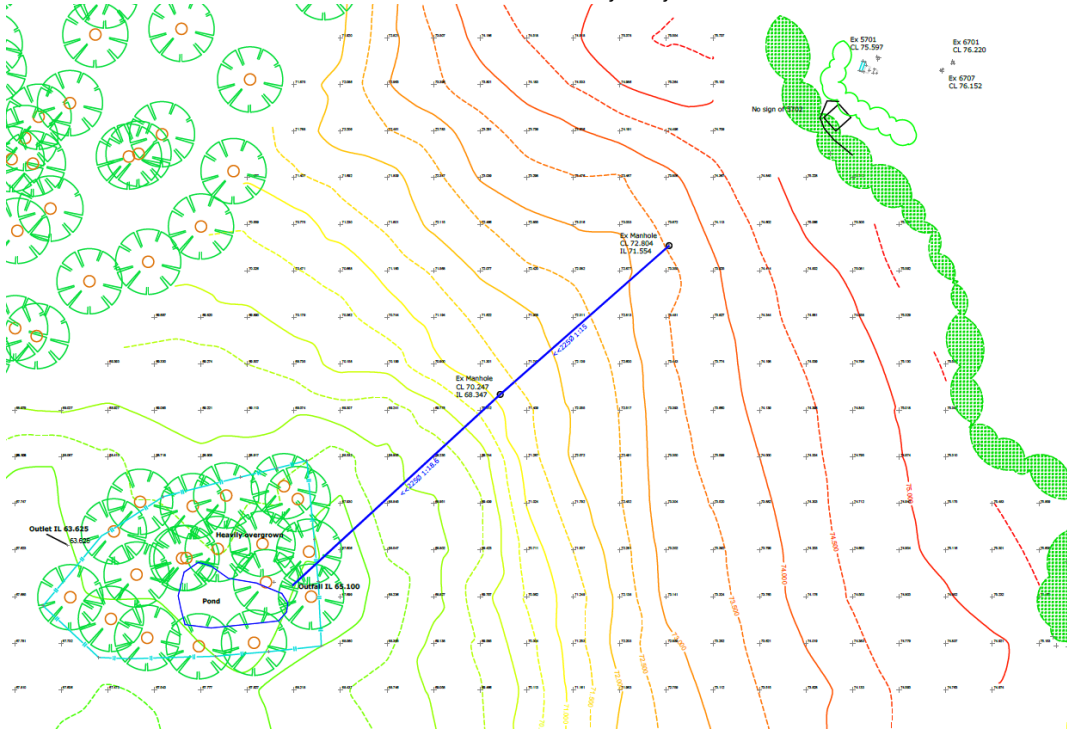


Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT
Date: Wednesday, 12 March 2025 at 13:27:55 Greenwich Mean Time
From: Stephen Jones
To: [REDACTED]
CC: [REDACTED]

Attachments: image018.png, image019.png, image020.png, image021.png, image022.png, image023.png, image024.png, image025.png, image026.png, image027.png, image028.png, image029.png, image030.jpg, image031.jpg, image032.png, image033.png, image034.png, image035.png, image036.png, image037.png, image038.png, image039.jpg, image001.png, rwyb-emailsignature9_d1ac6220-3e66-47d0-99b8-f0b79b2be61b.png, rwyb-emailsignature2_77969a06-49eb-4946-9cde-d524f2dd047b.png, rwyb-emailsignature3_e339d307-7519-4116-99ab-b97a8201ef3d.png, rwyb-emailsignature4_33a25790-64bf-4554-9187-21f1f366c2cc.png, rwyb-emailsignature5_ab8117f4-4f9d-453d-ae58-a16618ff6c14.png, rwyb-emailsignature6_d5c2eb17-28f3-4419-8fb0-3694715c70fa.png, rwyb-emailsignature7_7c8f9581-b44c-462b-865b-6bb10375f738.png, logos_1_7_72dpi_1576dc77-e6c4-4eaf-9e10-c54cf84d6418.jpg, logos_4_7_72dpi_81b5b95c-6271-4edf-ba3c-ee011bc8ada5.jpg, investors-in-people_e1538419-f187-4b60-a4c7-16e7476be5f4.png, Gleeson - Carleton Field Survey.pdf

Sorry Tom,
I should of included the extract below of the attached Lidar Survey in my email.



