

Appendix 3 – United Utilities Water Asset Plans

Commercial Drainage and Water Enquiry

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

This document was ordered by: -

Searchflow Ltd

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Client Ref: SF26176514000

FAO:

This document was produced by: -

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The information in this document refers to: -

**Property: LAND NORTH WEST OF HENTHORN ROAD CLITHEROE LANCASHIRE
BB7 2QF**

For any queries relating to this report please e-mail, write or phone our Customer Liaison Team at the above address quoting United Utilities' Reference Number: 1365177

1. Section one: Introduction

The following records were searched in compiling this report:-

- * The map of the public sewers
- * The map of the waterworks
- * Water and Sewerage connection records
- * Adoption of public sewer records
- * Building over public sewers records
- * The properties subject to internal foul flooding
- * Adoption of public water mains records
- * The properties subject to poor water pressure and
- * Water supply clarification.

All these are held by United Utilities Water Limited, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP.

Please Note - We must make you aware that due to the introduction of the open market with effect from 1st April 2017 for commercial customers, Property Searches will no longer be able to resolve issues regarding some discrepancies within the report. Due to the change in the structure of the market the retailer is now responsible for taking ownership of certain issues, particularly relating to billing/tariff charges as well as, but not limited to change of usage of a property.

If you are planning works anywhere in the North West, please read our access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

United Utilities Water Limited
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.

Enquiries and Responses

The records were searched by Daniel Burthem 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 Daniel Burthem 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.

Appendix 2 of this report contains the terms and conditions of sale

Appendix 3 of this report contains our formal complaints procedures

Commercial drainage and water search complaint procedure

In the event of any queries relating to this report please e-mail, write or phone our Customer Liaison Team at the address above quoting United Utilities reference. We will endeavour to resolve any telephone contact or complaint at the time of the call

Whilst we always try to resolve all complaints straightaway, if this is not possible and you are not happy with the course of action taken by us, you can ask us to escalate the issues internally or take your complaint to an independent third party.

We will listen to your complaint and do our best to deal with it immediately.

If we fail to give you a written substantive response within 5 working days Property Searches will compensate our client the original fee paid for a Property Searches Commercial Drainage and Water enquiry, regardless of the outcome of your complaint.

If it is a complex issue requiring more time, we will still get back to you within 5 days and notify you of progress and update you with the new timescales.

If we consider your complaint to be justified we will or we have made any errors that substantially change to outcome of the search we will-

- Refund your search fee
- Provide you with a revised search
- Take the necessary action within our power to put things right
- Keep you informed of any action required

