

Sally Jackson

From: Gaskell, Gemma [REDACTED]
Sent: 19 October 2018
To: Development Plans
Subject: Consultation on Main Modifications to the Barrow Borough Local Plan

Dear Sir /Madam

Thank you for consulting United Utilities on the Main Modifications to the Barrow Local Plan September 2018. We have reviewed the modifications to the plan and have no further specific comments to make in relation to the proposed modifications, however we would like to re-iterate that 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 enquiry 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 also 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.

I would be grateful if you could advise landowners/developers of this in your initial discussions regarding site development.

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. 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. Applications for developments on sites which are part of wider development plan allocations will be expected to demonstrate how the drainage proposal for the site relate to a wider holistic drainage strategy for the entire site. 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.

I hope the above information is useful. Please don't hesitate to contact me if you would like to discuss anything further.

Kind regards
Gemma

Gemma Gaskell
Town Planner
Developer Services
Network Delivery
United Utilities


unitedutilities.com



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