

Rochdale Borough Council
By email

Your ref 25/00680/FUL
Our ref DC-25-2195
Date 10-OCT-25

Dear Planning Team

Location: Scout Moor Wind Farm Gincroft Lane Edenfield Bury Lancashire

Proposal: Construction and operation of 17 wind turbines with a maximum height to the tip of the blade of 180 metres (above ordnance datum), together with associated ancillary infrastructure comprising crane pads and hardstandings; new access tracks; improvement and widening works to Scout Road; onsite substation; underground electrical infrastructure and cabling; fencing and boundary treatments; external lighting; drainage infrastructure; habitat and moorland restoration works; public right of way works; landscaping; temporary construction compound and staging area; underground electrical grid connection to the Rossendale Bulk Supply Point; and associated engineering works; alongside the retention of and improvements to existing access tracks associated with the existing Scout Moor Wind Farm.

United Utilities provides the following comments to support the Local Planning Authority (LPA) 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.

United Utilities wish to make comments on the following matters:

- The Haweswater Aqueduct Resilience Programme (HARP) Project;
- Public Water Supply Catchment land;
- Property interests, asset protection and infrastructure crossing the proposed development site
- The delivery of sustainable foul and surface water drainage proposals.

We deal with the above matters in further detail below. Please also note our request for further information and conditions as detailed in sections 'PUBLIC WATER SUPPLY CATCHMENT LAND', and 'DRAINAGE'.

THE HAWESWATER AQUEDUCT RESILIENCE PROGRAMME (HARP) PROJECT

OBJECTION

Following our review of the above planning application we wish to raise an **objection** as the proposed Scout Moor Wind Farm proposal presents potential programme and construction interface risks to the delivery of the Haweswater Aqueduct Resilience Programme (HARP) Project's Haslingden Compound.

The Haweswater Aqueduct Resilience Programme (HARP) Project is a regionally significant infrastructure project of strategic importance which benefits from an extant planning permission (Rossendale Borough Council planning permission ref: 2021/0275). Our concerns relate to programme clashes and highways design and haul routes.

The Scout Moor Wind Farm proposals identify the ENWL grid connection point at Townsend Fold, with cabling proposed along Bury Road and Holme Lane to ENWL's compound. Construction is expected between 2028–2030. This period overlaps with the HARP planned works running from June 2026 to October 2031 at the Townsend Fold Water Treatment Works (WTW) Compound. As such, the Scout Moor Wind Farm works will require active coordination with the HARP programme at Townsend Fold WTW Compound to avoid conflict.

In addition, the Scout Moor Wind Farm scheme proposes off-site highways improvement works to facilitate Abnormal Indivisible Loads along the A56, A680 and Haslingden roundabout. Any works including potential road closures, must be coordinated with HARP to avoid programme clashes, particularly in relation to fixed construction activities which cannot be re-sequenced.

The planning application identifies AIL access routes from Liverpool Port to the Scout Moor site via the A56, A680 and Haslingden roundabout, together with associated off-site highway improvements. However, off-site highway improvements at the A56, A680 and Haslingden roundabout are already being designed by HARP in consultation with Lancashire County Council (LCC). The Scout Moor Wind Farm proposal must therefore consider potential impacts on these designs, as well as the safe and efficient operation of highways adjacent to the Haslingden Compound (including access to the compound). This includes risks around construction traffic management, safety, and cumulative impacts from overlapping works.

Given the above issues, we are unable to support the application in its current form and request this issue resolved **prior to determination**. To overcome our concerns, we request the applicant contacts us to discuss and agree to a clear mechanism to manage and mitigate these interface risks. Once an agreement is in place, United Utilities will be able to withdraw our objection.

PUBLIC WATER SUPPLY CATCHMENT LAND

The proposed development area at Scout Moor is near several United Utilities operated reservoir catchments (supplying water to the areas of Rochdale, Rawtenstall and Bacup).

The development of wind farms on water catchment land has associated risks which include a long-term negative impact on water supply resources and the risk of impact upon water quality

increases with increasing peat depth. Damage to peat soil systems because of construction or drainage may be impossible to restore. Deterioration of raw water quality will also result in increased or additional treatment at our works. Generation of sediment (eroded peat) will reduce the capacity of reservoirs over time. When peat is disturbed, a habitat which should be sequestering carbon can emit carbon in a variety of forms. Alteration of the hydrology of streams associated with peat bodies may negatively influence the flood hydrograph of river catchments, thereby accentuating flood risks. Once a peat system has been disturbed, this tends to precipitate a chain reaction of events that leads to loss of carbon, degradation of habitat, negative impacts on raw water quality and alterations to the hydrological functions and services of the upper catchments of river systems.

