

Report: 5059/DS01

Date: December 2019

**SURFACE WATER DRAINAGE STRATEGY REVIEW
FOR A PROPOSED DEVELOPMENT
AT
LEEDS ROAD, BIRSTALL**

**Prepared for
ROUSE HOMES**



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Issue Record

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SURFACE WATER DRAINAGE STRATEGY REVIEW
FOR A PROPOSED DEVELOPMENT
AT
LEEDS ROAD, BIRSTALL

1 INTRODUCTION

1.1 iD Civils Design Ltd (iD), have been appointed by Rouse Homes to prepare a drainage strategy for their proposed residential development at Leeds Road, Birstall.

1.2 The report will be undertaken in accordance with Environment Agency, Kirklees Metropolitan Borough Council (KMBC) and Yorkshire Water development control policies and will focus on.

Site Use and Current Drainage regime, Flooding History, Ground Conditions and use of SUDS, Impact of development and proposed drainage strategy, pluvial flooding routes and the overall impact of development on the site and surrounds.

1.3 The report is for the sole use of Rouse Homes and presents comments and conclusions based on information available at the time of writing. iD Civils reserve the right to amend conclusions if further information is made available.

2 SITE DESCRIPTION AND HISTORY

2.1 The site is located off Leeds Road, Birstall and comprises an area of land to the rear of No. 348. The land was previously consented for the development of 17 residential dwellings and this application also comprises 17 units.

3 PROPOSED DRAINAGE STRATEGY

3.1 Yorkshire Water record plans show a 300mm diameter surface water sewer and a 300mm diameter foul water sewer in Leeds Road. As part of the approved scheme a foul water discharge to the public foul sewer and a restricted surface water discharge of 3.5l/s to the public surface water sewer was agreed with Yorkshire Water.

3.2 The development will require new drainage systems designed to suit the final approved layouts, and in compliance with current Building Regulations and Sewers for Adoption. It is anticipated that the pipe drainage networks and attenuation will be adopted by Yorkshire Water under a section 104 agreement.

3.3 **Foul Water:** It is proposed that foul water runoff from the site is discharged to the public foul sewer in Leeds Road. This is the location previously agreed with Yorkshire Water and a preplanning enquiry should be submitted to reconfirm this point of connection.

- 3.4 **Surface Water:** In accordance with the hierarchy contained within Part H of the building regulations, NPPF and the KMBC SuDS standards, the surface water strategy should be considered in order of the sustainable hierarchy. The hierarchy and ability of the site to support the particular elements of the hierarchy are discussed below:
- 3.5 **Discharge to infiltration drainage/soakaway:** A series of soakaway tests were carried out by Rogers Geotechnical Services as part of their GeoEnvironmental Investigation. The soakaways are described as having clay sides and a mudstone base and the water level failed to drop sufficiently to calculate an infiltration rate. The report considers the drainage characteristics of the site to be practically impermeable.
- 3.6 **Discharge to Watercourse:** There are no nearby watercourses that could accept surface water flows from the development.
- 3.7 **Discharge to a Surface Water Sewer:** It is proposed that surface water runoff from the site is discharged to the public surface water sewer in Leeds Road at a peak rate of 3.5 litres/second. This is as per Yorkshire Water's requirements for the consented scheme and noted in their consultation response (see Appendix A).
- 3.8 **Storage Required for New Development:** If surface water flows from the site were unrestricted then, based on a 50mm per hour design flow, the rate of surface water runoff would be in the order of 56 litres/second. An assessment of the volume of storage required to attenuate flows from the site has been based on a flow restriction of 3.5 litres/second and a measured impermeable area of 0.22ha.