Regards

Stephen Jones
Technical Director

gleeson

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From: Stephen Jones
Sent: 12 March 2025 11:39
To: [REDACTED]
CC: [REDACTED]
Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

Hi Tom,

Sorry I've not got back to you sooner. It has taken longer than I would have liked for one reason or another to investigate and survey the farmland for a suitable SW outfall.

Please see screenshot showing the location and reference numbers of photos taken along the boundary/hedge line at the location of the water/ditchcourse you had identified. I will forward the photos under separate cover.

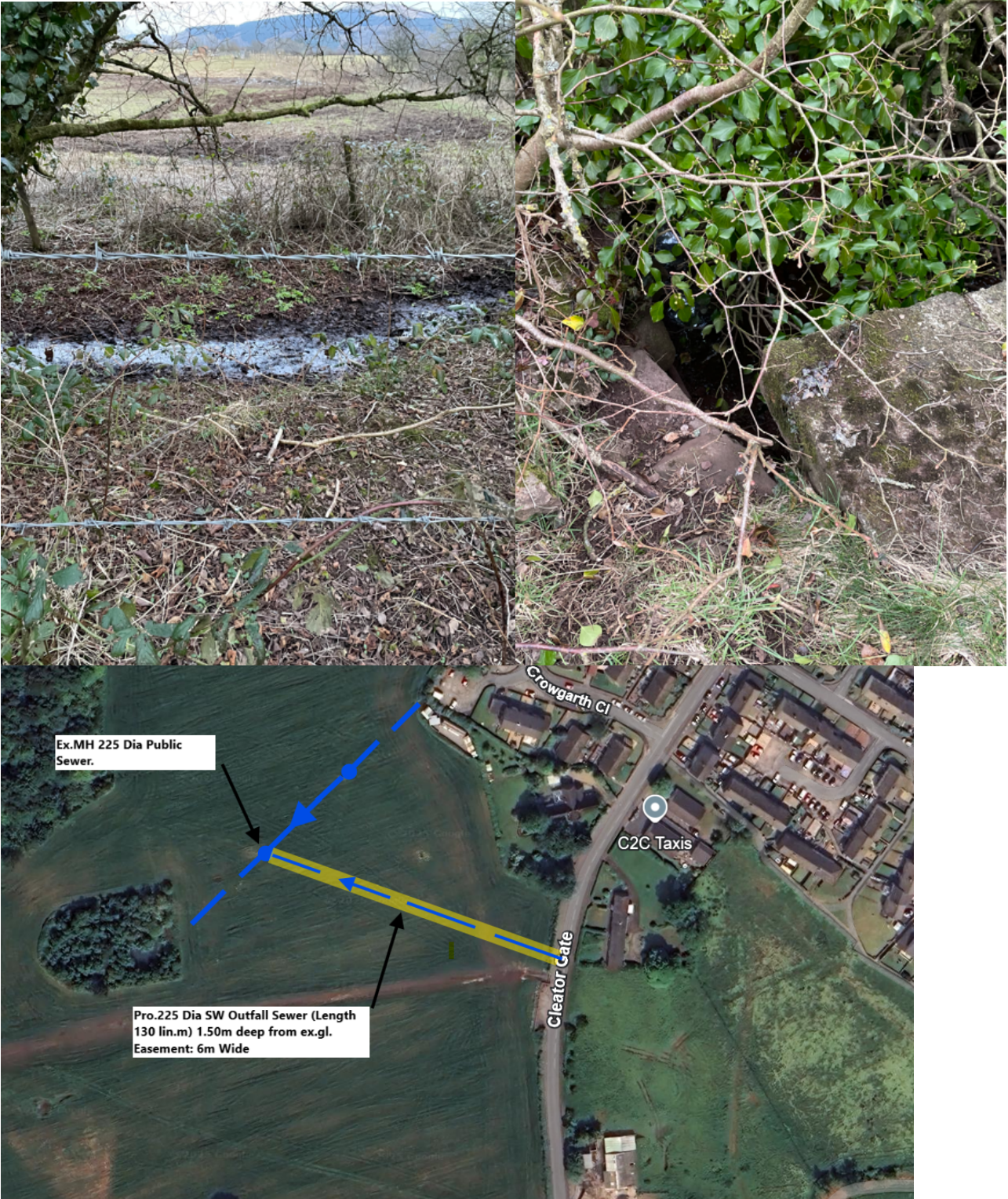
Photos 0928 & 0910 (see screenshot below) show the watercourse and the cover stone over the same to the location of the footpath. The watercourse can be best described as an overland route rather than a clearly defined ditchcourse suitable for discharging albeit restricted surface water flows from the housing development. Also, the watercourse is located on the farmland adjoining Donaldson Dairy's land, which we have had favourable discussions concerning an easement over their land (see screenshot below).

