



Barnes Homes Yorkshire Ltd
Unit 19 Victoria Spring Business Park
WF15 6BU

Yorkshire Water Services Limited
Developer Services
PO Box 52
Bradford
BD3 7AY

For telephone enquiries ring:

Site Reference: S98-2026-001
Case Reference: X203548

Date : 09 February 2026

Dear Alex,

Development at: Land Adj. 916 Halifax Road
Developer: Barnes Homes Yorkshire Ltd

Thank you for your recent application in relation to the proposed sewer requisition at Land Adj 916 Halifax Road. dated 14/01/2026 Under Section 98 of the Water Industry Act 1991, Yorkshire Water have statutory powers to lay a public sewer through third party land, which will be managed via one of our contract partners.

The following steps outline the sewer requisition process:

1. Before any sewer requisition can take place, Yorkshire Water will need to undertake a feasibility study, which will include preliminary designs, high level cost estimates & programmes. The study will review whether a requisition is indeed feasible and outlines the next steps required to requisition the sewer. I should make you aware that the study could conclude that a requisition it is not feasible. Whilst we always try and work with you to find a satisfactory option for all parties, in some instances a requisition may not be permissible.
2. We now require an initial payment of £17,098 (+ VAT at the standard rate) to cover the costs of the feasibility study. Should you wish to proceed with this, confirm in writing or via email, to enable us to raise an invoice for the fee. Once paid quoting the reference numbers on the invoice, please send evidence of remittance. Once the payment is showing in Yorkshire Waters accounts, we'll instruct our contract partner Galiford Try to proceed with the feasibility study.
3. We aim to have the feasibility study completed within 18 weeks, once payment has been made and cleared within Yorkshire Waters account.

Registered Office

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4. Should you wish to withdraw at any time prior to completion of the feasibility study, the current spend to date will be calculated and deducted from the fees paid and the balance, if any, will be refunded on request.
5. The completed feasibility study will include a report, utility searches & records, risks & constraints, notional solution drawing, high level budget estimate, high level construction programme, recommendations for next steps etc. We'll also issue a formal offer letter for detailed design & build.
6. Should you wish to accept the terms within our formal detailed design & build offer letter, the next steps are briefly outlined below:
 - Formal legal agreement – expected to take up to 12 weeks to complete.
 - Mobilising our contractor – expect to take up to 4 weeks to get contracts in place.
 - Detailed design – duration to be confirmed within feasibility study.
 - Construction – duration to be confirmed within feasibility study.
7. As a standard process, we'll look to instruct our legal team to prepare the legal agreement when we mobilise our contractor. The two then can run concurrently, thus saving time from the process.
8. Note, if the requisition works include discharging to a water course in third party land, Yorkshire Water do not have powers under the Water Industry Act 1991 to discharge to said outfall if the third party land owner doesn't approve of the works.
9. Furthermore, should you wish to obtain a detailed design only quote, we would be happy to provide this for you. This will allow for a more robust cost to be provided for delivery.
10. Kindly note that the final scheme costs can only be known upon completion of the works & once the final account is received from our contract partner. Therefore there may be the need for additional fees to be paid upon completion. We always look to keep you informed of any additional costs, however please take this point into consideration within any development budget costs. Please note, any sum does not include any outstanding land compensation yet to be finalised, which will be dealt with on settlement of the same.

Please confirm via return if you wish to proceed with the feasibility study and your acceptance of the figure quoted above. On acceptance of the cost, Yorkshire Water will look to raise and issue an invoice where payment can then be made and remittance provided once paid. Please ensure all payments quote the relevant invoice number to prevent lost payments. We look forward to hearing from you in due course. Please don't hesitate to contact us should you have any queries.

Yours Sincerely

Graham S Phillips
Adoptions Senior Engineer

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Sewer Adoption, Diversion and Requisition
Team
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