Table 1 – Storage requirement

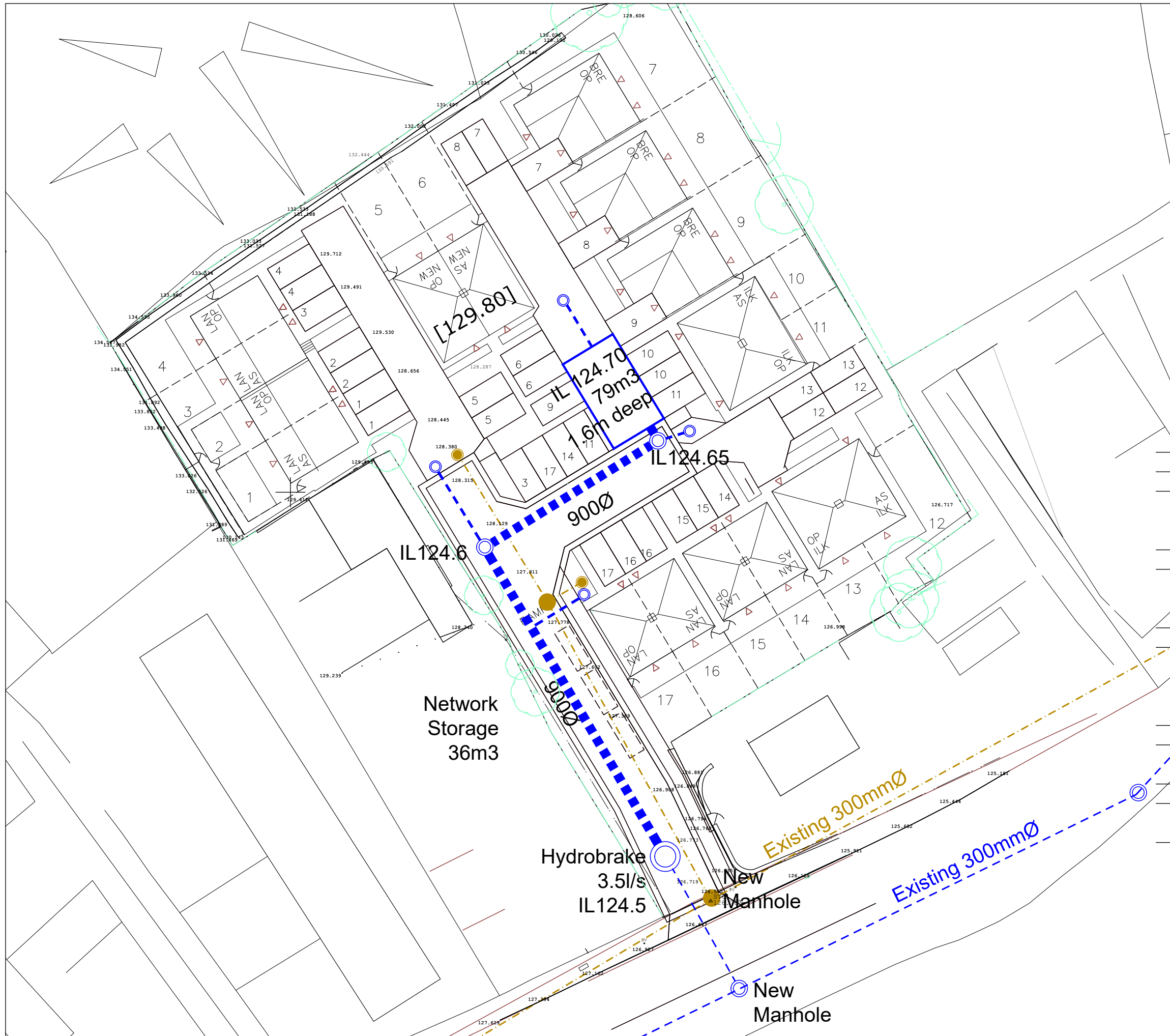
Storm Return Period (years)	Volume of Storage (m ³)
100 year + 30%	115

- 3.9 **Method of Storage:** It is proposed that surface water storage is provided by oversized, 900mm diameter, pipes through the site and an attenuation tank within the private road. The storage will be designed to be adopted by Yorkshire Water as part of a S104 agreement.

