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# Glossop Road, Gamesley

## Flood Risk Assessment

## The Astor Property Group Limited

August 2011

# QM

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# Executive Summary

This report provides an assessment, in line with Planning Policy Statement 25 (PPS 25) of the potential increase in flood risk to and caused by a proposed residential development off Glossop Road, Gamesley. For those elements that potentially increase flood risk, mitigation measures are suggested.

The Environment Agency Flood Zone Map locates the site within Flood Zone 1 (low risk).

Based on the available information, the risk of flooding from all sources is considered to be low.

United Utilities have confirmed that the existing warehouse discharges surface water to the public sewer system.

The maximum surface water discharge rate from the proposed site has been verbally agreed with the Environment Agency and United Utilities. The amount of attenuation storage required will be dependent upon which surface water sewer the site will connect into.

Attenuation storage will be provided to ensure no surface flooding for up to the 1 in 30 year return period design storm and no flooding of properties for up to the 1 in 100 year plus climate change return period design storm. Flows will be retained on site for up to the 1 in 100 plus climate change return period design storm.

To mimic the existing catchment, a SUDS management train will be incorporated in series to incrementally reduce pollution, flow rates and volumes.

Soil permeability tests will be undertaken as part of the detailed design process and this will confirm the extent and suitability of infiltration SUDS elements.

Surface water drainage pipework will be adopted by United Utilities and the intention is to have the above ground SUDS features adopted by the Lead Local Flood Authority.

The exact arrangement of the proposed drainage and SUDS features will be subject to the detailed design, final layout of the proposed development and the adoption / maintenance policy current at the time of the development.

Finished site levels should be engineered to provide positive drainage and prevent ponding. The accumulation of standing water would therefore not occur and thus not pose a risk to the development.

It is recommended that the finished floor level of the proposed houses should be set 300 mm above surrounding ground levels and flood resilience measures incorporated into the design to mitigate against any flooding that may occur during extreme rainfall events.

The proposed re-development should not increase flood risk to the site or to other land providing that the suggested mitigation measures are implemented.

# 1 Introduction

## 1.1 APPOINTMENT AND BRIEF

1.1.1 The Astor Property Group Limited commissioned WSP to provide a Flood Risk Assessment to support a planning application for a proposed residential development off Glossop Road, Gamesley.

## 1.2 OBJECTIVE OF THE STUDY

1.2.1 The objective of this study was to undertake a Flood Risk Assessment in accordance with Planning Policy Statement 25 (PPS 25) – Development and Flood Risk.

1.2.2 This study assesses:

- Flood risk to the site and the proposed development; and
- Any impact on flood risk to other land because of the development proposals.

1.2.3 Where required, flood risk mitigation measures have been proposed.

1.2.4 This document reports on the flooding issues associated with the proposed development site and has been prepared as supplementary documentation to support a planning application.

## 1.3 STUDY METHODOLOGY

1.3.1 The appraisal process comprised a desk study, site visit, data research and consultation with regulatory bodies and third parties.

1.3.2 A list of documents referred to in relation to the site and the proposed new development is given in Appendix A1.

1.3.3 The assessment is a holistic risk based assessment of potential flooding from possible sources, including fluvial, tidal, groundwater and surface water run-off. The assessment also identifies and examines the residual flood risk to the proposed development and third party land.

1.3.4 The report is based on the interpretation and assessment of data provided by third parties.

1.3.5 Whilst completing the assessment, consideration has been given to the PPS 25 Development and Flood Risk Practice Guide (December 2009) and Flood Risk Assessment Guidance for New Development, Phase 2, R & D Technical Report FD2320/TR2 (2005).

1.3.6 In accordance with paragraph 2.45–2.57 of the Practice Guide, relevant stakeholders were consulted. A list of consultees is given in Appendix A2 of this report.

## 1.4 LIMITATIONS

1.4.1 A surface water connectivity survey has not been undertaken as part of this study.

1.4.2 This report is based on the interpretation and assessment of data provided by third parties. WSP cannot be held responsible for the accuracy of the third party data and the conclusions and findings of this report may change if the data is amended or updated after the date of consultation.

# 2 Existing Site

## 2.1 SITE LOCATION

2.1.1 The site is located off Glossop Road (A626), Gamesley, approximately 2.3 km west of Glossop and 18.5 km east of Manchester.

2.1.2 An approximate postcode for the site is SK13 6EJ and grid reference SK012941.

2.1.3 A site location plan can be found in Appendix B1 of this report.

## 2.2 SITE DESCRIPTION

2.2.1 Table 2.1 describes the general site characteristics.

2.2.2 Site photographs are contained within Appendix B2 of this report.

2.2.3 A topographic survey is contained within Appendix B3 of this report.

**Table 2.1 - Characteristics of the site**

| | | |
|---|---|---|
| **Area** | | The site covers an approximate area of 2.8 ha. |
| **General Topography** | | Site levels generally range from 169.71 m AOD in the south to 155.11 m AOD in the east. |
| **Current Use** | | Disused warehouse and greenfield site. |
| **Boundaries** | **East** | Orchard Drive. |
| | **South** | Woodland / greenspace beyond which lies a railway. |
| | **West** | Greenfield land. |
| | **North** | Glossop Road beyond which lies housing. |
| **Access** | | Access can be gained from Glossop Road. |

## 2.3 EXISTING DRAINAGE

2.3.1 United Utilities sewer plans indicate that there is a 300 mm combined public sewer flowing from the southwest to northeast along Glossop Road, to the north of the site.

2.3.2 United Utilities have confirmed that foul water and surface water from the disused warehouse connects into the public sewer network.

## 2.4 EXISTING WATERBODIES

2.4.1 There are no watercourses in the immediate vicinity of the site.

2.4.2 The closest surface watercourse is the Glossop Brook, located approximately 0.7 km to the northeast of the site. This flows in a northwest direction and joins the River Etherow.

2.4.3 The River Etherow flows in a south westerly direction and at its closest point is located approximately 0.8 km to the northwest of the site.

## 2.5 EXISTING FLOOD DEFENCES AND OTHER STRUCTURES

2.5.1 There are no flood defences in the immediate area.

## 2.6 GEOLOGY

2.6.1 The British Geological Survey Map (Glossop, Sheet 86, Solid and Drift Edition) shows that the site lies on a bedrock of Carboniferous Millstone Grit with a drift deposit of boulder clay.

2.6.2 Aquifer designation has been obtained from the Environment Agency Website. The bedrock is classified as a Secondary A Aquifer. Secondary Aquifers include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary A Aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases form an important source of base flow to rivers.

2.6.3 The Environment Agency have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner, outer and total catchment) and a fourth zone of special interest. The site is not located within a Source Protection Zone.

## 2.7 HISTORICAL LAND USES

2.7.1 The earliest available map from 1872 indicates that the site is not developed but that Glossop Road to the north and the railway to the south were present. An additional railway arm existed running in a curve around the south eastern portion of the site up towards the north and Dinting Goods Station was located to the south.

2.7.2 The warehouse was built on site in the early 1970's.

## 2.8 HISTORICAL FLOOD RECORDS

2.8.1 Table 2.2 summarises the historical flood records obtained through consultation and liaison with the various bodies contacted as part of this study. Appendix B4 contains all consultation responses.

2.8.2 The Chronology of British Hydrological Events website was used to research historical flood events in the area (Ref:www.dundee.ac.uk/geography/cbhe). There were no results found in the vicinity of the site.

Table 2.2 - Flood Records Summary

| Information Source | Flood Records/Details |
|---|---|
| Environment Agency | The Environment Agency do not have any historic flood records for the site. |
| United Utilities | United Utilities have confirmed that the property is not recorded as being at risk of internal flooding due to overloaded public sewers. |
| High Peak Borough Council | High Peak Borough Council have verbally confirmed that they have had no flooding problems in the vicinity. |
| Derbyshire County Council | Derbyshire County Council have verbally confirmed that they do not have any reported instances of flooding in the vicinity of the site. |

## 2.9 FLOOD MAPPING

### ENVIRONMENT AGENCY FLOOD ZONE MAP FOR PROPOSED DEVELOPMENT SITE

2.9.1 The Environment Agency Flood Zone map indicates that the site is located within Flood Zone 1.

2.9.2 Flood Zone 1 is land designated as having less than a 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

2.9.3 Flood zone designation ignores the presence of any flood defences and only considers flooding from fluvial and tidal sources.

### ENVIRONMENT AGENCY FLOOD MAP FOR SURFACE WATER

2.9.4 The Environment Agency Flood Map for Surface Water (2010) indicates that small areas of the site could be affected by surface water flooding during a 1 in 30 and 1 in 200 year storm event.

### ENVIRONMENT AGENCY AREAS SUSECPTIBLE TO SURFACE WATER FLOODING

2.9.5 The Environment Agency Areas Susceptible to Surface Water Flooding Map (2009) indicates that small areas of the site could be affected by surface water flooding. These generally correspond to low spots within the site boundary.

### ENVIRONMENT AGENCY RESERVOIR FLOOD MAP

2.9.6 The Environment Agency website does not locate the site within an area at risk from reservoir flooding.

## LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT MAPPING (2008)

2.9.7 The Strategic Flood Risk Assessment (2008) indicates that there are no recorded flooding incidents in the immediate vicinity of the site. However, there are recorded instances (one from surface water and the remainder source unknown) further west along Glossop Road (Appendix B5).

## BRITISH GEOLOGICAL SURVEY FLOOD DATA

2.9.8 The British Geological Survey Geological Indicators of Flooding Map (Appendix B6) indicates that the site does not lie within an area vulnerable to flooding from inland or coastal sources.

2.9.9 The British Geological Survey Groundwater Flooding Susceptibility Mapping indicates that the site has a 'negligible' susceptibility to flooding from groundwater (Appendix B6).

## RISK MANAGEMENT SOLUTIONS FLOOD MAPPING DATA

2.9.10 Risk Management Solutions flood mapping data (Appendix B6) indicates that a very small area along the eastern boundary of the site is potentially susceptible to pluvial flooding during a 1 in 75 year, 1 in 100 year and 1 in 1000 year storm event.

## ENVIRONMENT AGENCY NaFRA MAPPING

2.9.11 The Environment Agency National Flood Risk Assessment Mapping (NaFRA) indicates that the site has a negligible risk of flooding (Appendix B6).

# 3 Proposed Development - Description and Location

## 3.1 Q1A PART 1 - DESCRIPTION – WHAT TYPE OF DEVELOPMENT IS PROPOSED AND WHERE WILL IT BE LOCATED WITHIN THE OVERALL SITE?

3.1.1 The planning application proposes 93 residential units on the site. A plan is included within Appendix C1 of this report.

## 3.2 Q1A PART 2 – IS THE PROPOSED DEVELOPMENT NEW, EXTENSION OR CHANGE OF USE?

3.2.1 The proposed development is for a new residential development on land south of Glossop Road, Gamesley.

## 3.3 Q1B WHAT IS ITS VULNERABILITY CLASSIFICATION?

3.3.1 Table D2 of PPS 25 classes different types of development depending upon their vulnerability. It classes residential uses as 'more vulnerable' development.

3.3.2 A copy of Table D2 Flood Risk Vulnerability Classification and Table D3 Flood Risk Vulnerability and Flood Zone Compatibility can be found in Appendices D1 and D2.

## 3.4 Q1C IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE LOCAL DEVELOPMENT DOCUMENTS?

**Derbyshire Dales and High Peak Joint Core Strategy - Draft Plan**

3.4.1 The Core Strategy is the key strategic document within the Local Development Framework and will provide the basis for the production of other planning documents. Its role is to set out the strategic vision and direction for the area over the whole period up to 2026.

