awaited at the time of writing this report.

8.3 Budget Estimates

- 8.3.1 In 2010 some of the utility companies supplied budget estimates for diversion, upgrading and new supply works. It should be noted that further information on detailed layout and surveyed locations of existing infrastructure is required by some of the utility service companies to provide budget quotations.
- 8.3.2 Costs provided by the utility companies are for the provision of infrastructure to the development. Additional connection charges to individual buildings / meter points could be levied by the utility companies. Any such further charges should be confirmed with the final utility supplier at the detailed design stage.
- 8.3.3 All budget estimate costs stated within this report are based on 2010 prices and are subject to updated consultation responses.

8.4 Further Work

- 8.4.1 During the detailed design process non-intrusive and intrusive site investigation and survey work should be undertaken to confirm the route, depth and location of all existing utilities affected by the works. Detailed design of the diversion requirements can then be undertaken through liaison with the relevant utility companies.
- 8.4.2 The service demand requirements should be revisited once further details on the layout and fit out requirements of the buildings are known. Further consultation with the utility providers should then be undertaken to confirm estimates for new supply and lead in times.

8.5 Conclusion

- 8.5.1 Based on the 2010 consultation responses, the proposed development may require diversion of existing utilities. Detailed on site survey and investigation is required to determine the full extent of the diversion requirements.
- 8.5.2 Additionally UU have confirmed that an aqueduct, that supplies drinking water to over 2 million people in the Greater Manchester area, crosses the site and consists of four stainless steel lines of 48 inch and 54 inch diameter. The aqueduct is protected by a 13m easement which may be off-centre to accommodate access due to local conditions.
- 8.5.3 Water supply, foul drainage, gas, electricity and telecommunications infrastructure is present within the vicinity of the site. Initial enquiries from 2010 have shown that the site can be serviced with gas, water, electric and telecommunications supplies with some diversionary work and off-site upgrading.
- 8.5.4 Based on the 2010 consultation responses the development could be satisfactorily connected to the existing gas, water, electric and telecommunications networks. The costs of the works required to connect the development into the existing system are not anticipated to be prohibitive. It is therefore considered, from a gas, water, electric and telecommunications perspective, that there is no reason to withhold planning permission for the proposed development, subject to updated consultation responses.
- 8.5.5 A separate drainage report, prepared by Weetwood, provides information relating to the provision and strategy for foul and surface water drainage.
- 8.5.6 WSP have re-consulted with the various utility providers to obtain up to date existing utility information and updated responses to new supply enquiries. Responses to these enquiries are awaited at the time of writing this report.

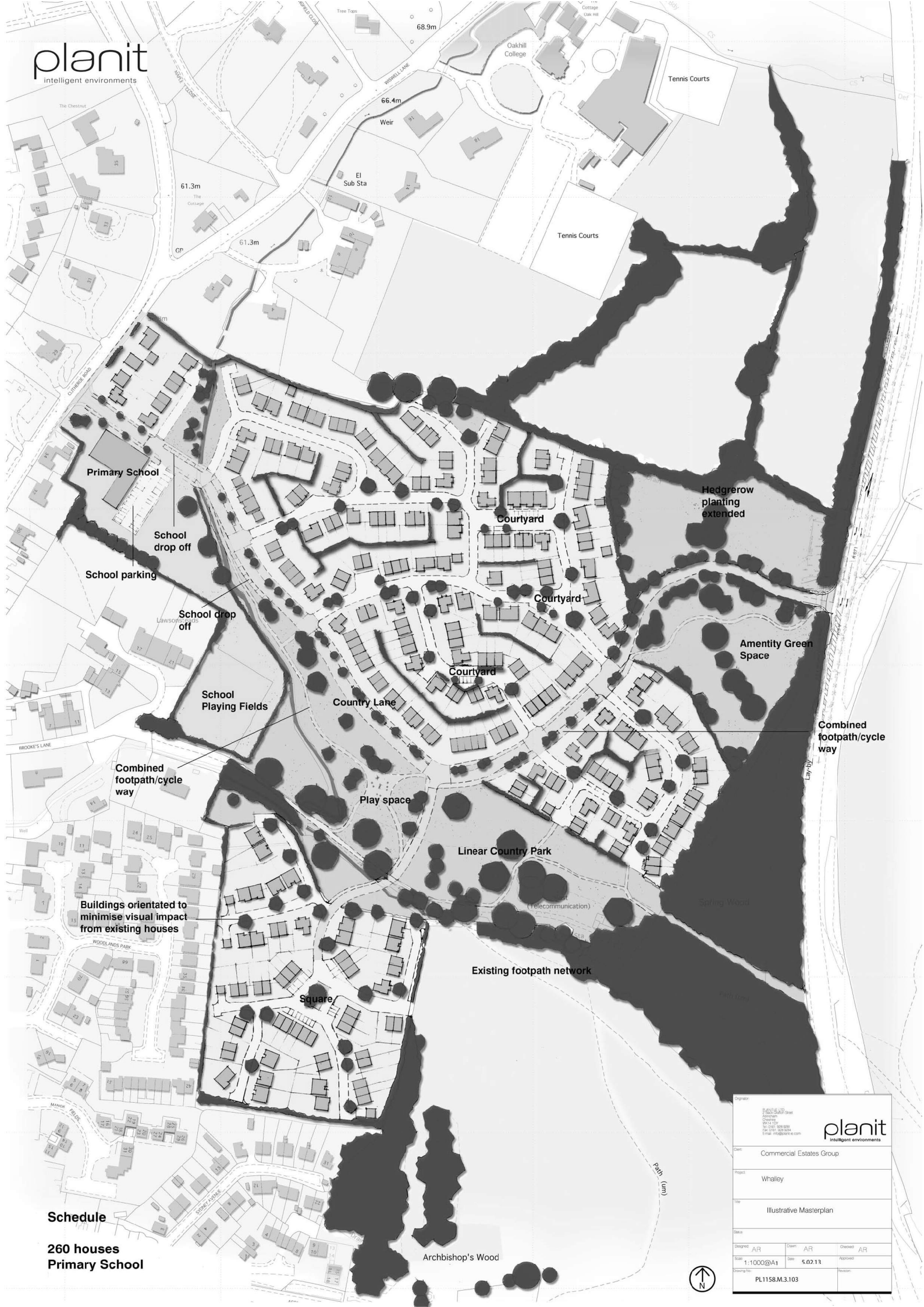
Appendices

Appendix A - Site Information

Appendix A1 Existing Site Location Plan



Appendix A2 Masterplan



Buildings orientated to
minimise visual impact
from existing houses

Schedule

260 houses
Primary School

planit intelligent environments			
Client: Commercial Estates Group			
Project: Whalley			
Title: Illustrative Masterplan			
Date:			
Designed: AR	Drawn: AR	Checked: AR	
Scale: 1:1000@A1	Date: 5.02.13	Approved:	
Drawing ID: PL1158.M.3.103			



