



KIRKLEES CULTURAL HEART

FLOOD RISK ASSESSMENT

CDT430201-ARP-XX-XX-RP-C-001001

ARUP

Kirklees Council

Kirklees Cultural Heart

Flood Risk Assessment

Reference: CDT430201-ARP-XX-XX-RP-C-001001

P02 | 30 September 2022

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 284642

Ove Arup & Partners International Limited

Admiral House, Rose Wharf

78 East Street

Leeds

LS9 8EE

United Kingdom

arup.com

Document Verification

Project title Kirklees Cultural Heart
Document title Flood Risk Assessment
Job number 284642
Document ref CDT430201-ARP-XX-XX-RP-C-001001
File reference

Revision	Date	Filename			
P01	09/09/2022	Description	First Issue		
			Prepared by	Checked by	Approved by
		Name	Ewan Chatters / Andy Jackson Iain Dillon		
		Signature			
P02	30/09/2022	Filename	Issued for Planning		
		Description			
			Prepared by	Checked by	Approved by
		Name	Peter Mason	Andy Jackson	Jaff Versi
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			

Issue Document Verification with Document



Contents

1.	Introduction	1
2.	Site Overview	2
3.	Proposed Development	5
4.	Planning Context	6
5.	Stakeholder Consultation	7
6.	Identification of Flood Hazards	8
7.	Flood Risk	9
8.	Flood Risk Management	12
9.	Conclusion	13

Drawings

Pictures

Photographs

Attachments

Appendix A	A-1
Topographic Survey	A-1
Appendix B	B-1
Stakeholder Correspondence	B-1

1. Introduction

This document is a Level 2 Flood Risk Assessment (FRA), prepared by Arup on behalf of Kirklees Council to support a planning application for the development of Kirklees Cultural Heart, a new vibrant cultural hub of leisure, arts and music. The proposals will see the library and market buildings retained for new uses and the Piazza Shopping Centre demolished to make way for a new town park.

Application for ‘Demolition of the existing Piazza shopping centre, part removal of elements of Queensgate Market, and demolition/retention of service tunnels; with redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into new food hall (Use Class E (b) Sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form a new museum (Use Class F.1); change of use of part existing market hall building and extension to form a new public library (Use Class F.1); construction of new indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of new public gallery building (Class F.1); and associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre, Huddersfield.’

The site is in Huddersfield’s town centre, bounded by Queensgate to the south, Queen Street to the east and King Street to the north.

This FRA has been prepared in line with the National Planning Policy Framework (NPPF) updated in July 2021 and associated guidance. It has been prepared using existing available information. The scope of this assessment has comprised:

- Gathering existing information pertaining to flood risk to the site
- Identification of potential sources and mechanisms of flooding
- Assessment of flood risk to the development, and potential off-site impacts of the proposals
- Identification of measures for mitigation and management, where appropriate, to reduce flood risk to acceptable levels.

This report should be read in conjunction with the site Drainage Statement (CDT430201-ARP-XX-XX-RP-C-001003).

The report has been prepared by Arup for Kirklees Council. It shall not be relied upon or transferred to any other party without prior written authorisation. Whilst Arup does not guarantee, nor accept liability for, the accuracy of any information derived from secondary sources, endeavours have been made to verify the suitability of all information used in preparation of this report.

2. Site Overview

2.1 Site Context

The site is located on the corner of Queen Street and Queensgate in the centre of Huddersfield and is situated opposite to the Huddersfield Town Hall (Figure 1).

The existing site comprises of the Huddersfield Library, market buildings and the Piazza Shopping Centre. There is a landscaped area between the library and Piazza at a lower level. The Piazza building located to the North and Eastern boundaries of the site is to be demolished as a part of the development.

The total site ownership area (blue) is 2.93 ha, the planning (red) boundary extends beyond this to 3.93 ha.

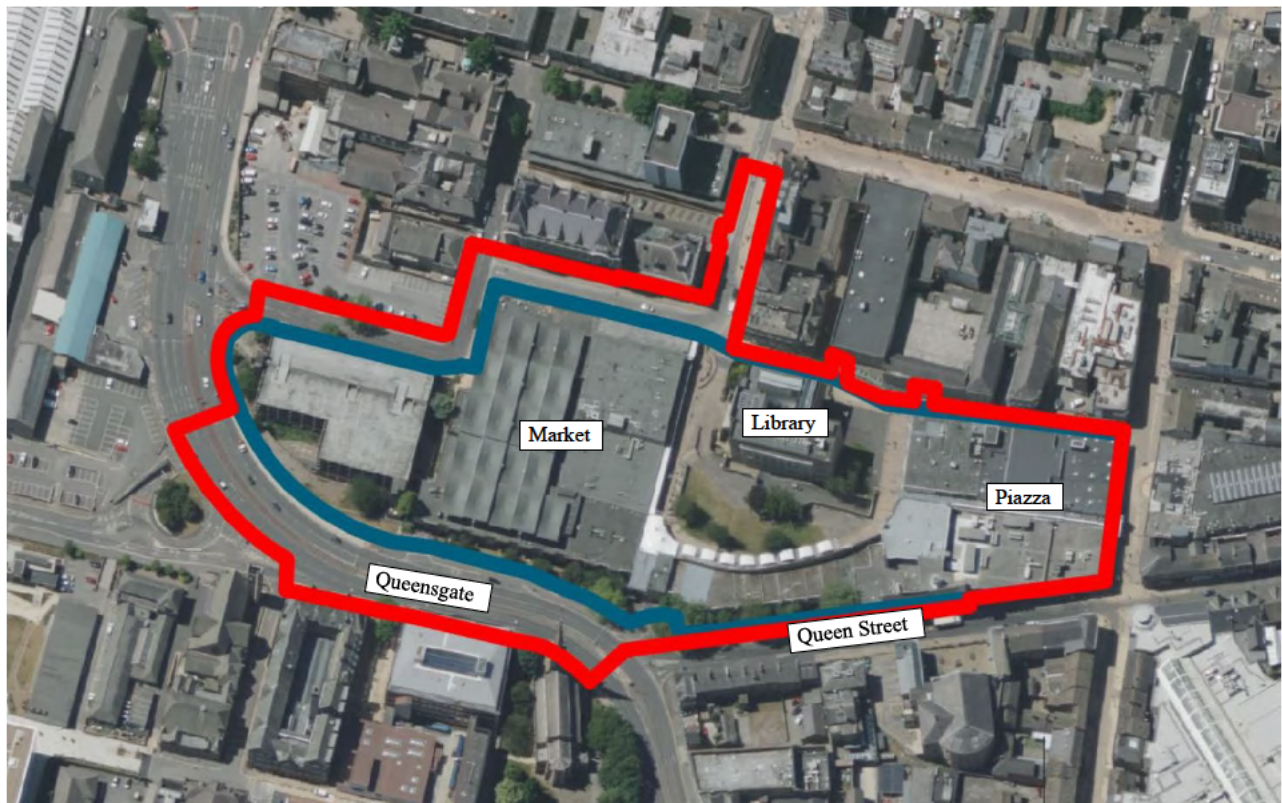


Figure 1 Site Location Plan

2.2 Topography

The existing level information is based on site observations and following topographical survey information, included in Appendix A:

- 2019 Survey Operations Topographical Survey of Land at Market Hall Multi-Storey Car Park (19J037).
- 2020 Survey & Engineering Projects Utility Survey (S20124-U), which includes a topographical survey base.

The site generally falls west to east, with levels ranging between 88m to 80m, see Figure 2 (below). Levels along Princess Alexandria Walk tie into Ramsden St at ~87mAOD and fall east to ~86m which creates a ~5.5m level difference at the Queensgate boundary. Access between Queensgate and Princess Alexandria Walk is currently via two flights of steps (Figure 4, below).

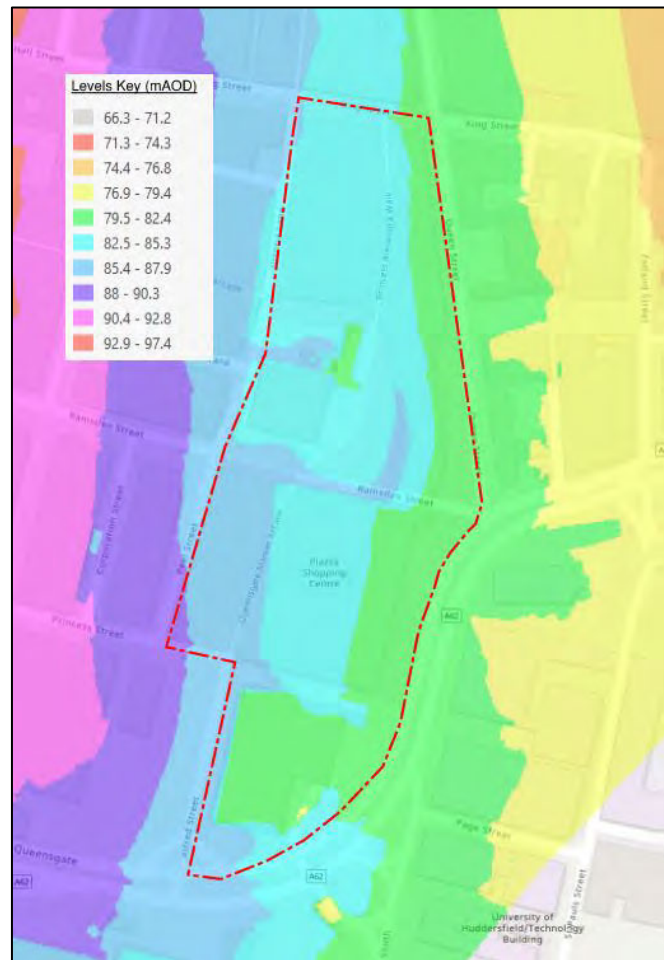


Figure 2 Site Elevations

The Library's lower ground flood level is set ~2m below adjacent levels on Ramsden St and Princess Alexandria Walk (Figure 3, below).



Figure 3 Level difference adjacent to the existing library building

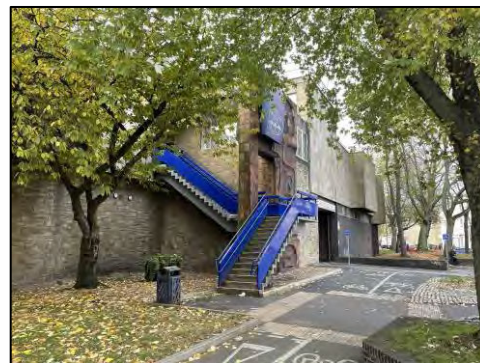


Figure 4 Steps down from Princess Alexandra Walk to Queensgate

Service tunnels run under the site, accessed from Queen Street and Queensgate (Figure 5 and Figure 6, below).

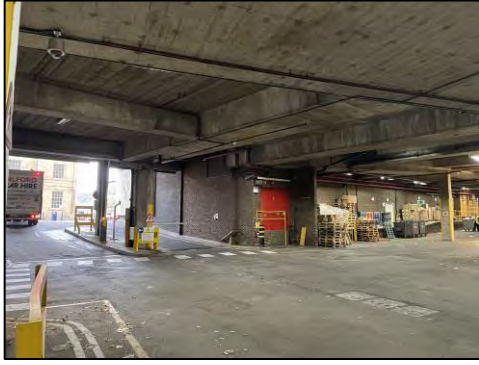


Figure 5 Service tunnel under site



Figure 6 Approximate extents of service tunnels

2.3 Ground Conditions

Due to its town centre location, the site has a long history of development, with the majority of the site developed by the earliest available mapping in 1854. All potentially contaminative uses were relatively small scale and have not been present for several decades.

