

<u>APPLICATION NO:</u>	23/00011/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Finch Woods Academy, Baileys Lane, Halewood, Knowsley, L26 0TY		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY DETACHED ANNEXE BUILDING FOR USE AS A LEARNING INSTITUTION (USE CLASS F1 (a))		

Site Description

The application site relates to land within the confines of Finch Wood Academy School located on Bailey's Lane, Halewood. Finch Woods Academy is a specialist school for pupil's with social, mental health and behavioural issues.

The site is accessed in the form of a two point access arrangement on to Bailey's Lane. To the north of the application site is the entrance to Finch Farm Woods beyond which is residential development. To the site's eastern boundary is modified grass land associated with the Academy and to the site's southern boundary is the parking area and existing school facilities. The site's boundary features consist of palisade fencing together with mature hedgerows and trees.

A building of a similar appearance is located at the southern extent of the land holding which was previously granted planning permission in 2022 under application reference 22/00162/FUL.

Proposal

The application proposal seeks the erection of a single storey detached annexe building for use as a learning institution under Use Class F1a.

The proposals would be single storey accommodating a mono-pitch roof measuring 3.4m at the rear and 3.9m at its highest point due to associated floor levels. The roof would accommodate 2no. roof lanterns measuring 1.1m x 1.2m and 1no. Velux window measuring .9m x .8m . The building would be clad in European larch and comprise of grey UPVC windows and external doors together with black rainwater goods. The detached annexe would occupy a footprint of 13.7m in width by 10.1m -11.1m in depth.

The site would be accessed via a new footpath which would extend around the perimeter of the building and would include an asphalt slope to provide access for wheelchair users secured via a dwarf railing fence measuring 1.3m in height.

The proposal would include 2no. classrooms, community room, SEN space, library kitchen, cleaning cupboard together with 3no. w/c's, 2no. storage room and 2no. 'cool off rooms'.

Consultations

CADENT Gas – No objection raised. Request informative to be attached to decision notice.

Highways – No objection raised.

Tree Officer – No objection subject to Arboricultural Impact Assessment made and approve document and condition.

Merseyside Fire and Rescue – No objection raised. Request letter to be added as informative to assist with future Building Regulations application should permission be granted.

United Utilities – No objection subject to pre commencement condition and informative added to decision notice.

Environmental Health – No objection in principle subject to condition relating to contaminated land, construction management plan and construction hours.

Education – No comments received.

Merseyside Environmental Advisory Service – No objections received. Advise that hedgerows adjacent to the site may contain suitable habitat for priority species (Hedgehogs) and condition should be placed on the application to ensure suitable avoidance measures are put in place.

Representations

This application has been publicised by letters sent to 80 neighbours and displayed by site notice. No representations have been received.

Planning History

- Ref: 03/00030/KMBC1 – Installation of 2no. 7m high columns with CCTV cameras attached. Granted 12th March 2003.
- Ref: 06/00228/KMBC1 – Installation of 2no. CCTV cameras mounted on 10m high poles. Granted 2nd June 2006.
- Ref: 74/01093/HIST – Proposed special school for SEN for 60no children. Granted 2nd January 1976.
- Ref: 74/01757/HIST – School for educationally sub normal. Granted 2nd June 1976.
- Ref: 94/00077/APP – Erection of 2.4m high steel palisade fencing. Granted 20th April 1994.
- Ref: 97/00615/APP – Erection of 2.4m high palisade fencing with vehicular access. Granted 20th January 1998.
- Ref: 98/00549/APP – Retention of 1no. temporary classroom unit. Granted 10th

May 1999.

- Ref: 99/00066/APP – Erection of single storey extension to front, side and rear. Granted 10th May 1999.
- Ref: 99/00394/APP – Siting of 2no. temporary mobile classroom units. Granted 21st September 1999.
- Ref: 15/00539/FUL – Installation of 9no. roller shutters. Granted 11th November 2015.
- Ref: 22/00164/FUL – Erection of detached building (Use Class F1) for use as an accessible space including 2 teaching spaces, an office, kitchen and w/c's. Granted 24th June 2022.