Appendix B - Utility Service Records and Correspondence

Water Supply - Existing Infrastructure



United Utilities Water PLC
Property Searches
Stephen's Way
Goose Green
Wigan
WN3 6PJ

DX 719690 Wigan 8

Telephone 0870 751 0101

unitedutilities.com

**CENTARA LTD
OFFICE 1 NORMANTON BUSINESS PARK
RIPLEY DRIVE
NORMANTON**

WF6 1QT

Facsimile: 0870 7510102
Email: property.searches@uuwplc.co.uk
Your Ref:
Our Ref: 08/ 764045
Date: 06/10/10
MsContact: Pamela Hardcastle

FAO: C Cockerham

Dear Sirs

Location: SITE EAST OF CLITHEROE ROAD WHALLEY

I acknowledge with thanks your request dated 24/09/10 for information on the location of our services.

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

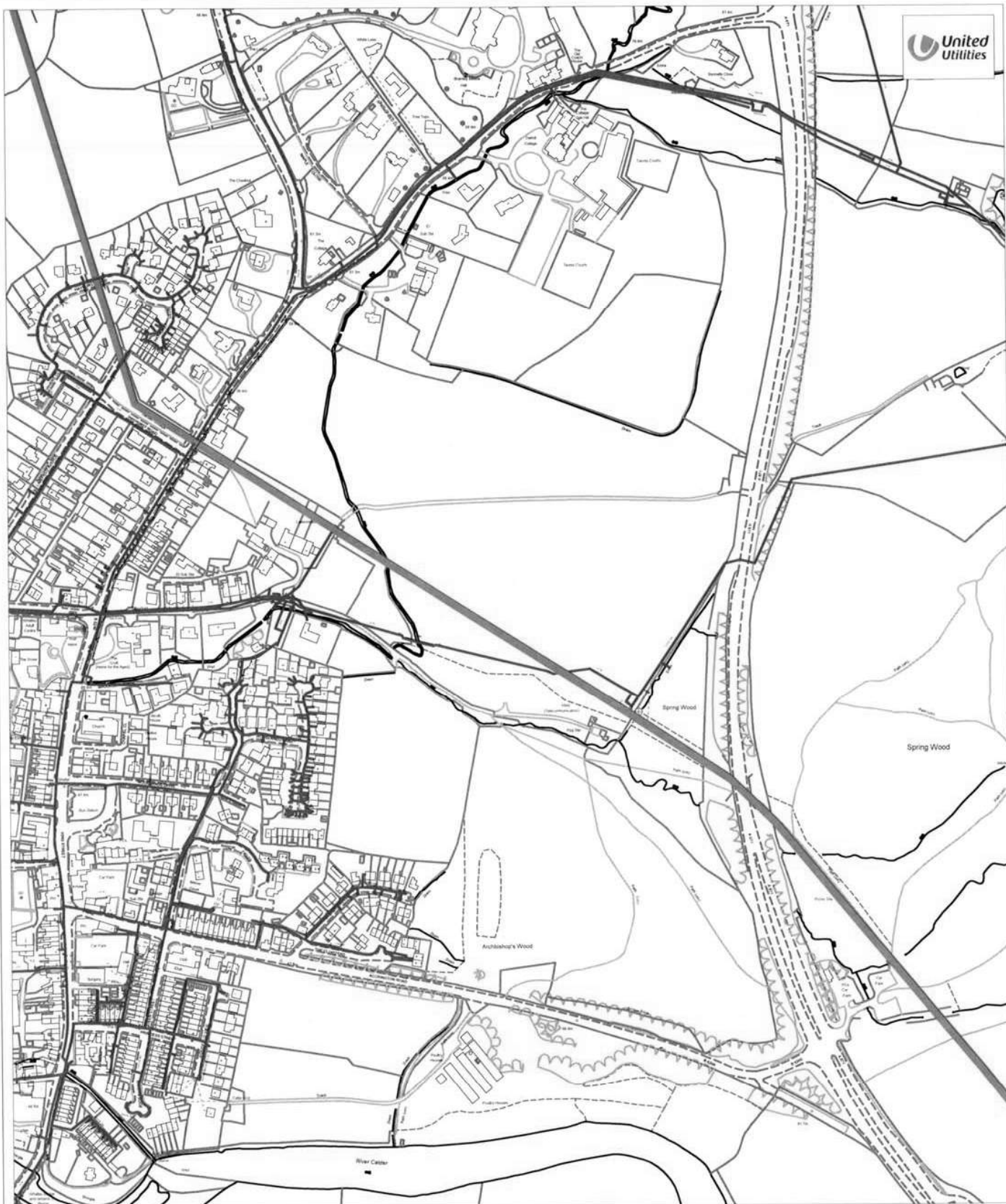
I attach General Condition Information sheets, which details contact numbers for additional services (i.e. new supplies, connections, diversions) which we are unable to deal with at this office. In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

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 telephone us on 0870 7510101.

Yours Faithfully,

Sue McManus
Operations Manager
Property Searches



Printed by PH

Date 06/10/2010

Extract From Map of Water Mains

Site east of Clitheroe Road Whalley

Blue - Distribution Mains Red or Mauve - Trunk Mains Dark Green - Non Potable Mains Light Green - Proposed Mains
 -----X-----X-----X-----X-----Disused Mains (These may still be live)

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 service pipes may be shown by a blue broken line. United Utilities will not accept any liability for any damage caused by the actual positions being different from those shown

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United Utilities Water PLC
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP
Telephone 01925 234000
www.unitedutilities.com

Mr Paul Laidler
Principal Engineer
WSP UK
Development & Transportation
Three White Rose Office Pk
Millshaw Park Lane
Leeds
LS11ODL

Tel 01925 537053
Fax 01925 537221
Email Steven.Bassett@uuplc.co.uk

27th September 2010

Dear Mr Laidler

Ref: Land East of Clitheroe Rd, Whalley

Thank you for your e-mail correspondence dated 17th September 2010 enquiring as to the location of United Utilities assets within the boundary of the development land near Whalley.

