

<u>APPLICATION NO:</u>	23/02682/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	Wheathill Riding Centre, Naylors Road, Roby, Knowsley, L27 2YA		
<u>PROPOSAL:</u>	DEMOLITION OF EQUESTRIAN BUILDINGS AND ERECTION OF 4NO. DWELLING HOUSES TOGETHER WITH ASSOCIATED INFRASTRUCTURE		

Site Description

The application site is a former equestrian centre located at the rear of Lakeside School to the south. To the north, east and west is agricultural land. A Public Right of Way is located to the North of the application site.

The application site is located within the Green Belt as identified in the adopted Development Plan. It includes 1no. equestrian building, hardstanding associated with a previous planning consent for a further equestrian building and horse walker.

The site is accessed off Naylors Road under a shared access arrangement with Lakeside School. The access track is comprised of hardstanding and is 132m in length. Mature hedgerow is found along the access track together with vegetation towards the northern site boundary.

Proposal

The application proposals have been revised since their original submission and form the basis of consideration. The application proposals seek the demolition of the existing equestrian building and horse walker and the erection 4no. detached bungalows in a staggered arrangement.

The bungalows would face north and each would benefit from a south facing garden with boundary treatments to be reinforced with native species hedging. The properties as revised would be arranged in a staggered arrangement and provide private amenity space of 10.47 – 16m.

Each plot would provide 3no. bedrooms and measure as follows:

- Plot 1 would form an L shape arrangement measuring 14.6m in width by 12.36m at its longest points. It would measure 2.21m – 3m at the eaves and attain a maximum height of 6m.
- Plots 2 and 3 are traditional bungalows measuring 16.42m in width by 7.19m in depth. They would measure 2.97m at the eaves and 6.06m at their highest point.
- Plot 4 would form a T shape arrangement and occupies a footprint of 15.22m in width by 12.52m in depth at its longest points. It would measure 2.87m at the eaves and 6m at its highest point.

Each property would have 1no. garage together with 2no. formal car parking spaces within the curtilage of each property.

The existing right of way track is to be retained with further improvements to the boundary by native tree hedging.

Consultations

Liverpool City Council – Object on highways ground.

United Utilities – No objection. Request informative to be added to decision notice.

Highway Authority – No objection.

Environmental Health – No objection. Conditions suggested.

MEAS – No objection subject to condition.

Tree Officer – No response received.

Crime Officer – No objection.

Bin services – No response received.

Planning Policy – No response received.

Street Lighting – No response received.

LLFA – No response received.

Merseyside Fire and Rescue – No objection. Request informative to be added to decision notice.

Representations

This application has been publicised by letters sent to 10 neighbours and advertised via site notice. No representations have been received.

Planning History

REF: 74/01403/HIST – To increase permitted no of store caravans from 20 – 0 within approved area. Granted 7th August 1979.

REF: 74/14015/HIST – Change of use of existing stables to provide a riding school and erection of 1no. detached dwelling to be occupied by riding school manager. Granted 11th June 1992.

REF: 74/14014/HIST – Proposed erection of indoor riding arena. Granted 11th June 1992.

REF: 09/00056/FUL – Application for removal of condition no. 2 attached to planning permission K/APP/14024 which restricted occupancy of dwelling. Granted 26th February 2009.

REF: 74/09743/HIST – Use of land and stables as a riding school. Granted 24th September 1986.

REF: 08/00622/FUL – Erection of stable block to provide accommodation for 14 horses together with tack room and feedstore (existing stables to be demolished). Granted 18th December 2008.

REF: 09/00141/FUL - Erection of indoor exercise area with storage area (existing Nissan Hut/stable to be removed). Granted 18th June 2009.

REF: 07/00375/FUL – Application for removal of condition 3 attached to planning application K/APP/14024 which restricted the use of premises as a riding school for the benefit of the applicant only. Application withdrawn.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

CS2 - Development Principles
CS5 – Green Belt
CS8 – Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 – Greenspaces and Trees
DQ2 – Security in the Built Environment
ENV5 – Contaminated Land

In addition, the Amended New Residential Development SPD (2018) is a material consideration for the purposes of this planning application and provides additional guidance in relation to new residential development within Knowsley Borough.

Assessment

Green Belt

The site is located within the Green Belt. Policy CS5 of the Knowsley Local Plan Core Strategy states ‘inappropriate development’ will not be permitted in the Green Belt except in very special circumstances.

Paragraph 152 of the NPPF (2023) states inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 of the NPPF (2023) states local planning authorities should regard the construction of new buildings as inappropriate development. Exceptions to this include the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

The application site would replace the existing equestrian shed and horse walker. The Planning Statement submitted with the application provides a spatial assessment to the scale of existing and proposed buildings. This does not include the horse walker as part of the assessment. It indicates at the time of submission that there would be a total volume difference of -30m³ between what exists and proposed. Minor alterations have been made to the site layout but does not affect the overall volume of the development.