3.4.2 The draft Core Strategy (policy CS1) contains emerging policy regarding flood risk amongst other sustainable development principles, but this has yet to be adopted.

3.4.3 Core Strategy Policy CS 1 - Sustainable Development Principles states that "Derbyshire Dales District Council and High Peak Borough Council will seek to ensure that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment within the Plan Area".

3.4.4 In terms of flood risk, this will be achieved by "following a sequential approach to flood risk, avoiding the development of previously undeveloped land which is, or will be, at risk from flooding, and managing and reducing flood risk for development on previously developed land where continuing development has wider sustainability benefits or where there is no reasonable alternative site compatible with other sustainability considerations".

**Level 1 Strategic Flood Risk Assessment (2008)**

3.4.5 Derbyshire Dales District Council, High Peak Borough Council and the Peak District National Park Authority commissioned Halcrow, in December 2007, to produce a Level 1 Strategic Flood Risk Assessment (SFRA), according to Planning Policy Statement 25 (PPS 25). The purpose of the SFRA was to assess and map all forms of flood risk from groundwater, surface water, sewer and river sources, taking into account future climate change predictions, and to use this as an evidence base to locate future development, primarily in low flood risk areas.

3.4.6 The SFRA contains a number of flood risk objectives which it states should be taken into account during the policy making process. Flood Risk Objective 2 within the Strategic Flood Risk Assessment is to reduce surface water runoff from new developments and agricultural land. It states:

- "SUDS required on all new development. As outlined in section 10.3 which outlines appropriate SUDS techniques for the Borough, infiltration systems should be the preferred means of surface water disposal, provided ground conditions are appropriate. Above ground attenuation, such as balancing ponds, should be considered in preference to below ground attenuation, due to the water quality and biodiversity benefits they offer. The adoption and maintenance of SUDS should also be considered at the earliest opportunity in their planning.
- All sites require the following:
  - Greenfield discharge rates with a minimum reduction of 20%, as required by the Environment Agency;
  - 1 in 100 year on-site attenuation taking into account climate change.
- Space should be specifically set aside for SUDS and used to inform the overall site layout;
- Promote environmental stewardship schemes to reduce water and soil runoff from agricultural Land".

3.4.7 The SFRA also lists development control policies. It states that "within Flood Zone 1, developers and local authorities should realise opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development. There is no significant flood risk constraint placed upon future developments within the Low Probability Flood Zone 1, although the vulnerability from other sources of flooding should be considered as well as the effect of the new development on surface water runoff. Typically, a Drainage Impact Assessment will be required to demonstrate that runoff from the site is reduced, thereby reducing surface water flood risk. This will involve the use of SUDS techniques which should take into account the local geological and groundwater conditions. For all sites, the post development runoff volumes and peak flow rates should be attenuated to the greenfield discharge rates with a minimum reduction of 20%, as required by the Environment Agency".

### 3.5 Q1D – PLEASE PROVIDE EVIDENCE THAT THE SEQUENTIAL TEST AND WHERE NECESSARY THE EXCEPTIONS TEST HAS BEEN APPLIED IN THE SELECTION OF THIS SITE FOR THIS TYPE OF DEVELOPMENT

3.5.1 PPS 25 requires developers to carry out sequential testing to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate for the type of development or land use proposed.

3.5.2 The Sequential Test, within PPS 25, aims to steer all new developments to areas at the lowest risk of flooding and ensure that the development type proposed is appropriate by reference to the flood risk.

3.5.3 The Sequential Test requires that land for future development must first be sought within Flood Zone 1 (low risk). As the site is located within Flood Zone 1, it is considered that it passes the Sequential Test.

# 4 Definition of Flood Hazard

## 4.1 Q2A - WHAT SOURCES OF FLOODING COULD AFFECT THE SITE?

| SOURCE | RISK |
|---|---|
| Fluvial | Low |
| Tidal - Coastal | Low |
| Groundwater | Low |
| Surface Water | Low |
| Sewer | Low |
| Other: Reservoir | Low |

## 4.2 FLUVIAL FLOOD RISK

4.2.1 The Environment Agency Flood Zone Map and Strategic Flood Risk Assessment (2008) locates the site within Flood Zone 1.

4.2.2 The Environment Agency have confirmed that they are not aware of any historic flooding at the site.

4.2.3 The British Geological Survey Geological Indicators of Flooding map (Appendix B6) indicates that the site does not lie within an area vulnerable to flooding from inland sources.

4.2.4 As there are no surface watercourses in the vicinity of the site, fluvial flood risk is considered to be low.

## 4.3 TIDAL / COASTAL FLOOD RISK

4.3.1 The elevation of the site is above 158 m AOD. Therefore, the risk from tidal and coastal flooding is considered to be low.

## 4.4 GROUNDWATER FLOODING

4.4.1 Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to last longer than fluvial, pluvial or sewer flooding and mostly affects below surface infrastructure and buildings (for example tunnels, basements and car parks). There are several principal causes of groundwater flooding which include:

- Natural groundwater rises due to exceptionally wet periods (usually over the season timescale, for example, a whole summer) where groundwater is recharged rapidly. This can reactivate springs and "dry valleys";
- Groundwater rebound due to cessation of abstraction and mine dewatering;
- Shallow drainage and flooding problems due to local conditions.

4.4.2 The British Geological Survey Groundwater Flooding Susceptibility Mapping indicates that the site has a 'negligible susceptibility to flooding from groundwater (Appendix B6). The groundwater flooding susceptibility data shows the degree to which areas are susceptible to groundwater flooding on the basis of geological and

hydrogeological conditions. It does not show the likelihood of groundwater flooding occurring, i.e. it is a hazard not risk-based dataset.

4.4.3 The Strategic Flood Risk Assessment (2008) states that "consultation with the Environment Agency has suggested that there are no other known problems with flooding from groundwater within the Borough".

4.4.4 Based on the available information the risk of groundwater flooding is considered to be low.

## 4.5 SURFACE WATER FLOODING

4.5.1 The Strategic Flood Risk Assessment (2008) states that "surface water flooding occurs when excess water runs off across the surface of the land. Flooded roads and waterlogged land result when the amount of water arriving on a particular area is greater than the capacity of the drainage facilities that take it away. Exceptional rainfall, low lying areas, run off from adjacent fields or urbanised areas and rivers overflowing are some situations that can lead to surface water flooding. Suspended material can be carried into drains by overland flows or floodwaters and this can also lead to them becoming blocked. Drainage grills and gratings (e.g. on gullies) can become blocked very quickly when materials are deposited on the road or when there is a heavy fall of leaves".

4.5.2 The Strategic Flood Risk Assessment (2008) indicates that there have been recorded instances of surface water flooding and unknown sources of flooding further up Glossop Road to the west, however, there are no recorded instances adjacent to the site boundary.

4.5.3 The Environment Agency Flood Map for Surface Water (2010) indicates that small areas of the site could be affected by surface water flooding during a 1 in 30 and 1 in 200 year storm event.

4.5.4 The Environment Agency Areas Susceptible to Surface Water Flooding Map (2009) indicates that small areas of the site could be affected by surface water flooding. These generally correspond to low spots within the site boundary.

4.5.5 Risk Management Solutions (RMS) flooding data has been obtained which is a modelled dataset that uses land height, predicted rainfall and other factors to predict flooding from rivers and surface water flooding during a 75 (1.3%), 100 (1%) and 1000 (0.1%) year storm. These indicate that a very small area along the eastern boundary of the site may be potentially susceptible to pluvial flooding for 1 in 75 year, 1 in 100 year and 1 in 1000 year storm event.

4.5.6 Based on the available information the risk of flooding from surface water is considered to be low, however residual risk remains for extreme rainfall events.

## 4.6 SURCHARGED SEWER FLOODING

4.6.1 United Utilities have confirmed that the property is not recorded as being at risk of internal flooding due to overloaded public sewers. Based on the available information, flood risk from surcharged sewer flooding is considered to be low.

## 4.7 FLOODING FROM OTHER SOURCES

4.7.1 Non-natural or artificial sources of flooding can include reservoirs, lakes, canals etc. The potential effects of flood risk management infrastructure and other structures also needs to be considered.

4.7.2 The Environment Agency website does not locate the site within an area at risk from reservoir flooding.

4.7.3 No further sources of flood risk have been identified.

## 4.8 WHAT ARE THE EXISTING SURFACE WATER DRAINAGE ARRANGEMENTS FOR THE SITE?

4.8.1 United Utilities have confirmed that surface water from the former warehouse connects into the public sewer network.

4.8.2 It is assumed that surface water from the undeveloped greenfield areas infiltrates into the soil and flows overland following natural topography.

# 5 Probability

## 5.1 Q3A – WHICH FLOOD ZONE IS THE SITE WITHIN?

5.1.1 The Environment Agency Flood Zone map indicates that the site is located within Flood Zone 1 (low risk).

5.1.2 A copy of Table D1 Environment Agency Probability Flood Zones is found in Appendix D3.

## 5.2 Q3B- IF THERE IS A STRATEGIC FLOOD RISK ASSESSMENT COVERING THIS SITE WHAT DOES IT SHOW?

5.2.1 The Strategic Flood Risk Assessment (2008) locates the site within Flood Zone 1.

## 5.3 Q3C – WHAT IS THE PROBABILITY OF THE SITE FLOODING TAKING INTO ACCOUNT OF THE CONTENTS OF THE SFRA AND OF ANY FURTHER SITE SPECIFIC ASSESSMENT?

5.3.1 It is considered that the risk of the site flooding from all sources is low.

## 5.4 EXISTING FLOOD MITIGATION MEASURES

5.4.1 There are no existing flood defences in the immediate vicinity of the site.

## 5.5 CONSTRAINTS TO FLOW – STRUCTURES

5.5.1 There are no watercourses in the immediate vicinity of the site. Therefore, there are no constraints to flow that could affect the site.

## 5.6 Q3D – WHAT ARE THE EXISTING RATES AND VOLUMES OF RUN-OFF GENERATED BY THE SITE

5.6.1 The runoff rate for the existing impermeable area of the site has been calculated using the modified rational method and a rainfall intensity of 50 mm / hour. This results in a runoff rate of 83 l/s.

5.6.2 The runoff rate for the existing greenfield areas has been calculated using IH124 within the WinDES software. This results in a runoff rate of 15 l/s.

5.6.3 This results in a total runoff rate of 98 l/s (Appendix E1).

# 6 Climate Change

## 6.1 DEVELOPMENT LIFESPAN

6.1.1 Based on a typical lifespan for this type of development of 100 years the contingency allowances for climate change set out in Tables B1 and B2 of PPS 25 applicable to this site up to 2115 is a 30% increase in peak rainfall intensity.

## 6.2 Q4A - HOW IS FLOOD RISK LIKELY TO BE AFFECTED BY CLIMATE CHANGE?

6.2.1 The projections for the UK in relation to climate change are that the UK will experience more frequent short-duration, high-intensity rainfall and more frequent periods of long-duration rainfall of the type that has been responsible for the large flood events recently experienced in the UK.

# 7 Detailed Development Proposals

## 7.1 Q5A - DEVELOPMENT LAYOUT PROPOSALS AND DRAWINGS

7.1.1 The planning application proposes 93 residential units on the site. A plan is included within Appendix C1 of this report.