As suggested in your e-mail, United Utilities operates a major Aqueduct (known as the Haweswater Aqueduct) which crosses the land in question. The Haweswater Aqueduct is a major strategic asset supplying drinking water to over 2 million people in Greater Manchester. This section of the aqueduct consists of four stainless steel lines of 48" and 54" and is protected by a 13 metre easement. The depth of the overburden to the crown of the pipe will need to be ascertained but is likely to be relatively shallow (up to 3/4mteres) due to the method of construction.

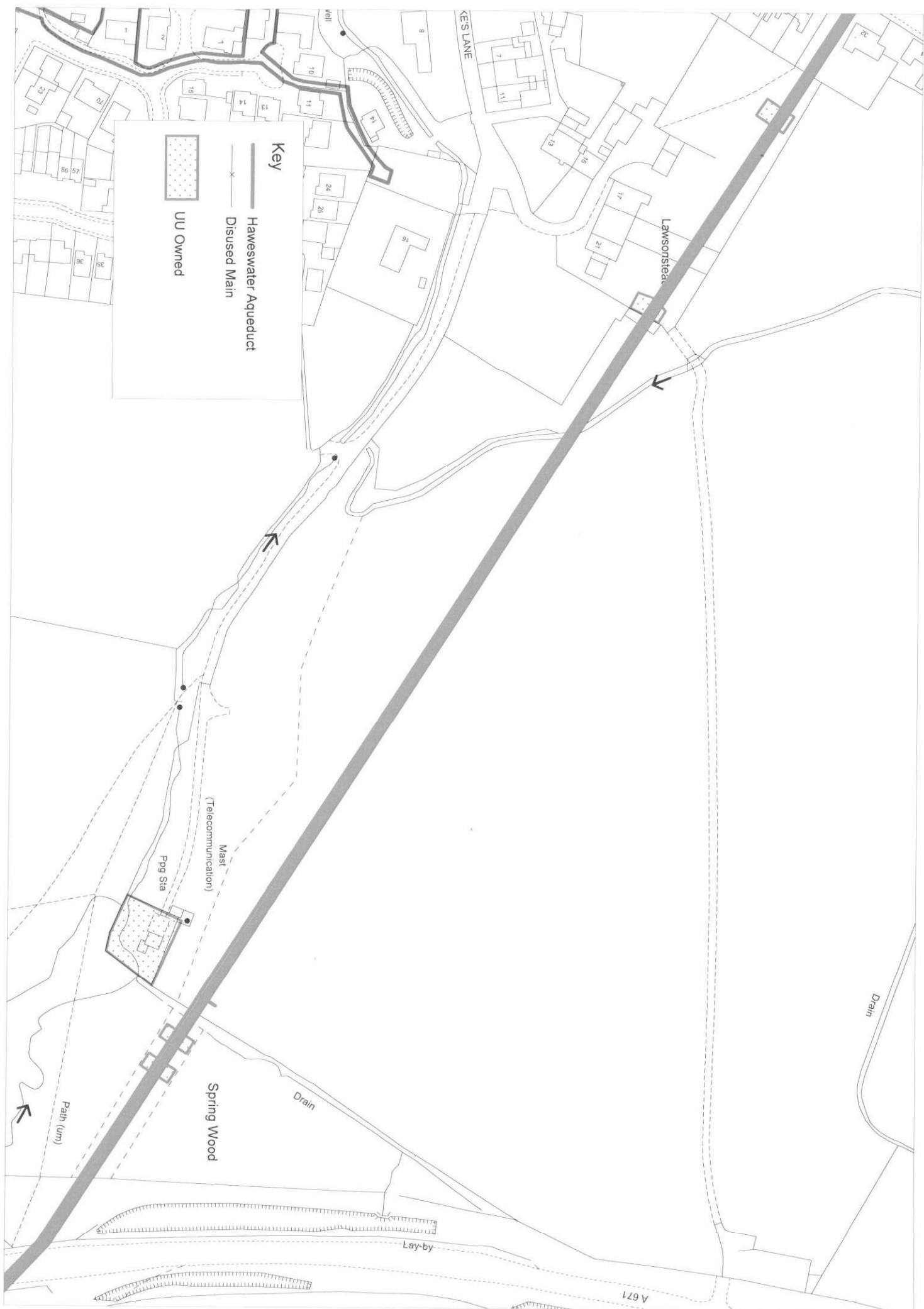
Our local Aqueduct controller Chris Wilcox (Chris.Wilcock@uuplc.co.uk) will be able to provide further detail & would be happy to meet you on site to discuss your proposal, potential risks & mitigation options. Please feel free to contact Chris at your convenience.

For you reference I enclose a copy of our Standard Conditions for Work Adjacent to Pipelines documentation.

Yours sincerely

Steve Bassett
Water Asset Manager







United Utilities Water PLC
Property Searches
Stephen's Way
Goose Green
Wigan
WN3 6PJ

DX 719690 Wigan 8

Telephone 0870 751 0101

unitedutilities.com

**CENTARA LTD
OFFICE 1 NORMANTON BUSINESS PARK
RIPLEY DRIVE
NORMANTON**

WF6 1QT

Facsimile: 0870 7510102
Email: property.searches@uuwplc.co.uk
Your Ref:
Our Ref: 08/ 764045
Date: 06/10/10
MsContact: Pamela Hardcastle

FAO: C Cockerham

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I acknowledge with thanks your request dated 24/09/10 for information on the location of our services.

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

I attach General Condition Information sheets, which details contact numbers for additional services (i.e. new supplies, connections, diversions) which we are unable to deal with at this office. In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

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

If you have any queries regarding this matter please telephone us on 0870 7510101.

Yours Faithfully,

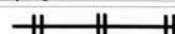
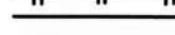
Sue McManus
Operations Manager
Property Searches



Printed By PH

Date 16/10/2010

Legend

	Abandoned Sewer
	Public Sewer
	Highway Drain
	Private Sewer
	Pumping Main
	Section 104 Sewer
Refer to colour guide for content of pipe	

Extract From Map of Public Sewers

Site east of Clitheroe Road Whalley

Red or Brown - Foul Sewers

Blue - Surface Water Sewers

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 will not accept any liability for any damage caused by the actual positions being different from those shown.