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
CS7 – Transport Networks
CS19 - Design Quality and Accessibility in New Development
CS21 – Greenspaces and Trees
SUE2B – Sustainable Urban Extensions – East of Halewood

The application site is identified as part of the East of Halewood Sustainable Urban Extension (SUE) and is allocated as Urban Greenspace. The application site is not allocated for residential development in the East of Halewood SUE and consequently there is no conflict with Local Plan Policy SUE2B.

The application site forms part of the modified grassland associated with the grounds of the academy and is not part of a playing field nor is it part of any public open space given that the curtilage of the Academy is private for school use only. As such, given that no playing field is to be lost it would be up to the school to decide on the use of

the remaining areas of green space.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) In conclusion the principle of a new building on the Academy grounds is acceptable.

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the existing property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Design

The proposed annexe would occupy a footprint of 130m² and sited approximately 6.3m – 7m from the property boundary fronting Baileys Lane. The site would maintain a separation distance to the northern boundary of 6.5m – 7.1m which adjoins the pathway serving Finch Farm Woods.

The proposed development would accommodate a mono pitched roof and facing materials consisting of timber cladding, UPVC windows and doors in grey and aluminium trim to the edge of the roof with black rainwater pipes.

The proposed development mimics that of the existing detached building granted under planning application reference: 22/00164/FUL. It would provide a contemporary aesthetic whilst also harmonising against the backdrop of the existing trees at the northern boundary as well as hedgerows fronting Bailey's Lane to the west.

Entrance to the site would be off the western end of the proposed development accessed by an asphalt ramp leading to door doors. During the course of this application revised plans were submitted relating to the proposed elevations which provided additional details on the boundary treatment relating to the access ramp which depicts a dwarf handrail. Consideration has been given to the necessity to re-consult on the amended plan received. In this instance, it is considered that the proposed amendment does not constitute a substantial difference or fundamental change to the development proposals as originally submitted and no comments have been received in respect of the development proposal as a whole.

The surrounding ground around the perimeter of the building will be graded up at a gradient of 1 in 20. Additional external access doors are provided at the rear and side elevations. The proposed development would attain a maximum height of 3.9m owing to the slight change in ground levels but would largely be obscured by the existing hedgerow fronting Bailey's Lane and mature trees found at the northern extent of the

site.

The detached building is a standalone ancillary building which would appear subservient against the backdrop of the existing Academy premises. As such, the development would not result in an incongruous feature from the public highway when travelling from a north/south direction and would be obscured by the existing trees at the sites perimeter.

On balance, the proposed development would be in keeping with the design aesthetic already established with regards to the existing detached building and will respond positively to the wider character of the local area. It is not considered that the proposal would therefore be detrimental to the character of the street scene and is therefore considered acceptable with regards to design.

Residential Amenity

No. 87 Bailey's Lane

No. 87 is a detached bungalow adjacent to the pathway leading to Finch Farm Woods which is contained by mature vegetation and trees along the palisade fence which provides the application site's boundary.

No. 87 has 1no window at its gable end together with a single storey rear extension located at the far end of the rear elevation. The outlook from the nearest habitable window at the gable end is already influenced by the 6ft timber fencing and the natural boundary features located on the pathway leading to Finch Woods. The proposed new building would be located 16m to the gable end of the original dwelling house and 25m interface distance would be retained to the side elevation of the rear extension.

The proposed building measures 3.3m – 3.4m in height closest to the application site boundary with its height marginally increasing moving towards the existing school. Given that the site is well screened by existing boundary features and the interface distances referred to it is not considered that the proposed development would adversely affect existing and future occupiers of no. 87.

No. 98 Bailey's Lane

No. 98 is located opposite the application site. It only appears to have 1no. window at first floor level facing the application site. The proposed development would largely be obscured by existing vegetation at the property boundary together with the tree fronting no. 98. As such, given the existing screening measures together with the separation distance between no. 98 and the proposed building it is not considered that existing and future occupiers of this property would be adversely affected with regards to residential amenity.

Highways

The proposed development measures approximately 130m² which falls into the minor category of application as defined by the Ensuring a Choice of Travel SPD. The Highways Authority has assumed that the accommodation will provide space for additional pupils but it is not considered that this will lead to a significant intensification of the site from a highways perspective.

The application form states that there are to be no new staff arising from the development and therefore no additional parking is required. As such, the development

will not result in adverse effects to highways safety.