7.1.2 The land use and vulnerability for the proposed development is established in section 3 above.

## 7.2 Q5B – DEMONSTRATE HOW LAND USES MOST SENSITIVE TO FLOOD DAMAGE HAVE BEEN PLACED IN AREAS WITHIN THE SITE THAT ARE AT LEAST RISK OF FLOODING

7.2.1 The site is located within Flood Zone 1 (low risk). Residential development is classed as appropriate development within Flood Zone 1.

## 7.3 FOUL WATER FLOWS FROM THE DEVELOPMENT

7.3.1 United Utilities have confirmed that foul water flows can discharge into the public sewer network.

# 8 Flood Risk Management Measures

## 8.1 Q6A - HOW WILL THE SITE BE PROTECTED FROM FLOODING, INCLUDING THE POTENTIAL IMPACTS OF CLIMATE CHANGE, OVER THE DEVELOPMENT'S LIFETIME?

### SURFACE WATER MANAGEMENT

8.1.1 This report sets down the design parameters and requirements for surface water runoff and attenuation. The exact configuration and nature of the drainage would be determined at the detailed design / discharge of planning conditions stage.

8.1.2 United Utilities have confirmed that the existing warehouse discharges surface water to the public sewer system.

8.1.3 The Environment Agency have verbally agreed that the surface water discharge rate from the proposed development should be based on the greenfield runoff rate for the existing greenfield areas of the site and a 20% reduction in runoff from the existing impermeable areas.

8.1.4 United Utilities have confirmed that surface water can connect into either:

- The 300 mm surface water sewer located in Melandra Castle Road at a maximum rate of 50 l/s;
- The 450 mm surface water sewer located in Cottage Lane at a maximum rate not exceeding 150 l/s.

8.1.5 The attenuation storage provided will be sized to ensure no surface water flooding for up to the 1 in 30 year return period design storm and no flooding of properties for up to the 1 in 100 year plus climate change return period design storm. Flows will be retained on site for up to the 1 in 100 plus climate change return period design storm.

8.1.6 The amount of attenuation storage required will be dependent upon which surface water sewer the site connects into and is summarised below. (details in Appendix E1):

| | Attenuation Storage Volumes (m3) | |
|---|---|---|
| Storm Event | Melandra Castle Road | Cottage Lane |
| 1 year | 99 | 74 |
| 30 year | 357 | 270 |
| 100 year + 30% climate change | 738 | 573 |

8.1.7 To mimic the existing catchment, a SUDS management train will be incorporated. This will use drainage techniques in series to incrementally reduce pollution, flow rates and volumes. Current design guides and best practice require residential developments to have at least one treatment train in an area outside a groundwater source protection zone. Treatment train SUDS features will typically consist of:

- Rainwater butts;
- Permeable pavements;
- Filter strips and trenches;
- Swales; and
- Attenuation basins.

8.1.8 Soil permeability tests will be undertaken as part of the detailed design process and this will confirm the extent and suitability of infiltration SUDS elements. Non infiltration SUDS features will be incorporated where infiltration is not practicable.

8.1.9 Surface water drainage pipework will be adopted by United Utilities and the intention is to have the above ground SUDS features adopted by the Lead Local Flood Authority.

8.1.10 The final arrangement of the proposed drainage and SUDS features will be subject to the restricted flow agreed with United Utilities, detailed design, final layout of the proposed development and the adoption / maintenance policy current at the time of the development.

**CHANGES IN LEVELS**

8.1.11 Finished site levels should be engineered to provide positive drainage and prevent ponding. The accumulation of standing water would therefore not occur and thus not pose a risk to the development.

8.1.12 Gradients of external areas, where possible, should be designed to fall away from buildings, such that any overland flow resulting from extreme events would be channelled away from the entrances.

**FINISHED FLOOR LEVELS**

8.1.13 It is recommended that the finished floor levels of the proposed units are set 300 mm above surrounding ground levels to mitigate against any residual flood risks.

**ACCESS AND EGRESS**

8.1.14 As the site and surrounding areas are located within Flood Zone 1, access and egress should not be affected by flooding.

**LAND DRAINAGE**

8.1.15 Appropriate land drainage should be incorporated into the proposed layout to mitigate against flooding from overland flow and groundwater during extreme rainfall events.

8.1.16 In addition, flows in any existing land drains affected by the proposed development will be maintained.

## MASTERPLAN LAYOUT

8.1.17 The final masterplan layout should take account of the areas susceptible to surface water flooding (shown in Appendices B4 and B6). Green space and above ground SUDS features should be located in these areas to provide mitigation for flooding from extreme rainfall events.

8.1.18 If the topography of the proposed development differs from existing, an updated assessment of surface water flooding should be taken at the detailed design stage.

# 9 Offsite Impacts

## 9.1 Q7A - HOW WILL YOU ENSURE THAT YOUR PROPOSED DEVELOPMENT AND THE MEASURES TO PROTECT YOUR SITE FROM FLOODING WILL NOT INCREASE FLOOD RISK ELSEWHERE?

9.1.1 SUDS will be incorporated wherever practicable and runoff from the completed development will not cause an impact elsewhere as runoff rates are to be reduced to the equivalent greenfield runoff rate.

## 9.2 Q7B - HOW WILL YOU PREVENT RUN-OFF FROM THE COMPLETED DEVELOPMENT CAUSING IMPACT ELSEWHERE

9.2.1 SUDS will be incorporated wherever practicable and runoff from the completed development will not cause an impact elsewhere as runoff rates will be reduced compared to existing.

# 10 Residual Risks

## 10.1 Q8A - WHAT FLOOD-RELATED RISKS REMAIN AFTER YOU HAVE IMPLEMENTED THE MEASURES TO PROTECT THE SITE FROM FLOODING?

10.1.1 Residual risks will be managed through the design of the proposed development, for example, with minimum finished floor levels conforming to local current standards.

## 10.2 Q8B – HOW, AND BY WHOM, WILL THESE RISKS BE MANAGED OVER THE LIFETIME OF THE DEVELOPMENT?

10.2.1 It is envisaged that the drainage on site will be managed privately or adopted by United Utilities / Lead Local Flood Authority.

# 11 Conclusions

11.1.1 This report provides an assessment, in line with Planning Policy Statement 25 (PPS 25) of the potential increase in flood risk to and caused by a proposed residential development off Glossop Road, Gamesley. For those elements that potentially increase flood risk, mitigation measures are suggested.

11.1.2 The Environment Agency Flood Zone Map locates the site within Flood Zone 1 (low risk).

11.1.3 Based on the available information, the risk of flooding from all sources is considered to be low.

11.1.4 United Utilities have confirmed that the existing warehouse discharges surface water to the public sewer system.

11.1.5 The maximum surface water discharge rate from the proposed site has been verbally agreed with the Environment Agency and United Utilities. The amount of attenuation storage required will be dependent upon which surface water sewer the site will connect into.

11.1.6 Attenuation storage will be provided to ensure no surface flooding for up to the 1 in 30 year return period design storm and no flooding of properties for up to the 1 in 100 year plus climate change return period design storm. Flows will be retained on site for up to the 1 in 100 plus climate change return period design storm.

11.1.7 To mimic the existing catchment, a SUDS management train will be incorporated in series to incrementally reduce pollution, flow rates and volumes.

11.1.8 Soil permeability tests will be undertaken as part of the detailed design process and this will confirm the extent and suitability of infiltration SUDS elements.

11.1.9 Surface water drainage pipework will be adopted by United Utilities and the intention is to have the above ground SUDS features adopted by the Lead Local Flood Authority.

11.1.10 The exact arrangement of the proposed drainage and SUDS features will be subject to the detailed design, final layout of the proposed development and the adoption / maintenance policy current at the time of the development.

11.1.11 Finished site levels should be engineered to provide positive drainage and prevent ponding. The accumulation of standing water would therefore not occur and thus not pose a risk to the development.

11.1.12 It is recommended that the finished floor level of the proposed houses should be set 300 mm above surrounding ground levels and flood resilience measures incorporated into the design to mitigate against any flooding that may occur during extreme rainfall events.

11.1.13 The proposed re-development should not increase flood risk to the site or to other land providing that the suggested mitigation measures are implemented.

Appendices, Figures & Tables

# Appendix A Introduction

## Appendix A1 Documents referred to for Data

| Document | Website address |
|---|---|
| Environment Agency Flood Risk Map | http://www.environment-agency.gov.uk/ |
| Environment Agency Groundwater Vulnerability | http://www.environment-agency.gov.uk/ |
| Environment Agency Risk of Flooding from Reservoirs | http://www.environment-agency.gov.uk/ |
| Chronology of British Hydrological Events | http://www.dundee.ac.uk/ geography/cbhe |
| High Peak Borough Council Strategic Flood Risk Assessment | http://www.highpeak.gov.uk/planning/localframework/EvidenceBase/floodrisk1.asp |
| High Peak Borough Council Core Strategy | http://www.highpeak.gov.uk/planning/localframework/CoreStrategy/ |

## Appendix A2 List of Consultees

| Consultee | Response received at time of drafting report Y/N |
|---|---|
| Environment Agency | Y |
| United Utilities | Y |
| High Peak Borough Council | Y |
| Derbyshire County Council | Y |
| British Waterways | N/A |
| Internal Drainage Board | N/A |