I would, therefore, propose the restricted surface water flows from the housing development (Phase 1 & 2) discharge by gravity sewer to the existing 225 Dia., gradient of 1/19 public sewer, which outfalls to the pond located within Donaldson Dairy's farmland. Please see attached Lidar survey (PDF) showing the topography of the Dairy's farmland, receiving Pond and ex. public sewer. Notably, there are 2 No manholes on the line of the public sewer located within the farmland that aren't shown on the sewer records.

As discussed the other day, we (Gleeson) are obligated to complete on the acquisition of the land by the end of this land for development provided the F&SW POC have been agreed. It would, therefore, be much appreciated if you could get back to me at the earliest opportunity.



Photo No. 0928 Photo 0910



Should you require any further information and/or would like to discuss the above please let me know.

Many thanks

Stephen Jones

Technical Director

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From: [REDACTED]
Sent: 13 February 2025 13:32
To: Stephen Jones [REDACTED]
Cc: [REDACTED]
Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

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Good Afternoon Stephen,

Thank you for detailing the issues with obtaining landowner permissions. To reach a watercourse. I accept a solution which only includes crossing the land marked in purple in your email is required, i.e. I accept the land boundaries marked in green and yellow are unlikely to be possible to cross.

There does appear to be a watercourse on the boundary between the purple and yellow areas, so a watercourse system of some kind may well be reachable without crossing the yellow or green boundaries. I have circled this red in the attached snippet. This is likely where the flows from our surface water sewer (which is mapped to outfall to natural ponds just north) will end up. So another option may be to discharge directly to the same natural ponds that our existing sewer discharges to. These options would need to be explored further, but ultimately if these are explored and properly discounted then I would be willing to accept a connection to public 225mm surface water sewer.

I would also comment that the topo lines suggest it is roughly downhill to this area from the site, so I would not envisage a pumping station being required. We would require detailed justification/evidence proving a pumping station is required before we would consider adopting one (whether the outfall ends up being to watercourse or to the public surface water sewer).

I also note your point on infiltration – evidence of the ground conditions will need to be provided in support of the planning application to prove this, before infiltration is discounted.

Finally, regarding our planning response: We have not objected, we have requested a pre-commencement condition is attached to any decision notice. This is because the drainage details were insufficient and could not be approved through compliance conditions. We detailed in our response the reasons why, these being:

- Evidence of how the public rising main has been accurately located is required,
- Evidence the hierarchy has been followed (including evidence of ground conditions and evidence of why discharge to watercourse is not feasible if that does end up being the case)
- Detailed drainage layout required following the above

Hope this helps,

Kind regards,

Tom



Thomas Bethell
Developer Engineer
Developer Services & Metering
Customer Services
01925 429088
unitedutilities.com

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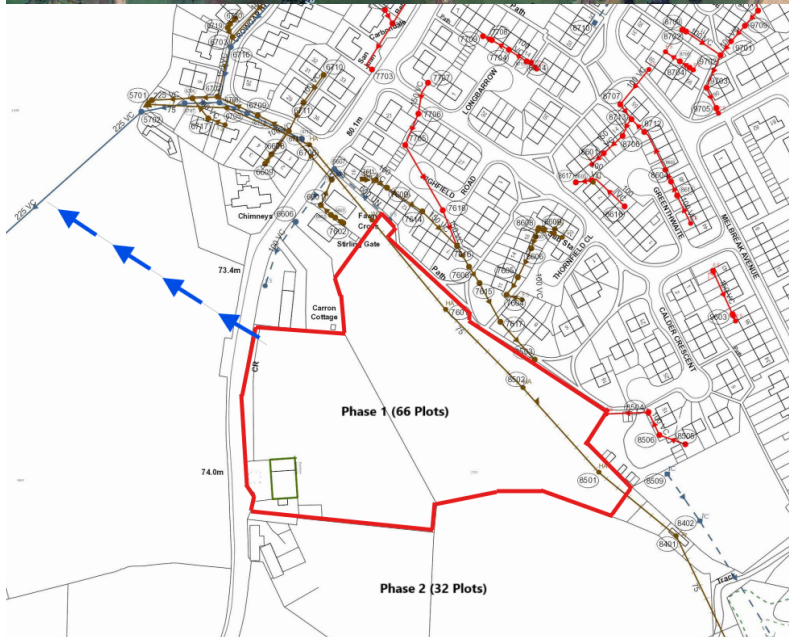
From: Stephen Jones [REDACTED]
Sent: 06/02/2025 14:34
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