4 SUMMARY

- 4.1 The surface and foul water drainage for the development follows the strategy agreed by the previously consented scheme. The rate of discharge from the site has been maintained at the rate previously agreed with Yorkshire Water.

DRAWINGS



Rev	Description	By	Date
Client:			
Rouse Homes			
Project Title:			
Leeds Road Birstall			
Drawing Title:			
Outline Drainage Strategy			
Scale		Date	
NTS @ A3		05.12.19	
Drawing No	Revision	Status	
5059-C-D9-01	0	I	



**Geo
Structures
Civils**

**iD Civils Design
Consulting Engineers**

North East & Yorkshire:
Aske Stables, Aske, Richmond,
North Yorkshire, DL10 5HG
t: 01748 889015
f: 01565 740263

North West & Midlands:
Caledonian House,
Tatton Street, Knutsford,
Cheshire, WA16 6AG
t: 01565 755557
f: 01565 740263

APPENDIX A



YorkshireWater

Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western Way
Halifax Road
Bradford
BD6 2LZ

Tel: (01274) 691111
Fax:

Your Ref: 2015/62/93747/E
Our Ref: R019552

For telephone enquiries ring:
Z Fayyaz on (01274) 692072

E-mail Zaffer.Fayyaz@yorkshirewater.co.uk

30th December 2015

Dear Sir/Madam,

348A Leeds Road, Birstall, Batley - Erection of 17 dwellings

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

**The site shall be developed with separate systems of drainage for foul and surface water on and off site.
(In the interest of satisfactory and sustainable drainage)**

**No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.
(To ensure that no surface water discharges take place until proper provision has been made for its disposal)**

Drainage

FOUL WATER - Foul water domestic waste should discharge to the 300mm diameter public foul water sewer recorded in Leeds Road.

From the information supplied, it is not possible to determine if the site is low-lying relative to the location(s) of the public sewer network. If the ground level of a site or the level of any basement is below the ground level of the point of connection to a public sewer, the developer may have to take precautions to prevent the risk of flooding of the site from surcharge of the public sewer network. Such precautions may include raising the level of the site, having (a) pumped discharge(s) from the site and/or the installation of (a) anti-flooding valve(s).

SURFACE WATER - Sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy. The developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

Alternatively, and only upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal i.e. soak away test results/ watercourse investigation etc . . , curtilage surface water may discharge to public surface water sewer. The surface water discharge to public surface water sewer restricted to not more than 3.5 (three point five) litres/second.

Restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board, with regard to surface water disposal from the site.

The public sewer network is for domestic sewage purposes. Land and highway drainage have no right of connection to the public sewer network.

Water Supply

A water supply can be provided under the terms of the Water Industry Act, 1991.

Yours faithfully

Zaffer Fayyaz
Planning & Development

c.c. bill.topping@kirklees.gov.uk

Commercial Drainage and Water Plus Enquiry



Search Ordered 9 July 2019

Search Completed 10 July 2019

Customer: TM Property Searches

**Property: Land at Leeds Road
Howden Clough
Wakefield**

**Search Compiled by: Yorkshire Water Services Ltd. t/a
Safe-Move
P.O.Box 99
Bradford
West Yorkshire
BD3 7YB**

Telephone: 0800 1 385 385

Email: safemove@yorkshirewater.com

Red indicates a situation which requires your attention, amber may have implications depending on your clients' circumstances and green is a typical response for a residential enquiry.