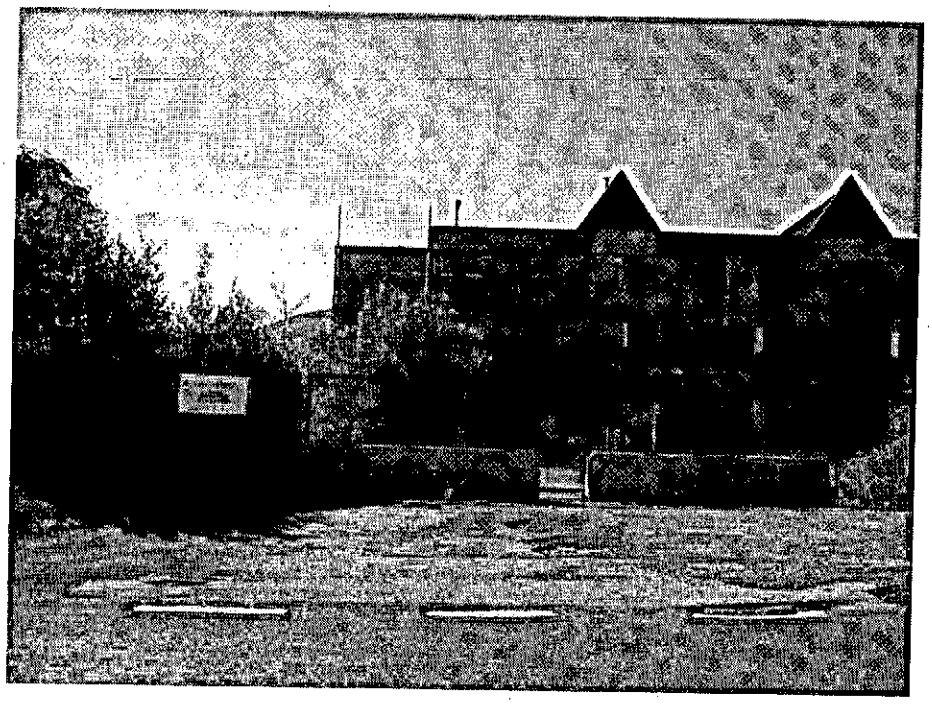
# Appendix B Existing Site

# Appendix B1 Site Location Plan

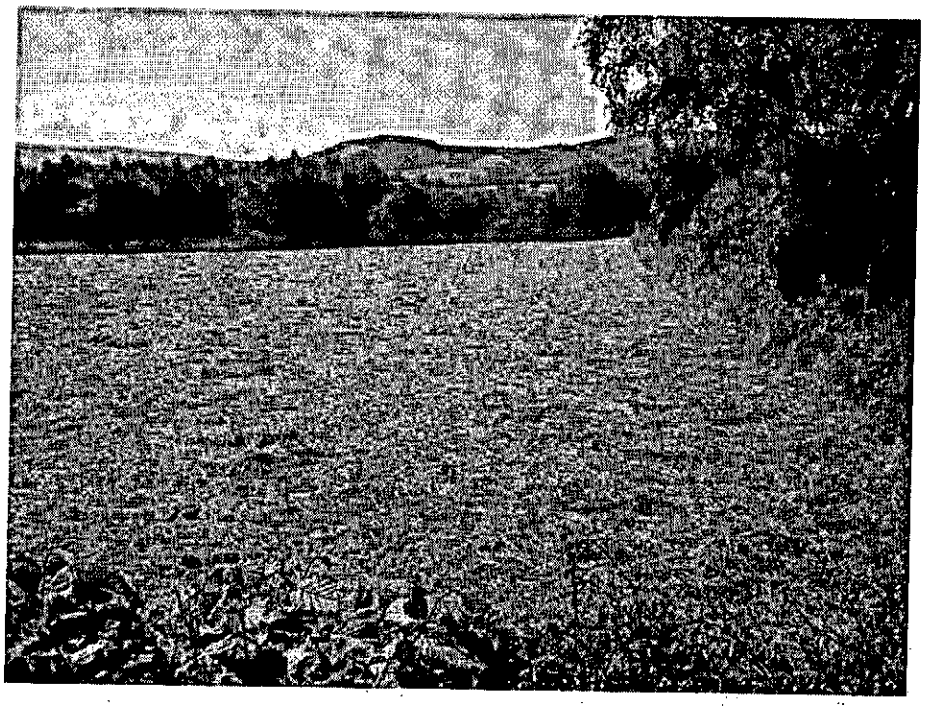

KEY
Site Boundary
Melandra Castle Rd
Grassmoor Crescent
Gamesley Cr
Of E Church
Longrior Mews
Hollins Mews
Brassington Crescent
Youngreave Crescent
Castleton Crescent
Totley Mews
Edale Cr
Collinge Ln
Glossop Rd
Baslow Mews
A626
Orchard Dr
A57
Dinting Rail
Valley Rd
Imagery ©2011 DigitalGlobe, Infoterra Ltd & Bluesky, GeoEye, The GeoInformation Group, TerraMetrics, Map data ©2011 Tele Atlas
WSP
TITLE:
GLOSSOP ROAD, GAMESLEY
FIGURE No:
SITE LOCATION PLAN

# Appendix B2 Site Photographs

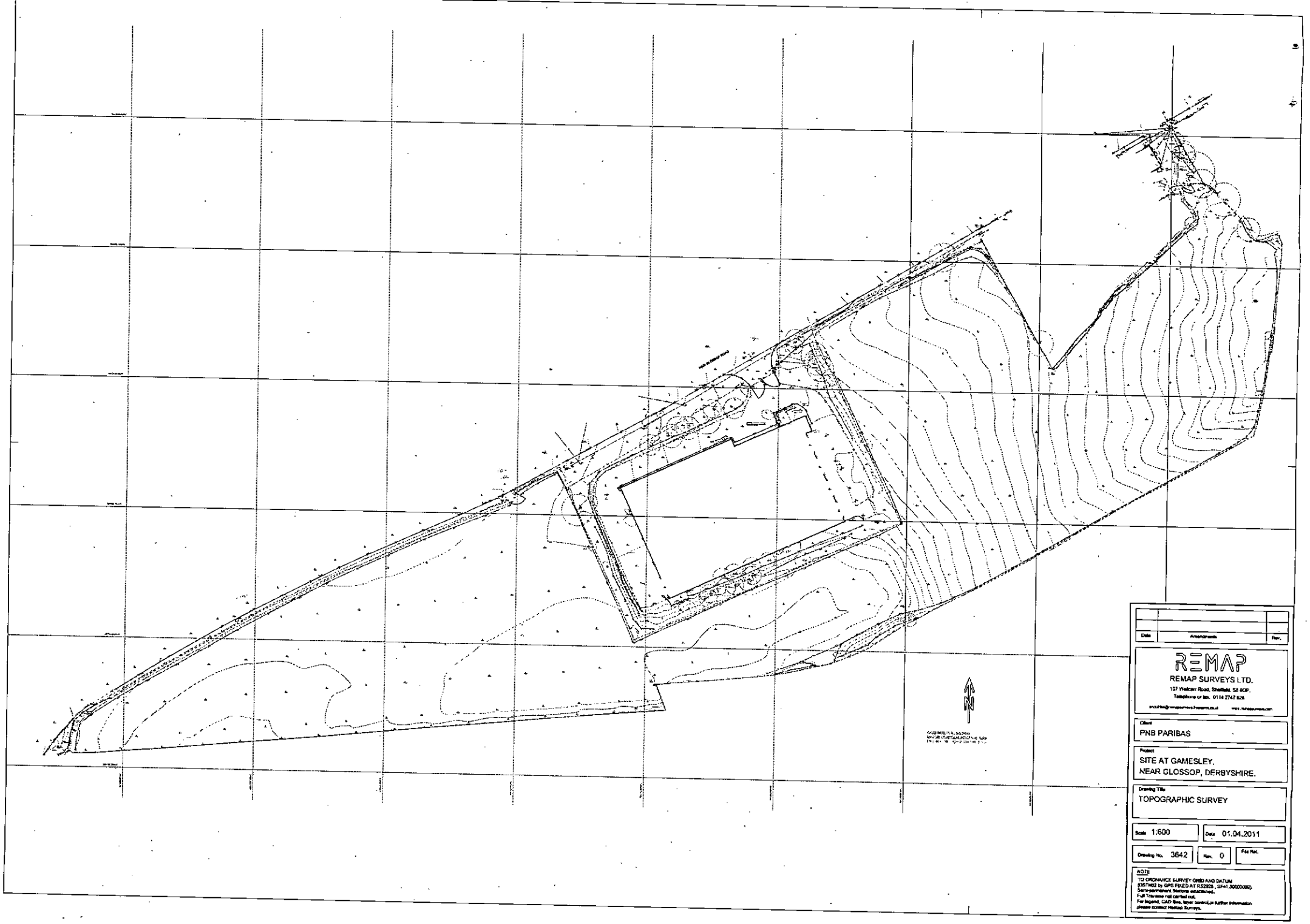
Photograph 1:



Photograph 2:



# Appendix B3 Topographic Survey



| Date | Amendments | Rev. |
|---|---|---|
| | | |
| | | |

REMAP

REMAP SURVEYS LTD.

107 Wellcarr Road, Sheffield, S8 8QP.

Telephone or fax. 0114 2747 828

Client

PNB PARIBAS

Project

SITE AT GAMESLEY.
NEAR GLOSSOP, DERBYSHIRE.

Drawing Title

TOPOGRAPHIC SURVEY

Scale 1:600 | Date 01.04.2011

Drawing No. 3642 | Rev. 0 | File Ref.

NOTE

TO ORDNANCE SURVEY GRID AND DATUM
(OSTM02 by GPS FIXED AT RS2928 , SF=1.00000000).
Semi-permanent Stations established.
Full Traverse not carried out.
For legend, CAD files, layer control or further information please contact Remap Surveys.

# Appendix B4 Consultation Responses

Environment Agency

United Utilities

High Peak Borough Council

## Hamilton, Sarah

**From:** NW South, External Relations <NWSouthFolder@environment-agency.gov.uk>
**Sent:** 26 May 2011 13:51
**To:** Hamilton, Sarah
**Subject:** PRRWAR763 - Glossop Road, Gamesley, Glossop

Dear Sarah

**RE: - Glossop Road, Gamesley, Glossop**

Thank you for the above information request.

As the above site lies within flood zone one we have no information to give to you.

Please see answers in blue below to your questions below:

**Watercourses**

- Details of any watercourses / culverted watercourses in the vicinity and who is responsible for their maintenance;
- Minimum set back distances from any watercourse and governing statute / byelaw.

Not applicable, there are no watercourses near or within the site accordingto our OS digital maps.

**Hydraulic Modelling**

- Whether or not any hydraulic modelling would be required to accompany a PPS 25 FRA and if so, provide some guidance on the level of modelling required (e.g. 1D or 2D);
- Does modelling or any other evidence indicate that flood waters can come out of bank upstream / downstream from the site and flood the site by overland flow?
- Whether or not hydraulic modelling / Flood Zones will be updated in the near future.

Nothing available as the site lies within Flood Zone 1.

**Flood Defences / Other Structures**

- Details of any flood defences in the area including standard of protection, condition, type and who is responsible for maintenance;
- If the EA are responsible for maintenance, will be they maintained to include climate change allowances;
- Details of any proposals for any future flood alleviation scheme that could affect the site and if so, provide details and timescales;
- Details of any other man-made structures / sources of flood risk that could affect the site.

Nothing available

**Previous flooding records**

- Any previous flooding records and if so dates, source, depth, extent and any further detail.

The Enviornment Agency are not aware of any.

**Groundwater**

- Details of any groundwater levels in the vicinity of the site;

We do not have any groundwater level monitoring stations in the vicinity of the site

- Whether or not the site lies within a Groundwater Source Protection Zone;

The site is not in a SPZ

- Details of any groundwater flooding issues in the area.

We do not keep records of groundwater flooding

The site is located over a Secondary A aquifer (Millstone Grit Group) with a drift cover of Till which is classified as Unproductive, however there may be a perched water table within the Till deposits .

**Reservoir Flood Risk**

- Whether or not the site is located within an area susceptible to reservoir flooding, and provide a copy of the Reservoir Flood Map to confirm this.

Please refer the consultant to our website for them to view the Reservoir Inundation Maps.

**Surface Water**

- Whether or not the site is located within an area susceptible to flooding from surface water and provide a copy of the Surface Water Flood Map (2010) and Areas Susceptible to Surface Water Flooding Map (2009);
- Details of any restrictions associated with the drainage of surface water from the site;
- Whether or not the site is located within a critical drainage area.

Please check the SFRA Level 1 reports and maps available from:

http://www.highpeak.gov.uk/planning/localframework/EvidenceBase/floodrisk1.asp

**Mitigation**

- Details of minimum finished floor levels and freeboard;
- Whether or not the site lies within an EA flood warning area;
- Whether or not there is any local guidance on emergency planning in terms of flooding, such as access and egress arrangements;
- Whether or not the EA would expect a flood plan to be developed and detail the level of information required within it;
- Whether or not compensatory flood storage would be required.

- Detail the level of flood resilient construction required.

The Planning Officerfrom our Peak District Office will reply direct to you regarding this.

**Policy**

- Details of any EA flood risk strategy / management documents that cover the site e.g. CFMP, RBMP, SMP, FRM Strategy;
- Whether there is a local EA policy in terms of climate change allowances;

  Any proposed development in Flood Zone 1 should demonstrate that surface water runoff rates will be reduced compared to existing rates as per PPS25 documents. The site is mainly greenfield, therefore, any proposed development should restrict runoff to greenfield rates using SUDS techniques as per SUDS Manual.