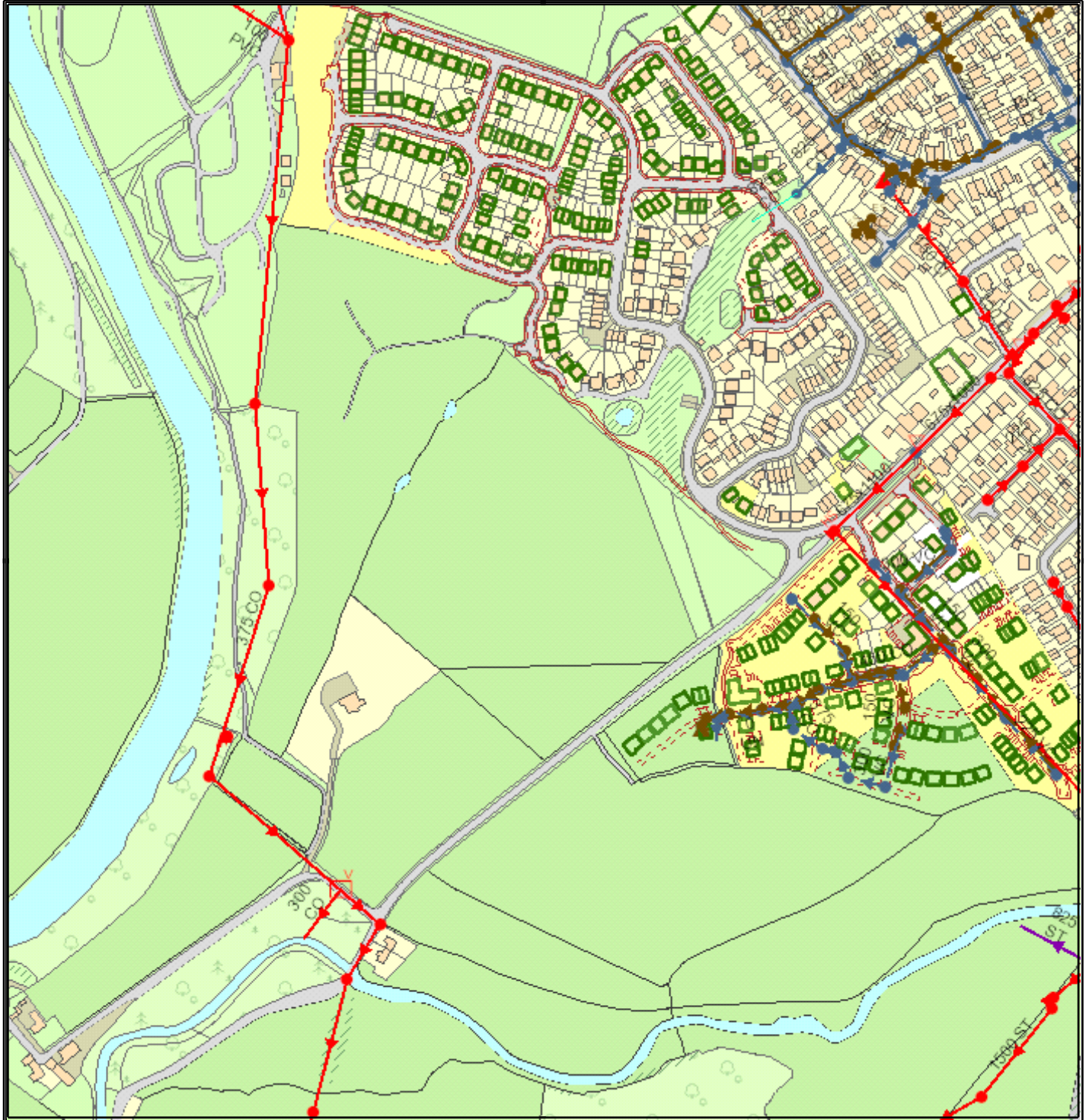
If we cannot resolve your complaint or have failed to comply with the complaints procedure you can:

- Let us know and we can escalate your complaint
- Refer the issue to an independent body of your choice.

To help understand the implications of the Drainage and Water Enquiries Report a summary guide to the content of the full report is provided below.

-  *The attention of the purchaser is drawn to this response. The purchaser may wish to make further investigations into this situation.*
-  *This response represents the typical situation for a property.*
-  *This response represents an uncommon situation for a property and the purchaser should carefully consider its implications.*

Question	Report Schedule	Answer
1 Where relevant, please include a copy of an extract from the public sewer map.		Yes & in vicinity 
2 Where relevant, please include a copy of an extract from the map of waterworks.		Yes & in vicinity 
3 Does foul water from the property drain to a public sewer?		Plot of Land 
4 Does surface water from the property drain to a public sewer?		Plot of Land 
5 Is a surface water drainage charge payable?		No 
6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?		None 
6.1 Does the public sewer map indicate any pumping station or any other ancillary apparatus within the boundaries of the property?		None 
7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?		None 
7.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?		None 
8.1 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?		No 
8.2 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?		No 
9 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?		None 
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.		Yes 
12 Is the property connected to mains water supply?		Plot of Land 
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 building at risk of receiving low water pressure or flow?		No 
16 What is the clarification of the water supply for the property?		Very Soft 
18 Please include details of the location of any water meter serving the property.		No Meter 
19 Who is responsible for providing the sewerage services for the property?		United Utilities 
19 Who is responsible for providing the water services for the property?		United Utilities 
20 Who bills the property for sewerage services?		Not Billed 
21 Who bills the property for water services?		Not Billed 
AQ1 Has a customer been granted a trade effluent consent at this property?		No 
AQ2 Is there an easement affecting the property?		No 

SEWER RECORD LAND NORTH WEST OF HENTHORN ROAD CLITHEROE LANCASHIRE BB7 2QF


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 Limited will not accept any liability for any damage caused by the actual positions being different from those shown.

