

South Ribble Borough Council  
Civic Centre, West Paddock  
Leyland  
PR5 1DH

**Your ref:** 07/2021/00886/ORM

**Our ref:** DC/21/3700v2

**Date:** 03-NOV-21

Dear Sir/Madam,

**Location: Land to the west of Penwortham Way (A582) bisected by Bee Lane, Flag Lane, Lords Lane, Nib Lane and Moss Lane**  
**Proposal: large mixed use development**

With regards to the above development proposal, United Utilities Water Limited ('United Utilities') wishes to provide the following comments.

### **Drainage**

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

***Further to our letter dated 27 October 2021, we set out below our updated comments and updated recommended planning conditions. These comments and recommended conditions supersede the details set out within our letter dated 27 October 2021. The additional recommended condition is to ensure that there is a site wide strategy for foul drainage and each phase or part phase of the development is consistent with the site wide strategy.***

***Following our review of the submitted Flood Risk Assessment / Drainage Strategy, we can confirm the surface water proposals are acceptable in principle to United Utilities. However, as surface water from the site is proposed to discharge to surrounding watercourses, these flows will not communicate with the public sewer network and therefore we have no formal comment to make in this instance. We request that the Lead Local Flood Authority and/or the Environment Agency are consulted on this matter.***

***In addition, there is very limited information provided in relation to the proposed foul drainage other than there are two points of connection splitting the site. We would also like to point out that where pumping stations are to be utilised for the site wide foul drainage scheme, we would look to work with the developer to minimise the proliferation of unnecessary pumping stations. On this basis we request the following conditions are attached to any subsequent approval:***

***Condition 1 - Site Wide Foul Water Drainage Strategy***

***Prior to the commencement of development for a phase or part phase of the development a Foul Water Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy must include the following details as a minimum:***

- (i) The proposed points of connection including connections between the different phases/development parcels and associated properties/catchment area for the entire site;***
- (ii) Proposed discharge rates to each proposed point of connection;***
- (iii) Identify any parts of the site where foul pumping is necessary. Thereafter, the strategy shall minimise the number of pumping stations throughout the site;***
- (iv) The timing arrangements including a timetable for its implementation, storage requirements and rate of discharge for any pumped foul discharge;***
- (v) Foul and surface water shall be drained on separate systems; and***
- (vi) No surface water, highway drainage or land drainage shall discharge directly or indirectly into the public sewerage system.***

***As part of the submission of each subsequent Reserved Matters application for a phase or part phase granted in outline, an Updated Foul Water Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include as a minimum the details listed above. No part of the development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Updated Foul Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority.***

***The detailed Foul Drainage Schemes for each phase or part phase of development required by condition 2 shall be submitted for approval in accordance with the Foul Water Drainage Strategy approved under this condition.***

***Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.***

***Condition 2 – Detailed Foul Water Drainage Scheme for each Phase***

***As part of the submission of the first Reserved Matters application for any phase or part phase of the development full details of the Foul Drainage Scheme for that phase or part phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The detailed Foul***

***Drainage Scheme for each part or phase must be consistent with the updated Foul Water Drainage Strategy submitted and approved pursuant to Condition 1. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme. No dwelling (or other development) shall be occupied in each phase or part of any phase until the approved Foul Drainage Scheme for that phase or part phase has been completed in accordance with the approved details. The Foul Drainage Scheme shall be retained thereafter for the lifetime of the development.***

***Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.***

The applicant can discuss any of the above with **Developer Engineer, Robert Brenton**, by email at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk).

Please note, United Utilities are 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).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

### **Management and Maintenance of Sustainable Drainage Systems**

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example:

*Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:*

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

*The development shall subsequently be completed, maintained and managed in accordance with the approved plan.*

*Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.*

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the discharge of the management and maintenance condition in these circumstances.

## **Water Supply**

Substantial reinforcement of our water network would be required to serve this large development and the applicant would be required to pay a contribution.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk).

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

## **United Utilities' Property, Assets and Infrastructure**

**Water mains cross the site. As we need unrestricted access for operating and maintaining them, we will not permit development over or in close proximity to the mains. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', a copy of which is enclosed. The applicant must comply with our 'Standard Conditions' document. This should be taken into account in the final site layout, or a diversion may be necessary. Unless there is specific provision within the title of the property or an associated easement, any**

necessary disconnection or diversion required as a result of any development will be at the applicant's expense. If considering a water mains diversion, the applicant should contact United Utilities at their earliest opportunity as they may find that the cost of mains diversion is prohibitive in the context of their development scheme. The Water Industry Act 1991 affords United Utilities specific rights in relation to the maintenance, repair, access and protection of our water infrastructure;

- Sections 158 & 159, outlines the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not our property and we have no record of them.
- Under Section 174 of the Act it is an offence to intentionally or negligently interfere with any resource main or water main that causes damage to or has an effect on its use or operation. It is in accordance with this statutory provision that we provide standard conditions to assist developers when working in close proximity to our water mains. Both during and post construction, there should be no additional load bearing capacity on the main without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets – [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

Wastewater assets – [WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)

**It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.**

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [0370 751 0101](tel:03707510101) to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

Tracy Churchman  
Planning Analyst  
Planning, Landscape and Ecology