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Water Supply - Diversions

United Utilities North West**Guideline Reference No 90048****Issue 1.2 October 2007****Distribution Manual
Standard Conditions for Works
Adjacent to Pipelines****Contents**

- 1 Scope
- 2 Definitions
- 3 Guidelines
- 4 Drawings

**Authorised for issue by the Head of
United Utilities North West Board**

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Amendment Summary

Amendment No. Date	Brief Description and Amending Action	Prepared by:	Authorised by:
1 29/7/03	First issue in standard format	Phil Hayden / Ian Skilling	Peter Womersley
1.1 7 th August 2007	Alteration to Guideline number 12	Paul Gough	Tony Conway
1.2 October 2007	Alterations into Distribution Manual	Richard Duckett	

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2	Definitions.....	2
3	Guidelines	4
4	Drawings	7

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Figure 2: Required depth of footing/foundation adjacent to pipeline easements.....	8
Figure 3: Temporary crossing details.....	9

1. SCOPE

Standard Conditions for work carried out over or adjacent to a Pipeline.

2. DEFINITIONS

Term	Definition
Pipeline	Means any Aqueduct, Trunk Main, Distribution Main or Non-potable Main vested in the Company as water undertaker.
The Company	Means United Utilities Water plc.

Term**Definition****Easement Width**

Means the easement width specified in any document referred to in section 3 hereof, or where no such width is specified a width of 10 metres being measured 5 metres each side of the Pipeline from the centreline of the Pipeline.

For small single Pipelines of up to and including 300mm diameter a width of 5 metres being measured 2.5 metres each side from the centreline of the Pipeline may be adopted (see Figure 1).

In the case of Aqueducts and Trunk Mains the easement may be off-centre to accommodate access due to local conditions.

3. GUIDELINES

1. These conditions are issued for the guidance of contractors and others in order to reduce the risk of damage to the Pipeline and the consequent liability for such damage. They do not replace or alter any powers or rights exercisable by, or protection afforded to the Company by virtue of: -
 - a) Its ownership of the Pipeline or any rights or privileges in relation thereto;
 - b) Any Conveyance, Lease, Deed or Grant, Easement, Licence, Wayleave or other legal document relating to the Pipeline;
 - c) Any statutory provision (including any provision in subordinate legislation) including but not limited to: -
 - (i) Water Industry Act 1991 as amended or re-enacted from time to time
 - (ii) Any local statutory provision relating to a Pipeline and to any work of any other body or person which regulate, either generally or in relation to any specific crossing or work, the relations between the Company and such other body or person, including any Agreement or other document referred to in or incorporated with any such statutory provision.

In the event of any inconsistency between the provisions of these conditions and those of any document or statutory provision mentioned above, the latter shall prevail unless capable of variation by agreement and the substitution of the relevant provisions of these Standard Conditions is expressly agreed.

2. The Standard Conditions apply to all Pipelines except those in streets in which case the provisions of the New Roads and Street Works Act 1991 as amended or re-enacted from time to time apply.
3. No work of any description shall take place on or within the Easement Width before full agreement has been reached with the Company regarding the manner in which the work shall be carried out. At least 28 days notice shall be given of any intention to carry out works. In an emergency, contact shall be made immediately with:

UU Operations Response Centre, North Desk Tel: 0845 0509481

East Desk Tel: 0845 0509483

West Desk Tel: 0845 0509485

4. No buildings of any description shall be erected within the Easement unless with the Company's written consent. No service should cross the Pipeline at less than 1 metre in front of a socket face or at less than 300mm behind it.
5. No materials including spoil shall be stored within the Easement Width.
6. Access to and along the Easement Width shall be kept clear and unrestricted at all times.
7. Where construction is adjacent to the Easement Width, foundations shall be designed to ensure the Company has full access to the lowest point of the bedding of existing/proposed Pipeline(s) for maintenance or construction purposes. (The depth of these footings/foundations shall be in accordance with Figure 2: Required depth of footing/foundation adjacent to pipeline easements).
8. Before any tree or shrub planting is carried out written approval must be obtained from the Company. Any approval granted is subject to the Company retaining the right to remove, at any time, all trees or shrubs that in its opinion become a danger to the Pipeline. The following restrictions apply to all easement widths.

- a) The only plants which can be planted directly across the Pipeline are shallow rooting varieties of hedge plants, such as Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel Privet, Quickthorn, Snowberry and most ornamental flowering shrubs. These should only be planted for the purpose of screening or to indicate field boundaries. Hedges should be managed and not allowed to develop into sub-trees. Maximum height 1.5 metres.
 - b) Raspberries, Gooseberries and Blackcurrants may be planted within the Easement Width but a 4 metre strip (2 metres each side of the Pipeline) must be left clear at all times.
 - c) Dwarf Apple stocks, shallow rooted shrubs and Christmas trees (subject to Restrictions) may be planted within 3 metres of the Pipeline and maintained as dwarf species (not being allowed to revert to tree size).
 - d) Ash, Beech, Birch, Elm, Horse Chestnut, Lime, Maple, Oak, Sycamore, Apple and Pear trees and those of a similar mature size whether deciduous or evergreen can only be planted as individual specimens or a single row, but not within 6 metres of the Pipeline. Dense mass planting may only be carried out at a distance greater than 10 metres from the Pipeline.
 - e) Poplar and Willow trees are only to be planted further than 20 metres from the Pipeline.
9. Any pipes, drains, electricity cable or sewers crossing over the Pipeline shall be laid in steel conduit or ductile iron pipe and adequately supported so as to be self-supporting over any subsequent excavation which may have to be carried out i.e. they should extend well into the undisturbed ground at each side of the Pipeline trench and shall cross as near as possible to 90 degrees to the Pipeline. In no case shall any crossing be made at an angle of less than 50 degrees. Provided that ground conditions are suitable, pipes crossing below the Pipeline shall be constructed by an approved tunnelling method. A minimum of 300mm of clearance must be given to any crossing above or below the Pipeline. Care should be taken when selecting backfill material for the Pipeline as they may affect or damage it.
10. Prior to general excavation, trial holes shall be dug by hand to determine the precise location of the Pipeline. The Company reserves the right to carry out such excavations. The cost of all such excavations shall be borne by the Promoter.
11. All excavations within the easement shall be by hand or by mechanical excavator under supervision of United Utilities personnel. Excavation within 1 metre of the Pipeline(s) must be carried out by hand and great care exercised to ensure that any protective wrapping is not damaged. Excavations shall be fully supported and shall be backfilled to the satisfaction of the Company. All work shall be carried out during working hours, which shall have been previously agreed. The Company reserves the right to stop all work on or within the Easement Width, which in the opinion of its officers, places the Pipeline at risk. As a consequence of such action, the company will not accept any claims for financial loss.
12. No blasting or piling shall be carried out within 300 metres of the Pipeline without written approval of the company, unless it can be demonstrated that ground vibration from such activities shall not exceed a peak particle velocity of 5mm/s in any plane at the closest point of the Pipeline to the blast.
13. Fences or other boundaries crossing the Easement Width shall be as near as possible to 90 degrees to the line of Pipeline and in no case shall be made at an angle of less than 50 degrees. Proposals for new fence or other boundaries crossings shall be submitted for approval. Where necessary a lockable gate will be provided for the Company for their sole use.
14. No alteration to the existing ground levels or surface use of the Easement Width shall be made without prior permission. Notice shall also be given of any proposal to alter ground levels or the surface of land adjoining the Easement Width.