Ground surface across the site is variable. Where not occupied by buildings the ground surface is typically paved with a small proportion of soft landscaping. The southernmost part of the site is a vacant plot where a multi storey car park has been demolished.

Limited ground investigation data is available within the site boundary. A combination of historical borehole records and ground investigation data (southernmost site area only) indicate the following ground conditions:

- Made ground comprising demolition rubble and general fill, up to 3m thickness
- Head deposits comprising typically clay in the west and more variable sands and clays in the east, up to 7m thickness to the east of the site;
- Lower Coal Measures comprising sandstone, mudstone and siltstone including the Soft Bed Coal at approximately 21m depth.
- No significant groundwater inflows are recorded in the available data.

Refer to the reports: *Aecom (2020) Kirklees Council Queensgate Quarter, Soundspace Phase 1 Geo-environmental Report*, and *Arup (2022) Kirklees Cultural Heart, Geotechnical and Geoenvironmental Technical Note* for further details.

2.4 Existing Drainage

Refer to the Drainage Statement CDT430201-ARP-XX-XX-RP-C-001003 for details of the existing drainage infrastructure and evaluation of existing surface water flows from the site.

2.5 Local Watercourse

The River Colne is the nearest main river to the site, located ~530m east of the site and ~650m to the south of the site. The river is located at a lower level than the proposed development site with ~15m level difference.

3. Proposed Development

The following list sets out the core elements of the scheme as it is presently understood:

- Retention and reuse of Listed Buildings within the site, principally the Market Hall and the Library and Art Gallery;
- Demolition of buildings within the site, including the parade of shops within the Piazza, elements of the Market Hall fronting onto Peel Street, the Shambles shopping arcade (including those fronting King Street/Queen Street) and the retail units fronting Princess Alexandra Walk. This demolition being necessary in order to facilitate the scope, scale and ambition of the project;
- The demolition, adaptation and retention of service tunnels, where appropriate;
- A new library, located within the Market Hall (along with some extension works), of 4,784sqm (Gross Internal Area);
- A new museum of 5,726sqm (Gross Internal Area), located within the existing Library and Art Gallery building, with an extension upon its northern elevation;
- A gallery space fronting onto Queen Street, of 2,993sqm (Gross Internal Area);
- A new venue space upon the site of the former multi story car park, accommodating around 2,200 people at 7,705sqm (Gross Internal Area);
- A new multi storey car park below the new venue, providing 350 car parking spaces and 6 motorcycle spaces. Of these car parking spaces 70 are EVCP, 35 offer disabled parking and 8 of the disabled parking spaces have ECVP, meaning the remaining 62 are distributed elsewhere;
- A new food hall, located within the Market Hall, of 2,379sqm (Gross Internal Area);
- Public realm, including an outdoor event space for around 3,000 people, linking the above-mentioned components of the scheme, including a new frontage to Queen Street (in lieu of the demolished buildings) and into the northern section of the site and leading up to King Street;
- Linked to the above, a scheme of hard and soft landscaping measures across the site, including the retention of existing features;

4. Planning Context

This section provides a brief overview of the planning context for the site regarding flood risk. However, the Kirklees Cultural Heart Planning Statement should be referred to for further details of the overall planning context.

4.1 Adopted Planning Policy

Current planning policy for flood risk and surface water management is dictated by the National Planning Policy Framework (NPPF) and the adopted Kirklees Development Plan for Huddersfield.

4.2 National Planning Policy Framework (NPPF)

The NPPF states “a Site Specific Flood Risk Assessment is required for proposals of 1 Hectare or greater, all proposals for new development on flood zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems” (NPPF, Footnote 20).

4.3 Development Type

The development as a new public park and upgrade to non-residential or educational use buildings has been classified as ‘Less Vulnerable’ to flood risk in accordance with the Planning Policy Guidance.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

Key:

✓ Development is appropriate

x Development should not be permitted.

Figure 7 Flood Risk Vulnerability Classification

Table 3 from NPPF, shown in Figure 7 above, defines the type of development suitable for each flood zone. The development type (less vulnerable) is suitable for development within Flood Zone 1, with no exception test required.

5. Stakeholder Consultation

The following stakeholders have been consulted in preparation of this Flood Risk Assessment.

5.1 Kirklees Council

Arup liaised with the Kirklees Council Flood Risk and Drainage Management team in preparation of this FRA, including digital meetings on 19/05/22 and 22/06/22. A record of correspondence is included in Appendix B, where the following points are highlighted:

- A 40% uplift to rainfall should be included in the drainage design to account for climate change. For new drainage infrastructure, the development must provide a 30% reduction in the existing run-off rates. Existing runoff rates should be based on 140 l/s/ha.
- The overland flow paths through the site must be considered in the design to ensure mitigation is provided. This is to prevent any increase in flood risk as a result of the development.
- Kirklees Council do not have any records of flooding but noted the following two records of pluvial flooding near the site –
 - o 2018 ‘minor’ flooding of a premise cellar on New St, north of High St.
 - o 2019 ‘minor’ flooding of another premise cellar on New St, south of High St.

5.2 Environment Agency (EA)

Arup placed a formal enquiry with the EA and requested any available Product 4 flood data in preparation of this FRA. The EA confirmed, the site is not within 150m of an area at risk to fluvial flooding, therefore they do not hold any modelling data for the site.

A record of correspondence is included in Appendix B.

6. Identification of Flood Hazards

The following table has been used for qualitative identification of potential flood sources and mechanisms, based on the available information.

Question	Flood Hazard						
Key: ✓ = Yes, ✗ = No, ? = Unconfirmed but possible.	Fluvial	Sea	Estuaries	Groundwater	Surface water/pluvial	Artificial Drainage	Infrastructure Failure
Is the development site close to any watercourse shown on Ordnance Survey maps?	x	x	x	x	x	x	x
Is the development site downstream/downhill of a reservoir or other significant water body?	x	x	x	x	x	x	x
Is the development site, or part of the development site, identified as being at risk of flooding within available documentation?	x	x	x	x	✓	x	n/a
If a strategic flood risk assessment is available, is the development site, or part of the development site, identified as being at risk of flooding?	n/a	n/a	n/a	n/a	n/a	n/a	n/a
If a flood zone map is available, is the development site, or part of the development site, within a Flood Risk Zone other than Flood Zone 1?	n/a	n/a	n/a	n/a	n/a	n/a	n/a
If there is an existing property on, or next to the site at the same level, is the property within a flood warning area?	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Is the LPA/FDA aware of any existing, historical or potential flooding problems that may affect the site?	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Do the physical characteristics of the site suggest that it may be prone to flooding?	x	n/a	n/a	x	x	x	n/a
If a flood zone map is not available, is the development site below 10mAOD AND does the FDA consider the development to be at risk from tidal flooding?	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Do historical maps indicate any likelihood of flood risk at the site?	x	n/a	n/a	x	x	x	n/a
Do the names of surrounding roads etc houses suggest historical flooding?	x	n/a	n/a	x	x	x	n/a
Is the site likely to involve excavation / construction below existing ground levels (excluding foundations)?	x						
Is the land use upslope of the site such that the generation of overland flow may be encouraged, and can water from this area flow onto the site?	x						
Are there any artificial drainage systems on or next to the site, at the same level, or upslope of, the site?	x						
Is the development site protected by an existing flood defence?*	n/a	n/a	n/a	n/a	x	n/a	n/a
Is the development site protected by a flood control structure (e.g. flap valve, sluice gate, tidal barrier etc)?	x	n/a	n/a	n/a	x	n/a	n/a
Is the development site located upstream of a tunnel/bridge which may be prone to blockage?	x	n/a	n/a	n/a	x	n/a	n/a
Are levels in any nearby water bodies controlled by a pumping station?	x	n/a	n/a	n/a	n/a	n/a	n/a

In summary, the potential flood hazards at this site are minimal as the site is located ~530m from a fluvial source and there is no recorded history of pluvial flood events on the site. These modes of flood risk shall be considered further in Section 7.

7. Flood Risk

7.1 Fluvial Flood Risk

7.1.1 Flood Map

The EA flood map for planning (shown in Figure 8 below) identifies the site is located in Flood Zone 1. Areas in Flood Zone 1 are subject to less than 0.1% annual probability of fluvial flooding.

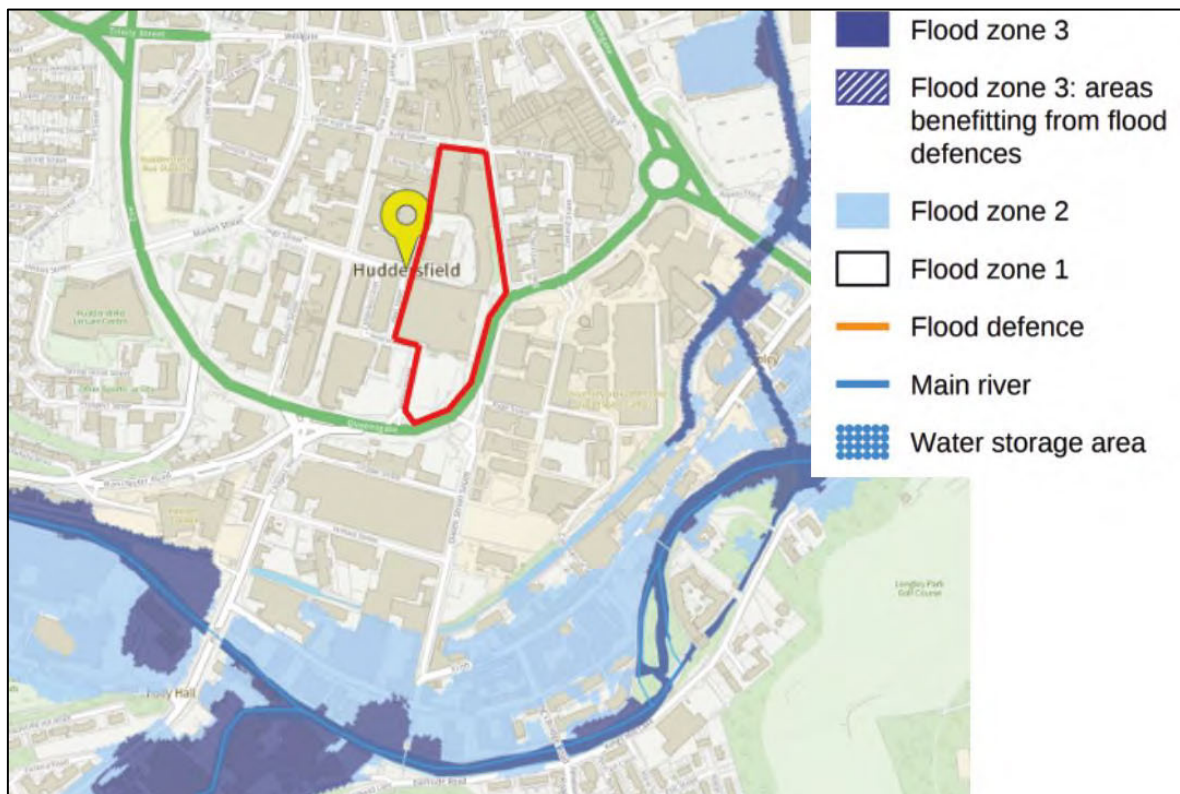


Figure 8 Environment Agency Map for Planning Extract (site boundary shown in red)

7.1.2 Flood History

EA's Historic flooding map shows no record of flooding on the site or adjacent plots.