Trees

The proposed hard surfacing located around the perimeter of the site is situated within the RPA of Tree T2 at 3.3m. The applicant has advised that a traditional sub base may be installed without significant damage to the retained tree. The Tree Officer has reviewed the Arboricultural Impact Assessment and Arboricultural Method Statement and confirms that the measures proposed are acceptable. Accordingly, there would be no adverse impact to nearby trees located on the northern site boundary.

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 building 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. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) No work for the construction of this development, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08:00 – 18:00 Monday to Friday; and

08:00 – 13.00 on Saturdays;

In particular, no work should be carried out on Sundays or officially recognised public holidays without the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents.

- 5) No part of the development hereby permitted shall be commenced until a Construction/Demolition Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction/demolition effects. This shall include but not limited to the following:-

- Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
- Methods for dust control and suppression.
- Details of wheel washing facilities including location and type.
- The areas for the storage of plant and materials.
- Location of site compound.
- Details of relevant pest control measures to be taken during both the construction and demolition phases.

All site works shall then proceed only in accordance with the approved management plan.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy (adopted January 2016); Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan (adopted June 2006).

- 5) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development being brought into use.

No topsoil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 7) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the non-statutory technical standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and to comply with development policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (adopted January 2016).

- 8) At least five days written notice has been given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in parts (a) and (b) shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

Reason: To protect existing trees on the common law boundary and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy (adopted January 2016) and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan (adopted January 2006).

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

- All 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 of 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16.01.2023	1481 SAP XX 00 DR A 00000 SO	REV 01	LOCATION PLAN
10.05.2023	1481-SAP-XX-00- DR-A-10001-SO	RE 06	PROPOSED SITE PLAN
10.05.2023	1481 SAP-V1-GF- DR-A-10110-SO	REV 06	PROPOSED GROUND FLOOR PLAN
13.06.2023	1481-SAP-V1-XX- DR-A-30100-SO	REV 04	PROPOSED ELEVATIONS
16.01.2023	1481-SAP-V1-RP- DR-A-10111-SO	REV 02	PROPOSED ROOF PLAN
10.05.2023	ARBTECH AIA 01		ARBORICULTURAL IMPACT ASSESSMENT
10.05.2023			ARBORICULTURAL METHOD STATEMENT
10.05.2023	ARBTECH TPP 01		TREE PROTECTION PN

Signed Case Officer: John Fleming

**Signed Authorising
Officer:** K Foster

Date: 7 August 2023

INFORMATIVES

Coal Authority – Low risk

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

Contaminated land

Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4713) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.



FP/Plan 2

Knowsley MBC
Planning Department
Municipal Buildings
Archway Road
Huyton
L36 9YU

Merseyside Fire & Rescue Authority
Community Fire Protection
Fire Engineering Team
Service Headquarters
Bridle Road
Bootle
Merseyside
L30 4YD

Email:
dcconsultations@knowsley.gov.uk

Telephone: 0151 296 6590 (Calls may be recorded)
Inspecting Officer: Alison Harrison
Email: fireengineeringteam@merseyfire.gov.uk
web Site: www.merseyfire.gov.uk

Your ref: 23/00011/FUL

Our ref: 00429026/1025793/AH/LC

Date: 24th May 2023

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION NUMBER REF: 23/00011/FUL
PROPOSAL: ERECTION OF A SINGLE STOREY DETACHED ANNEXE BUILDING
FOR USE AS A LEARNING INSTITUTION (USE CLASS F1 (a))
ADDRESS: Finch Woods Academy Baileys Lane Halewood Knowsley L26 0TY

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.
- * **Education, health and community facilities -**
 - o **5.1. Village halls**
 - o **5.2. Primary schools and single storey health centres**
 - o **5.3. Secondary schools, colleges, large health and community facilities**

Primary schools and single storey health centre's— Should have a water supply capable of delivering a minimum flow of 20 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary schools, colleges, large health and community facilities— Should have a water

supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

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



CADENT GAS

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linerearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