The risk of impact upon water quality increases with increasing peat depth. Therefore, it is vital that raw water quality and peat soils and restoration are protected throughout the construction period, during operation and during any decommissioning stages.

The proposed scheme confirms that the proposed design is based around water quality improvement and will deliver the restoration of extensive areas of degraded peat moorland to improve water quality and reduce flood risk. This will be achieved through the implementation of the submitted Moorland Restoration and Management Plan, Outline Peat Management Plan and Habitat Management and Monitoring Plan.

The submitted Environmental Management Plan sets out mitigation measures for the protection of peat during construction and confirms that sensitive construction techniques will be adopted and we welcome that the applicant confirms this will be overseen by an Ecological Clerk of Works (ECOW).

REQUEST FOR CONDITIONS

It is important that the raw water quality risks are monitored and managed throughout the development using a sampling regime agreed with United Utilities.

Should the Local Planning Authority move towards a positive determination to grant planning permission, we request that planning conditions are attached to any subsequent Decision Notice to secure the monitoring of raw water quality and ensure that the sampling regime takes place for at least two years prior to works starting on site to establish a baseline, and continues throughout the construction phase of the project and also secures post construction monitoring for a minimum of five years. A detailed Peat Management Plan will also need to be secured by planning condition in consultation with United Utilities.

We request the opportunity to discuss with the LPA appropriately worded planning conditions prior to determination.

A review of the supporting documents submitted with the application is ongoing, and we reserve the right to submit further comments if necessary.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

United Utilities (UU) have a range of property interests within the development red line boundary, including land in the ownership of United Utilities, easements and rights of way. The site will be accessed via the existing public access junction used for Scout Moor I. This access road is located on UU owned land and a Right of Way has been granted. In addition, turbine number T16 and T17 and a construction compound are also sited on land within our ownership. Discussions between the developer and United Utilities are ongoing about the acceptability of the location of turbine number T16 and T17 on our land, however, should an agreement not be reached, the LPA and applicant need to be aware that plan reference SK02 Rev P1 - Infrastructure Layout will need to be amended to reflect removal of T16 and T17 from our land.

We welcome continued engagement with the applicant to discuss how the proposals affect our land interests and to ensure there is no detrimental impact. The applicant can contact Property Services at PropertyGeneralEnquiries@uuplc.co.uk.

Water main

Several raw water mains and pressurised water mains cross the site along the access route to the north of the site at Rooley Moor Road and beyond. They must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in 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 must comply with this document to ensure pipelines are adequately protected both during and after the construction period.

Public sewers

Public sewers cross the site along the access route to the north of the site, and we will not allow building over them. We require an access strip for maintenance or replacement of each sewer and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of each pipeline as this is likely to influence the required stand-off distance from any structure.

Please note that within our wider asset base there are a number of assets, which may not be visible on the public sewer and water main map. For example, various pumping stations and tanks as well as assets transferred under private sewers legislation and assets associated with our treatment works. All such assets need to be considered and protected in the delivery of your project.

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 3.0 '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 6.0 'Contacts'.

DRAINAGE

Directed by the principles set out in the National Planning Practice Guidance and the new National Standards for Sustainable Drainage Systems (2025) we require developers and Local Planning Authorities, to do all that they can to avoid surface water entering the public sewer, unless absolutely necessary. This applies to all proposed development. See Appendix 1.1 'Surface Water Hierarchy'.

All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

REQUEST FOR INFORMATION PRIOR TO DETERMINATION

Noting this is a Full application, we request that the applicant provides a detailed drainage plan, and that United Utilities has the opportunity to review and comment on this plan PRIOR TO DETERMINATION of this application. This should include rates of discharge, volumes of discharge, points of connection, the nature and extent of any contaminants, and details of any necessary pre-treatment prior to connection to the public sewer. We request that the applicant provides details of drainage during operation of the wind farm and during the construction period. It is important for us to understand whether there is any intention to connect such flows to our public sewerage network and to ensure any potential impact on water supply assets, including the groundwater environment, is fully considered and mitigated. Appendix A (micro drainage calculation) of the submitted drainage strategy show a flood risk in the 1 in 2 year storm, this is not acceptable. Further details of the approach to the storage and disposal of any hazardous fluids should also be submitted for assessment.