7.2 Surface Water Flood Risk

The EA surface water flood map (see Figure 9, below) indicates that there is a surface water flooding risk present on the site. The lower-level areas outside of the existing Library and Piazza Shopping Centre are the main areas highlighted to have a 'high' risk of surface water flooding. High risk is defined as an area that has a chance of flooding of greater than 3.3% each year.

In a major storm rainfall event, following failure of the drainage infrastructure, this area is likely to pond due to the existing site topography. The Lead Local Flood Authority, Kirklees Council, do not have records of flooding at the site.



Figure 9 Environment Agency Map for Surface Water Flooding (site boundary shown in red)

A review of the wider town centre topography has been undertaken to investigate the risk of overland flow from the adjacent higher areas running onto the Cultural Heart site. The results of this assessment are indicated in Figure 10 below.

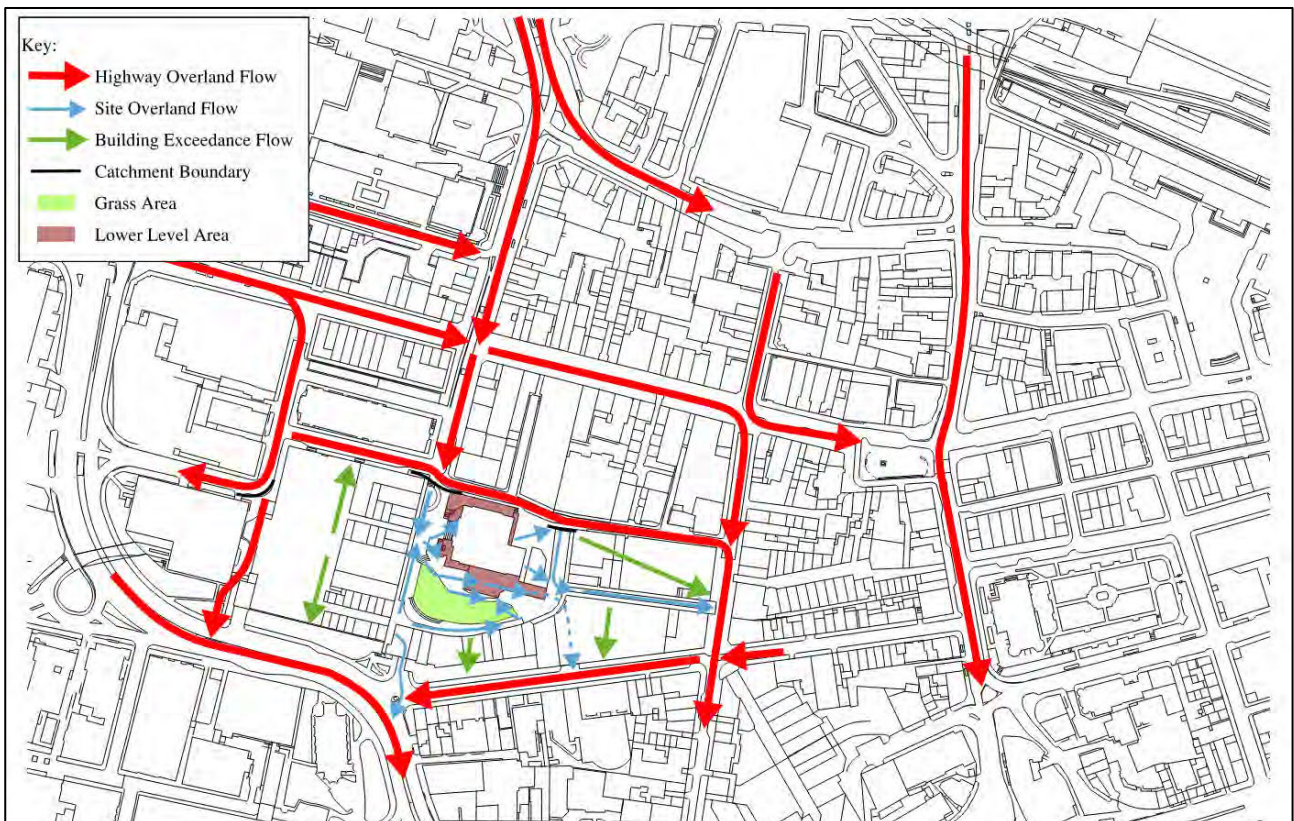


Figure 10 Existing overland / exceedance flow paths

The review of existing levels and flow paths in adjacent streets and the site itself indicate that overland flow within the roads uphill from the site currently drain around and away from the site itself.

7.3 Sewer Flooding Risk

There are no known records of sewer water flooding at the site.

7.4 Groundwater

There is no record of ground water flood risk within the site boundary.

7.5 Other Sources of Flood Risk

The risk of flooding from reservoirs considers the inundation predicted to occur following failure of major water retention structures. Figure 11 (below) shows the Environment Agency reservoir flood extents for the area. The resultant flood risk is shown for the failure of all reservoirs and thus the resultant flood areas are considered to be not a risk.

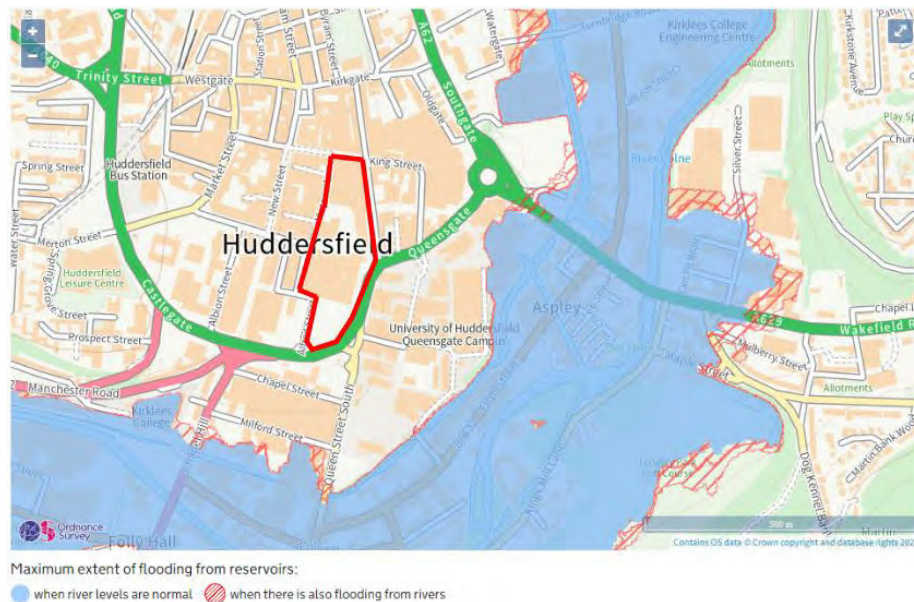


Figure 11 Extract from Environment Agency reservoir flood risk mapping (site boundary shown in red)

8. Flood Risk Management

8.1 Masterplan

The site masterplan has been developed to direct flooding away from buildings and to not increase flood risk off site. Figure 12 indicates the overland / exceedance flow paths for the proposed masterplan. Internal threshold levels are designed to be above adjacent landscaped areas.

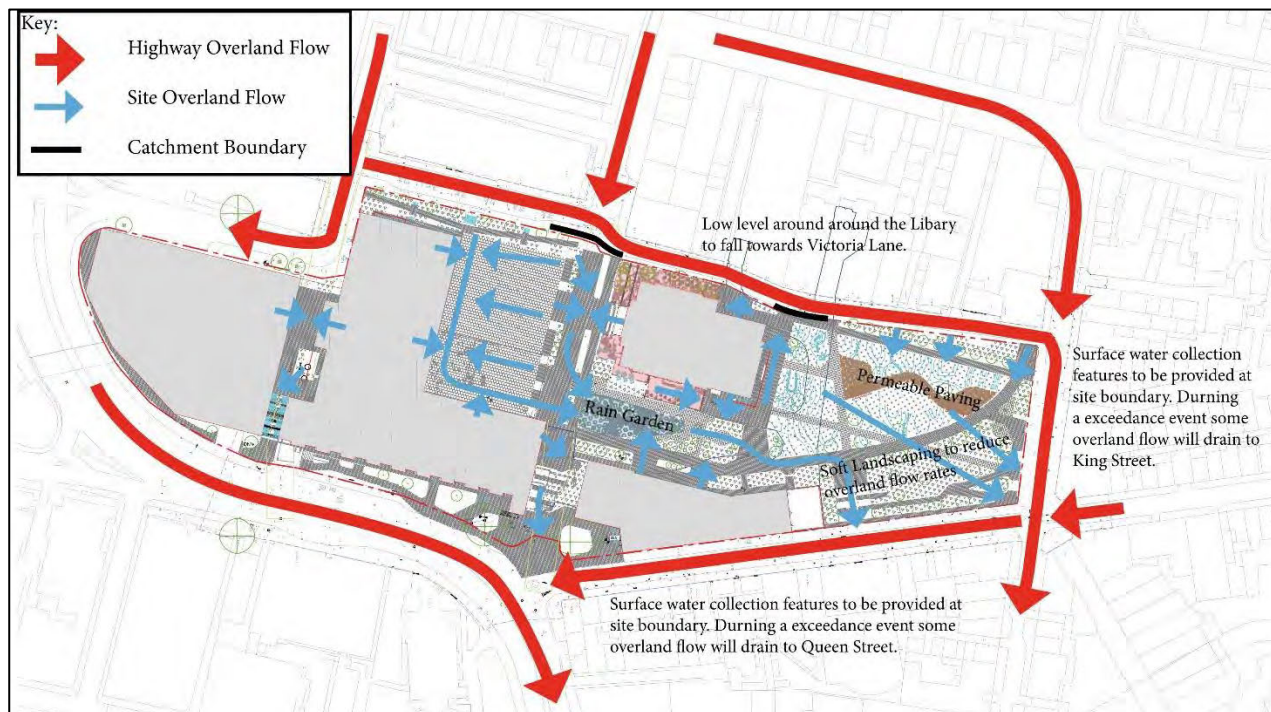


Figure 12 Proposed Overland Flow Paths

The intention will be for the external areas, that are currently at risk from flooding due to surface water as described in Section 7.2, to continue to flood during major events to mitigate increase of flows from the site.

8.2 Safe access and egress

A safe evacuation route from site in the event of a flood is possible. All buildings have access to higher ground to the west and escape routes to High Street.

8.3 Surface Water Drainage

Due to ground conditions and proximity to water courses, the proposal is to discharge to sewer as per existing. The total peak run off rate for new development at the site will be reduced by 30% as per guidance from the LLFA. This reduction will be achieved with the provisions of flow control devices, flood attenuation and SuDS features

Drainage infrastructure will be designed to capture flooding on site up to an including the 1 in 100-year event, including a 40% uplift for climate change. However, due to the overall topography of the area, it is unlikely to be possible to capture the all rainfall in this event at the northern end of the site where it some will spill onto King Street / Queen Street. In these areas we will include as extensive water collection features as feasible for these public realm areas to minimise offsite flows. For exceedance events, overland flow will be directed away from building thresholds and into the adjacent areas of public realm, landscaping and adjacent streets.