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Waste Water Symbolology

Combined	Foul	Surface	Overflow					
				Manhole				WW pumping station
				Manhole, side entry				Inspection chamber
				Public sewer				Extent of survey
				Private sewer				Head of system
				S104 sewer				Soakaway
				Rising main, public				Rodding eye
				Rising main, private				Lamp hole
				Rising main, S104				T junction/saddle
				Highway drain, private				Gully
				Screen chamber				Air valve
				Discharge point				Non return valve
				Outfall				Sewer overflow
				Control kiosk				Cascade
				Sludge main				Flow meter

Abandoned pipe			
	Public sewer		
	Rising main		
	Private sewer		
	Sludge main		

Manhole function			
FO	Foul		
SW	Surface Water		
CO	Combined		
OV	Overflow		

Sewer shape			
CI	Circular	U	Unspecified
EG	Egg	SQ	Square
OV	Oval	TR	Trapezoidal
FT	Flat top	AR	Arch
RE	Rectangular	BA	Barrel
		HO	Horse shoe

Sewer material			
AC	Asbestos cement	DI	Ductile iron
BR	Brick	VC	Vitrified clay
CO	Concrete	PP	Polypropylene
CSB	Concrete segment	PF	Pitched fibre
CSU	Concrete segment	MA	Masonry, coursed
CC	Concrete box culverted	MA	Masonry, random
PSC	Plastic	RP	Reinforced plastic
GR	Glass reinforced	CI	Cast iron
GRP	Glass reinforced	SI	Spun iron
PVC	Polyvinyl chloride	ST	Steel
PE	Polyethelene	U	Unspecified

WW treatment works
Septic tank
Vent column
Network storage tank
Orifice plate
Vortex chamber
Penstock chamber

Abandoned pipe

	Public sewer
	Rising main
	Private sewer
	Sludge main

Manhole function

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

Sewer shape

CI	Circular	U	Unspecified
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AC	Asbestos cement	DI	Ductile iron
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CSB	Concrete segment	PF	Pitched fibre
CSU	Concrete segment	MA	Masonry, coursed
CC	Concrete box culverted	MA	Masonry, random
PSC	Plastic	RP	Reinforced plastic
GR	Glass reinforced	CI	Cast iron
GRP	Glass reinforced	SI	Spun iron
PVC	Polyvinyl chloride	ST	Steel
PE	Polyethylene	U	Unspecified

Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water

Air Valve

AC Valve, open

AC Valve, closed

CC Valve, open

CC Valve, closed

Non Return Valve

Pressure Management Valve

OMS Valve

Stop Tap

Flow Meter

Domestic Meter

Commercial Meter

Pump

Hydrant

Fire Hydrant

Anode

Chlorination Point

De-chlorination Point

Strainer Point

Access Point

Hatch Box

IP Point

Sampling Station

Logger Box

Bore Hole

Bulk Supply Point

Inlet Point

End Cap

Site Termination

Change of Characteristic

Property Types

Water Tower

Valve House

Booster Pumping Station

Intake Pumping Station

Water Treatment Works

Supply Reservoir

Service Reservoir

Impounding Reservoir

Pipe Bridge

Condition Report

Material Types

AC	Asbestos Cement
CI	Cast Iron
CU	Copper
CO	Concrete
DI	Ductile Iron
GI	Galvanised Iron
GR	Grey Iron
OT	Others
PB	Lead
PV	uPVC
SI	Spun Iron
ST	Steel
UN	Unknown
PE	Ployethelene