There should be no land drainage, including dewatering proposals, discharged to the public sewer.

We would welcome further discussions with the LPA to agree appropriately worded planning conditions, prior to determination.

To discuss their drainage proposals the applicant should contact our **Developer Services** team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 6.0 'Contacts'.

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 a main river).

Impact on Watercourses

UU wishes to liaise with the applicant to confirm the impact on any watercourses that interact with our assets to ensure that there are no detrimental consequences of these works in terms of asset operation, flood risk and changes to fluvial geomorphological processes.

Rights to Discharge to Watercourse or Other Receiving Water Body

Given the importance of surface water discharging to an alternative to the public sewer, we request that all land that is necessary to facilitate a discharge to a watercourse is fully identified. This will ensure the site benefits from the requisite rights to discharge to more sustainable alternatives than the public sewer for the management of clean surface water, e.g. a right to discharge to a watercourse or other water body. For clarity, the extent of land should be sufficient to facilitate a surface water discharge to a watercourse / water body for all elements of your proposal.

Management and maintenance of Sustainable Drainage Systems (SuDS)

Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area, including the performance of the public sewer network (where the two systems interact). Therefore, where SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. An example condition is included with the Appendix, Section 2.2.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: [Working near our pipes - United Utilities](#). Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

Water Supply Requirements

We request that the applicant provides details of any water supply requirements for both construction and during operation as soon as possible. If you require a water supply, the information should include details on rates of water supply required in litres per second and anticipated points of connection to the public water supply network. The details of water supply required should include details for any fire response purposes that may be necessary. For temporary related activities, such as construction compounds and workers accommodation, early consideration of any water supply requirements will also be required. 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. The applicant will need to ensure that the ES considers any environmental impact of any water supply requirements.

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

Yours faithfully
United Utilities' Planning Team

APPENDIX:
Supporting information for the decision maker, applicant, developers 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 or visits our website for more detailed advice on any aspects of United Utilities' assets and services that might impact their proposal. Full contact details can be found in Section 6.0 'Contacts' (below).

1.0 DRAINAGE DESIGN

Surface water (rainwater) flows are very large when compared with foul water flows that come from toilets, showers, washing machines, etc. It is usually surface water flows that increase the risk of sewer flooding, potentially impacting homes and businesses, and can result in unwanted spills from storm overflows into watercourses.

We have embarked on an ambitious investment programme to improve the performance of our wastewater network, particularly relating to the management of surface water. Our focus is to reduce the risk of sewer flooding and the prevention, frequency and intensity of spills from storm overflows, ultimately moving to a position where they are no longer necessary. As we work hard to improve the existing wastewater network, it is important that we do not compromise the results by accepting any unnecessary new surface water connections and that we take all opportunities for the removal of existing flows.

1.1 Surface water hierarchy

The design and delivery of surface water drainage systems must be in accordance with the National Standards for Sustainable Drainage Systems or any replacement of national standards. Full details, including the hierarchy of surface water runoff destinations can be found here: [National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#)

The standards indicate that surface water drainage systems shall be designed, constructed, maintained and operated following a natural approach to managing water. This should mimic natural drainage, manage surface runoff at or close to the surface and as close to its source as practicable. Therefore, drainage proposals for new development must be designed to maximise the retention of surface water on-site and minimise the volume and rate of surface water discharge off-site.

United Utilities will only accept new surface water connections to the public sewer in circumstances where the applicant has provided robust evidence that the drainage hierarchy has been fully investigated and more sustainable options for the management of surface water have been proven to be unfeasible. Surface water connections, particularly to the combined sewer, should only be considered as the last resort.

Where surface water connections already exist, the applicant must provide clear evidence of these connections along with calculations on rates of discharge, to demonstrate a reduction in

discharge rates. Without this evidence, applicants will be required to discharge at a greenfield rate of run-off.

1.2 Adoption and construction of drainage systems

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 PLANNING CONDITIONS; OUR APPROACH TO DRAINAGE CONDITIONS

When appropriate, United Utilities will request planning conditions relating to site drainage. This is important to ensure the delivery of quality drainage design for both new and existing customers. There is also a particular focus on the sustainable management of surface water thorough investigation of the drainage hierarchy which is critical in the management of flood risk and to reduce the frequency and intensity of spills from storm overflows, which is a shared priority for both United Utilities and the customers and communities that we serve.