For further details of the proposed drainage strategy refer to the Drainage Statement Report (TMP-ARP-XX-XX-RP-CD-1002).

9. Conclusion

The site is categorised by the Environment Agency as being located within Flood Zone 1. Flood Zone 1 corresponds to an annual probability of river flooding of less than 0.1%.

The Environment Agency data describes the site as having a surface water flood risk present on the site. Drainage infrastructure will be designed to manage surface water flows and ensure no flooding off site for up to and including the 1 in 100-year storm event plus a 40% uplift for climate change. During exceedance events, overland flow will be directed away from building and adjacent developments.

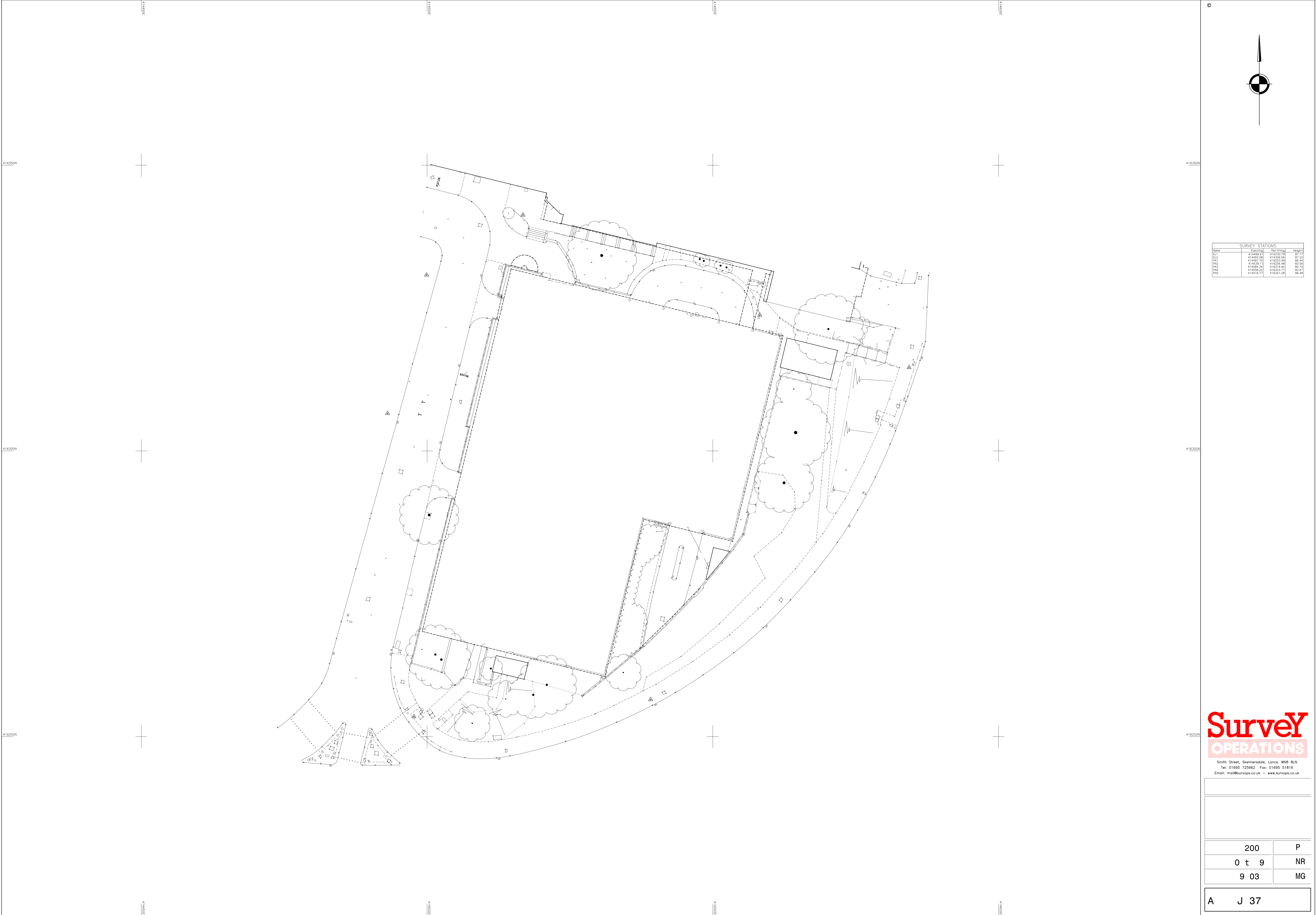
Overall, with the provision of adequate drainage and levels design, the flood risk at the site is considered low.

The levels surrounding and across the site will be such that the existing flow regime in the surrounding streets will not alter (see Figure 10 and Figure 12 within the main body).

Appendix A

Topographic Survey

- 2019 Survey Operations Topographical Survey of Land at Market Hall Muti-Storey Car Park (19J037, 19J138)
- 2020 Survey & Engineering Projects Utility Survey (S20124-U)



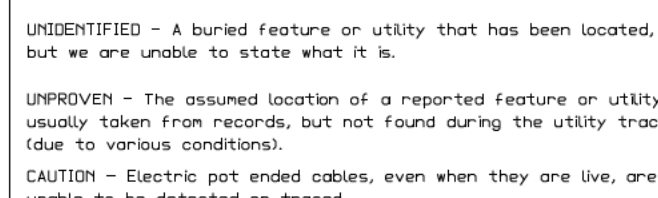
SURVEY STATIONS			
Name	Easting	Northing	Height
SL1	414489.91	416330.79	87.13
SL2	414492.06	416330.26	87.22
PA1	414492.10	416331.40	86.46
PA2	414539.11	416298.48	83.56
PA3	414596.34	416314.60	80.74
PA4	414558.22	416323.77	82.67
PA5	414516.77	416341.28	86.46

Survey
OPERATIONS

Smith Street, Skelmersdale, Lancs. WN8 8LN
Tel: 01695 725662 Fax: 01695 518116
Email: mail@surveys.co.uk - www.surveys.co.uk

200	P
0 t 9	NR
9 03	MG

A J 37



UNDERGROUND UTILITIES SERVICES DISCLAIMER

We have endeavoured to locate existing services using records provided by Statutory Authorities as a guide. Some apparatus were untraceable and details have therefore been taken from Utility Record Drawings, which may be of poor quality. Consequently we cannot guarantee accuracy of information taken from such records.

Where indicated, no allowance has been made for sub-surface entry into porches, other chambers or confined spaces below ground level. Therefore any details relating to depths, sizes etc, are taken from the surface and as such will be approximate.

We have endeavoured to supply you with the most accurate data possible by using methods and equipment that are at the forefront of our industry. We have taken great care in the detection of pipework and buried features, but as with all methods of detecting underground or buried utilities the information provided is based on results obtained from electromagnetic techniques, and as such may be liable to distortion or errors beyond the reasonable control of the operator or his instruments.

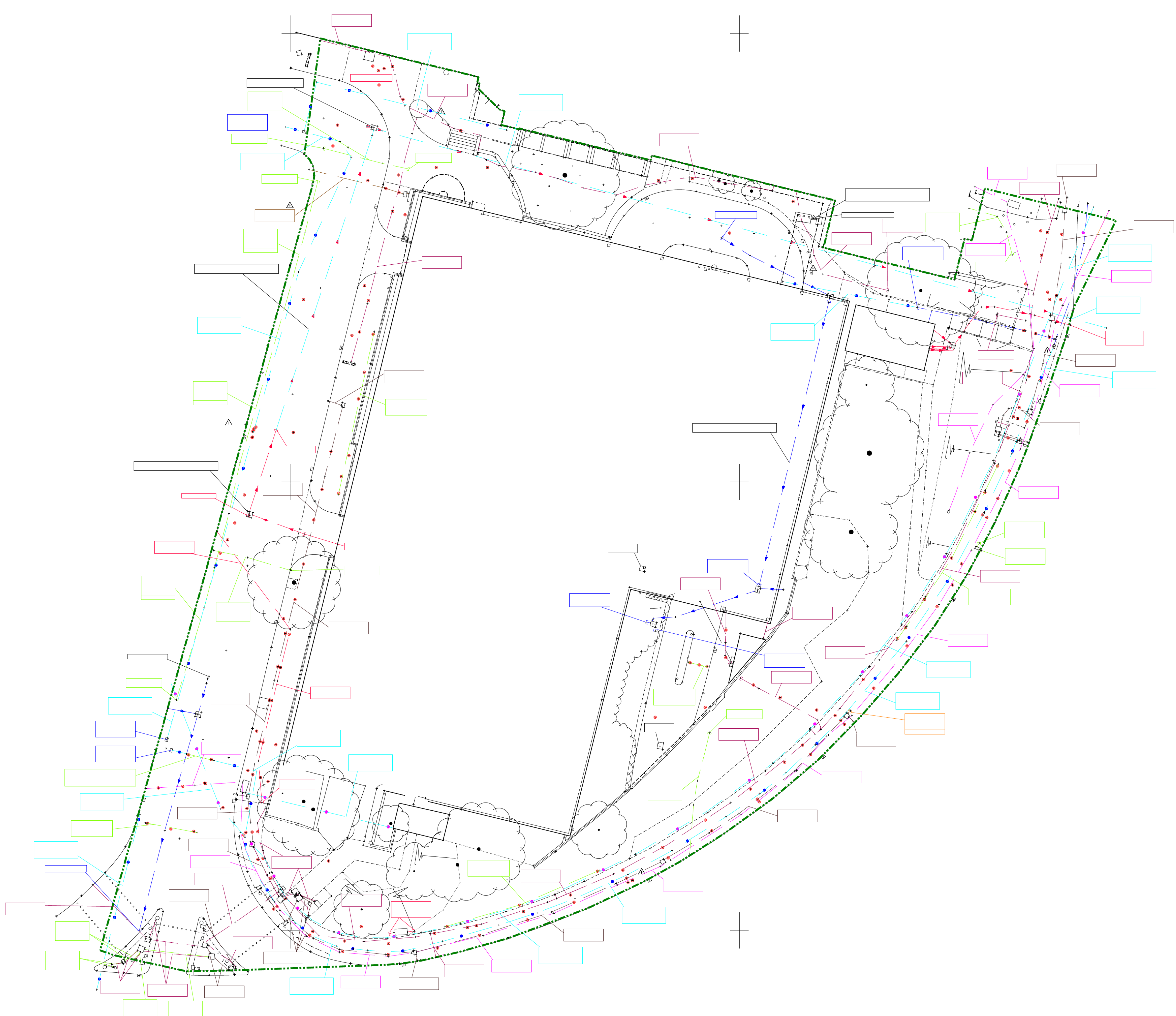
It is the responsibility of the user under Health & Safety OHS47 Guidelines to satisfy himself of the suspected location of any services prior to excavation of the services shown.

NOTE 1

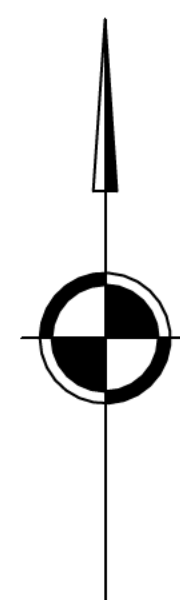
This utility survey has been undertaken using:
A: Radiodetection RD4000 + RD4000 T10
B: Mala Geoscience Ground Penetrating Radar

NOTE 2

Power carrying features shown on this drawing are shown as an individual service line. This does not necessarily represent the number of cables actually present and it is possible that there could be multi numbers of cables including HV, LV and communications transmission cables following the same trace line. These could be at different depths, the trace signal from the deeper cables being masked by signal emitted from the shallower service above. Cable runs could also be present running parallel to the single line shown.