Good afternoon Tom,

I have entered into discussions with the riparian owner of the parcels of land shown edged Purple (CU217582) and Yellow (CU97740) concerning obtaining their approval to construct the proposed surface water outfall sewer serving our development over their land to the R. Keekle.

I am having difficulty contacting the riparian owner of the land edged Green (CU95026) who no longer lives at the address registered on the 'Official copy of the register of title' for the land. We can't rule out the owner has passed away and there may be complication with the registered title of the land that could take a considerable time to resolve (see screenshot below &

I have had more favourable discussions with the riparian owner of the land edged Purple (CU217582) and believe I will obtain their approval to construct the surface water outfall to the POC located on the aforementioned existing 275 Dia. public sewer. Soakaways are not an option due to the CLAY strata underlying the site.









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From: [REDACTED]
Sent: 25 April 2024 09:41
To: Stephen Jones [REDACTED]
Cc: [REDACTED]
Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

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Good Morning Stephen / Alex,

Further to the below our network team have now completed dye testing and have confirmed the 150mm foul public line to the north of the site (which abruptly ends on the sewer records) flows on to connect to the 750mm combined public sewer to the south east.

As a result I am happy to confirm a foul connection would be accepted here and in fact this would now be our preferred connection point as it would bypass the pumping station serving Crowgart Close. I believe this is also a much better connection point for yourselves.

Please can you confirm receipt and that the foul connection point will be amended to connect to this line?

Kind regards,

Tom



Thomas Bethell
Developer Engineer
Developer Services & Metering
Customer Services
M: 07880 339 195
unitedutilities.com

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----- Original Message -----

From: Stephen Jones [REDACTED]
Sent: 17/04/2024 15:55
To: [REDACTED]
Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT
Perfect, thanks Tom
Regards

Stephen Jones
Technical Director

gleeson

Manelli House | Cowper Road | Gilwilly Industrial Estate | Penrith | Cumbria | CA11 9BN



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From: [REDACTED]
Sent: Wednesday, April 17, 2024 3:37 PM
To: [REDACTED]; Stephen Jones [REDACTED]
Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

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Good Afternoon Alex / Stephen,

I've discussed with our network team – they are going to dye test the foul line that abruptly ends on the records to try and

ascertain where it ends up.

I will let you know as soon as I hear back on this

Kind regards,

Tom



Thomas Bethell
Developer Engineer
Developer Services & Metering
Customer Services
M: 07880 339 195
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----- Original Message -----

From: [REDACTED]
Sent: 05/04/2024 13:55
To: [REDACTED]
Subject: RE: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

Hi Alex,

Just tried to call

Apologies, just seen your email below. I am more than happy to have a teams meeting – only problem is I am on holiday next week (8th – 12th) and have a few loose ends to tie up today.

Would any of the following afternoons be okay (any time after 13:30)?

Monday 15th April
Tuesday 16th
Friday 19th

If so please send a teams meeting invite to my direct email thomas.bethell@uuplc.co.uk

Kind regards,

Tom



Thomas Bethell
Developer Engineer
Developer Services & Metering
Customer Services
M: 07880 339 195
unitedutilities.com

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----- Original Message -----

From: Alex Erskine [REDACTED]
Sent: 04/04/2024 13:26
To: [REDACTED]
Subject: RE: Automatic reply: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT

Thanks Tom,

Are you free for a Teams with the developer to run over the surface water and the responsibility of the foul water that isn't fully chartered?

