

Copeland Borough Council
By email

Your ref: 4/22/2051/0F1
Our ref: DC/22/544v2
Date: 26-JUN-23

Dear Planning Team

Location: WHITEHAVEN GOLF CLUB, RED LONNING

Proposal: Proposed amendments to course configuration to increase playability & drainage

United Utilities wish to make the following comments regarding the proposal detailed above.

United Utilities wish to make the following comments regarding the proposal detailed above. We submitted comments for this application on 7th March 2022. This response requested further information with regards to the location of the water mains within the site. Following discussions between the applicant and United Utilities, we have no objection to the proposal.

Although there have been discussions between the applicant and United Utilities, we must outline that the detailed protection / diversion measures have yet to be agreed so the applicant is advised to continue discussions as soon as possible.

Therefore, should planning permission be granted we request the below asset protection condition is attached to any subsequent Decision Notice. This will allow discussions to continue and any agreements to be made before any development commences.

CONDITION 1 – Protection of United Utilities Water Main

No development, including any works of demolition, site clearance or excavation, shall take place until a detailed scheme for the protection from damage of United Utilities water mains that are laid within the site boundary has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) A survey that identifies the exact location of all water mains in the red line boundary;*
- (ii) The potential impacts on the water mains from construction activities (including the construction compound);*
- (iii) The impacts post completion of the development on the infrastructure that crosses the site;*

- (iv) Identification of mitigation measures, including a timetable for implementation, to protect and prevent any damage to the infrastructure both during construction and post completion of the development; and*
- (v) A pre-construction condition survey of water main infrastructure within the site boundary.*

The duly approved scheme of mitigation measures shall be implemented in full prior to and throughout the construction period, with approved post-completion measures retained thereafter for the lifetime of the development.

Reason: In the interest of public health and to ensure protection of public water supply.

Given the size and nature of the water mains in the site, we strongly recommend that the applicant continues the discussions to date to consider any additional protection measures they must address to discharge the condition. See Contacts section below.

More information can be found below under 'United Utilities' Property, Assets and Infrastructure'.

DRAINAGE

As per our response on 7th March 2022, our review of the submitted Flood Risk Assessment and Drainage Strategy (ref D1639/CJW, Issue 3, dated 21st Oct 2021), United Utilities note there are no proposals to interact with the public sewer network and therefore have no comment to make with regards to drainage.

Should the proposals amend to interact with the public sewer network in any way, we request United Utilities are consulted with the detailed drainage proposals.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following 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.

United Utilities will request evidence that the drainage hierarchy has been fully investigated if a surface water connection is proposed to the public sewer.

Please note, United Utilities is 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, their proposed detailed design will be subject to a technical appraisal by our Developer Services team

and must meet the requirements outlined in 'Sewers for Adoption and United Utilities' Asset Standards'. This is important as drainage design can be a key determining factor of site levels and layout.

The applicant should not presume that the principles outlined within a drainage strategy will meet the detailed requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, 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.

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

United Utilities will not allow building over or in close proximity to a water main.

United Utilities may not allow building over or in close proximity to a public sewer.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the

applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary. Any construction activities in the vicinity of our assets must comply with our 'Standard Conditions for Works Adjacent to Pipelines' or national building standards.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. See 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - **0345 072 6067**

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team