SURVEY STATIONS			
Name	Easting	Northing	Height
EL1	414499.91	416330.79	87.17
EL2	414493.08	416306.56	87.22
PA1	414697.70	416253.49	86.44
PA2	414539.11	416256.48	83.56
PA3	414584.34	416314.60	80.74
PA4	414558.22	416323.77	82.67
PA5	414516.77	416341.28	86.48



Survey OPERATIONS

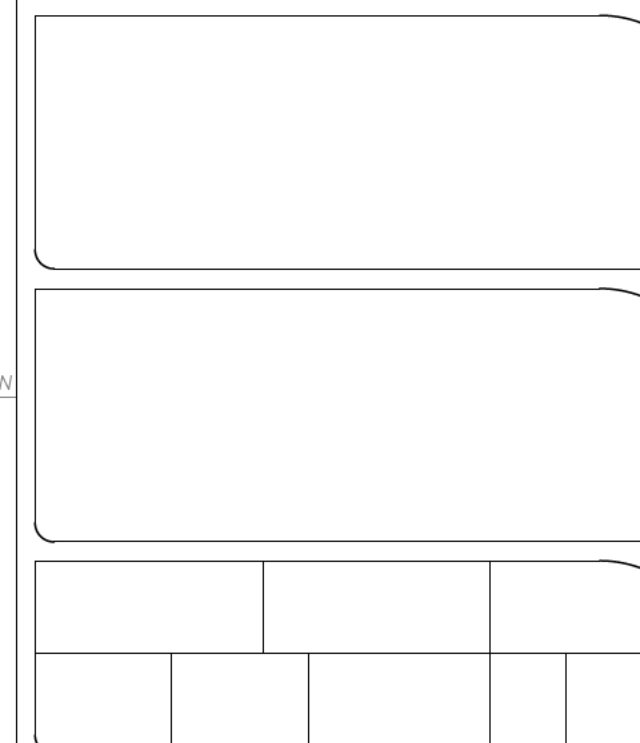
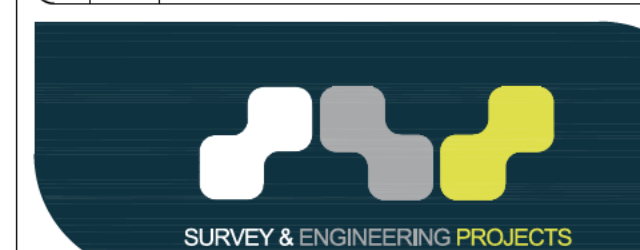
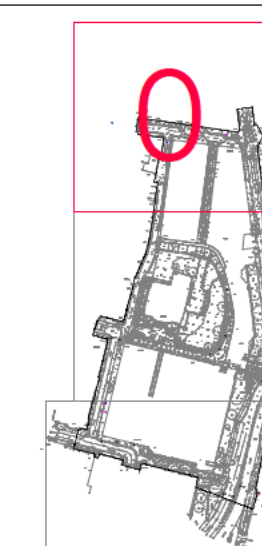
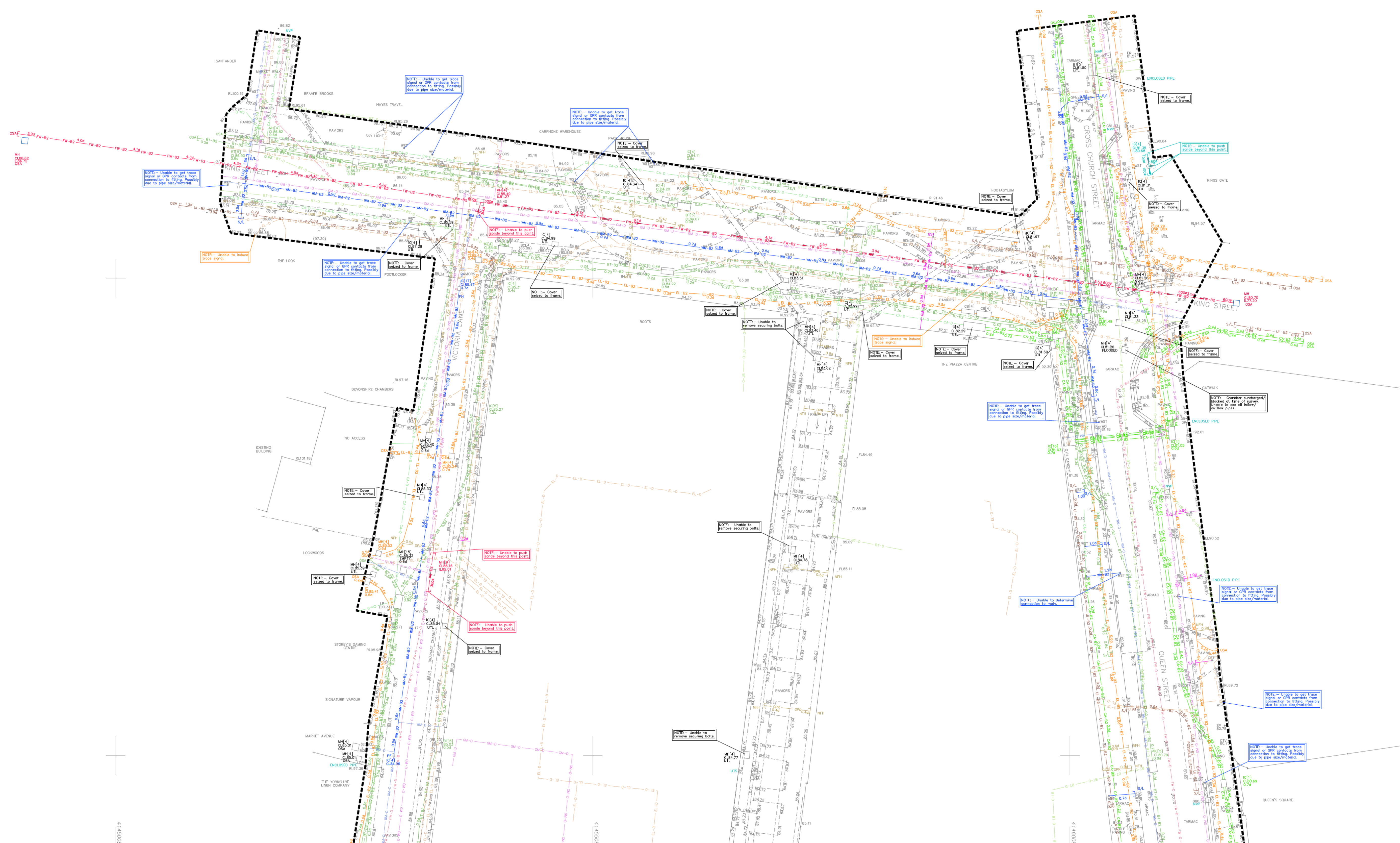
Smith Street, Skelmersdale, Lancs. WN8 8LN
Tel: 01695 725662 Fax: 01695 51816
Email: mail@survops.co.uk - www.survops.co.uk