Lining Types

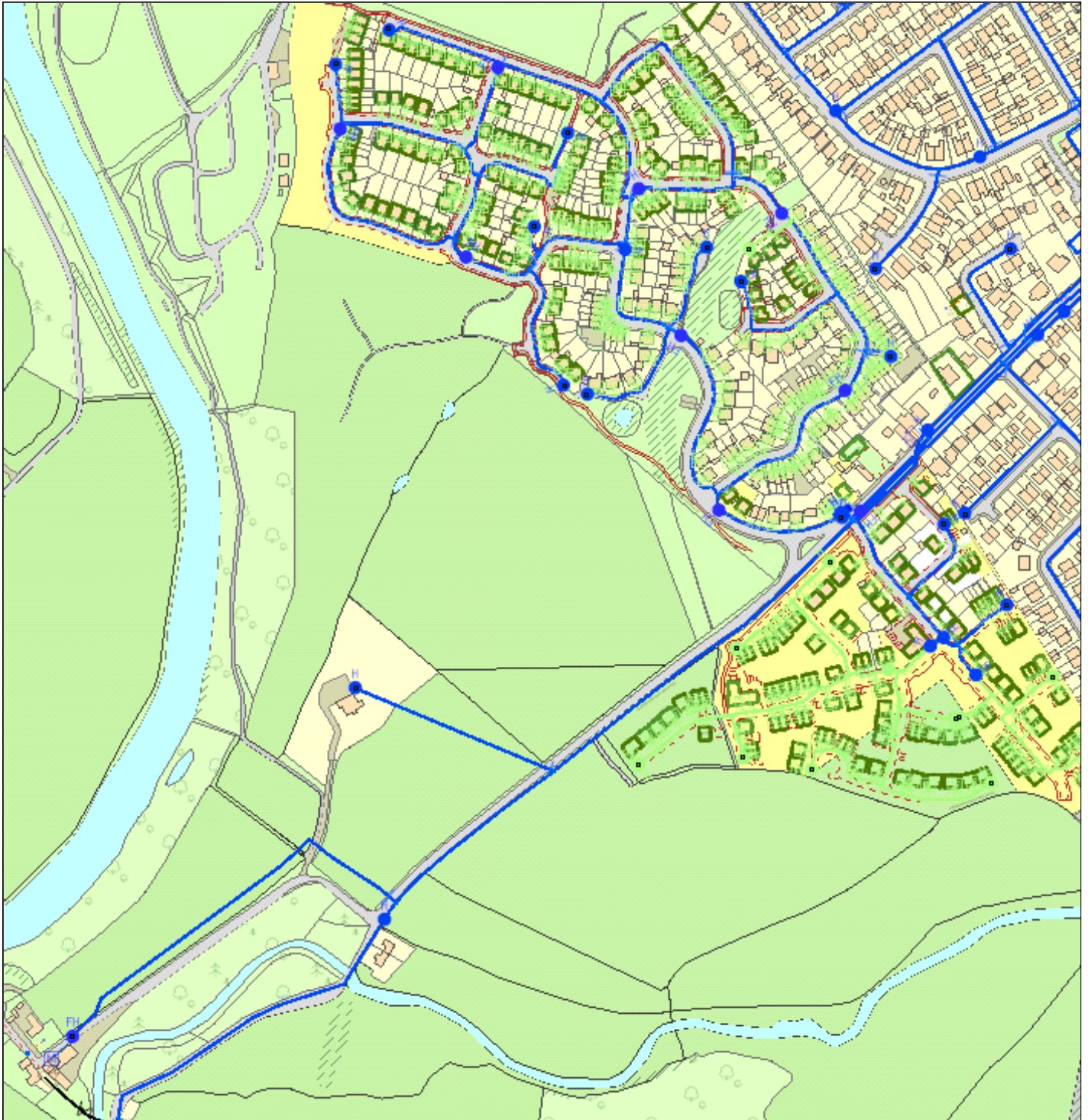
CL	Cement Lining
TB	Tar or Bitumen
ERL	Epoxy Resin

Insertion Types

DD	Die Drawn
DR	Directional Drilling
MO	Moling
PI	Pipeline
SL	Slip Lined

Symbology for proposed assets is the same as above, but shown in **green**.