Although the development would occupy a marginally larger footprint, the Planning statement considers that the proposed development would have no greater impact on openness of the Green Belt in terms of spatial terms due to the reduction in volume.

In visual terms, the development is located adjacent to the footprint of existing buildings and largely screened from public vantage points by Lakeside School. The development would however be more visible from the Public Right of Way and M62 to the north of the application site but would be obscured by mature trees which will be retained and the development would also be set against the backdrop of Lakeside School meaning it would appear visually subservient in terms of the landscape characteristics of the immediate area. It is however accepted that the development would be more visible in winter months as season changes however the use of Public Right of Way would be less regularly used at this time of year and only a narrow view point would be observed from the M62.

Notwithstanding the above, the application site benefited from a further building which planning consent was granted in 2009 under application reference 09/00141/FUL which measured 36.5m long by 15.2m wide and 6.2m at the ridge. The hardstanding has been implemented associated with the development resulting in a meaningful commencement of works. If this building were to be constructed in accordance with the approved plans, it would significantly increase the footprint and volume of development on site and also provide a realistic fallback position the applicant could undertake in terms of the future development of this site.

Taking the above matters into account, given that the development is located on previously developed land and that it would not result in a greater impact to the openness of the Green Belt, it is considered appropriate development in the Green Belt.

Design and Layout

As originally submitted, the proposed layout formed L shape arrangement with Plot 4 providing a bookend to the development. Given the site's location in the Green Belt it was considered that this would have a jarring impact to the landscape character of the area where Plot 4 would be more readily visible when viewed from the north.

The Local Planning Authority was able to work positively with the applicant and plot 4 was reorientated and the proposed dwellings are now arranged in a staggered pattern to provide some differential space within the context of the street scene. The staggered

arrangement is considered more acceptable and sympathetic in terms of the developments affects on the wider landscape as it will help sit more sympathetically in the context of Lakeside school which provides a backdrop to the development.

All properties would benefit from gable roofs with plots 1 and 4 accommodating a dual aspect roof. The materials for each of the units would comprise of natural slate roof tiles, aluminium fascia and trim to be coloured black, red stock multi facing brick together with vertical timber cladding. This design lends itself to the principles of a rural farmstead and is appropriate response in terms of design and that of the design considerations which have been implemented into Lakeside School and is considered acceptable. However, a condition should be attached to this application should permission be granted to require the applicant to submit details and samples of the materials to be used.

Boundary treatment and Anti-Social Behaviour

The boundary treatment would consist of a mix of post and rail fencing, 1.8m – 2m brick wall together with native tree hedging. The mix of boundary treatments resembles that which would be found on a traditional farmstead and is sympathetic towards its setting within a rural location.

Accordingly, the boundary treatments offer a secure provision for future occupiers as well as responding positively to the wider area.

Waste

The residential properties are located some distance from the public highway. It is therefore unlikely that waste will be taken to the roadside. The applicant has confirmed that the development will be served by a private waste collection service. This arrangement is considered acceptable.

Conclusion

Overall, the development is acceptable in terms of design.

Residential Amenity

The impact of the new dwellings needs to be assessed in terms of the amenity of occupiers in the surrounding area. The proposed development sits in an isolated position with the nearest residential property located 175m away at Naylor's Road. It is therefore not considered that the proposed development would impact the residential amenity of existing residents within the area.

Notwithstanding the above, the proposed dwellings would be located adjacent to Lakeside School and there is potential that new residents may be adversely affected by noise associated with the neighbouring school. A Noise Impact Assessment was submitted in support of the application and sets out a range of noise mitigation measures. Environmental Health have reviewed the Noise Impact Assessment and raise no objection to the recommendations it makes. The report states that subject to the recommendations for mitigation measures made within that report that the issue can be dealt with via condition which requires a scheme of noise mitigation measures to be implemented prior to occupation of relevant dwellings.

Ecology

A Preliminary Ecological Appraisal was submitted as part of the application. The details of which were reviewed by Merseyside Environmental Advisory Service who requested conditions relating to lighting scheme for Bats, Reasonable Avoidance Measures during construction in relation to common amphibians and hedgehog.

In terms of bats the PEA identifies existing structures as offering a negligible roost suitability. The development is located some 130m+ from the public highway and therefore would be a private development. However, it is likely that lighting will be required for the access track and also as part of the private development. As such, the details of a lighting scheme for the communal areas of the development is necessary for both ecological matters and that of security within the built environment.

Given that the PEA recognised potential suitable habitat for hedgehog and common amphibians it is considered acceptable to secure Reasonable Avoidance Measures via condition.