**Sequential / Exceptions Test**

- Please can you confirm that the Sequential / Exceptions Test is not required?

N/A.

I hope this information is useful to you.

[redacted]

Kim Everson

Customer Service Officer

Appleton House

430 Birchwood Boulevard

Birchwood

Warrington

Cheshire

WA3 7WD

Phone: 01925 543347

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive.

https://web.questback.com/isa/qbv.dll/SQ?q=8w2Qkfx%2BivseokbZNInzhxVB2WKuHZOwmBdPlMkrg8FcwA%3D%3D

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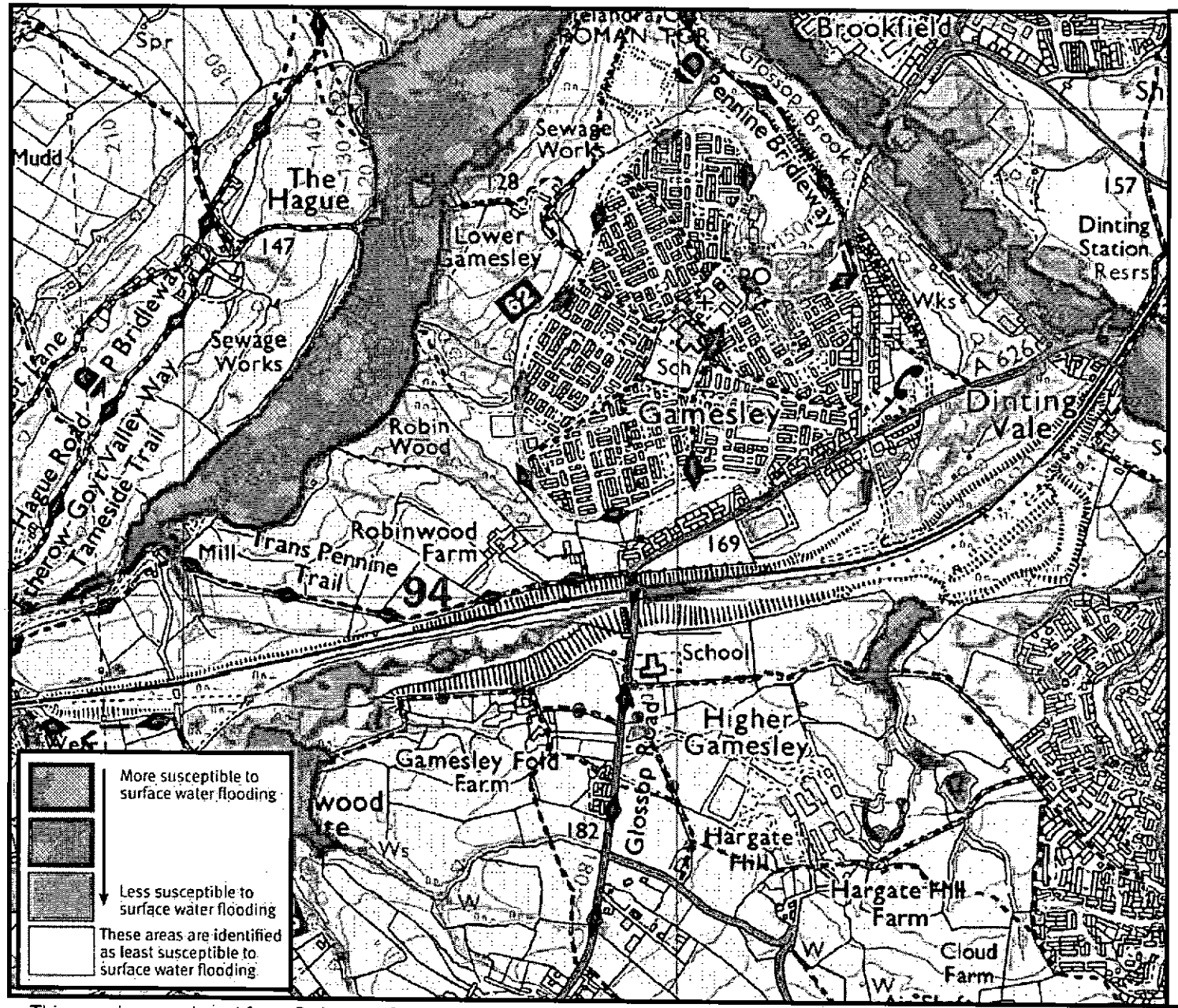
# Areas Susceptible to Surface Water Flooding




**Note** - this map provides a general indication of the broad areas that may be susceptible to surface water flooding, taken from a national assessment which excludes building and drainage information.

**Important**

- This information may be useful to help inform emergency & spatial planning and general awareness of surface water flood risk.
- It is not suitable for use at an individual property scale due to the method used.
- The information should not be interpreted as stating that the location you are interested in will or won't actually flood, but simply that it is in or not in an area shown as susceptible on the maps.
- As there are various sources of surface water information available, you should contact your local authority to ask them what surface water information best represents local conditions.

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This information is marked according to the Government Protective Marking Scheme as Protect - Commercial. Data produced in 2009

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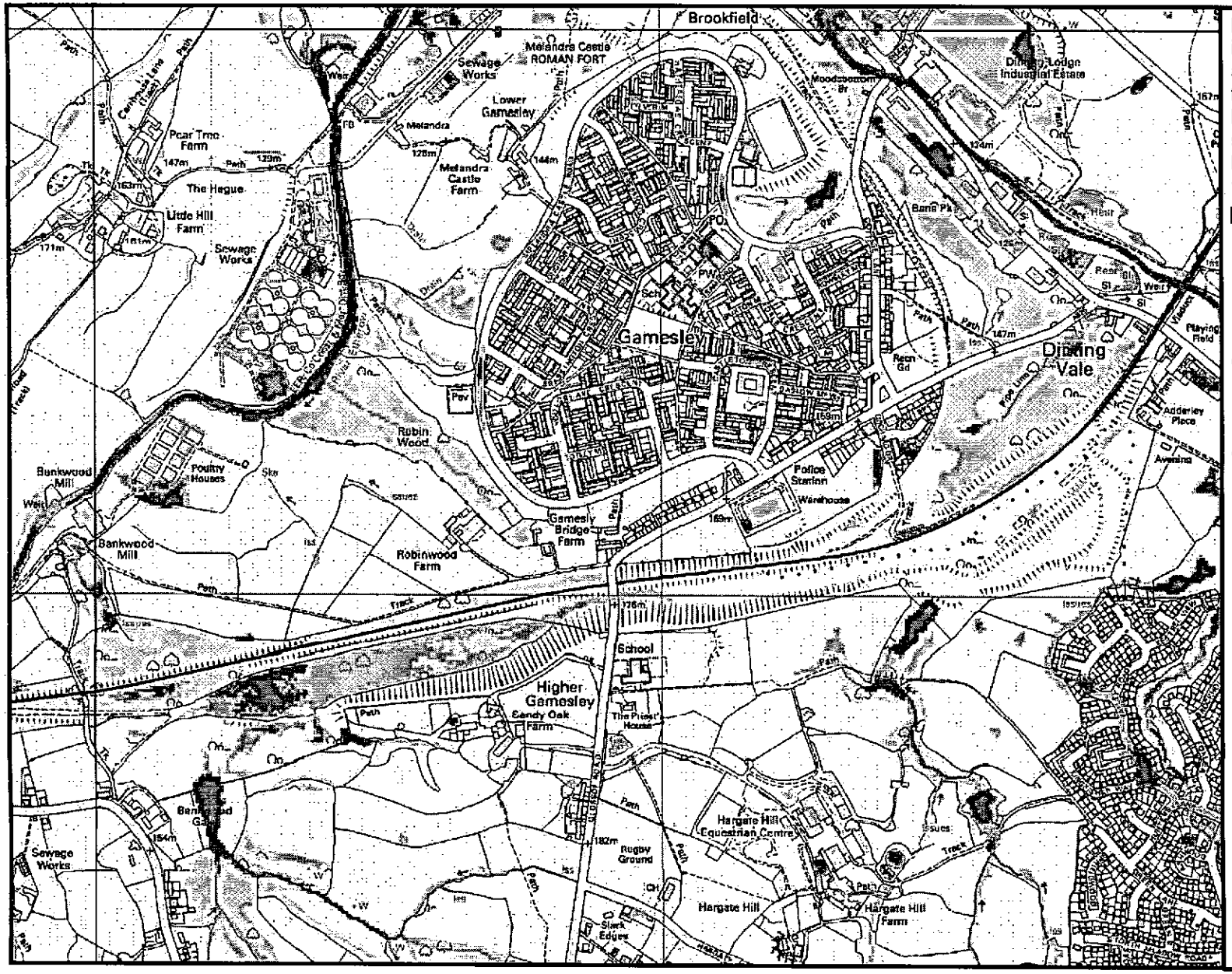
# Flood Map for Surface Water




**Note** - this map provides a general indication of the broad areas that may be at risk of surface water flooding. It is taken from a national assessment which takes broad account of drainage and typical storms which are likely to cause flooding, but these will vary locally and are therefore not appropriate everywhere.

## Important

- This information may be useful to help inform emergency & spatial planning and general awareness of surface water flood risk.
- It is not suitable for use at an individual property scale due to the method used.
- The information should not be interpreted as stating that the location you are interested in will or won't actually flood, but simply that it is in or not in an area shown at risk on the maps.
- As there are various sources of surface water information available, you should contact your local authority to ask them what surface water information best represents local conditions.

**Flood depths from rainfall with a 1 in 30 chance of occuring in any given year**

> 0.1m

> 0.3m

**1:10,000**

Data produced 2010.