Regards,

Alex
Alex Erskine
Director

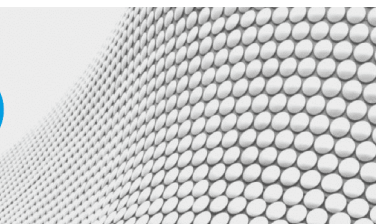
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t: +44 (0)191 258 5632
a: 19-20 Brenkley Way, Newcastle upon Tyne, NE13 6DS

RWO Leeds
t: +44 (0)113 532 3500
a: 4 Park Place, Leeds, LS1 2RU

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a: Office 8 Navigation House, 16 Ellerbeck Way, Stokesley, TS9 5JZ



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From: [REDACTED]
Sent: Thursday, April 4, 2024 1:19 PM
To: Alex Erskine [REDACTED]
Subject: RE: Automatic reply: 05533254 Jacktrees Road ,Cleator Moor, Moor Row, Cleator Moor, Cumberland, CA25 5NT
Good Afternoon Alex,

Pre Development Enquiry - Jacktrees Road, Cleator Moor CA25 5NT – UU ref 05533254

We have carried out an assessment of your application which is based on the information provided. This pre-development advice on your drainage strategy will be valid for 12 months. Your drainage strategy will need to be reviewed by other competent authorities as part of the planning process, and we advise that you carry out the necessary site investigations to confirm the viability of your proposals.

If your investigations require access to our public sewer network, we ask that you contact our network engineers with a request for an access certificate via our main contact telephone number 0345 6723 723 or refer to the link below:

<https://www.unitedutilities.com/builders-developers/working-near-our-assets/>

Foul Water

Foul flow from this site will be allowed to drain into the public foul water/combined sewer system. There is a gravity foul public system to the north but this is 100mm at first which would not be appropriate to connect to. It becomes 150mm at UUMH6713 (in Crowgarth Close) which would be appropriate. Alternatively there is a 150mm public foul system running roughly south east along the eastern boundary, but unfortunately this is not fully chartered and you would need to investigate this further to confirm where it connects before we could accept a connection to this system.

If you are able to identify an alternative, more suitable point of discharge, we request that you contact us at your earliest convenience so that we can assess suitability.

In accordance with our infrastructure plans we may ask you to change your point of connection. Therefore please contact us when you are ready to formalise your drainage proposals, we would suggest before you submit for Full Planning.

Surface Water

All surface water flow from the proposed development should drain in-line with the drainage hierarchy, as outlined in Paragraph 80, (Reference ID: 7-080-20150323), of the National Planning Practice Guidance. We also recommend you prioritise the use of multi-functional sustainable drainage systems for the management of surface water in accordance with national planning policy.

Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable.

This is outlined as follows, in order of priority:

1. **into the ground (infiltration);**
2. **to a surface waterbody;**
3. **to a surface water sewer or highway drain;**
4. **to a combined sewer.**

For guidance, The [North West SuDS Pro-Forma](#) provides information on the appropriate evidence required at each stage of the hierarchy, to demonstrate how each level has been discounted.

The Lead Local Flood Authority has responsibility for all surface water drainage concerns and their input to your proposal is critical. You should also consider whether it is necessary to discuss your proposal with the Environment Agency, or Internal

Drainage Board (if operating in your area).

The Local Planning Authority are the determining authority for any application for planning permission and the appropriate authority for determining cost viability of a proposed drainage scheme, such assessments are outside of the jurisdiction of United Utilities.

Infiltration

Surface water runoff generated from this development should discharge to the ground via infiltration system where feasible.

A detailed evidence based feasibility assessment must be carried out in line with Chapter 25 of the CIRIA SuDS Manual 2015 to determine whether infiltration is a suitable method of surface water disposal.

Particular attention must be paid to Ground Water Source Protection Zones to ensure that the risk of pollution to these valuable resources is not compromised. Details can be obtained from the government website:

<https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs#find-groundwater-spzs>

If your site is in a Groundwater Source Protection Zone, you should have regard to the Environment Agency's approach to Groundwater Protection. Information on this is available via the link below:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

Please note that such a location could have implications for the principle of your development and the need for additional mitigating measures to protect the groundwater environment and public water supply in the detailed design of your site.

Waterbody

Our records show a private surface water system to the east with an outfall south east of the site, suggesting there is a watercourse system here. There are also private surface water systems to the west which will likely discharge to watercourse downstream which should be investigated.

Therefore if an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you contact the Lead Local Flood Authority and/or Environment Agency to discuss a point of discharge to a nearby watercourse.

We would encourage you to identify and engage with any third party landowner and riparian owner to agree access and discharge rights to the water body if this is not in your ownership.

Highway Drainage

If an evidence based assessment has been carried out and confirms that infiltration is not feasible, we recommend that you investigate the possibility of draining surface water to the highway drain where this ultimately discharges to a watercourse, by contacting the relevant Highway Authority.