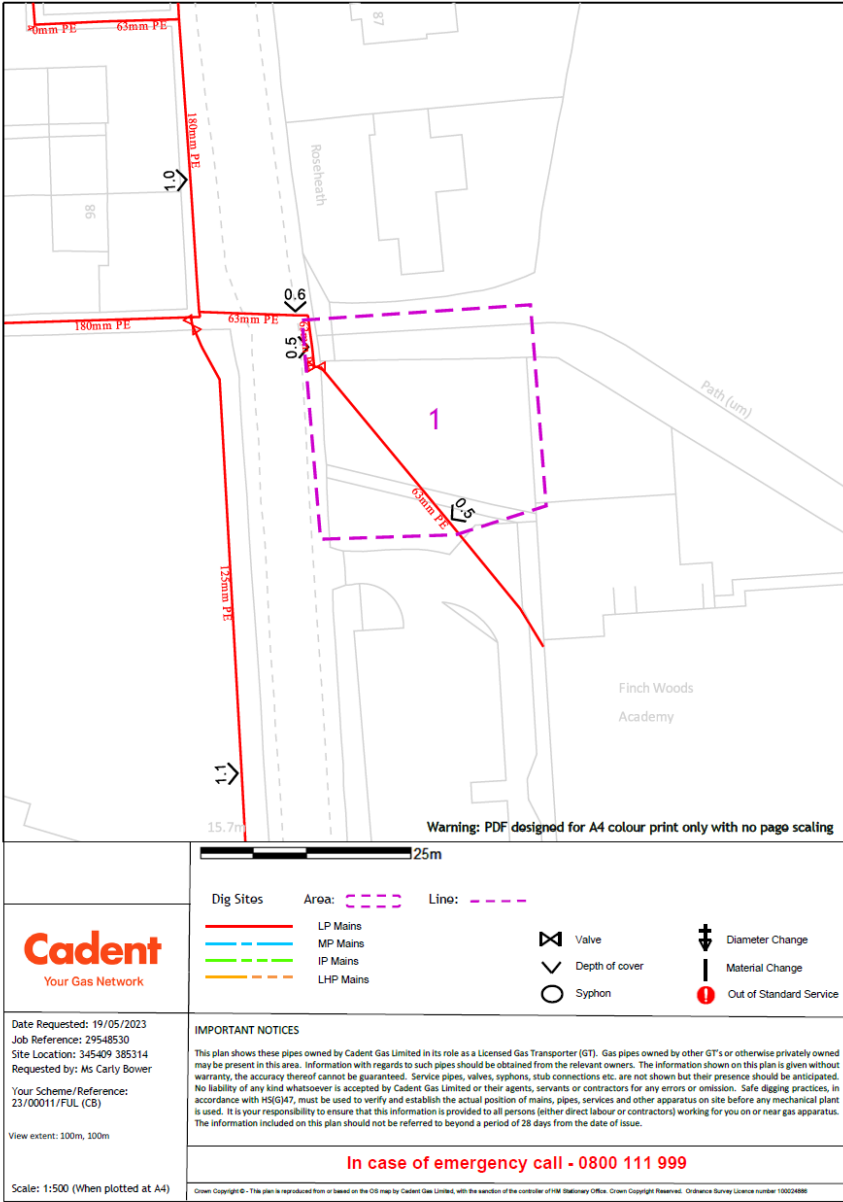
Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.



United Utilities

As part of any application to discharge the above condition, the applicant must consider the surface water drainage hierarchy when preparing the drainage strategy. We would expect the applicant to carry out adequate percolation tests in accordance with BRE 365 to determine whether infiltration would be suitable. If infiltration proves unviable then the applicant must consider a direct connection to the culverted watercourse in Baileys Lane. If evidence is provided to demonstrate that neither options are viable we would expect any surface water connections to be restricted to a maximum pass forward flow of 5 l/s regardless of storm event with adequate attenuation to ensure that flooding does not occur.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

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. Please see 'Contacts' section below.

Water pipelines

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

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).

Important information regarding water and wastewater pipelines and apparatus

It is the applicant's responsibility to investigate and demonstrate the exact relationship between United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service, including United Utilities (see 'Contacts' section 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 'Contacts' Section 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', a copy of which is available on our website. 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 operational.

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.

DRAINAGE

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.

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

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).

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.

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.

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 at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section 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-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for 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. Please 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.

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

Yours faithfully

The Planning, Landscape and Ecology Team

Appendix 1 – Site Photographs



Existing detached building located on southern boundary.