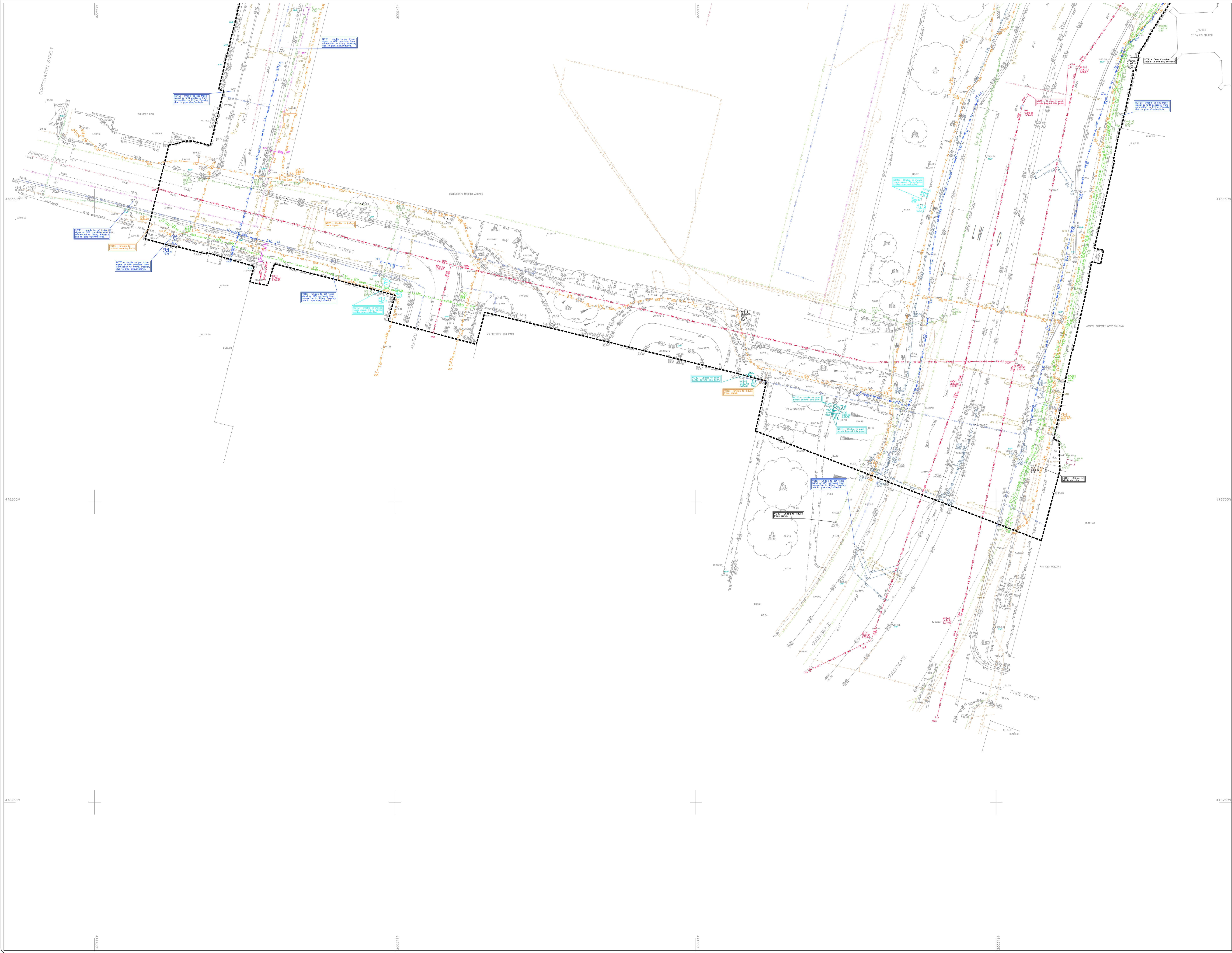
2 0	R
0 t 9	MP
9 38	S0

J 8



AY	AT MUSE	BT-A	BT-A
BY	BY MICHIGAN	BT-B	BT-B
CY	CY CALIFORNIA	BT-C	BT-C
DY	DY COLORADO	BT-D	BT-D
EY	EY COLORADO	BT-E	BT-E
FY	FY COLORADO	BT-F	BT-F
GY	GY COLORADO	BT-G	BT-G
HY	HY COLORADO	BT-H	BT-H
IY	IY COLORADO	BT-I	BT-I
JY	JY COLORADO	BT-J	BT-J
KY	KY COLORADO	BT-K	BT-K
LY	LY COLORADO	BT-L	BT-L
MY	MY COLORADO	BT-M	BT-M
NY	NY COLORADO	BT-N	BT-N
OY	OY COLORADO	BT-O	BT-O
PY	PY COLORADO	BT-P	BT-P
QY	QY COLORADO	BT-Q	BT-Q
RY	RY COLORADO	BT-R	BT-R
SY	SY COLORADO	BT-S	BT-S
TY	TY COLORADO	BT-T	BT-T
UY	UY COLORADO	BT-U	BT-U
VY	VY COLORADO	BT-V	BT-V
WY	WY COLORADO	BT-W	BT-W
XY	XY COLORADO	BT-X	BT-X
ZY	ZY COLORADO	BT-Y	BT-Y
AA	AA COLORADO	BT-Z	BT-Z
AB	AB COLORADO	BT-A	BT-A
AC	AC COLORADO	BT-B	BT-B
AD	AD COLORADO	BT-C	BT-C
AE	AE COLORADO	BT-D	BT-D
AF	AF COLORADO	BT-E	BT-E
AG	AG COLORADO	BT-F	BT-F
AH	AH COLORADO	BT-G	BT-G
AI	AI COLORADO	BT-H	BT-H
AJ	AJ COLORADO	BT-I	BT-I
AK	AK COLORADO	BT-J	BT-J
AL	AL COLORADO	BT-K	BT-K
AM	AM COLORADO	BT-L	BT-L
AN	AN COLORADO	BT-M	BT-M
AO	AO COLORADO	BT-N	BT-N
AP	AP COLORADO	BT-O	BT-O
AQ	AQ COLORADO	BT-P	BT-P
AR	AR COLORADO	BT-Q	BT-Q
AS	AS COLORADO	BT-R	BT-R
AT	AT COLORADO	BT-S	BT-S
AU	AU COLORADO	BT-T	BT-T
AV	AV COLORADO	BT-U	BT-U
AW	AW COLORADO	BT-V	BT-V
AX	AX COLORADO	BT-W	BT-W
AY	AY COLORADO	BT-X	BT-X
AZ	AZ COLORADO	BT-Y	BT-Y
BA	BA COLORADO	BT-Z	BT-Z
BB	BB COLORADO	BT-A	BT-A
BC	BC COLORADO	BT-B	BT-B
BD	BD COLORADO	BT-C	BT-C
BE	BE COLORADO	BT-D	BT-D
BF	BF COLORADO	BT-E	BT-E
BG	BG COLORADO	BT-F	BT-F
BH	BH COLORADO	BT-G	BT-G
BI	BI COLORADO	BT-H	BT-H
BJ	BJ COLORADO	BT-I	BT-I
BK	BK COLORADO	BT-J	BT-J
BL	BL COLORADO	BT-K	BT-K
BM	BM COLORADO	BT-L	BT-L
BN	BN COLORADO	BT-M	BT-M
BO	BO COLORADO	BT-N	BT-N
BP	BP COLORADO	BT-O	BT-O
BQ	BQ COLORADO	BT-P	BT-P
BR	BR COLORADO	BT-Q	BT-Q
BS	BS COLORADO	BT-R	BT-R
BT	BT COLORADO	BT-S	BT-S
BU	BU COLORADO	BT-T	BT-T
BV	BV COLORADO	BT-U	BT-U
BW	BW COLORADO	BT-V	BT-V
BX	BX COLORADO	BT-W	BT-W
BY	BY COLORADO	BT-X	BT-X
BZ	BZ COLORADO	BT-Y	BT-Y
CA	CA COLORADO	BT-Z	BT-Z
CB	CB COLORADO	BT-A	BT-A
CC	CC COLORADO	BT-B	BT-B
CD	CD COLORADO	BT-C	BT-C
CE	CE COLORADO	BT-D	BT-D
CF	CF COLORADO	BT-E	BT-E
CG	CG COLORADO	BT-F	BT-F
CH	CH COLORADO	BT-G	BT-G
CI	CI COLORADO	BT-H	BT-H
CJ	CJ COLORADO	BT-I	BT-I
CK	CK COLORADO	BT-J	BT-J
CL	CL COLORADO	BT-K	BT-K
CM	CM COLORADO	BT-L	BT-L
CN	CN COLORADO	BT-M	BT-M
CO	CO COLORADO	BT-N	BT-N
CP	CP COLORADO	BT-O	BT-O
CQ	CQ COLORADO	BT-P	BT-P
CR	CR COLORADO	BT-Q	BT-Q
CS	CS COLORADO	BT-R	BT-R
CT	CT COLORADO	BT-S	BT-S
CU	CU COLORADO	BT-T	BT-T
CV	CV COLORADO	BT-U	BT-U
CW	CW COLORADO	BT-V	BT-V
CX	CX COLORADO	BT-W	BT-W
CY	CY COLORADO	BT-X	BT-X
CZ	CZ COLORADO	BT-Y	BT-Y
DA	DA COLORADO	BT-Z	BT-Z
DB	DB COLORADO	BT-A	BT-A
DC	DC COLORADO	BT-B	BT-B
DD	DD COLORADO	BT-C	BT-C
DE	DE COLORADO	BT-D	BT-D
DF	DF COLORADO	BT-E	BT-E
DG	DG COLORADO	BT-F	BT-F
DH	DH COLORADO	BT-G	BT-G
DI	DI COLORADO	BT-H	BT-H
DJ	DJ COLORADO	BT-I	BT-I
DK	DK COLORADO	BT-J	BT-J
DL	DL COLORADO	BT-K	BT-K
DM	DM COLORADO	BT-L	BT-L
DN	DN COLORADO	BT-M	BT-M
DO	DO COLORADO	BT-N	BT-N
DP	DP COLORADO	BT-O	BT-O
DQ	DQ COLORADO	BT-P	BT-P





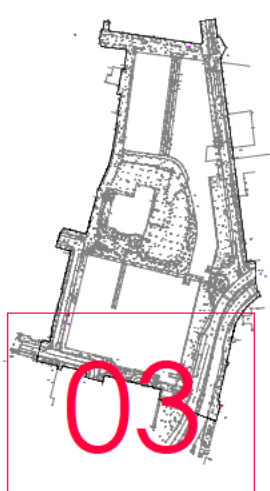
PLAN GRID NORTH

AS	NO VALUING CODES	BT	BT	BT	BT
BS	CONTROL BOX	CB	CB	CB	CB
CS	CONCRETE	CC	CC	CC	CC
DS	DRIVE	DD	DD	DD	DD
ES	ELECTRICITY	EE	EE	EE	EE
FS	FIRE	FF	FF	FF	FF
GS	GAS	GG	GG	GG	GG
HS	HEATING	HH	HH	HH	HH
IS	IRON	II	II	II	II
JS	JOB	JJ	JJ	JJ	JJ
KS	KITCHEN	KK	KK	KK	KK
LS	LANDSCAPE	LL	LL	LL	LL
MS	MATERIAL	MM	MM	MM	MM
NS	NO	NN	NN	NN	NN
OS	OTHER	OO	OO	OO	OO
PS	PAVING	PP	PP	PP	PP
QS	QUANTITY	QQ	QQ	QQ	QQ
RS	ROAD	RR	RR	RR	RR
SS	SEWER	SS	SS	SS	SS
TS	TERRACE	TT	TT	TT	TT
US	UTILITY	UU	UU	UU	UU
VS	VEGETATION	VV	VV	VV	VV
WS	WATER	WW	WW	WW	WW
XS	EXTRA	XX	XX	XX	XX
YS	YARD	YY	YY	YY	YY
ZS	ZONE	ZZ	ZZ	ZZ	ZZ

416350N

416350N

416250N



03



SURVEY & ENGINEERING PROJECTS

Appendix B

Stakeholder Correspondence

- Environment Agency
- Kirklees Council
- Yorkshire Water

Iain Dillon

From: Get flood risk information for planning
<get.flood.risk.information.for.planning@notifications.service.gov.uk>
Sent: 28 June 2022 16:49
To: Iain Dillon
Subject: Requested flood risk assessment data not available. Your reference number J2A7WXB6PJB4 [Filed 28 Jun 2022 16:51]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.



GOV.UK

Dear Iain Dillon,

Thank you for requesting flood risk assessment data.

Location searched for:huddersfield

Location data requested for: huddersfield easting and northing coordinates.

Because this site does not fall within 150 metres of an area at risk of flooding from rivers or the sea, we do not hold any detailed flood modelling data that would impact your site. As such we are unable to provide a flood risk product.

We do not hold records of historic flood events from rivers and/or the sea affecting the area local to this site. However, please be aware that this does not necessarily mean that flooding has not occurred here in the past, as our records are not comprehensive.

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

You can also view surface water flood maps online at:

<https://www.gov.uk/check-long-term-flood-risk#>

Here is the link to the climate change allowances:

<https://www.gov.uk/government/publications/peak-river-flow-climate-change-allowances-by-management-catchment>

This information is provided subject to the Open Government Licence, which you should read:

<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR). If you need information for insurance purposes, you should send an Insurance Related Request by email to enquiries@environment-agency.gov.uk

Data Available Online

Many of our flood datasets are available online:

You can view and download flood risk maps on flooding from surface water, reservoirs, and rivers and the sea (accounting for existing defences) from our website at:

<https://www.gov.uk/check-long-term-flood-risk#>

Flood Map For Planning

- Flood Zone 2: <https://data.gov.uk/dataset/cf494c44-05cd-4060-a029-35937970c9c6/flood-map-for-planning-rivers-and-sea-flood-zone-2>
- Flood Zone 3: <https://data.gov.uk/dataset/bed63fc1-dd26-4685-b143-2941088923b3/flood-map-for-planning-rivers-and-sea-flood-zone-3>

- Water Storage Areas: <https://data.gov.uk/dataset/cae4e24c-0342-48aa-8a93-d727ce582b3c/flood-map-for-planning-rivers-and-sea-flood-storage-areas>
- Flood Defences: <https://data.gov.uk/dataset/76828b72-3c9c-4700-83c7-d7c36047d322/flood-map-for-planning-rivers-and-sea-spatial-flood-defences-without-standardised-attributes>
- Areas Benefiting from Defences: <https://data.gov.uk/dataset/eea328e7-2eea-4cbf-bd6b-c66121981ba1/flood-map-for-planning-rivers-and-sea-areas-benefiting-from-defences>

Other Online Data

- Historic Flood Map: <https://data.gov.uk/dataset/76292bec-7d8b-43e8-9c98-02734fd89c81/historic-flood-map>
- Assets and Defences: <https://environment.data.gov.uk/asset-management/index.html>
- Current Flood Warnings: <https://check-for-flooding.service.gov.uk/>
- Open data: <https://data.gov.uk/>

Contact us

If you have any questions about your request, contact the Environment Agency team in Yorkshire area team at neyorkshire@environment-agency.gov.uk. Make sure you include your reference number.