A condition was also sought in relation to breeding birds. However, breeding birds are protected by separate legislation and an informative is included. Notwithstanding this, the proposed development will result in the loss of bird breeding habitat and to mitigate this loss it is necessary that bird nesting boxes are provided. This should be secured via condition.

Subject to these conditions there would be no adverse effects on the natural environment.

Highways

The application site is directly accessed off Naylor's Road. The public highway at Naylor's Road is outside of Knowsley Highway's jurisdiction and falls within the remit of Liverpool City Council's (LCC) Highways Authority. LCC Highways Team have objected to the proposed development on highways grounds. The applicant submitted further technical information to support the application but the objection still remains.

Following review of the updated information LCC states the extant use would generate more traffic than the proposed residential use in AM peak but this use was granted before the new SEN secondary school and it is their opinion that the SEN school would have impact the extant planning permissions associated with the current use and therefore does not appease highways concerns. No substantive information has been provided to justify this concern that the new school would alter the highways arrangement serving the existing use.

Notwithstanding this, the proposed track improvements involves informal and formal passing places for vehicles is supported by LCC but is still considered unsuitable for any tandem pedestrian movements and the Fallowfield to the rear could be used for future development. In addition, concerns were still raised with regards to the unconventional junction arrangement at Naylor's Road but no quantifiable evidence has been provided to support this aspect of the objection.

In terms of development of the Fallowfield this falls outside the scope of this application and is not a relevant planning consideration. If this field were to be developed it would be subject to a further application and would be unreasonable to determine this application on the potential of future development which may not occur due to its location in Green Belt.

Although it is appreciated that access to the site is unconventional due to the atypical junction arrangement LCC has not submitted any quantifiable evidence to justify this aspect of this objection. KMBC Highways Team has reviewed the submitted documentation and have no concerns about the proposed development. The Highways Team advised that whilst the proposed junction arrangement is not typical and in the context of high trip generating development could result in substandard operation and potential issues i.e. if for a larger housing scheme. However, when considering the planning application which consists of 4 residential properties it results in very low trip generation and below that of the extant use.

Paragraph 115 of the National Planning Policy Framework states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe. Given the above, it cannot be considered that 4 residential properties would lead to a severe impact on the highway network. The junction operation provides adequate visibility which both the main junction to Naylors Road and the specific access for the proposed dwellings both have.

The lack of severe impact means that from KMBC's Highways perspective it would be very difficult to justify a highways objection. Taking this into consideration, there would be no severe highways impact to warrant a refusal on highways grounds in this instance. As such, the development is acceptable in terms of highways safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed schedule of materials

Reason: To preserve the character and appearance of the Prescott Conservation Area. In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) Notwithstanding the details shown on the approved drawings, no part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall relate to all land surfaces not built upon and shall include:
 - a) Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
 - b) hard surfaced areas and materials,
 - c) planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
 - d) existing plants / trees to be retained
 - e) A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Prior to the implementation of any landscaping or the removal of trees from the site a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for individual and groups of trees on a 2:1 basis. The scheme should include the location, size and species of the replacement trees. The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 5) None of the approved dwellings shall not be occupied until a scheme for provision of lighting of private communal areas, has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented in full accordance with the approved scheme details prior to first occupation of the development.”

Reason: In the interests of residential amenity, security and ecology and to comply with the National Planning Policy Framework; Policies CS2, CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and

save Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 6) Reasonable Avoidance Measures shall be implemented on site to prevent harm to mammals (e.g. Hedgehogs and common amphibians) during the construction phase of the development hereby approved in accordance with the following measures:

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians present to move away from the affected areas;
- The working area, together with any storage areas, will be kept clear of debris and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them;
- Any open excavations (e.g. foundations/footings/service trenches) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar to prevent amphibians from seeking shelter beneath them. Any excavation must be infilled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.
- Larger trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe system should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure mammals do not use them.

The avoidance measures shall be implemented in accordance with the above details and shall remain in force as such for the full duration of the construction phase of the development:

Reason: To ensure that the development does not cause harm to any protected species in accordance with the National Planning Policy Framework (2021) and Policies CS2 and CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 7) No above ground works shall take place prior to details of the number and location of bat boxes (minimum 1 per dwelling) being submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed in accordance with the approved details prior to the first occupation of the dwellings and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

- 8) No above groundworks shall be undertaken until a scheme for Noise Mitigation Measures is submitted to and agreed in writing by the Local Planning Authority in accordance with the recommendations set out in the Noise Impact Assessment, Report P23-295-R01v2 dated August 2023 prepared by Hepworth Acoustics.