Question	Status	Answer
1. Please include a copy of an extract from the public sewer map	Green	Included
2. Please include a copy of an extract from the map of waterworks	Green	Included
3. Does foul water from the property drain to a public sewer?	Red	No
4. Does surface water from the property drain to a public sewer?	Red	No
5. Is a surface water drainage charge payable?	Red	No
6. Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Amber	Yes
6.1. Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	Green	No
7. Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Amber	See report
7.1. Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?	Green	No
8. Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement under Section 104 of the Water Industry Act 1991?	Green	No
9. Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	Green	No
10. Is the building at risk of internal flooding due to overloaded public sewers?	Green	No
11. Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	Amber	See report
12. Is the property connected to mains water supply?	Red	No
13. Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	Green	No
14. Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	Green	No
15. Is the property at risk of receiving low water pressure or flow?	Green	No
18. Please include details of the location of any water meter serving the property.	Green	See report
19.1. Who is responsible for providing the sewerage services for the property?	Green	Yorkshire Water
19.1:2. Who is responsible for providing the water services for the property?	Green	Yorkshire Water
20. Who bills the property for sewerage services?	Amber	See report
21. Who bills the property for water services?	Amber	See report
22. Is there a meter installed at this property?	Amber	No
23. Does the property have a trade effluent consent?	Green	No
24. What is the classification of the water supply for the property?	Amber	See report
25. Is there a Deed of Grant of Easement or other document giving Yorkshire Water Services Limited rights (additional to statutory rights) in respect of any public sewer or vested water main located within the boundary of the property/site?	Green	No

Safe-Move Complaints Procedure.

We aim to provide a high standard of service and to treat you with courtesy and fairness at all times. We welcome any comments you may have and always try to answer queries and resolve complaints quickly and in full.

Safe-Move offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made via the telephone, in writing or via email. We'll investigate your complaint and try to resolve it fully. If your complaint is fair, we'll say sorry and do everything to put things right as soon as possible.

Our contact details are:

Safe-Move
PO Box 99
Bradford
BD3 7YB

free phone 0800 1 385 385

e mail: safemove@yorkshirewater.com

If you have a query or issue regarding either the provision or the content of our Commercial (or Commercial Plus) Drainage and Water search, you should contact us in the first instance.

If you raised a complaint you can expect the following as a minimum standard from us:

- We will listen to your complaint and do our best to resolve it immediately.
- If we cannot resolve it at the time, we will record the details of your complaint and we will investigate and contact you within 5 working days. We will confirm our response in writing if you request it.
- If we fail to provide you with a response within 5 working days will pay you £50.00 regardless of the outcome of your complaint.
- On occasions your complaint may require more detailed investigation. In these instances we will keep you informed of our progress and update you with new timescales if necessary.
- If you want to liaise with a third party on your behalf, just let us know.

If we consider the complaint to be justified, you can expect the following from us:

- We will provide you with a revised search and undertake action within our control to put things right in line with the products terms and conditions.
- You will be kept informed of any actions required.
- Once you have our response, If you are still not satisfied with the outcome, or the way we've handled it, you can ask for the issue to be reviewed. If this is the case you should write to us without delay, explaining why you remain dissatisfied and what action you would like us to take. The review will be independent of the original investigations and may overturn the previous decision if appropriate.
- We'll let you know the outcome of your review, in writing, within 10 working days.

- If we cannot resolve your complaint, have failed to comply with the complaints procedure, or remain dissatisfied with the output of the review you can refer the issue to an independent body of your choice.

Question 1

Where relevant, please include a copy of an extract from the public sewer map.

A copy of an extract from the public sewer map is included in which the location of the property is identified.

1. The Water Industry Act 1991 defines Public Sewers as those which Yorkshire Water Services Ltd. have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.
2. Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Question 2

Where relevant, please include a copy of an extract from the map of waterworks.

A copy of an extract from the map of waterworks is included in which the location of the property is identified.

1. The "water mains" in this context are those which are vested in and maintainable by the Water Undertaker under statute.
2. Assets other than vested water mains may be shown on the plan, for information only.
3. Water Undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
4. If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Question 3

Does foul water from the property drain to a public sewer?

Records indicate that foul water from the property does not drain to a public sewer.

1. Sewerage Undertakers are not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.
2. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
3. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
4. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 4

Does surface water from the property drain to a public sewer?

Records indicate that surface water from the property does not drain to a public sewer. If the property was constructed after 6th April 2015 the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer or Question 3.3 of the CON29 from the Local Authority from 4th July 2016.