Regards,

Get flood risk information for planning
<https://flood-map-for-planning-service.gov.uk/>

Environment Agency

If you're not sure that an email is from the Environment Agency:

- do not reply to it or click any links
- forward it to enquiries@environment-agency.gov.uk

Iain Dillon

From: Martin Stephenson <Martin.Stephenson@kirklees.gov.uk>
Sent: 26 August 2022 11:43
To: Iain Dillon
Cc: Ewan Chatters; Peter Mason(J); Andrew Jackson (N)
Subject: RE: Kirklees Cultural Heart - Flood Risk and Drainage

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Morning Iain

KC have records of pluvial flooding (same as the EA mapping) and record instances of flooded roads/properties. The only reported flooding incidents close to the site are shown in the extracts below. With regard to your other statements, these are in line with LLFA requirements

Flooded_Area : Under floor space of Premise(s) e.g cellar

Photo_Docs :

Cause_of_Flooding :

Additional_Cause_Info :

Extent_of_Flooding : Minor

Description : Not witnessed. As per customers description.

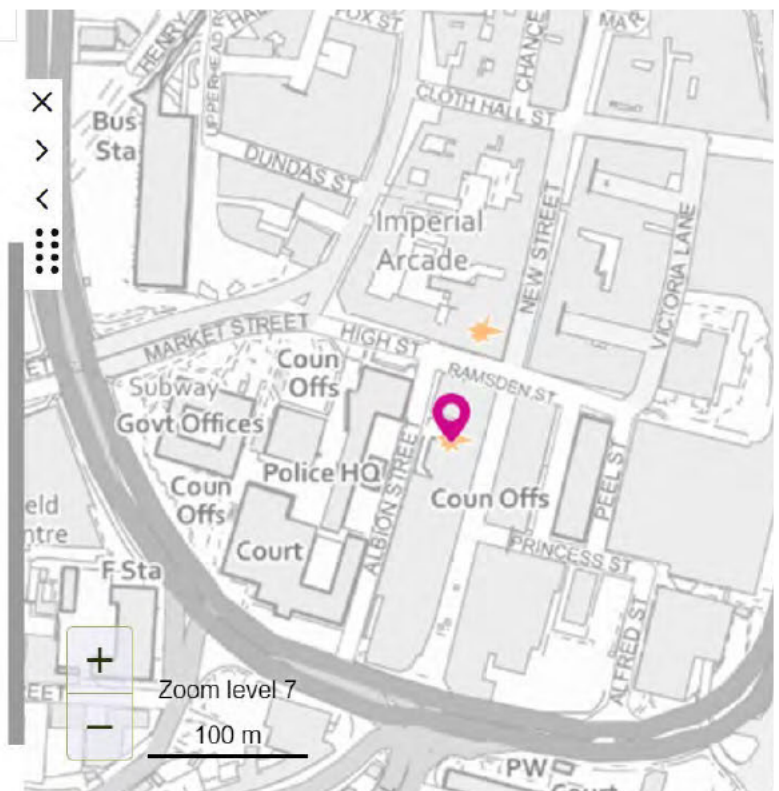
NSGId : 19402643

Street : NEW STREET

Locality :

Town : HUDDERSFIELD

Received_Date : 2018-04-30



Flooded_Area : Under floor space of Premise(s) e.g cellar

Photo_Docs :

Cause_of_Flooding :

Additional_Cause_Info :

Extent_of_Flooding : Minor

Description : Not witnessed, recorded as per customer

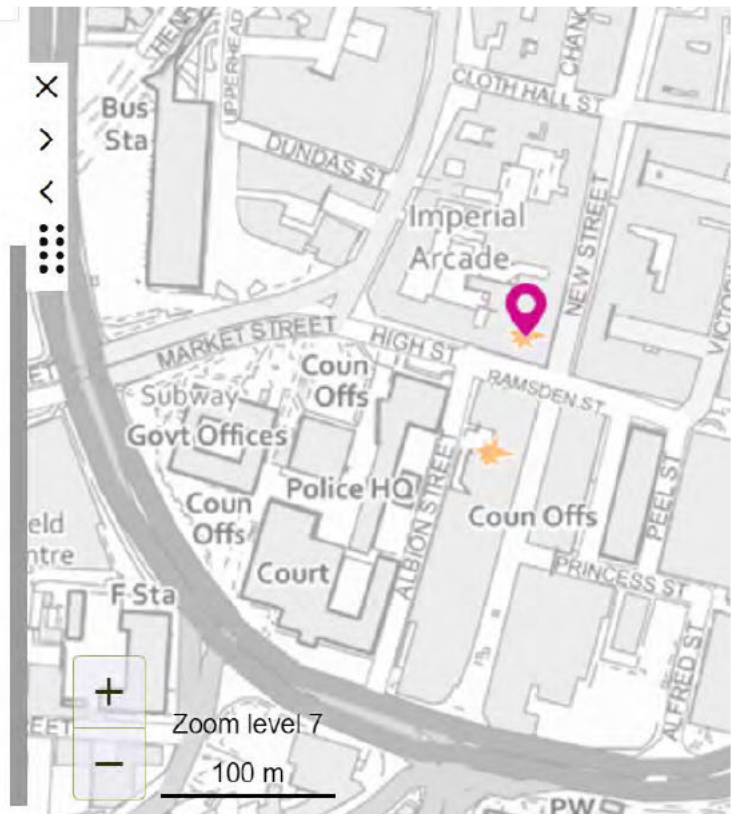
NSGId : 19402643

Street : NEW STREET

Locality :

Town : HUDDERSFIELD

Received_Date : 2019-03-18



Regards

Martin Stephenson
Principal Flood Risk Officer
Flood Risk and Drainage Management
Civic Centre 3
Huddersfield
High Steet
HD1 2NF

T: 01484 22 1000 (Ext. 75870)

E: martin.stephenson@kirklees.gov.uk

From: Iain Dillon <Iain.Dillon@arup.com>

Sent: 26 August 2022 10:45

To: Martin Stephenson <Martin.Stephenson@kirklees.gov.uk>

Cc: Ewan Chatters <Ewan.Chatters@arup.com>; Peter Mason(J) <Peter-J.Mason@arup.com>; Andrew Jackson (N) <andrew-n.jackson@arup.com>; Rashid Mahmood <Rashid.Mahmood@kirklees.gov.uk>

Subject: Kirklees Cultural Heart - Flood Risk and Drainage

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Martin

I trust you are well.

Just following on from our meetings earlier this year regarding the Cultural Heart project, where we presented the attached – we are compiling our Flood Risk Assessment and Drainage Statement for the planning submission and wanted to formally confirm the following:

Flood Risk

- Do Kirklees hold any records of flooding at the site - pluvial, sewers or other?

Drainage Design

- A 40% uplift to rainfall should be included in the drainage design to account for climate change.
- For new drainage infrastructure, the development must provide a 30% reduction in the existing runoff rates. Existing runoff rates should be based on 140 l/s/ha.
- For the existing Library and Queensgate Market buildings that are to be retained and refurbished – our understanding that this 30% reduction does not apply and we will be able to retain/reuse the existing drainage (without additional attenuation/flow restrictions).
- The use of permeable paving and rain gardens in landscaped/public realm areas are acceptable.

Apologies some of the above has already been discussed when we met in May – we are just keen to confirm the above prior to finalising our planning docs for submission.

Many thanks

Iain Dillon

Civil Engineer

MEng CEng MICE

Arup

Rose Wharf, 78 East Street

Leeds, LS9 8EE, UK

d +44 113 301 6010

arup.com

Follow us

[LinkedIn](#) [Twitter](#) [Instagram](#) [YouTube](#) [Facebook](#)

Usual working hours 0830-1800 Monday to Thursday and 0830-1230 Friday

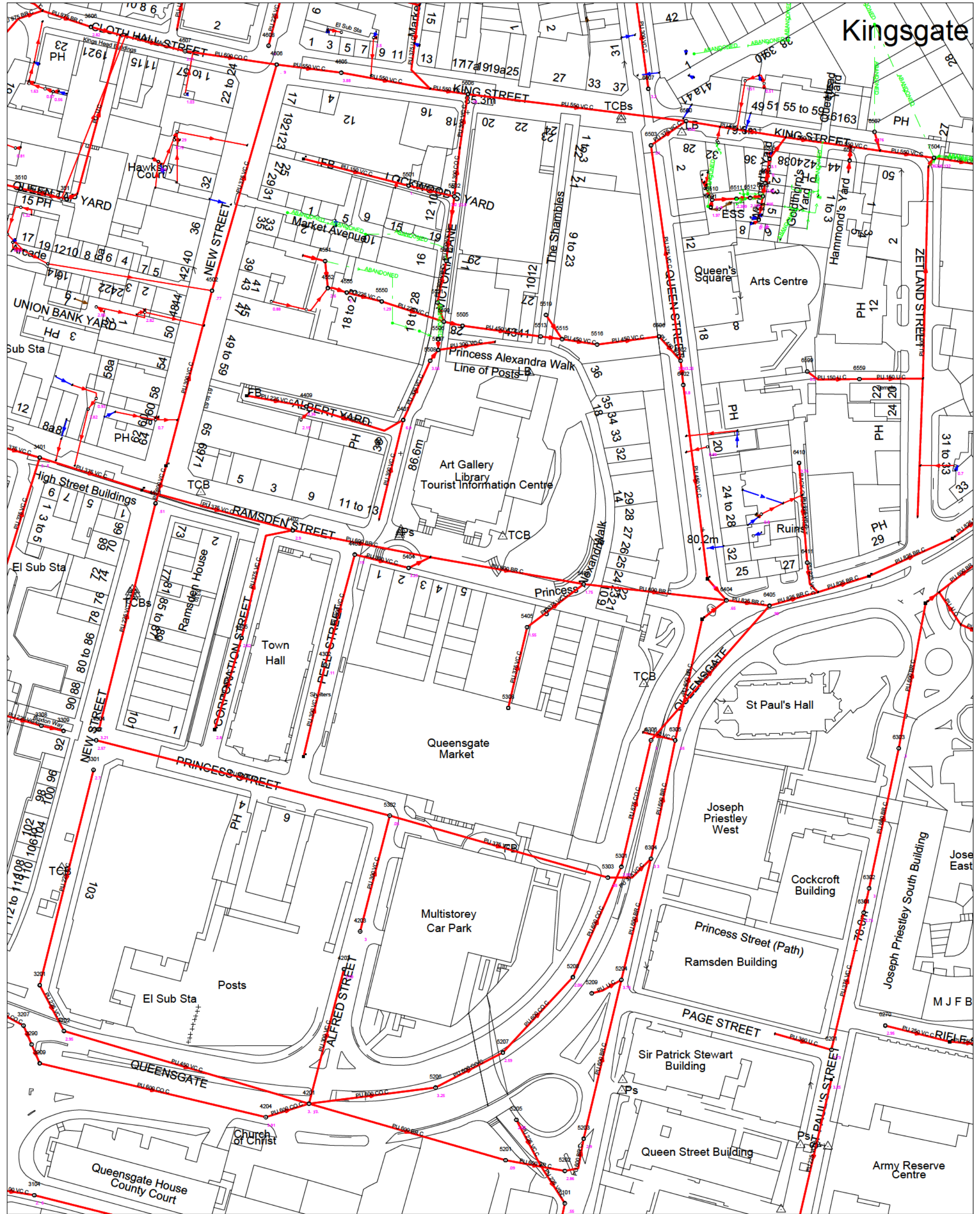
Upcoming leave: 23rd to 30th September

Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.