Levels

For low-lying sites, (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connects to the public sewer), care should be taken to ensure that the property is not at increased risk of flooding. If these circumstances exist, we recommend that you contact us to discuss further. It could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.

Land drainage / Overland flows / track drainage

United Utilities have no obligation, and furthermore we do not accept land drainage, overland flows or track drainage into the public sewerage network under any circumstances.

Existing Wastewater Assets Crossing the Site

According to our public sewer records there is a public foul rising main located within your site boundary. This is a critical asset - we will require unrestricted access to the sewer for maintenance purposes, and a minimum clearance of 6m (3m from the centre line of the pipe) must be maintained. The asset must be accurately located on site before any site layout or drainage strategy can be accepted, in order to assure us that the clearance distances are indeed being met.

Existing Water Assets Crossing the Site

It is the developer responsibility to identify utilities on-site. Where clean water assets are shown on our records, we recommend that you contact our Water Pre-Development Team, via the following email address: DeveloperServicesWater@uuplc.co.uk.

Further information for this service can be found on our website via the link below:

<https://www.unitedutilities.com/builders-developers/larger-developments/pre-development/water-pre-dev/>

Connection Application

Although we may discuss and agree discharge points and rates in principle, please be aware that you will have to apply for a formal sewer connection. This is so that we can assess the method of construction, Health & Safety requirements and to ultimately inspect the connection when it is made. Details of the application process and the form itself can be obtained from our website by following the link below:

<https://www.unitedutilities.com/builders-developers/wastewater-services/sewer-connections/sewer-connection/>

We recommend that the detailed design should confirm the locations of all utilities in the area and ensure that any proposed drainage solution considers routing and clash checks where required.

If we can be of any further assistance please don't hesitate to contact us further.

Sewer Adoptions

You have indicated on your application form that you intend to put the sewers forward for adoption (including any SuDS components that can come within the meaning of a sewer).

United Utilities assess adoption applications based on the current Design & Construction Guidance and local practices which have now replaced 'Sewers For Adoption 6th Edition'.

We recommend that you submit a pre design assessment to the sewer adoption mailbox (SewerAdoptions@uuplc.co.uk) stating pre design assessment in the title

Please refer to links below to obtain further guidance:

<https://www.unitedutilities.com/builders-developers/larger-developments/wastewater/sewer-adoptions/>

Site drainage must be designed in accordance with Building Regulations, National Planning Policy, and local flood authority guidelines, we would recommend that you speak and make suitable agreements with the relevant statutory bodies.

If you intend to put forward your wastewater assets for adoption by United Utilities, the proposed detail design will be subject to a technical appraisal by an Adoption Engineer as we need to be sure that the proposals meets the requirements set out in the Design & Construction Guidance. The proposed design should give consideration to long term operability and give United Utilities a safe and cost effective proposal for the lifetime of the assets. In these cases, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 application, has been assessed and accepted in writing by United Utilities. 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.

SuDS

If your development proposal incorporates any SuDS component(s) which interact with a sewer network you plan on offering for adoption to United Utilities; contact should be made with our technical team at your earliest convenience, please complete the 'Section 104 pre-application form : ' and include as much relevant detail as you can. These discussions can help prevent delays later in the development process.

Section 104 Pre application form (1b)

As per the sewerage sector guidance, all SuDS should be designed in accordance with the standards within the Design & construction guidance & the CIRIA SuDS manual (C753)

Codes For Adoption

The new Codes for Adoption are outlined on the Water UK Website. The link below takes you to their webpage:

<https://www.water.org.uk/technical-guidance/developers-services/codes-for-adoption/>

A free copy of the new Design & Construction Guidance can be downloaded via the link below:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

Kind regards,

Tom



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Morning,

Please find attached PDE and associated information. SI information can be found in the we transfer link.

<https://we.tl/t-0ed4wkUqfe>

We have been appointed by Gleeson Homes. Contact details are below if needed.

Stephen Jones

Technical Director

Manelli House | Cowper Road | Gilwilly Industrial Estate | Penrith |
Cumbria | CA11 9BN

The preferred connection points are as listed below.

The surface water connection will be to 8509 and foul to 8503.

Foul discharge will be 3.056 l/sec. sheet attached.

Surface water will be 20.21 l/sec as per attached sheet.

Let me know if you need anything else or to run through the reasoning for the connection points.

Regards,

Alex
Alex Erskine
Director
[REDACTED]

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