2.1 Drainage design

In scenarios where **all** relevant information regarding drainage design is available; the design is acceptable and all opportunities for the sustainable management of surface water have been fully investigated, we will usually request a compliance condition to enable the delivery of the proposed design. If **any** relevant information is missing, or where there is insufficient evidence to demonstrate that the drainage hierarchy has been fully investigated, we will request a pre-commencement condition to ensure that all aspects of drainage design are fully considered before any work begins on site.

2.2 Management and maintenance of Sustainable Drainage Systems (SuDS)

The Local Authority should consider a SuDS management and maintenance condition for any scheme where SuDS is included within the proposal. An example condition is below that may be suitable in many circumstances.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company; and*
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

It is important to note that United Utilities cannot provide comment on an asset that is owned by a third-party management and maintenance company and therefore, would not be involved in any application to discharge a condition relating to SuDS management and maintenance.

3.0 UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

3.1 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, including drainage, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: [Working near our pipes - United Utilities](#)

3.2 Wastewater pipelines

United Utilities will not allow any new buildings or structures 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).

3.3 Water and wastewater pipelines and apparatus

A number of providers offer a paid for mapping service, including United Utilities. Alternatively, the plans can be viewed for free. See Section 6.0 'Contacts' for further details.

The position of underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. The

actual positions may be different from those shown on the plans and private pipes, sewers or drains may not be recorded. 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 6.0. 'Contacts' (below). United Utilities Water PLC 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.

Developers 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: [Working near our pipes - United Utilities](#).

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 pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation. This advice is also relevant to any uncharted pipelines (pipelines that do not appear on our asset maps) that might be discovered on site either before or during construction. In this

instance, the developer should contact our Developer Services team as soon as possible. See Section 6.0 'Contacts'.

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.

4.0 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 6.0 '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 a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; [Our household charges 2025/2026 | United Utilities](#) (Section 8.7).

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 6.0 'Contacts'.

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). Further information can be found on our website: [Sustainability - United Utilities](#)

Business customers can find additional information on our sustainable drainage incentive scheme at [Incentive schemes | United Utilities](#)

5.0 GROUNDWATER PROTECTION ZONES

Groundwater Protection Zones (GPZs), also known as Source Protection Zones (SPZs), identify the groundwater catchment areas of sources of potable water and show where they may be at particular risk from polluting activities on or below the land surface.

The Environment Agency has a series of published position statements documenting their approach to managing and protecting groundwater; [The Environment Agency's approach to groundwater protection](#). This document includes position statements, including restrictions or extra controls, that are applicable to certain activities within a Source Protection Zone 1 (SPZ1)

of a groundwater source, which are designed to protect groundwater intended for human consumption. It is important that the applicant reviews the Environment Agency's advice, or any subsequent guidance, in its entirety.

Nb. In order to protect groundwater quality surrounding United Utilities boreholes, we may request the principles outlined within the Environment Agency's document are applied to Source Protection Zone 2 (SPZ2), as well as SPZ1.

The applicant can seek further advice from our Groundwater Engineering Team. See 'Contacts' Section below.

6.0 CONTACTS

Contact our **DEVELOPER SERVICES** team as follows:

Website (including 'Live Chat'): [Building & Developing - United Utilities](#)

Telephone (Monday-Friday, 8am-6pm): **0345 072 6067**

Email:

WATER (water mains, supply and metering):	DeveloperServicesWater@uuplc.co.uk
WASTEWATER (public sewers and drainage):	SewerAdoptions@uuplc.co.uk
SLUDGE PIPELINES:	DeveloperServicesWater@uuplc.co.uk

GROUNDWATER PROTECTION ZONES:

Where the proposed site is located in a Groundwater Source Protection Zone, the applicant should contact our Engineering team for advice, by email at Groundwater@uuplc.co.uk

PROPERTY SEARCHES (FOR ASSET MAPS):

The public water and sewer records can be viewed via our online viewing facility for free. Viewings are by appointment only. To book an appointment, the applicant should email propertysearches@uuplc.co.uk or call **0370 751 0101**

Alternatively, a number of providers offer a paid for mapping service, including United Utilities. To purchase a sewer and water plan from United Utilities, visit [Property Searches | United Utilities](#)

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