1. Sewerage Undertakers are not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.
2. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
3. In some cases, Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage the property may be eligible for a rebate of the surface water charge. Details can be obtained from the Sewerage Undertaker.
4. If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.
5. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 5

Is a surface water drainage charge payable?

Records confirm that a surface water drainage charge is not payable for the property. If the property was constructed after 6th April 2015 the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer or Question 3.3 of the CON29 from the Local Authority from 4th July 2016.

1. Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.
2. Where surface water charges are payable but on inspection the property owner believes that surface water does not drain to the public sewerage system, application can be made to the Company to review the charging situation.
3. It should be noted that surface water drainage charges increase annually with effect from the 1st April.

Question 6

Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property, or site. However, from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property or site. For further information ring 0800 1 385385.

1. Yorkshire Water Services Ltd. has a statutory right of access to carry out work on its assets.

Employees of Yorkshire Water Services Ltd. or its contractors may, therefore, need to enter the property to carry out work.

2. The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.

Question 6.1

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

The public sewer map indicates that there is no public pumping station within the boundaries of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Question 7

Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property. However, from the 1st October 2011 private sewers were transferred into public ownership and may not be recorded on the public sewer map and it is our professional opinion that there will be a public sewer within 30.48 metres (100 feet) of any buildings within the property

1. The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer.
2. The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer

Question 7.1

Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Question 8

Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement under Section 104 of the Water Industry Act 1991?

Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement under Section 104 of the Water Industry Act 1991.

From the 1st October 2011 where a Section 104 agreement was in place for sewers which were connected to the public sewerage system on 1 July 2011, the sewers were transferred automatically to the Company on the 1st October 2011. The Company's records may still show sewers as being subject to the agreement on any map supplied.

1. Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
2. Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.
3. This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to a public sewer.

Question 9

Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

1. Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.
2. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.

Question 10

Is the building at risk of internal flooding due to overloaded public sewers?

The building is not recorded as being at risk of internal flooding due to overloaded public sewers.

From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (eg flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
2. "Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
3. At Risk properties are those that the Sewerage Undertaker is required to include in the Regulatory Register that is reported annually to the Director General of Water Services. These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.
4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register.
5. Properties may be at risk of flooding but not included on the Register where flooding

- incidents have not been reported to the Sewerage Undertaker.
6. Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.
 7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

Question 11

Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

The nearest Sewage Treatment Works is RECORD HOUSE ARDSLEY/STW which is 5.3 kilometres SE and is the responsibility of Yorkshire Water Services Ltd.

1. The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
2. The Sewerage undertakers records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be a private sewage treatment works closer than the one detailed that has not been identified.

Question 12

Is the property connected to mains water supply?

Records indicate that the property is not connected to mains water supply and water is therefore likely to be provided by virtue of a private supply.

The water quality data provided in Question 16 is for information purposes only.

Question 13

Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property or site.

1. The boundary of the property has been determined by reference to the Ordnance Survey record.
2. The presence of a public water main within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Question 14

Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

Question 15

Is the property at risk of receiving low water pressure or flow?

Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

1. It should be noted that low water pressure can occur from private water mains, private supply pipes (the pipework from the external stop cock to the property) or internal plumbing which are not the responsibility of the Water Undertaker. This report excludes low water pressure from private water mains, supply pipes and internal plumbing and the Water Undertaker makes no comment upon this matter.
2. "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.
3. Water Undertakers are required to include in the Regulatory Register that is reported annually to the Director General of Water Services properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).
4. The reference level of service is a flow of 9 litres/minute at a pressure of 10metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS806-3 or the Institute of Plumbing handbook.
5. Allowable exclusions
The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply
6. Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Companies should exclude properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.
7. Planned maintenance: Companies should not report low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low pressure incidents that are excluded because of planned maintenance are actually caused by maintenance.
8. One-off incidents: This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as PRVs or booster pumps); Firefighting; and Action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.
9. Low pressure incidents of short duration: Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported figures.

Questions 16 and 17 are no longer in use.

Question 18

Please include details of the location of any water meter serving the property.

Records indicate that the property is not served by a water meter.