All works which form part of the scheme shall be implemented in full in accordance with the scheme as agreed. Documentary evidence of the works

shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: To safeguard residents from noise and disturbance, and to comply with Saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04.10.2023	1944 PL 001	REV B	LOCATION PLAN
24.04.2024	1944 PL 012	REV F	PROPOSED PLOT 1
24.04.2024	1944 PL 013	REV F	PROPOSED PLOT 2
22.04.2024	1944 PL 014	REV D	PROPOSED PLOT 3
22.02.2024	1944 PL 015	REV D	PROPOSED PLOT 4
22.02.2024	1944 PL 010	REV F	PROPOSED BLOCK PLAN
22.02.2024	1944 PL 011	REV F	PROPOSED SITE PLAN
05.03.2024	00504-HTN01		HIGHWAYS TECHNICAL NOTE FIGURES & APPENDCIES
05.03.2024	J000504-HTN01A		HIGHWAYS TECHNICAL NOTE
25.09.2023	--		PRELIMINARY ECOLOGY APPRAISAL
25.09.2023	--		NOISE IMPACT ASSESSMENT

Signed Case Officer¹: **John Fleming**

**Signed Authorising
Officer²:** **K Foster**

Date: **14 May 2024**

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed.

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed.

INFORMATIVES

Merseyside Fire and Rescue

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPLICATION NUMBER REF: 23/02682/FUL

**PROPOSAL: DEMOLITION OF EQUESTRIAN BUILDINGS AND ERECTION OF
4NO. DWELLING HOUSES TOGETHER WITH ASSOCIATED INFRASTRUCTURE**

ADDRESS: Wheathill Riding Centre Naylor's Road Roby Knowsley L27 2YA

The Fire Authority requests that any decision notice includes the following information;

The plans relating to the above application have been examined and below are the Fire Authority's observations:

☐ Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

☐ In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

☐ Water supplies for firefighting purposes (Appendix B) should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

☐ Housing

Housing developments with units of detached or semidetached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any single hydrant. Multi occupied housing developments with units of more than two floors should have a water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant on the development.

Further information regarding access requirements can be found in the current version of Approved Document B, which is available for free download via: <https://www.gov.uk/government/publications/fire-safety-approved-document-b>
Should you require any further information in respect of this correspondence please contact the Officer named above
Yours faithfully
Alison Harrison
Authorised Fire Safety Inspecting Officer
And on behalf of Merseyside Fire and Rescue Authority

United Utilities

Dear Planning Team

Location: Wheathill Riding Centre, Naylors Road, Roby, Knowsley, L27 2YA.

Proposal: Demolition Of Equestrian Buildings And Erection Of 4no. Dwelling Houses.

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

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.

Knowsley Council

Your ref

23/02682/FUL

By email

Our ref

DC/23/3857

Date

14-NOV-23

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer Connections' or 'S104 Adoptions' processes.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix. Section 4.0 'Contacts'

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

Yours faithfully

The Planning, Landscape and Ecology Team

APPENDIX:

Supporting information for the decision maker, applicant, developer and any other interested party

Whilst we provide the following information to support the design and delivery of the proposed scheme, we strongly recommend that the applicant, or any subsequent developer, contacts our Developer Services team at the earliest opportunity, using our free pre-development enquiry service, to ensure they have fully considered all aspects of development and to avoid any potential issues or unexpected costs at a later date.

Full details of the services offered to developers, guidance and application forms are available on our website: www.unitedutilities.com/builders-developers/

1.0 DRAINAGE DESIGN

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 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website.

Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

2.0 UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

2.1 Water pipelines

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

For any works in the vicinity of water pipelines, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>.

2.2 Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.

Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

2.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities (see 'Section 4. Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate

only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Section 4. Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.

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. 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.

Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.

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 sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles.

Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed 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.

3.0 WATER AND WASTEWATER SERVICES, METERING AND CHARGES

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 at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Section 4. Contacts' (below).

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, 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.

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-20232024/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/>

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. See 'Section 4. Contacts' (below).

4.0 CONTACTS

For advice on your development contact our DEVELOPER SERVICES team as follows:

Website (including 'Live Chat'): <http://www.unitedutilities.com/builders-developers.aspx>

Email:

WATER (water mains, supply and metering): DeveloperServicesWater@uuplc.co.uk

WASTEWATER (public sewers and drainage): SewerAdoptions@uuplc.co.uk

Telephone (Monday-Friday, 8am-6pm): 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.

UNITED UTILITIES LEGAL SERVICES (FOR EASEMENT DOCUMENTS):

Copies of relevant deeds may be purchased from United Utilities Legal Services. This information is also available from Land Registry.

To purchase a copy of easement documents from United Utilities, please email: LegalServices@uuplc.co.uk

Breeding Birds

Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.