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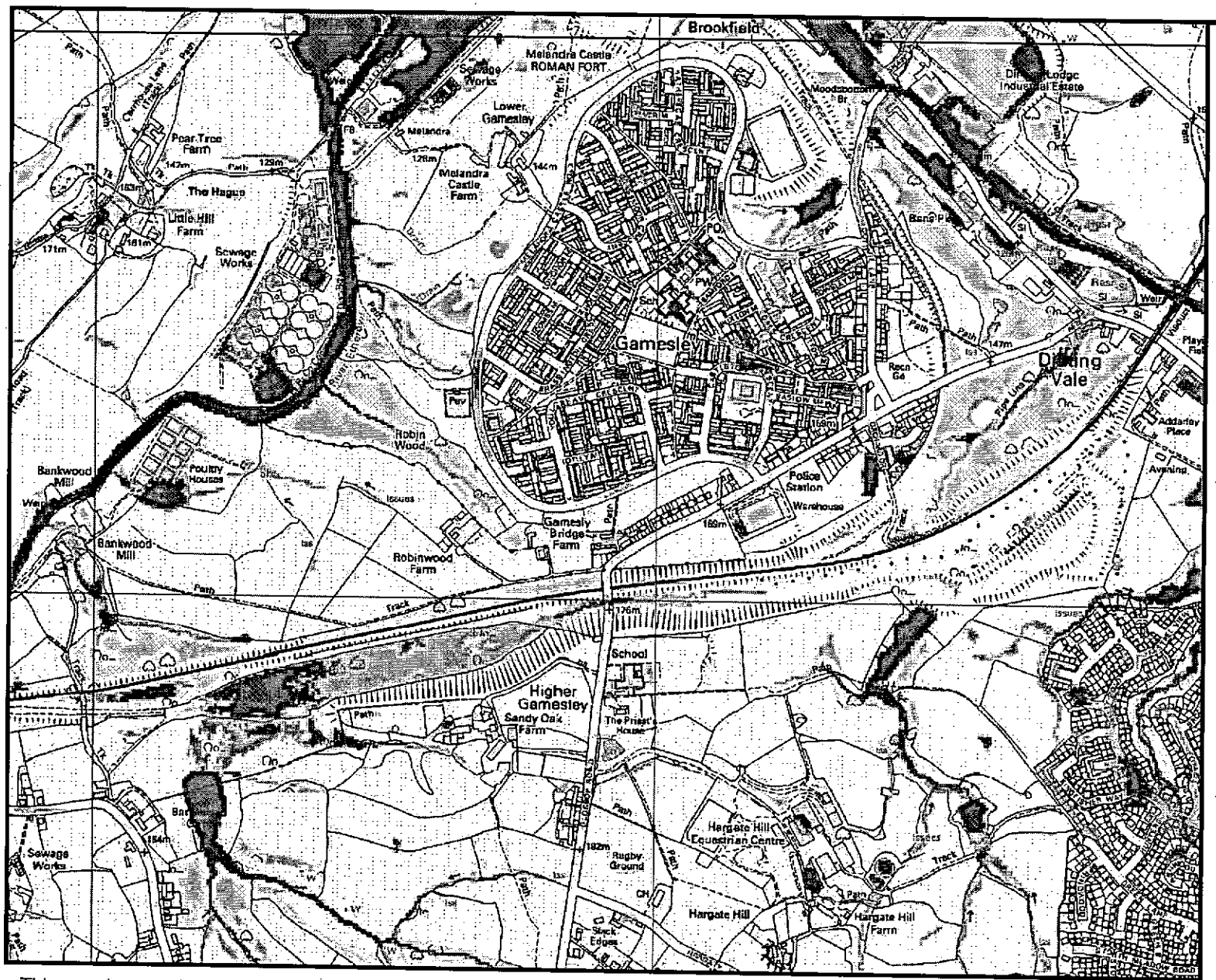
# Flood Map for Surface Water




**Note** - this map provides a general indication of the broad areas that may be at risk of surface water flooding. It is taken from a national assessment which takes broad account of drainage and typical storms which are likely to cause flooding, but these will vary locally and are therefore not appropriate everywhere.

## Important

- This information may be useful to help inform emergency & spatial planning and general awareness of surface water flood risk.
- It is not suitable for use at an individual property scale due to the method used.
- The information should not be interpreted as stating that the location you are interested in will or won't actually flood, but simply that it is in or not in an area shown at risk on the maps.
- As there are various sources of surface water information available, you should contact your local authority to ask them what surface water information best represents local conditions.

**Flood depths from rainfall with a 1 in 200 chance of occuring in any given year**

> 0.1m

> 0.3m

**1:10,000**

Data produced 2010.

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United Utilities

COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

# Commercial Drainage and Water Enquiry

**Responses to a drainage and water enquiry for commercial premises or development sites.**

**This document was ordered by: -**

**WSP Civils**

**3 White Rose Office Park**
**Millshaw Park Lane**
**Leeds**

**LS11 0DL**

**Client Ref:**

**FAO: Sarah Hamilton**

**This document was produced by: -**

**United Utilities Water PLC**
**Property Searches**
**Stephens Way**
**Goose Green**
**Wigan**
**WN3 6PJ**

**Telephone 0870 7510101**

**Facsimile 0870 7510102**

**e-mail -**
**property.searches@uuplc.co.uk**

**DX 719690 Wigan 8**

The information in this document refers to: -

**Property: FORMER VICKERSFURN WAREHOUSE GLOSSOP ROAD GAMESLEY GLOSSOP SK13 6EJ**

**For any queries relating to this report please e-mail or write to our Customer Liaison Team at our address quoting United Utilities' Reference Number: 804141**

The following records were searched in compiling this report:-
The Map of Public Sewers, the Map of Waterworks, Water and Sewerage billing records, Adoption of Public Sewer records, Building Over Public Sewer records, the Register of Properties subject to Internal Foul Flooding, Adoption of Public Water Mains records, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. All of these are held by United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP.

United Utilities Water PLC is liable in respect of the following: -

(i) any negligent or incorrect entry in the records searched;

(ii) any negligent or incorrect interpretation of the records searched; and

(iii) any negligent or incorrect recording of that interpretation in the search report

(iv) compensation payments

United Utilities Water PLC
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP.

**Interpretation of Drainage and Water Enquiry**

**Appendix 1 of this report contains definitions of terms and expressions used in the report.**

Informative Not Applicable

**Enquiries and Responses**

**The records were searched by Hazel Kay for United Utilities who does not have, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.**

**This search report was prepared by Hazel Kay for United Utilities who does not have, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.**

Informative The Terms and Conditions under which this response to enquiries is provided are laid out in Appendix 2.

**Commercial Drainage and Water Search Complaint Procedure**

United Utilities Water PLC offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made by telephone, in writing, by e-mail or by fax.

As a minimum standard United Utilities will:-

- endeavour to resolve any telephone contact or complaint at the time of the call, however, if that isn't possible, we will advise you on how soon we can respond.
- if you are not happy with our initial response, we will advise you to write in via email, fax or letter explaining the reasons why you are not satisfied.
- investigate and research the matter in detail and provide a written substantive response within 5 working days of receipt of your written complaint.
- depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.
- if your complaint is found to be justified, or we have made any substantive errors in your search result. We will provide you with a revised search and also undertake the necessary action to put things right as soon as practically possible. Customers will be kept informed of the progress of any action required.
- if you are still not satisfied with our response or action, we will refer the matter to a Senior Manager/ Company Director for review.

United Utilities

# COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

## Order Summary

To help understand the implications of the Drainage and Water Enquiries Report a summary guide to the content the full report is provided below. This guide should be read in the context of and with reference to the full report and associated guidance notes.

The following 3 classifications have been used to highlight whether or not the response to a particular question is something that would normally be expected or otherwise. The classifications are intended purely as a guide to assist in the understanding of the report and do not imply that the property is fit to purchase or otherwise and this decision will rest with the prospective purchaser and their professional advisers.

✓ This response represents the typical situation for a property.

⚑ The attention of the purchaser is drawn to this response. The purchaser may wish to make further investigations into this situation.

× This response represents an uncommon situation for a property and the purchaser should carefully consider its implications.

United Utilities

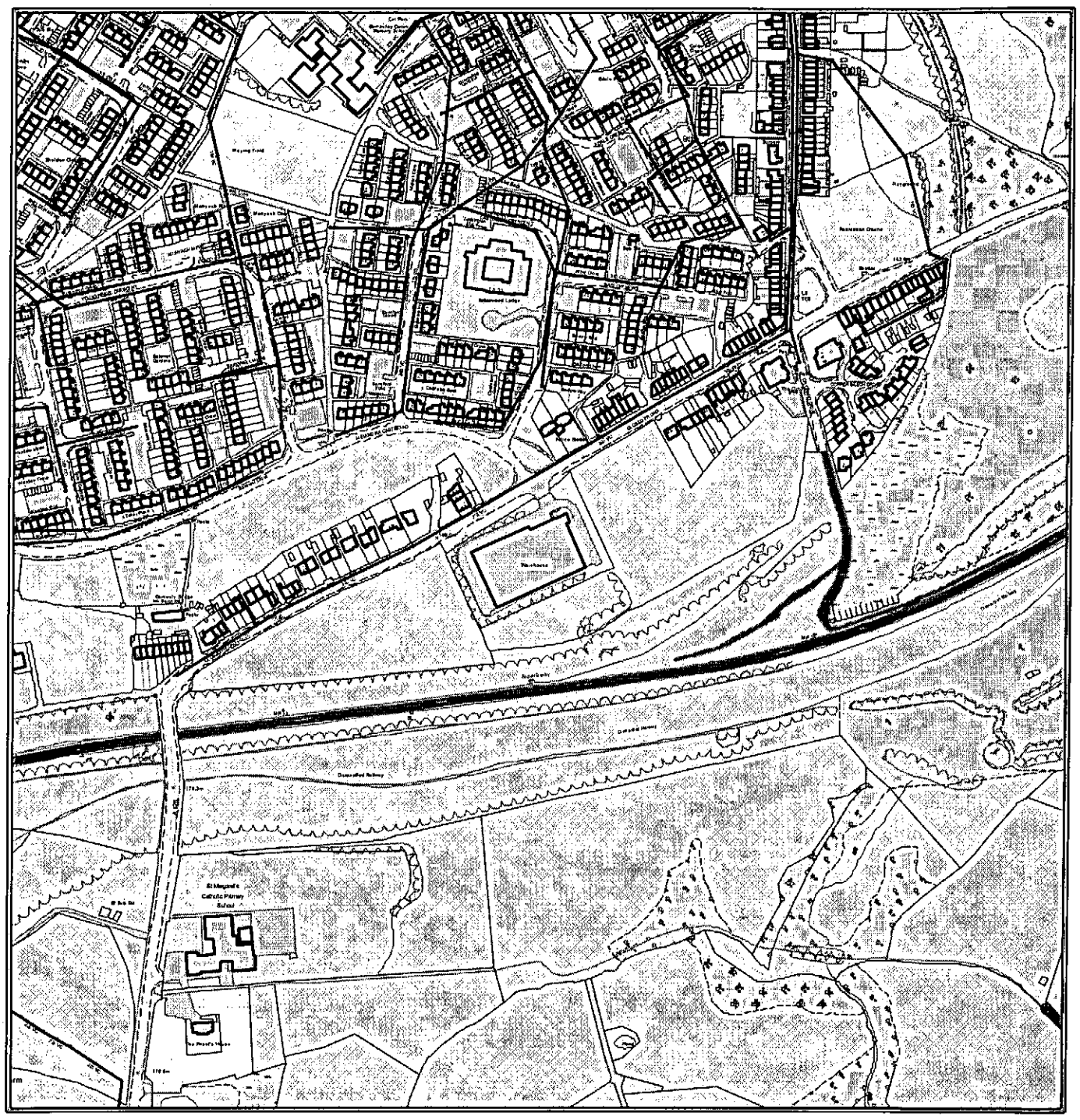
# COMMERCIALDW
## DRAINAGE AND WATER ENQUIRY

| Question | Report Schedule | Answer |
|---|---|---|
| 1 | Where relevant, please include a copy of an extract from the public sewer map. | Map provided ✓ |
| 2 | Where relevant, please include a copy of an extract from the map of waterworks. | Map provided ✓ |
| 3 | Does foul water from the property drain to a public sewer? | Yes ✓ |
| 4 | Does surface water from the property drain to a public sewer? | Yes ✓ |
| 5 | Is a surface water drainage charge payable? | Yes ✓ |
| 6 | Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property? | No ✓ |
| 7 | Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property? | Yes ✓ |
| 8 | Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement? | Not applicable ✓ |
| 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? | No ✓ |
| 10 | Is the property, or part of the property, at risk of internal foul flooding due to overloaded public sewers? | No ✓ |
| 11 | Please state the distance from the property to the nearest boundary of the nearest sewage treatment works. | See details ✓ |
| 12 | Is the property connected to mains water supply? | Yes ✓ |
| 13 | Are there any water mains, resource mains or discharge pipes within the boundaries of the property? | 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? | No ✓ |
| 15 | Is the property at risk of receiving low water pressure or flow? | No ✓ |
| 16 | Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year. | Pass ✓ |
| 17 | Please include details of any departures authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations. | N/A ✓ |
| 18 | Please include details of the location of any water meter serving the property. | See details ✓ |
| 19 | Who are the Sewerage and Water Undertakers for the area? | See details ✓ |
| 19 | Who are the water undertakers? | See details ✓ |
| 20 | Who bills the property for sewerage services? | See details ✓ |
| 21 | Who bills the property for water services? | See details ✓ |
| 22 | What is the current basis for charging for sewerage and water services at the property? | Measured ✓ |
| AQ 1 | Is there a current trade effluent charge being levied on this property? | No ✓ |