15. Movement of vehicles and plant of a total weight exceeding 6 tonnes across the unprotected Pipeline is forbidden. The repetitive movement of vehicles or plant of any weight over the unprotected Pipeline in the same position is forbidden. Where temporary access is required at agreed positions, the following protection shall be provided: -

16. Temporary Access.

Each crossing of the Pipeline shall be considered on an individual basis. All crossings shall be made in consultation with United Utilities and work shall not commence without express written approval. The following are provided as guidance:

- a) Use of gross weight vehicles of 6 to 10 tonnes:
Vehicle crossing of the Pipeline shall consist of substantial timber baulks to spread the vehicle weight.
- b) Use of gross weight vehicles of 10 to 15 tonnes:
Vehicle crossing of the Pipeline shall consist of a reinforced concrete raft (see figure 3).
- c) Use of gross weight vehicles over 15 tonnes:
Vehicle crossing of the Pipeline shall consist of a suspended crossing to bridge the Pipeline.

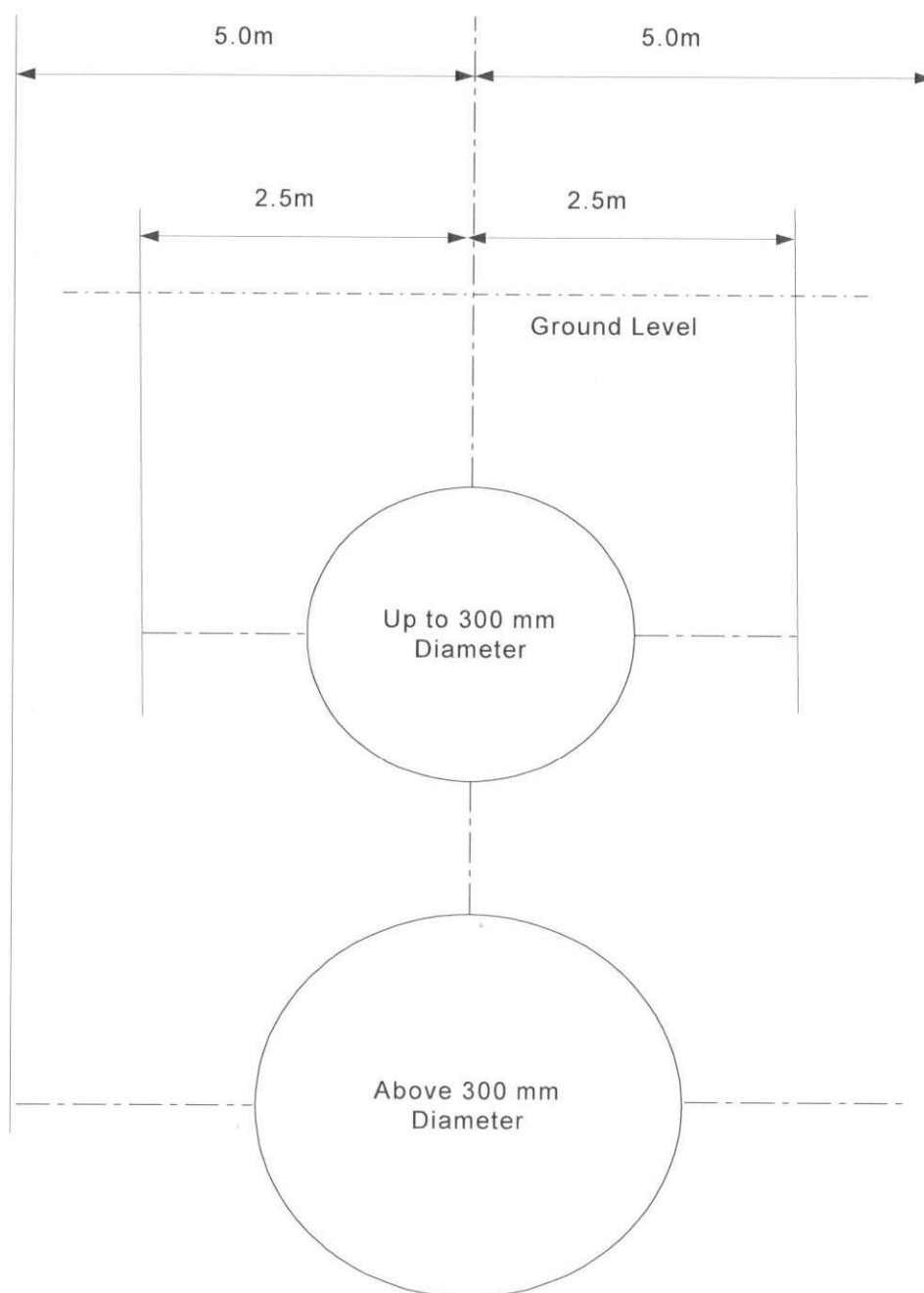
17. Permanent Access.

Each crossing of the Pipeline shall be considered on an individual basis. Any permanent access crossing the Easement Width shall be designed and constructed to prevent any damage to the Pipeline. All crossings shall be made in consultation with United Utilities and work shall not commence without express written approval.