[Website](#) | [News](#) | [Email Updates](#) | [Facebook](#) | [Twitter](#)

This email and any attachments are confidential. If you have received this email in error – please notify the sender immediately, delete it from your system, and do not use, copy or disclose the information in any way. Kirklees Council monitors all emails sent or received.



414429 : 416270		Map Name : SE1416SW		Title	
		Yorkshire Water, PO Box 500, Halifax Road, Bradford BD6 2LZ Contact Name : YorMap Advisor C ROBERTS Contact Tel : 87 2582		Notes	
				Partial Key Foul Sewer = F Combined Sewer = C Surface Water Sewer = SW Trade Sewer = TD Partially Separate = PS	This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connections are shown.
Date Req : 22/02/2022, 16:23:17				Date Gen : 22/02/2022, 16:23:44	
Source : Sewer Network Enquiry					



YorkshireWater

Mr A Jackson
Ove Arup & Partners Ltd
Shared Services Centre; Central
Square
Forth Street
Newcastle
NE1 3PL
andrew-n.jackson@arup.com

Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482

Fax:

Email:

Your Ref:
Our Ref: Y002357

technical.sewerage@yorkshirewater.co.uk

For telephone enquiries ring:
Chris Roberts on 0345 120 8482

22nd February 2022

Dear Mr Jackson,

**Unit 7 Princess Alexandra Walk, Huddersfield, HD1 2RS – Pre-Planning
Sewerage Enquiry U550895**

Thank you for your recent enquiry. Our charge of £165.00 plus VAT will be added to your account with us, reference ARL050. You will receive an invoice for your account in due course.

Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:



Existing Infrastructure

There is a 300 mm diameter public combined water sewer recorded crossing the site. No buildings, or other obstructions, are to be erected within 4 (four) metres is required at each side of the sewer centre-line, no trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

There is a 350 mm diameter public combined water sewer recorded crossing the site. No buildings, or other obstructions, are to be erected within 3 (three) metres is required at each side of the sewer centre-line, no trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

There is a 375 mm diameter public combined water sewer recorded crossing the site. No buildings, or other obstructions, are to be erected within 3 (three) metres is required at each side of the sewer centre-line, no trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

There is a 450 mm diameter public combined water sewer recorded crossing the site. No buildings, or other obstructions, are to be erected within 3 (three) metres is required at each side of the sewer centre-line, no trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

There is a 600 mm diameter public combined water sewer recorded crossing the site. No buildings, or other obstructions, are to be erected within 3.5 (three point five) metres is required at each side of the sewer centre-line, no trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.



If you wish to have this sewer diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0345 120 84 82.

Foul Water

Development of the site should take place with separate systems for foul and surface water drainage on site, with a combined sewer off site.

Foul water domestic waste can discharge to the suitably sized combined sewer network recorded around the site. Existing private foul connections can be utilised if suitably sized.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Surface Water

The developer's attention is drawn to Requirement H3 of the Building Regulations 2010. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SuDS), for example the use of soakaways and/or permeable hardstanding etc, may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SuDS in this instance from the appropriate authorities.

If other methods of surface water disposal are not viable and subject to providing satisfactory evidence as to why they have been discounted, curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site less a 30% reduction in the existing discharge.



Any discharge of surface water from the site should discharge to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage, based on a 1 in 1 year storm, to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

To do this, Yorkshire Water requires to see existing and proposed drainage layouts with pipe sizes, gradients, gullies, downpipes and connection points, measured impermeable areas of the present and proposed use of the site, along with the calculations that show the existing and proposed discharge rate from the site to the public sewer.

Other Observations

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may apply on line or obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0345 120 84 82.

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

An off-site foul and surface water sewer may be required which may be provided by the developer and considered for Code for Adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

Yorkshire Water's Trade Effluent team must be consulted in respect of any proposed trade effluent discharge to the public sewer.



YorkshireWater

All the above comments are based upon the information and records available at the present time and is subject to formal planning approval agreement. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours sincerely

Chris Roberts
Development Services Technician

Iain Dillon

From: Technical Sewerage <technical.sewerage@yorkshirewater.co.uk>
Sent: 06 September 2022 10:46
To: Iain Dillon
Subject: RE: Unit 7 Princess Alexandra Walk, Huddersfield, HD1 2RS - Pre Planning Sewerage Enquiry U550895

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Iain,

There are no incidents of hydraulic failure in the surrounding public sewer network at this location.

Regards



Chris Roberts
Pre-Development Technician
Developer Services
Tel: 0345 1 20 84 82

Original Message

From: Iain Dillon <Iain.Dillon@arup.com>
Sent: 26 August 2022 15:05
To: Technical Sewerage <technical.sewerage@yorkshirewater.co.uk>; Chris Roberts <Chris.Roberts@yorkshirewater.co.uk>
Cc: Ewan Chatters <Ewan.Chatters@arup.com>
Subject: RE: Unit 7 Princess Alexandra Walk, Huddersfield, HD1 2RS Pre Planning Sewerage Enquiry U550895

Good afternoon Chris

Hope you are well.

Regarding the Cultural Heart site in Huddersfield (U550895), please can you confirm if YW hold any records of sewer flooding at the site (HD1 2RS)?

Many thanks
Iain

Original Message

From: Chris.Roberts@yorkshirewater.co.uk <Chris.Roberts@yorkshirewater.co.uk> On Behalf Of technical.sewerage@yorkshirewater.co.uk
Sent: 22 February 2022 17:01
To: Andrew Jackson (N) <andrew_n.jackson@arup.com>
Subject: Unit 7 Princess Alexandra Walk, Huddersfield, HD1 2RS Pre Planning Sewerage Enquiry U550895

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Jackson,

Please find my response below.

(See attached file: Unit 7 Princess Alexandra Walk, Huddersfield, HD1 2RS Pre Planning Sewerage Enquiry U550895.pdf)(See attached file: roberts4_radBI9FA.PDF)

Kind Regards

(Embedded image moved to file: pic01018.gif)

*** Please note, all correspondence must be sent to technical.sewerage@yorkshirewater.co.uk and will be responded to within 10 working days ***

| >
| From: |
| >
>

| "Andrew Jackson (N)" <andrew_n.jackson@arup.com>
>

| >
| To: |
| >
>

| Technical
Sewerage@NotesMail
>

| >
| Cc: |

| >
>

|Iain Dillon <Iain.Dillon@arup.com>, Greg Hardie
<Greg.Hardie@arup.com>
>

| >
| Date: |
| >
>

|03/02/2022 16:35
>

| >
| Subject: |
| >
>

|Pre planning enquiry Huddersfield Cultural
Heart
>

VR DATED 3/2/2022

EXTERNAL SOURCE THINK BEFORE YOU CLICK

Hi,

Please find attached a pre planning enquiry for the proposed Huddersfield Cultural Heart project and accompanying documents.

Any questions please don't hesitate to get in touch.

Regards,

Andy Jackson
He/him/his
Associate | Infrastructure

Arup

Admiral House Rose Wharf, 78 East Street

Leeds, LS9 8EE, United Kingdom

d +44 (0) 161 602 9267 (direct to laptop) m +44 (0) 7387 022 177

arup.com

Electronic mail messages entering and leaving Arup business systems are scanned for viruses and acceptability of content.(See attached file: Huddersfield accompanying docs.zip)(See attached file: YW Pre planning Equiry Huddersfield Cultural Heart.pdf)

Yorkshire Water customers can get in touch for free with us via live chat or by requesting a free call back at https://secure-web.cisco.com/1vnfelY2lwkmnWffAdpY92u2wPQ4wYGFMUjLYmGQP5Wfbjl4wojG1j7WUpRWtoDWSnP79f_q5YpH8seuEM8dgpceRwOb_SoOpd23isH2umitQtbqQNKEIL_CCYf5VtZB2SFe7_tJJbbaWwxXEqDRU7_Ds8cbwIU0aYNhjn_jr33bOyog3zua6Vno6UiOb9WMXmEhbrANbnmgeaOmd5JvGmrWafxd36teCFAhbl6ag4y4WP75qZmtJnJhoAqDCISEf6vb0zZcfigKvLmuFtsVoVI61Nhd4lifymK_qJNAMcpihwIDfc5cPtF6sa/https%3A%2F%2Fwww.yorkshirewater.com

Save money on your utility bills and help conserve water by requesting a free water saving pack https://secure-web.cisco.com/1wUXDcQdFQBSpSb_EGNGUoqKS1j664FOpOn520la3h8TkEXgv0wJdXFzO7Td4WTlmgM1pTdCunBxKiulLbbgDzvy8Y7Q6pa_nyN7fElButqeE8mjRf4jByadkgehds7pDQFf5qczSythGlil3bdkEgY08Q7h54tYvX_hxsALUIURy5xF4QwIOP2Gv77uWFDa86S0

BI5Zki6 XRbwtLQiek5jsdO5dluzUjOt7lxTh3dJYqM_PleHVMPoG66zsDGVOrfWuJvBTHa3oIW
XeJSIlpeL0m
k8VZKaz7pViUlvITIXyA80OrUflneS74/https%3A%2F%2Fwww.yorkshirewater.com%2Fsavewater

The information in this e mail, and any files transmitted with it, is confidential and may also be legally privileged. The contents are intended solely for the addressee only and are subject to the legal notice available at http://secure-web.cisco.com/1spwgB5kKfOq4PooU_q9x0LModrM7lye_kqVPyonFVwDAH3_TXjRXVImGFne5n
XRK0tI6oS5p3TXtIPwsuImSROYGq4wbFgm8l0zfUDaAagKKk5uVpQvUrOrqqZMoQF_u7zRQZLyBe
bgGjsBlz3xs_9fhYsOlcZ6upKe2FoNDHieypC9_TX3VYhoivi
cfndugNBiWMPOTHhqbJtu4CdoaiFgKmlQbwPjYGwWN7zFrpFDAidJkA63joCTpclFFiup
F0TjVFX5R0NvNSZxKJnBiPrtWrBb5tIEHDqcLtjQirB0DfjkkJiSeo77bEk/http%3A%2F%2Fwww.keldagro
up.com%2Femail.htm This email does not constitute a binding offer, acceptance, amendment, waiver or other agreement, or create any obligation whatsoever, unless such intention is clearly stated in the body of the email. If you are not the intended recipient, please return the message by replying to it and then delete the message from your computer. Any disclosure, copying, distribution or action taken in reliance on its contents is prohibited and may be unlawful.

Yorkshire Water Services Limited

Registered Office Western House, Halifax Road, Bradford, BD6 2SZ Registered in England and Wales No 2366682

Want to know a bit more about Yorkshire Water? Our website is full of useful info, from how to apply for a water meter to planning your next walk at one of our beautiful reservoirs - it's all at yorkshirewater.com

Need to talk to us? For the best way to get in touch with us, go to yorkshirewater.com/contact

Now the legal stuff! The information and any files sent as part of this email are confidential, possibly legally privileged and for the addressee's attention only. If you've wrongly received this email, please reply to it to let the sender know and delete it from your computer. Just to confirm, this email isn't a binding offer, acceptance, amendment, waiver or any agreement or obligation – unless this is clearly stated in the email.

We need to let you know that the content is subject to the legal notice at yorkshirewater.com/about-us/our-policies/privacy-policy. Any disclosure, copying, distribution or action taken based on its contents, is prohibited and may be unlawful.

Yorkshire Water Services Limited

Registered Office Western House, Halifax Road, Bradford, BD6 2SZ
Registered in England and Wales No 2366682