United Utilities

# COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

**SEWER RECORD** FORMER VICKERSFURN WAREHOUSE GLOSSOP ROAD GAMESLEY GLOSSOP SK13 6EJ



**The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.**

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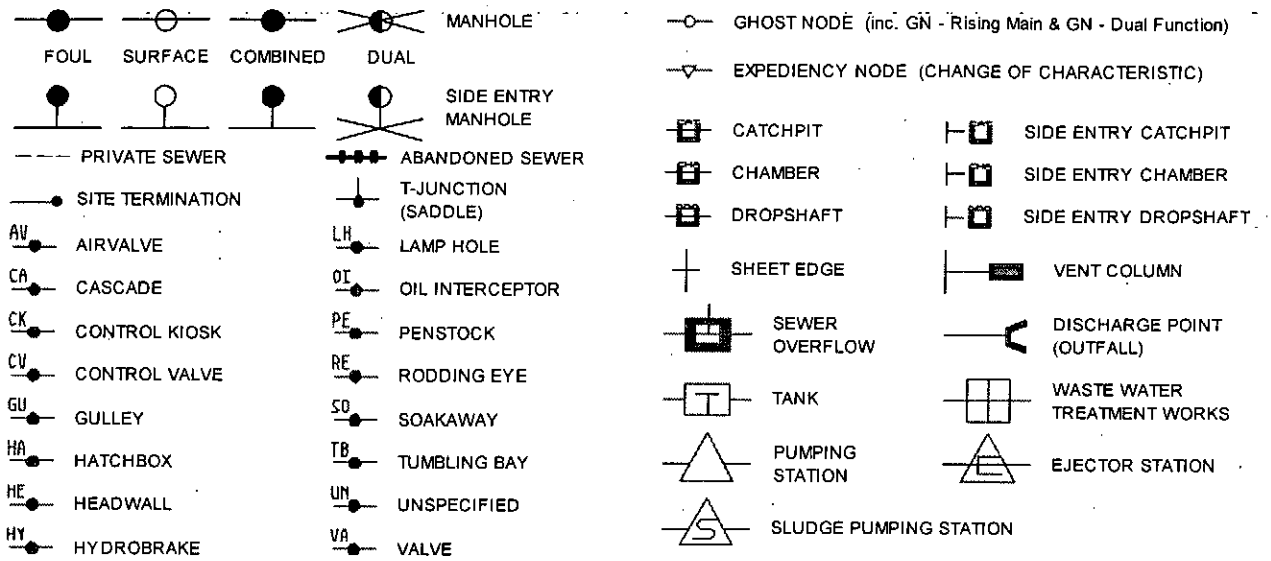
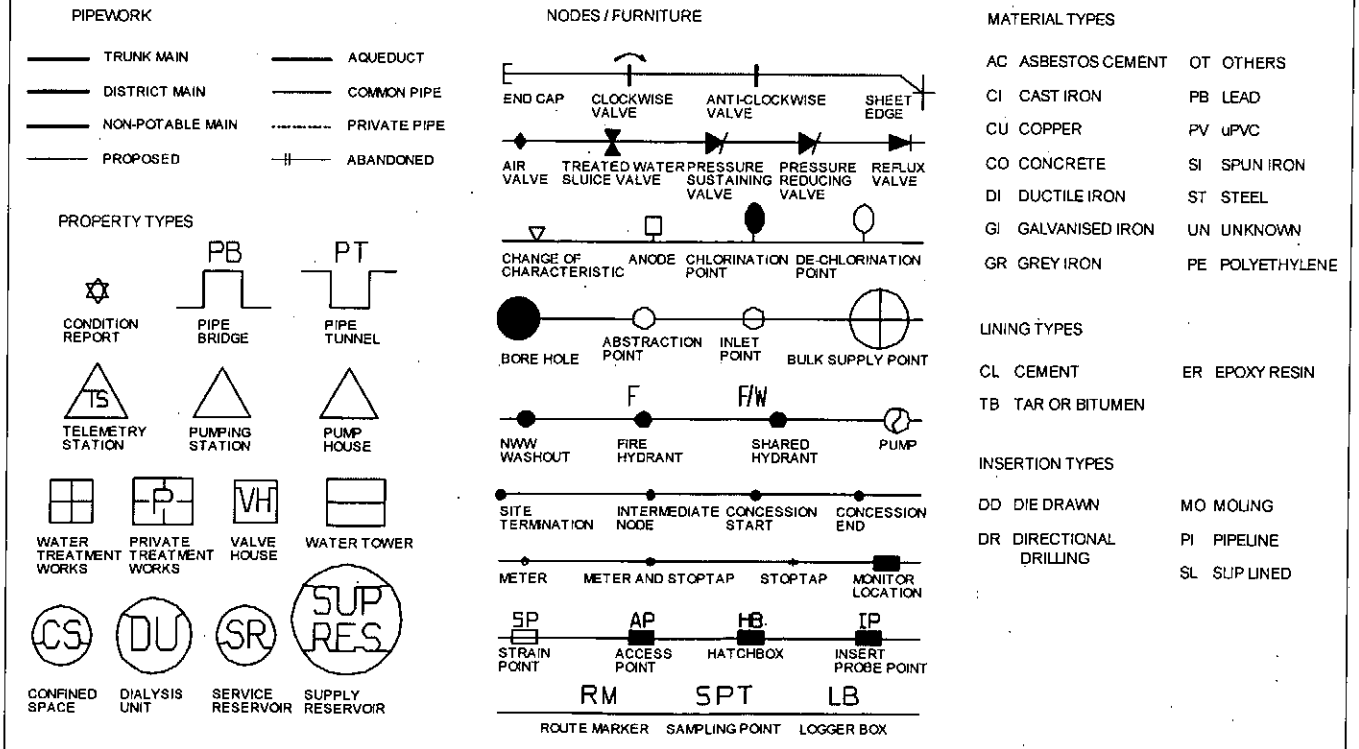
United Utilities

# COMMERCIALDW
## DRAINAGE AND WATER ENQUIRY

## WASTE WATER SYMBOLOGY



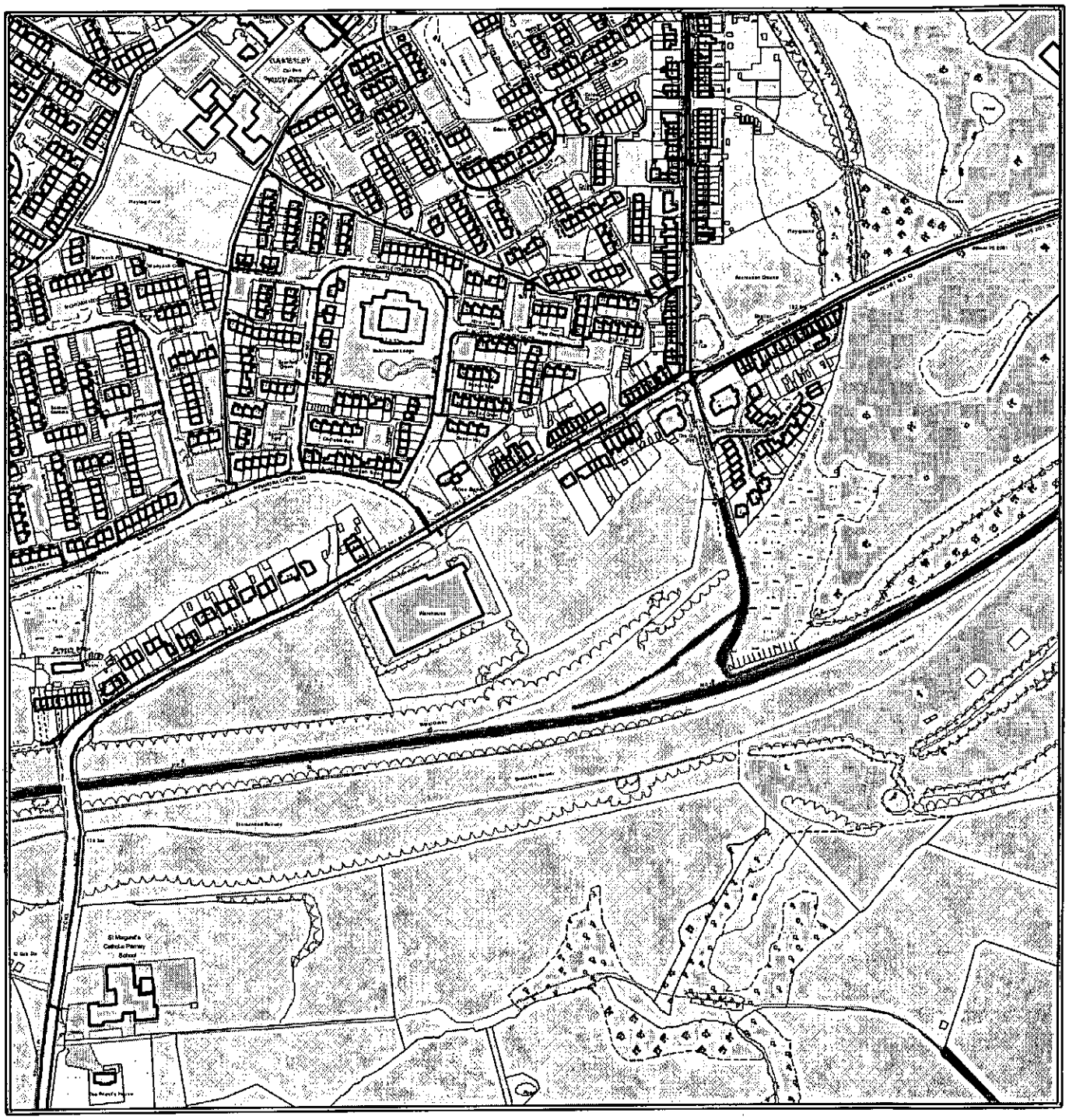

## CLEAN WATER SYMBOLOGY



United Utilities

# COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

**WATER RECORD** FORMER VICKERSFURN WAREHOUSE GLOSSOP ROAD GAMESLEY GLOSSOP SK13 6EJ



**The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.**

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**Question 1** **Where relevant, please include a copy of an extract from the public sewer map.**

**Answer** **A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.**

Informative

Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.
The Sewerage Undertaker is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
Sewers 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 that these details are checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract, for information only.
The presence of a public sewer running within the boundary of the property may restrict further development within it.

The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out work.

**Question 2** **Where relevant, please include a copy of an extract from the map of waterworks.**

**Answer** **A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.**

Informative

The "water mains" in this context are those which are vested in and maintainable by the Water Undertaker under statute.
Assets other than public water mains may be shown on the plan, for information only.
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.
If an extract of the public water main record is enclosed, it 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.
The presence of a public water main running 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 3** **Does foul water from the property drain to a public sewer?**

**Answer** **Records indicate that foul water from the property drains to a public sewer.**

Informative Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system, and do not hold details of these.
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.
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.
If 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?**

**Answer** **Records indicate that surface water from the property does drain to a public sewer.**

Informative Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system and do not hold details of these.
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.
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 drainage charge. Details can be obtained from the Sewerage Undertaker.
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.
If 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?**

**Answer** **Records confirm that a surface water drainage charge is payable for the property.**

Informative Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.
Where surface water charges are payable but 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 drainage charge. Details can be obtained from the Sewerage Undertaker.

