



DIRECTOR OF DEVELOPMENT
 20 SEP 2010
 FOR THE ATTENTION OF

United Utilities
 Lingley Mere Business Park
 Lingley Green Avenue
 Great Sankey
 Warrington WA5 3LP

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Sarah Westwood
 Ribble Valley Borough Council
 Council Officers, Church Walk
 Clitheroe
 BB7 2RA

Your ref 3/2010/0719
 Our ref DC/10/2783
 Date 13-SEP-10

Dear Ms Westwood,

Location: land off Henthorn Road, Clitheroe
Proposal: 270 new dwellings, landscape, open space, highways and associated works

Thank you for your planning consultation of 20 August 2010.

I have no objection to the proposal.

Currently, United Utilities policy is not to adopt SUDS (Sustainable Urban Drainage System) structures. This stance has been taken as SUDS structures, typically ponds, do not align with United Utilities asset base and would represent a substantial maintenance liability.

United Utilities will only consider the adoption of surface water sewers draining to a balancing pond (as opposed to any other SUDS structure), providing the following conditions are met: -

- * The Local Authority takes responsibility for the maintenance of the pond
- * The freehold of the land on which the pond lies is transferred to the Local Authority
- * United Utilities is provided with a deed of Grant of Rights to discharge into the pond in perpetuity. Such a deed would necessarily contain provisions against development within the balancing pond, and against altering its topography, or making connections to it.
- * That measures have been taken to prevent flooding of properties
- * That a legal agreement is in place between all parties.

A section 104 (Water Industry Act 1991) agreement for the surface water sewers draining to the balancing pond, will not be entered into until every condition described above has been met.

We can readily supply water for domestic purposes, but for larger quantities we will need further information.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

United Utilities offers a fully supported mapping service at a modest cost for our electricity, water mains and sewerage assets. This is a service, which is constantly updated by our Map Services Team (Tel No: 0870 7510101) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Please note that a copy of these comments has been forwarded to the agent.

Yours Sincerely



Tracy Churchman
United Utilities
Asset Protection