18. Where cathodic protection is proposed for the Promoter's works or where it exists in connection with the Company's Pipeline, the Promoter shall take all necessary steps to ensure that the integrity of the system is maintained during the construction of the works. Where cathodic protection exists on the Company's Pipeline or is to be installed by the Promoter on his apparatus, then interference tests shall be carried out on completion of the works at the Promoter's expense. Where such tests indicate that the Company's Pipeline may be at risk, then the Promoter, at his own expense, must install suitable remedial measures, to be agreed by the Company. The Company must be consulted in the case of installation of electric tramways over pipelines.
19. Adequate sanitary arrangements to the approval of the Company shall be provided for persons working on or within the Easement Width. Precautions will be taken to avoid spillage of fuels, oils, paints, solvents or any other substance, which may damage the Pipeline or its protection.
20. The Company reserves the right to supervise any work carried out on or within the Easement Width and to recover the costs incurred.
21. Persons or their contractors working on or within the Easement Width will be required to indemnify the Company for the full cost of any damage caused to its Pipelines and for any costs, charges and expenses resulting from these operations.

4. DRAWINGS

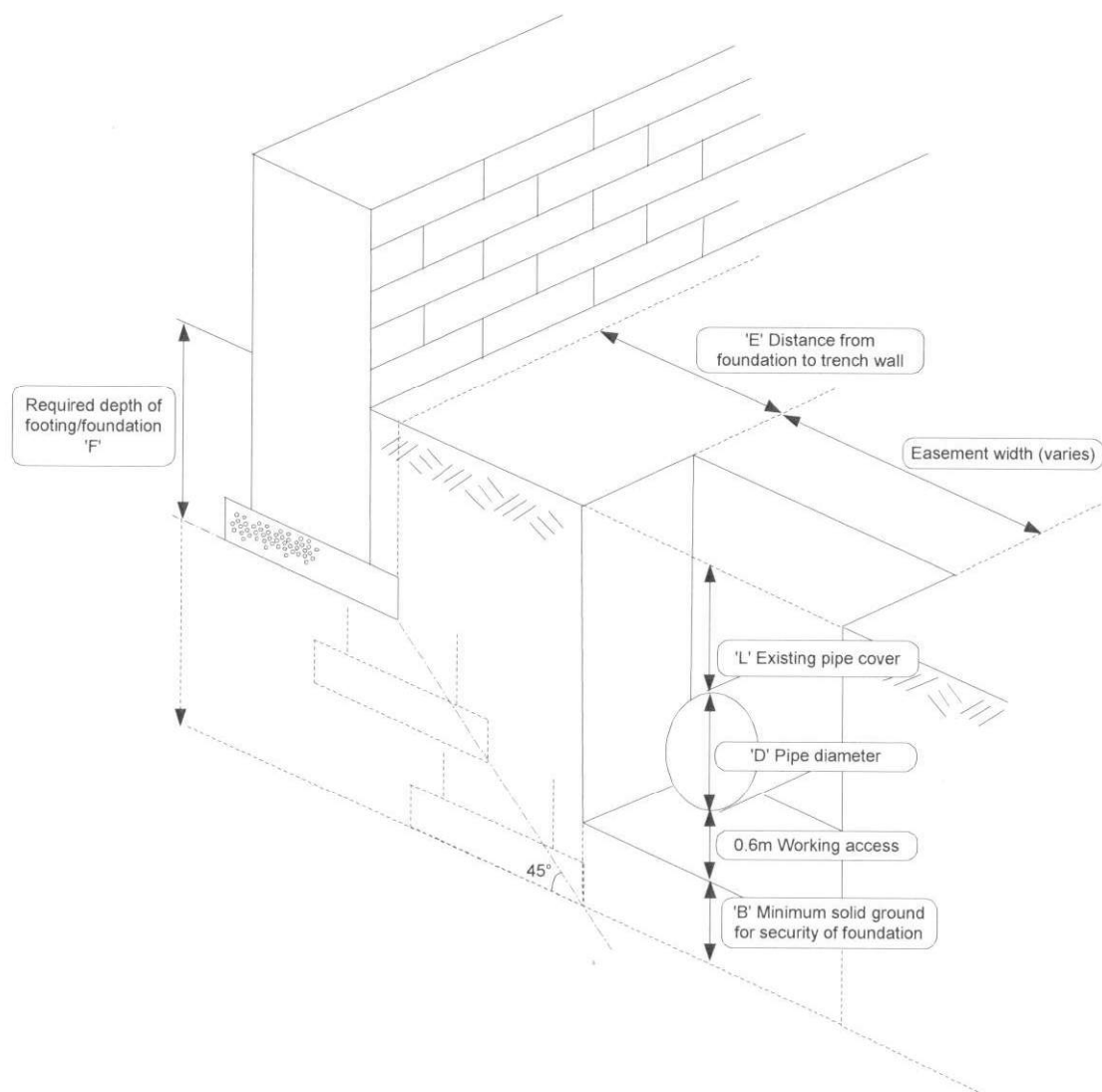
Figure 1: Easement widths for single pipes



Note: This sketch is issued for guidance only.

In the case of Aqueducts and Trunk Mains the easement may be offset to accommodate access due to local conditions e.g. 7.0m one side and 3.0m on the other side.