**Question 6** **Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?**

**Answer** **The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, it has not always been a requirement for such public sewers, disposal mains or lateral drains to be recorded on the public sewer map. It is therefore possible for unidentified sewers, disposal mains or lateral drains 'to exist within boundaries of the property.'**

Informative

The boundary of the property has been determined by reference to the Ordnance Survey record.
The presence of a public sewer running within the boundary of the property may restrict further development. The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out work.
Sewers 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 that these details be checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract, for information only.

**Question 7** **Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?**

**Answer** **The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property.**

Informative

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.
The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
Sewers 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 that these details are checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract for information only.

**Question 8** **Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**

**Answer** **The property is part of an established development and is not subject to an adoption agreement.**

Informative This enquiry is of interest to purchasers of new property who will want to know whether or not the property will be linked to a public sewer.
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.
Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

**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?**

**Answer** **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.**

Informative Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.
Prior to 2003 United Utilities Water PLC had sewerage agency agreements with the local authorities, therefore details of any agreements/consents or rejections may not have been forwarded on to our offices before this date.

**Question 10** **Is the property, or part of the property, at risk of internal foul flooding due to overloaded public sewers?**

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

Informative

A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
"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.
"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.
Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included in the At Risk Register.
Properties may be at risk of flooding but not included in the Register where flooding incidents have not been reported to the Sewerage Undertaker.
Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.
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.**

**Answer** **The nearest Sewage Treatment Works is 0.51 miles (0.82km), West North West of the property. The name of the Sewage Treatment Works is GLOSSOP WWTW (MELANDRA).**

**The owner is United Utilities.**

Informative

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated i.e. the property may not necessarily drain to this works.
The Sewerage Undertaker's 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 above that has not been identified. As a responsible utility operator, United Utilities Water PLC seeks to manage the impact of odour from operational sewage works on the surrounding area. This is done in accordance with the "Code of Practice on Odour Nuisance from Sewage Treatment Works" issued via the Department of Environment, Food and Rural Affairs (DEFRA). This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works. However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit www.unitedutilities.com.

**Question 12** **Is the property connected to mains water supply?**

**Answer** **Records indicate that the property is connected to mains water supply.**

Informative Details of private supplies are not kept by the Water Undertaker. The situation should be checked with the current owner of the property.

**Question 13** **Are there any water mains, resource mains or discharge pipes within the boundaries of the property?**

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

Informative The boundary of the property has been determined by reference to the Ordnance Survey record.
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?**

**Answer** **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.**

Informative This enquiry is of interest to purchasers of new premises who will want to know whether or not the property will be linked to the mains water supply.

**Question 15** **Is the property at risk of receiving low water pressure or flow?**

**Answer** **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.**

Informative

The boundary of the property has been determined by reference to the Ordnance Survey record.

"Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.

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).

The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap. 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 10 metres head on the customers' side of the main stop tap is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing Handbook.

Allowable exclusions:

The Water Undertaker is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.

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. Water Undertakers should exclude from the reported DG2 - (Low Pressure Register) figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year Water Undertakers may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance:

Water Undertakers should not report under DG2 - (Low Pressure Register) low pressures caused by planned maintenance.

It is not intended that Water Undertakers identify the number of properties affected in each instance. However, Water Undertakers must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded from DG2 - (Low Pressure Register) because of planned maintenance, are actually caused by maintenance.

One-off incidents:

This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves or booster pumps); fire fighting 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.

Low pressure incidents of short duration:

Properties affected by low pressures that 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 DG2 - (Low Pressure Register) figures.

**Question 16** **Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.**

**Answer** **The analysis confirmed that all tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations.**

Informative

Water Undertakers have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000.
However, the occupier is responsible for any deterioration in water quality that is a result of the private distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.
In England and Wales these Regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 Regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value which would be detrimental to public health.
Water quality is normally tested at the tap used for public consumption, usually in the kitchen.
If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your Water Undertaker. For contact details please see Question 19.
The Water Undertaker carries out a monitoring programme to establish water quality that includes random sampling from properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the private distribution system.
The data collected by the Water Undertaker is subject to external review by the Drinking Water Inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the Water Undertaker's operation can be examined. Further information may be found at www.dwi.gov.uk.
If you require further advice regarding these failures please see Question 19 for contact details.

**Question 17** **Please include details of any departures authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.**

**Answer** **There are no such authorised departures for the water supply zone.**

Informative Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
For contact details please see Question 19.

**Question 18** **Please include details of the location of any water meter serving the property.**

**Answer** **Records indicate that the property is served by a water meter, which is not located within the property which is or forms part of the property, and in particular is located:- behind boundary wall left of entrance.**

Informative Where the property is not served by a meter and the customer wishes to consider this method of charging they should contact:

United Utilities Water PLC, PO Box 246, Warrington, WA55 1EA, Tel: 0845 3037744, Internet; www.unitedutilities.com

**Question 19** **Who are the Sewerage and Water Undertakers for the area?**

**Answer** **United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP is the sewerage undertaker for the area and United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP is the water undertaker for the area.**

Informative Not Applicable

**Question 20** **Who bills the property for sewerage services?**

**Answer** **The property is billed for sewerage services by United Utilities Water PLC, P O Box 453, Warrington, WA55 1SE, Tel: 0845 746 2200, Internet: www.unitedutilities.com**

Informative Notification of the change of occupancy on completion of sale should be made to this address.

**Question 21** **Who bills the property for water services?**

**Answer** **The property is billed for water services by United Utilities Water PLC, P O Box 453, Warrington, WA55 1SE, Tel: 0845 746 2200, Internet: www.unitedutilities.com**

Informative Notification of the change of occupancy on completion of sale should be made to this address.

**Question 22** **What is the current basis for charging for sewerage and water services at the property?**

**Answer** **The charges are based on actual volumes of water measured through a water meter ("metered supply").**

Informative Water and Sewerage Undertakers' full charges are set out in their charges schemes which are available from the relevant Undertaker free of charge upon request.
The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a Water or Sewerage Undertaker. Details are available from the Office of Water Services (OFWAT) Web Site: www.ofwat.gov.uk.

## Additional Questions

**Additional Question 1** **Is there a current trade effluent charge being levied on this property?**

**Answer** **There is no record of a Trade Effluent charge being levied in respect of the property. To obtain a Consent contact The Regulatory Controller Trade Effluent on 0845 746 2200.**

Informative The owner/occupiers of Trade Premises do not have the right to discharge Trade Effluent to the public wastewater network. Any Trade Effluent Discharge Consent will be issued under Section 118 of the Water Industry Act 1991 and will be subject to conditions set by the Sewerage Undertaker.

Generally these conditions are to ensure:
a) The Health and Safety of staff working within the wastewater network and at wastewater treatment plants.
b) The apparatus of the wastewater network is not damaged.
c) The flow of the contents of the wastewater network is not restricted.
d) Equipment, plant, and processes at treatment works are not disrupted or damaged.
e) Treatment of sewage sludge is not impeded and sludges are disposed of in an environmentally friendly manner.
f) Final effluent discharge from wastewater treatment plants has no impact on the environment or prevents the receiving waters from complying with EU Directives.
g) Potential damage to the environment via storm water overflows is minimised.

Disputes between an occupier of a Trade Premise and the Sewerage Undertaker can be referred to the Director General of Water Services (OFWAT).
Protecting Public Sewers - Discharges Section 111 of the Water Industry Act 1991, places prohibition on the discharge of the following into a public sewer, drain or a sewer that communicates with a public sewer.
i) Any matter likely to injure the sewer or drain, to interfere with the free flow of its contents or to affect prejudicially the treatment or disposal of its contents.
ii) Any chemical refuse or waste steam or any liquid of temperature higher than 43.3 degrees Celsius (110 degrees Fahrenheit).
ii) Any petroleum spirit or carbide of calcium.
On summary conviction offences under this Section carry a fine not exceeding the statutory maximum or a term of imprisonment not exceeding two years, or both.

**Additional Question 2** **Is there an easement affecting the property?**

**Answer** **There is no record of a formal easement agreement affecting this property.**

Informative Not Applicable.

## Appendix 1 - General Interpretation

1. (1) In this Schedule-

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31st December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-
(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
(b) is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid;

"financial year" means the twelve months ending with 31st March;

"lateral drain" means-
(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act (e);

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

"maintenance period" means the period so specified in an adoption agreement as a period of time-
(a) from the date of issue of a certificate by a Sewerage Undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
(b) until the date that private sewer or lateral drain is vested in the Sewerage Undertaker;

"map of waterworks" means the map made available under Section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a Sewerage Undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a Sewerage Undertaker in its capacity as such, whether vested in that undertaker-
(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);

(c) under Section 179 of the 1991 Act (k); or
(d) otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-
(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
(b) giving or taking a supply of water in bulk;

"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a Sewerage Undertaker for the purpose of carrying out its functions;

"Sewerage Undertaker" means the company appointed to be the Sewerage Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water Undertaker, which is used or to be used by a Water Undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

"water supplier" means the company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zone" means the names and areas designated by a Water Undertaker within its area of supply that are to be its water supply zones for that year; and

"Water Undertaker" means the company appointed to be the Water Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

(2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

(a) 1991 c. 56.
(b) S.I. 2000/3184. These Regulations apply in relation to England.
(c) S.I. 2001/3911. These Regulations apply in relation to Wales.
(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
(e) Various amendments have been made to Sections 102 and 104 by Section 96 of the Water Act 2003.
(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
(i) 1989 c. 15.
(j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

United Utilities

COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

## Appendix 2

# DRAINAGE AND 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

Definitions
'Company' means United Utilities Water PLC who produces the Report
'Order' means any request completed by the Customer requesting the Report.
'Report' means the drainage and/or water report prepared by The Company in respect of the Property.
'Property' means the address or location supplied by the Customer in the Order.
'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.
'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

Agreement
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.

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

The Report
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:-

2.1 The information contained in the Report can change on a regular basis so The Company cannot be responsible to the Customer and 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 Client.

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.

2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.

2.4 The Report provides information as to the location & connection of existing services and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and The Company cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

Liability
3. The Company shall not be liable to the Client for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control or the acts or omissions of any party for whom The Company are not responsible.

3.1 Where a report is requested for an address falling within a geographical area where two different Companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by either Company will remain with that Company in respect of the accuracy of the information supplied. A Company supplying information which has been provided to it by another Company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the Company from which the information was obtained.

3.2 The Report is produced for use in relation to mixed residential and commercial properties, small commercial premises, commercial developments of domestic properties or commercial properties for intended occupation by third parties and the Company's entire liability in respect of all causes of action 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 £2,000,000.

3.3 The Company shall accept liability for death or personal injury arising from its negligence.

Copyright and Confidentiality
4. 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

4.1 The Customer or Client is entitled to make copies of the Report but may only copy the maps contained in the, or attached to the Report, if they have an appropriate Ordnance Survey licence.

4.2 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.

4.3 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.

4.4 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 4.1 to 4.4 inclusive.

Payment
5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with The Company for payment for Reports, The Company must receive payments for Reports in full before the Report is produced. For Customers or Clients with accounts, payment terms will be as agreed with The Company.

General
6. 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.

6.1 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

6.2 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.