



Developer Services &
Planning
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Warrington
WA5 3LP



Your ref

Our ref

Date

18th July 2017

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

By Email (development_plans@southlakeland.gov.uk)

Dear Sir / Madam,

**DRAFT DEVELOPMENT MANAGEMENT POLICIES DPD – PRE-PUBLICATION
CONSULTATION ON PROPOSED MAIN CHANGES**

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

United Utilities wishes to build a strong partnership with all Local Planning Authorities (LPAs) to aid sustainable development and growth within its area of operation. 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.

When preparing the Development Plan and future policies, we can most appropriately manage the impact of development on our infrastructure if development is identified in locations where infrastructure is available with existing capacity. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure in some circumstances.

(Continued...)

United Utilities wishes to submit the following comments to the Council for consideration as part of the current consultation. It has been agreed in writing with the Council's Policy Officer (Damian Law), that our comments will be accepted up to and including Tuesday 18th July.

GENERAL COMMENTS

United Utilities wishes to highlight that we will work closely with the Council during the Local Plan process to develop a coordinated approach to delivering sustainable growth in sustainable locations which are accessible to local services and infrastructure. United Utilities will continue to work with the Council to identify any infrastructure issues and most appropriately manage the impact of development on our infrastructure during the preparation of the Local Plan.

SPECIFIC POLICY COMMENTS

Policy DM1 – General Requirements for all Development

United Utilities supports the principles set out within Policy DM1 (General Requirements for all Development), particularly point 3 which highlights the need for foul and surface water to be disposed of in a sustainable and viable manner.

Furthermore, United Utilities supports the statements within paragraph 2.1.4 on coordinating the timing for the delivery of development with the timing for the delivery of new or improved infrastructure. However, we also suggest the following additional criterion for inclusion in this policy:

'Carefully controlling developments that would generate significant point source pollution such as some types of industrial activity and energy generation. Also, locating new sensitive receptors, such as new residential development away from existing operational activities which generate odour and noise.'

Policy DM6 – Surface Water Disposal, Foul Water Disposal and Treatment, Watercourses, Flood Defences and Consideration

United Utilities supports the inclusion of policy DM6 (Flood Risk Management and Sustainable Drainage Systems) and the principles of ensuring the use of sustainable drainage systems within new developments. United Utilities supports the new inclusion of the requirement to demonstrate why sustainable drainage systems would not be suitable or appropriate.

However, to ensure robustness we would also suggest the inclusion of the following sentence:

'For proposals relating to the redevelopment of previously developed land, evidence of existing drainage arrangements, if any, should be provided.'

Additional Policy - Groundwater Protection

United Utilities supports the last part of Policy DM6 relating to 'safeguarding watercourses and flood defences.' However, United Utilities recommends the following specific policy is included within the emerging Local Plan in regards to groundwater protection:

"Any proposals for new development within Groundwater Source Protection Zones 1 and 2 must accord with Environment Agency guidance set out in its document

titled 'Groundwater Protection: Principles and Practice (GP3) August 2013', or any subsequent iteration of the guidance.

New development within Groundwater Source Protection Zones 1 and 2 will be expected to conform to the following:

- i. MASTERPLANNING – careful masterplanning is required to mitigate the risk of pollution to public water supply and the water environment. For example, open space should be designed so it is closest to the boreholes so as to minimise the potential impact on groundwater. In addition, an appropriate management regime will be secured for open space features in the groundwater protection zone.*
- ii. RISK ASSESSMENT - a quantitative and qualitative risk assessment and mitigation strategy with respect to groundwater protection will be required to manage the risk of pollution to public water supply and the water environment. The risk assessment should be based on the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development and provide details of measures required to mitigate any risks to groundwater and public water supply during all phases of the development. The mitigation measures shall include the highest specification design for the new foul and surface water sewerage systems (pipework, trenches, manholes, pumping stations and attenuation features).*
- iii. CONSTRUCTION MANAGEMENT PLAN - Construction Management Plans will be required to identify the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent pollution of these waters.*

For residential proposals within Source Protection Zone 1, pipework and site design will be required to adhere to a high specification to ensure that leakage from sewerage systems is avoided."

Whilst it is acknowledged that the DMP document does not allocate specific sites, we feel it is important to highlight that new development sites are more appropriately located away from locations which are identified as Ground Source Protection Zone 1 (SPZ1). Groundwater is a vital resource, supplying around one third of mains drinking water in England, however groundwater supplies are under pressure from development associated with an increasing population.

Additional Policy – Development Near Infrastructure Assets

United Utilities wishes to see an additional policy relating to development near to Infrastructure Assets. As per own previous representation earlier this year, we suggest the following additional policy relating to development near to existing infrastructure be included:

'Development proposals should ensure provision is included in the layout of development for the ability to access, maintain and repair existing and new infrastructure assets. Where development will take place near to existing assets, the applicant may be required to provide details of protection measures and a construction management plan to ensure the integrity of the asset is not compromised during or after construction.'

Health and Well-Being

In regards to health, well-being and maximising the quality of residential amenity, United Utilities wishes to highlight that it is more appropriate to locate sensitive uses (such as residential) away from existing sources of pollution (e.g. noise and odour).

We feel it is important to highlight that new development sites are more appropriately located away from our existing operational infrastructure. This is particularly relevant to our wastewater treatment works which can be a source of noise, odour and attract flies.

Previous Comments to Arnside and Silverdale AONB

As part of our previous representation (dated 2 February 2017) to the draft Local Plan United Utilities provided comments relating to the specific draft housing allocations proposed as part of the emerging Arnside and Silverdale AONB. Whilst we do not provide further comment on the AONB as part of this letter, we wish to emphasise our earlier site-specific comments still stand.

Summary

Moving forward, we respectfully request that the Council continues to consult with United Utilities for all future planning documents. We are keen to continue working in partnership with the Council to ensure that all new growth can be delivered sustainably, and with the necessary infrastructure available, in line with the Council's delivery targets.

In the meantime, if you have any queries or require further clarification on any of the above matters, please do not hesitate to contact me on [REDACTED]

Yours faithfully

Jenny Hope
LDF Planning Manager
Developer Services & Planning
United Utilities PLC