Where the property is not served by a meter and the customer wishes to consider this method

of charging they should contact :
Yorkshire Water Services Ltd., PO Box 52, Bradford BD3 7YD
0845 1 24 24 24
www.yorkshirewater.com

Question 19.1

Who is responsible for providing the sewerage services for the property?

Yorkshire Water Services Limited, Western House, Halifax Road, Bradford BD6 2SZ is responsible for providing the sewerage services for the this area..

Question 19.1.2

Who is responsible for providing the water services for the property?

Yorkshire Water Services Limited, Western House, Halifax Road, Bradford BD6 2SZ is responsible for providing the water services for this area..

Question 20

Who bills the property for sewerage services?

If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for this property please visit www.open-water.org.uk.

Question 21

Who bills the property for water services?

If you wish to know who bills the water services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for this property please visit www.open-water.org.uk.

Question 22

Is there a meter installed at this property?

This enquiry relates to an area of land and, therefore, there is no meter information to provide.

Question 23

Does the property have a trade effluent consent?

The Company's records indicate that the property does not have a consent to discharge trade effluent under S118 of the Water Services Industry Act 1991 into the public sewerage system.

1. Trade effluent is defined by S141 of the Water Industry Act 1991 as 'any liquid, either with or without particles of matter in suspension in the liquid, which is wholly or partly produced in the course of any trade or industry carried on at the trade premises' but does not include domestic sewage. Trade premises are defined by S141 of the Water Industry Act

- 1991 as any premises used or intended to be used for carrying on any trade or industry'.
2. The boundary of the property has been determined by reference to the Ordnance Survey record.
 3. The Company is not responsible for trade effluent sewers that connect the property to the public sewerage system, unless by written agreement. The property owner will normally have sole responsibility for the trade effluent sewer(s). These may pass through land outside the control of the seller. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
 4. For historical reasons, the Company may not be aware of some agreements or consents that have been entered into by the local authority.
 5. Prescribed trade effluent processes and substances shall be taken as those included in Schedule 1 of the 'Trade Effluents (Prescribed Processes and Substances) Regulations 1989 Statutory Instrument Number 1156 or any amendment or addition to the same.
 6. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any trade effluent sewers connecting the property to the public sewerage system.

Question 24

What is the classification of the water supply for the property?

The water supplied to the property has an average water hardness of 42.8 mg/l calcium and magnesium which is defined as slightly hard to moderately hard by Yorkshire Water and is river/reservoir derived. As we have a grid system in place whereby we can move water round the Yorkshire region as required, occasionally the hardness of your water may vary.

1. Hardness reacts chemically with soap and is a measure of the concentration of calcium and magnesium salts in the water. The higher the hardness, the more soap is required to form a lather.
2. There is no UK or European standards set for the hardness of drinking water. Yorkshire Water does not artificially soften or harden any of its supplies.
3. Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units. The following table shows the normal ranges of hardness

Hardness category	Calcium (mg/l)	Calcium carbonate (mg/l)	English Clarke degrees	French degrees	General/ German degrees
Soft	0 to 20	0 to 50	0 to 3.5	0 to 5	0 to 2.8
Moderately soft	21 to 40	51 to 100	3.6 to 7	6 to 10	2.9 to 5.6
Slightly hard	41 to 60	101 to 150	8 to 10.5	11 to 15	5.7 to 8.4
Moderately hard	61 to 80	151 to 200	10.6 to 14	16 to 20	8.5 to 11.2
Hard	81 to 120	201 to 300	15 to 21	21 to 30	11.3 to 16.8
Very hard	Over 120	Over 300	Over 21	Over 30	Over 16.8

Question 25

Is there a Deed of Grant of Easement or other document giving Yorkshire Water Services Limited rights (additional to statutory rights) in respect of any public sewer or vested water main located within the boundary of the property/site?

Records indicate there is no Deed of Grant of Easement or other document relating relating to any public sewer or vested water main located within the boundary of the property/site. However, as records may be incomplete we recommend that verification is always sought from the vendor.