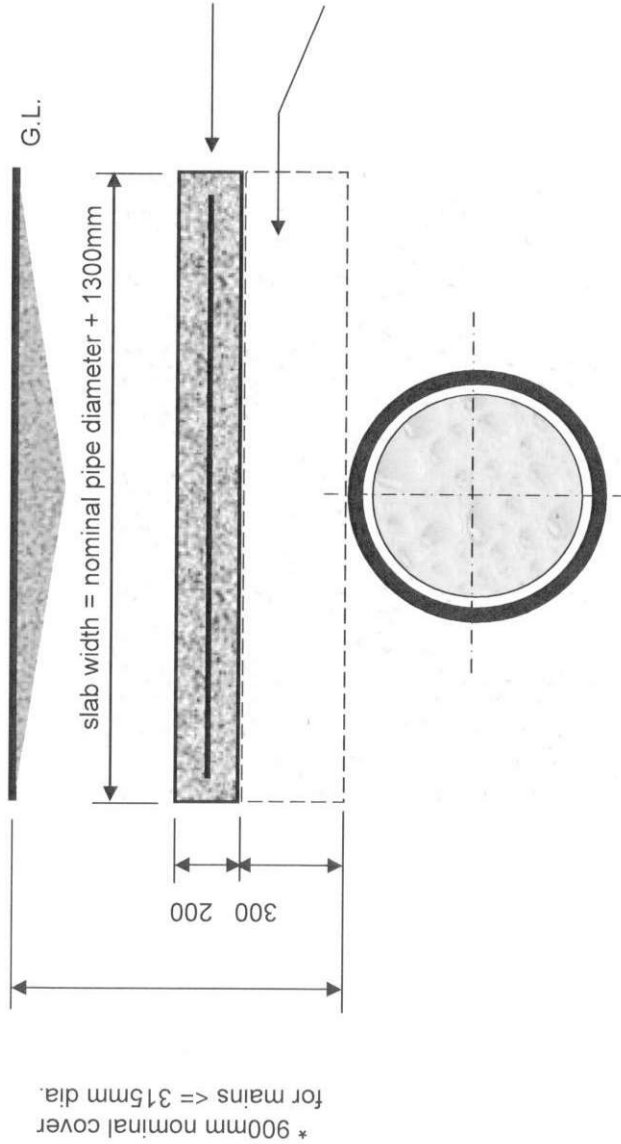
Figure 2: Required depth of footing/foundation adjacent to pipeline easements



'E' is the distance from the edge of easement to the foundation edge of proposed construction.

The required depth below normal working access 'B' equals $(L + D + 0.6)/3$ or 1.0 m, whichever is the greatest.

The minimum required depth of footing/foundation 'F' equals $L + D + 0.6 + B - E$.



Grade C35 concrete protective slab, with 1 layer A142 mesh reinforcement.

Area of excavated material between water main and slab **MUST** be replaced with granular material 803X (0-10mm fines)

NOTE(1) Maximum length of main to be exposed for construction of slab is 3 metres.

* Mains are generally laid at 900mm nominal cover, but this may vary to suit site conditions and/or larger pipe diameters. ** Therefore, all water mains and apparatus should be located by hand digging prior to the use of mechanical excavation.

** Please follow this company's General Conditions & Precautions when excavating near to our water mains and apparatus. (Information leaflet available on request)

CONCRETE SLAB PROTECTION FOR WATER MAINS (up to and including 315mm)

Drawing Number:	WMD/001	Version:	1	Scale:	NTS
Designer:	I.Cole	Date:	18/11/03		

This drawing or its content must not be reproduced for any purpose without written permission

This drawing or its content must not be reproduced for any purpose without written permission.

United Utilities North West
Haweswater House
Lingley Mere Business Park
Warrington WA5 3LP,
Telephone No. 01925 234000

22. Easement Infringements

It is company policy not to allow any building over mains. Any such building would compromise UU obligation to maintain a constant water supply, and in particular would obstruct UU ability to respond in the event of a failure of the pipeline. Building over mains also has potential risks to the health and safety of anyone who might be affected by a failure, not least the occupants of the building.

The company acknowledges that there are situations where structures have been erected either directly above the pipeline, or within the easement. These encroachments should be assessed and recorded and appropriate actions taken. The assessment will consider the potential risks to both the company's asset and the structure upon it.

The options available to the company are:-

- a) Notify owner of risks
- b) Notify owner and consider mains diversion at owners cost
- c) Mains diversion, or removal of property at owners cost

The key factors to be considered when selecting one of these options are:-

- a) Security of supply
- b) Health & safety
- c) Cost benefit
- d) Company reputation
- e) Probability of failure and likely consequences. These will vary with pipeline material, Diameter, Depth below foundation, ground conditions and operating regime of the pipeline.

The notification given to the owner of the building will state that, notwithstanding our Statutory Rights and those contained in any deed, UU will not be liable for any costs whatsoever if damage is occasioned to the structure whilst carrying out our works.

23. Mains Adjacent buildings and in streets

Water Mains may be laid in a Street (see def) or an easement . Sometimes this is immediately adjacent to a building.

In the case of an Easement, new buildings, including their foundations, may not be built within 2.5m of an existing water main (5m for mains > 300mm). This is to facilitate repair & maintenance.

Similarly, a new main in an easement should not be laid nearer than 2.5m from the building.

Where the main is in a Street, and the street is immediately adjacent to a building, the main may be installed as near as 600mm to the building/foundation, provided there is still a total 5m working width for access. (This would typically be the width of the pavement, plus part of the carriageway, as required.)

For small dia pipes, typically 63mm, and for short lengths, requests will be considered for a reduced working width, provided the section of pipe is without joints, fittings, or service connections. Under no circumstances should the main be closer than 400mm to the building/foundation.

If the pipework is private, then the requirements of Water Regs and BSEN 805 will apply. Briefly, the pipe should be at least 400mm from the building/foundation, and at least 400mm from other cables/pipes. Vertical separation at crossings should be minimum 200mm. The concepts of Street and Easement are not applicable to private pipes, but there is still a requirement for reasonable access.

24. Stopping Up Orders

Water Mains & Services

UU has no objection to a stopping-up order, provided that there remains access for repair and maintenance of the network within the area affected.

If the proposed development will impede clear access, then the water main must be abandoned or diverted at the applicants cost.

Typically, there would be no objection if the water main remains within a street to which there is vehicular access sufficient for UU to perform its statutory duties. It is not necessarily a problem if the street is within a gated enclosure. Eg AlleyGates are not a problem.

If the main does not remain within a street, the developer must provide an easement according to UU standard conditions. (Detailed info available)

Specifically not permitted.

- any alteration to ground level which leaves the water main at a depth less than 900mm (750mm for PE pipes), or more than 1200mm.
- Any building over the main, or within the easement width, or such that an excavation of the main would threaten the stability of the building.
- Planting of large trees (detailed info available).

Water Supply - New Supply

4th October 2010



United Utilities Water PLC
Metering and Connections
Ullswater House
Lingley Mere Business Park
Lingley Green Avenue
Lingley Mere
Warrington
WA5 3LP

WSP Development and Transportation

Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL
Tel: +44 (0)113 395 6200
Fax: +44 (0)113 395 6201
<http://www.wspgroup.com>

WSP Group plc
Offices worldwide
www.wspgroup.com

Dear Sirs

**Land East of Clitheroe Road, Whalley
Water Pre-development / Initial Enquiry**

Please find attached a completed "Water pre-development / initial enquiry application form" for a large proposed residential development in the Ribble Valley.

