

From: [REDACTED]
Sent: 07 September 2018 16:14
To: pmods22
Subject: RE: Housing and Economic Development DPD (HED DPD) Proposed main modifications - August 2018

MM14

Dear Sir / Madam

Thank you for your consultation seeking the views of United Utilities on the Ribble Valley Housing and Economic Development DPD (HED DPD) Proposed main modifications - August 2018. We have reviewed the amendments made to the document since the last consultation stage and have the following comments to make.

Looking at your additional proposed allocations I have noticed that a couple of the sites have sewers and large pressurised treated and mains on them. Please note that it is the responsibility of the developer to ensure that all United Utilities resources are afforded due regard in both the masterplanning and build of sites. We would therefore ask that any future landowners/developer(s) contact United Utilities to explore options for addressing this as early as possible. Plans of our assets are available from Property Searches (Tel No: 08707 510 101/ Email: propertysearches@uuplc.co.uk).

As previously stated, I would ask that you please advise landowners/prospective developers that we will require as much information about proposed development sites and the likely timescales for them coming forward as early as possible in the planning process. United Utilities will be able to better understand the impact of development on our network as more information becomes available on development proposals, such as the approach to surface water drainage, points of connection, and the timing for the delivery of development. In some cases it may be necessary to co-ordinate the delivery of development with the delivery of infrastructure.

We would therefore ask the Council and/or future developer(s) to contact United Utilities as early as possible to discuss water and wastewater infrastructure requirements for specific sites, to ensure that the delivery of development can be co-ordinated with the delivery of infrastructure.

United Utilities currently offers a free pre-development service available for developers to discuss options on potential development land. We would encourage this to take place at the earliest opportunity. Please provide our contact details below:

Developer Services - Wastewater

Tel: 03456 723 723

Email: WastewaterDeveloperServices@uuplc.co.uk

Website: <http://www.unitedutilities.com/builder-developer-planning.aspx>

Developer Services – Water

Tel: 0345 072 6067

Email: DeveloperServicesWater@uuplc.co.uk

Website: <http://www.unitedutilities.com/newwatersupply.aspx>

We would like to highlight that site drainage must reflect the principles set out within the Surface Water Hierarchy within paragraph 80 of the National Planning Practice Guidance (NPPG): Flood Risk and Coastal Change. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. The following drainage options should be considered order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;

4. to a combined sewer.

We encourage consideration of the availability of alternatives to the public sewerage system for surface water discharges. For example, sites with land drains or near to watercourses are a more sustainable alternative to using the public sewer. I have noticed that some sites are located adjacent to a river or waterbody/course. If this is the case, we would expect the applicant to investigate discharge to these before proposing to connect surface water to the public sewer. Applicants wishing to discharge to the public sewer will need to submit clear evidence demonstrating why alternative options are not available. Surface water discharge to a combined sewer would be the last resort, and is strongly discouraged.

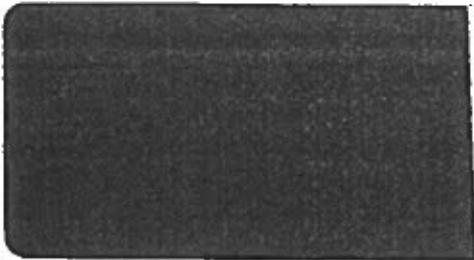
Drainage proposals for sites will be expected to minimise reliance on pumped drainage solutions as this is not in the interest of delivery of sustainable development. Any drainage in early phases of development should have regard to future interconnecting development phases. Schemes will be expected to be supplemented by appropriate maintenance and management regimes for the lifetime of any surface water drainage schemes.

All new development should include the use of sustainable drainage systems, unless demonstrated to be inappropriate, and reduce areas of existing impermeable surfaces. Attenuation will be required in accordance with national standards and any relevant local standards.

We wish to reiterate the importance of early dialogue and we encourage interested parties to contact us to discuss any water or wastewater queries and/or proposals as early as possible in the planning process. We would therefore be very grateful if you could pass on our details.

If you wish to discuss anything in further detail please don't hesitate in contacting me.

Kind regards



If you have received great service or if you have an idea on how we can make our service better, please let us know.
Visit: unitedutilities.com/WOW

EMGateway3.uuplc.co.uk made the following annotations

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