



Developer Services & Planning
Thirlmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
WARRINGTON
WA5 3LP

planning.liaison@uuplc.co.uk

Your ref

Our ref DC/13/1360

Date 2nd May 2013

Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
LA9 4DL

Dear Sir

Consultation on the updated Proposed Schedule of Main Modifications to the Local Plan - Land Allocations DPD

Thank you for your consultation seeking the views of United Utilities as part of the Local Plan process.

United Utilities wishes to build a strong partnership with all Local Planning Authorities to aid sustainable development and growth within the North West. We aim to proactively identify future development needs and share our information. This helps:

- ensure a strong connection between development and infrastructure planning;
- deliver sound planning strategies; and
- inform our future infrastructure investment submissions for determination by our regulator.

With regards to the above mentioned document and the proposed modifications, United Utilities wishes for the following specific comments to be taken into consideration.

POLICY LA2.1 – LAND WEST OF HIGH SPARROWMIRE and POLICY LA2.2 - LAND NORTH OF LAUREL GARDENS

United Utilities is supportive of the modifications to the final paragraphs (Modifications MM027 and MM028) within the above policies, which has been formulated and agreed

following discussions between ourselves and South Lakeland District Council to ensure the impact of development on the existing infrastructure can be assessed and managed.

The above is further supported by the submitted Statement of Common Ground which has been agreed between South Lakeland District Council (SLDC) and United Utilities (examination document reference Ex038) and which we continue to endorse.

We are keen to continue to develop the good working relationship that has been built with SLDC throughout the progression of all of their planning documents, as reflected in the ongoing interaction between the two parties relating to the implementation of the Infrastructure Delivery Plan. The preparation of local authority development plans provides strategic co-ordination between development planning and infrastructure planning. The planning process provides details on where growth may occur and is one factor which helps to inform the five yearly investment submission to Ofwat and infrastructure investment forecasts. The degree of confidence is improved where our investment decisions are based on up to date development plans and planning permissions as opposed to unforeseen, unallocated sites. This is often not the case due to a lack of up to date development plans and a disconnect between the timing for the preparation of development plans and the timing for the five yearly price review investment submissions to Ofwat. It is helpful that SLDC is working towards an adopted local plan (anticipated September 2013), whilst United Utilities is preparing its submission to Ofwat for the next investment period covering 2015-2020.

United Utilities will endeavor to maintain strong communication links with SLDC going forward. The delivery of development in accordance with the proposed phasing of sites (as set out within examination document reference: United Utilities 502.1 and 502.1a) allows us to most appropriately manage the impact on water and wastewater infrastructure.

For further clarification on any of the above matters, please feel free to contact Andrew Leyssens or Jenny Hope to discuss.

Yours faithfully

Andrew Leyssens
Planning Manager
Developer Services & Planning
United Utilities PLC