Outline budget estimates / information is required for the following items:-

- Confirmation of any available spare capacity with the existing network that could be used for the development without the need for upgrading the network.
- Any off site network upgrading required to supply the estimated demands (see later for demand requirements and anticipated phasing)
- Provision of on site network infrastructure.
- Any significant diversion works required.

The estimated total water demand of 41 l/s is based on average figures for the current proposals. Phasing of the development is assumed to be spread evenly over 5 years and the anticipated water demand is assumed to incrementally increase over this time.

Further details are given below under the headings as per your enquiry form.

Section 3

- 3.1 We have been appointed by Commercial Estates Group to undertake a utilities infrastructure study and prepare a report to support the purchase of the site and to form part of an ultimate planning application.
- 3.2 As the Clients agent in undertaking the study please direct all correspondence to WSP.

Section 4

- 4.5 The proposed development is for the construction of 350 residential units which will include mews and terraced properties and some detached dwellings. As the proposed scheme is in the early stages of development we have assumed that the properties will have an average of three bedrooms.
- 4.6 The timing and phasing of the development is based on an outline strategy provided by the Client which may change subject to market conditions. It is assumed that around 70

dwellings will be sold per year over a 5 year period with construction beginning in August 2011.

Section 5

- 5.1 The proposed scheme is in the early stages of development and as such plans for water re-use have not been defined in any detail. For the purposes of this enquiry please assume that no water re-use proposals will be included in the development.

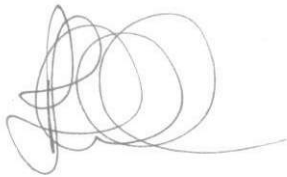
Section 6

- 6.1 The site is a greenfield location and contains no buildings that have a water supply.

Currently the development is proposed to begin between 2011 with development being undertaken over the following 5 years.

I look forward to receiving information on the water provision in the area and ask that, should you need any additional information or wish to discuss this, that you contact me.

Yours faithfully



Paul Laidler
Principal Engineer
DDI: 0113 395 6302

- Encs - Completed "Water pre-development / initial enquiry application form"
- Site Location Drawing

Water pre development/initial enquiry application form



Section 1 - Site details

1.1 Development name/location	CLITHEROE ROAD WHALEY RIBBLE VALLEY		
1.2 Development size (hectares)	14.6 ha.		
1.3 Does the site have valid planning permission?	Yes/No	* delete as applicable	
1.4 If yes, please provide planning reference number:	N/A		
1.5 12 digit OS reference (site entrance)			

Section 2 - Site history

2.1 Previous use of land details	GREENFIELD
2.2 Name of previous owner(s)	

Section 3 - Developer (applicant) details

3.1 Name of developer (applicant)	COMMERCIAL ESTATES Group.		
3.2 Address of developer (applicant)	PLEASE DIRECT CORRESPONDENCE TO: WSP UK DEVELOPMENT & TRANSPORTATION, THREE WHITE ROSE OFFICE PARK, MILLSHAW PARK LANE, LEEDS, LS11 0DL		
3.3 Contact details	Contact name:	MR PAUL LAIDLER	Email: paul.laidler@wspgroup.com
	Telephone:	0113 395 6302	Fax: 0113 395 6201

Section 4 - Development details

4.1 Applicants site plan reference number(s)	SLK - GA - 001
4.2 Is this development part of a larger site?	Yes/No * delete as applicable
4.3 If yes, please provide details	N/A

Household units

4.4 Total number of household plots	350					
4.5 Indicate the total number of each property type to be built:	- REFER TO COVERING LETTER					
Flats/apartments	(up to) 2 bed	3 bed	4 bed (or more)			
Terraced/mews dwellings	(up to) 2 bed	3 bed	194 4 bed (or more)			
Semi-detached dwellings	(up to) 2 bed	3 bed	4 bed (or more)			
Detached dwellings	(up to) 2 bed	3 bed	156 4 bed (or more)			
4.6 Phasing details	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Number of plots	70	70	70	70	70	
Anticipated start date	AUG 2011	AUG 2012	AUG 2013	AUG 2014	AUG 2015	
Anticipated completion date	JULY 2012	JULY 2013	JULY 2014	JULY 2015	JULY 2016	

Non-household units

C

Plot no.	Phase	Floor space		Occupation year	Building type no.*	Volume req. m ³ /day	Flow rate l/s		
		sq m. or sq ft					Max.	Mean	Min.
					Site total				

5.1 Will any premises use any form of water re-use system e.g. rainwater harvesting, greywater recycling?	Yes/No	* delete as applicable
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If yes then please attach details of the proposals and, if known, the plot numbers that will use these facility.

Yes/No	* delete as applicable
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6.1	Has the site being developed had a water supply within the last five years?	—Yes/No	* delete as applicable
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REFER TO COVERING LETTER

6.7 Please provide (below) postal addresses of disconnected properties

* Non-household units

Building type	Type no.	Building type	Type no.	Building type	Type no.	Building type	Type no.	Building type	Type no.
School	1	Retail store	3	Nursing home	5	Hotel/pub	7	Factory	9
University	2	Office	4	Hospital	6	Leisure centre	8	Unspecified	10

I confirm the following is included and understand that failure to supply any required information will result in a delay in processing this application.

All above sections completed	✓	* tick to confirm	Map showing outline of site to be supplied	✓	* tick to confirm
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pleted



PAUL L

Company name: WSP DEVELOPMENT & TRANSPORTATION

PAUL LAIBLER

Date: 4/10/2010

I/we agree to pay the full application fee for this application unless either a requisition under S41, or a Self Lay application under S51A, of the Water Industry Act 1991 is submitted to UuW during the validity period (usually 6 months) of UuW's response to this enquiry. A list of fees payable is available on our website at www.unitedutilities.com/waterconnections.

Please note:

In some circumstances exceptional chargeable feasibility studies will be required to assess capacity, you will be notified of this within 10 working days of your application. The charges will be invoiced separately unless the scheme is accepted within its validity period. If the scheme is accepted then charges made will be included within the cost of the final scheme.

Should you have any questions regarding this form or need help to complete it, please call **0845 0500108** or email to **water.connections@uuplc.co.uk**

On completion please return all documentation to:

United Utilities Water PLC, Metering and Connections.

Ullswater House, Lingley Mere Business Park, Lingley Green Avenue, Lingley Mere, Warrington WA5 3LP

unitedutilities.com

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