

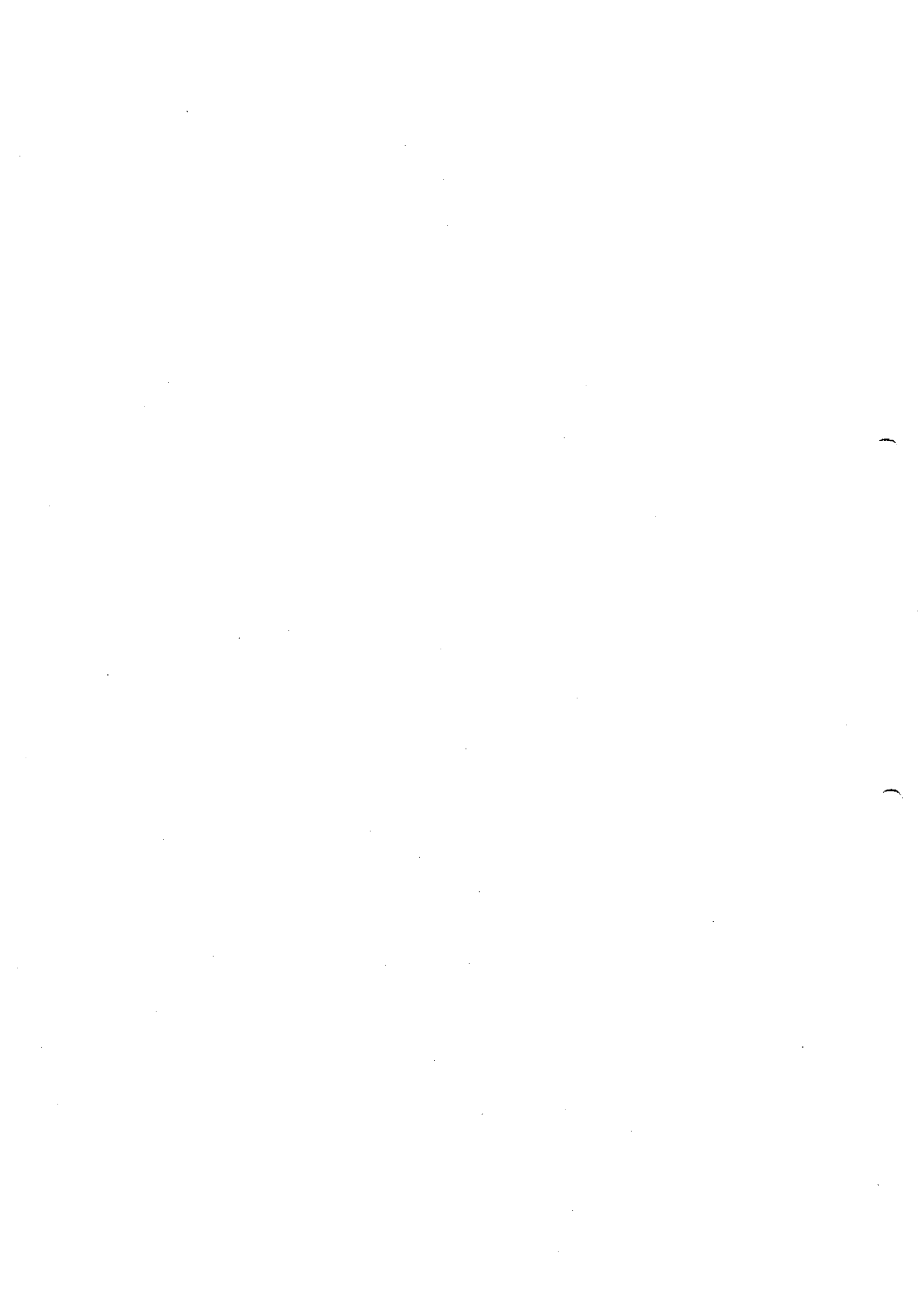
From: Leysens, Andrew [Andrew.Leyssens@uuplc.co.uk]
Sent: 16 August 2012 16:55
To: colin.hurst@ribblevalley.gov.uk; phil.dagnall@ribblevalley.gov.uk
Subject: Core Strategy
Colin / Phil

Further to our earlier telephone discussions and recent correspondence, I thought it helpful to clarify that on the basis of currently know information, United Utilities is generally satisfied that the Core Strategy is sound and that it is possible to deliver the total amount of development envisaged within the overall plan period subject to the inclusion of appropriate phasing to allow any infrastructure enhancements to be co-ordinated with the delivery of development. This will be considered during the preparation of the site allocations development plan document when more detailed information on the sites that are to be allocated to meet the development needs of the borough is known.

I trust this clarifies matters, however, if you wish to discuss, please do not hesitate to contact me on 01925 731 285. I shall be on leave for two weeks from this Friday.

Kind regards – Andrew

↓ reg.



No PRN for this individual.

PRN 8664.

Aug. Sept 2013
consultation response on
Main Changes

SHLAA 2



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

planning.liaison@uuplc.co.uk

Your ref

Our ref

Date

DC/13/3172

DC/13/3175

20 September 2013

Planning Policy
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2LW

Dear Sir / Madam

PROPOSED MAIN CHANGES TO SUBMITTED CORE STRATEGY & STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) UPDATE

Thank you for the various consultations 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 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 plans which are submitted to our regulator.

Water and wastewater services are vital to the growth and development of communities and environment. When progressing the development plan and future policies, LPAs should consider the impact of new development and ensure adequate infrastructure capacity is available. If infrastructure deficiencies exist, it is preferable to seek an alternative location. If this is not possible, consideration should be given to the timescale for improvements to infrastructure and delivery of the development to ensure these are co-ordinated. United Utilities welcomes Policy DMG1 which states it may be necessary to phase development to allow infrastructure enhancements to take place in the event that infrastructure with capacity is not available.

However United Utilities does particularly support the proposed modification of Policy EN3: Sustainable Development and Climate Change whereby the Council will 'assess applications against the current Code for Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM Standards'. United Utilities has no further comments at this stage regarding the emerging Core Strategy.

With regards to the Strategic Housing Land Availability Assessment, United Utilities is currently undertaking a review of the sites identified and will provide a response to the Council as soon as possible.

United Utilities will seek to work in co-operation with the Council through the plan process as a means to ensure the Borough's future growth can be supported by the necessary sustainable infrastructure.

For further clarification on any of the above matters, please feel free to contact Sabaa Ajaz to discuss or alternatively United Utilities looks forward to discussing them in more detail and would suggest a meeting be arranged at your earliest convenience.

Yours sincerely

Sabaa Ajaz
Planner
Developer Services and Planning
United Utilities PLC