COMMERCIAL DRAINAGE & WATER ENQUIRY **TERMS AND CONDITIONS**

Customer and Clients are asked to note these terms, which govern the basis on which this drainage and water report is supplied

1. Definitions

Client means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property;

Customer means the person, company, firm or other legal body placing the Order, either on their own behalf as the Client, or, as an agent for a Client;

Order means any request completed by the Customer requesting the Report;

Property means the address or location supplied by the Customer in the Order;

Report means the drainage and/or water report prepared by SafeMove in respect of the Property; and

SafeMove means Yorkshire Water Services Limited (company number 02366682) trading as "SafeMove".

2. Agreement

2.1 The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client.

2.2 The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

3. The Report

3.1 The Report is produced only for use in relation to property transactions where the search area is equal to or greater than 1Ha and the intended use of the property is not as a single residential domestic property or not land and buildings being or to be developed as a single residential domestic property and cannot be used for circumstances outside this remit. SafeMove shall have no liability should the Report be used otherwise than for its intended purpose.

3.2 Whilst The Company will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-

3.2.1 The information contained in the Report can change on a regular basis so SafeMove cannot be responsible to the Customer and/or the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Customer and/or the Client.

- 3.2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.
- 3.2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.
- 3.3 The Report may contain opinions or general advice to the Customer and/or the Client and SafeMove cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.
- 3.4 Subject to clause 2.1, SafeMove accepts responsibility for the type and location of apparatus contained within the Report. However, SafeMove advise that exact positions and depths should be obtained by excavation trial holes and the Report must not be relied on in the event of excavation or other works made in the vicinity of Yorkshire Water apparatus without seeking further advice.

4. Liability

- 4.1 Safemove shall not be liable to the Customer and/or Client for any failure defect or non-performance of its obligations arising from any failure caused by circumstances beyond the reasonable control of SafeMove.
- 4.2 Where the Customer sells this report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) The Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever and the Customer shall indemnify the Company in respect of any claim by the Client.
- 4.3 The Report is produced for use as defined in clause 2.1. If used for any other purpose SafeMove shall have no liability for any loss suffered. When the Report is used for the purpose described in clause 2, SafeMove's entire liability (except to the extent provided by clause 4.6) in respect of all losses arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £5,000,000 (five million pounds). SafeMove shall not be liable for any losses in relation to the Report if it is used for non land-only transactions or residential searches.
- 4.4 Notwithstanding any other provision of this Agreement, nothing in this Agreement shall limit or exclude the liability of either Party in respect of:
- 4.6.1 death or personal injury resulting from negligence;
 - 4.6.2 fraud or fraudulent misrepresentation; or
 - 4.6.3 any other losses which cannot be excluded by law.

5. Copyright and Confidentiality

- 5.1 The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual

or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided

- 5.2 The Customer or Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data.
- 5.3 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.
- 5.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
- 5.5 The Customer and the Client agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 5.1 to 5.4 inclusive.

6. Payment

- 6.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by SafeMove, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with Safemove for payment for Reports, Safemove must receive payments for Reports in full before the Report is produced.

7. General

- 7.1 If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
- 7.2 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
- 7.3 Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report
- 7.4 In the provision of the services, SafeMove may disclose personal data provided to other companies within its group in accordance with the Data Protection Act 2018/General Data Protection Regulation and other applicable laws.
- 7.5 The provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement. Unless expressly provided by this Agreement, no third party may enforce or benefit from any term of this Agreement.

Sewer Legend

	Combined Sewer		S24 Combined Sewer
	Surface Water Sewer		S24 Surface Water Sewer
	Foul Sewer		S24 Foul Sewer
	Section 104 Sewer		Public Rising Main
	Pumping Station		Abandoned Sewer
	Public Sewage Treatment Works		Syphon Sewer & Vacuum Sewer
		+	Property Identifier

Water Legend

	Water Main 4" and below
	Water Main 4" and above
	Raw Water Main
	Private Water Main
	Fire Hydrant
	Pumping Station