Symbology for abandoned assets is the same as above, but shown in **black**.

WATER RECORD LAND NORTH WEST OF HENTHORN ROAD CLITHEROE LANCASHIRE BB7 2QF


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 Limited 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 within the vicinity of the property is included.**

Informative 1. The Water Industry Act 1991 defines Public Sewers as those which (United Utilities) have responsibility for. Other assets and rivers, water courses, ponds, culverts or highway drains may be shown for information purposes only.

2. Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

3. 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 **This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer.**

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 **This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer. If the property was constructed after the 6th April 2015 the surface water drainage may be served by a sustainable drainage system.**

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 not payable for the property.**

Informative Since 1st April 2017 commercial customers can choose their retailer for clean, waste or both services. For more information on any applicable surface water charges you will need to contact the current owner of the property to find out who the current retailer is. Details of the retailer for a property can be found on the current occupiers bill. For a list of all potential retailers of water and waste water services for the property please visit www.open-water.org.uk.

Please note if the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer.

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 included indicates that there are no public sewers, disposal mains or lateral drains within the boundary of the property. However from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map which may further prevent or restrict development of the property. If you are considering any future development at this property which may require build over consent, please complete the enquiry form by accessing the following link <http://www.unitedutilities.com/planning-wastewater-guidance.aspx>.**

Informative The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.
The presence of a public sewer running within the boundary of the property may restrict further development.

United Utilities has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of United Utilities 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. Please note if the property was constructed after 1st July 2011 any sewers and/or lateral drains within the boundary of the property are the responsibility of the householder.

Question 6.1 Does the public sewer map indicate any pumping station or any other ancillary apparatus within the boundaries of the property?

Answer The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within the boundaries of the property. However, from the 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time

Informative From 1 October 2016 United Utilities will be responsible for private pumping stations (though we may take ownership of some stations before this date) that either:

- serve a single property, and are outside the property boundary or
- serves two or more properties

Only private pumping stations installed before 1st July 2011 will be transferred into our ownership. United Utilities will be responsible for all associated costs, maintenance, repairs and any necessary upgrade work.

United Utilities has rights of access to maintain this asset on a regular basis.

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

Informative From 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

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.

Where the property is part of a very recent or ongoing development and the sewers/pumping station are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains, sewers and pumping stations for which they will hold maintenance and renewal liabilities.

Question 7.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

Answer The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within 50 metres of any buildings within the property. However, from 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time.

Informative From 1 October 2016 United Utilities will be responsible for private pumping stations (though we may take ownership of some stations before this date) that either:
" serve a single property, and are outside the property boundary or
" serves two or more properties
Only private pumping stations installed before 1st July 2011 will be transferred into our ownership. United Utilities will be responsible for all associated costs, maintenance, repairs and any necessary upgrade work.

Where the property is part of a very recent or ongoing development and the sewers/pumping station are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains, sewers and pumping stations for which they will hold maintenance and renewal liabilities.

Question 8.1 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 Records confirm that foul sewers and/or lateral drains serving the development, of which the property forms part 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 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 8.2 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 surface water sewer(s) and/or surface water lateral drain(s) are not the subject of an adoption agreement and it is recommended that responsibility for maintenance of these is checked with the Developer as this may be due to a Sustainable Drainage

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 From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have granted approval or been consulted about any plans to erect a building or extension on the property over or in the vicinity of these assets.

Prior to 2003 United Utilities Water Limited 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.

Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

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

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

Informative

1. 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.
2. "Internal flooding" from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
3. These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.
4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included.
5. Properties may be at risk of flooding but not included where flooding incidents have not been reported to the Sewerage Undertaker.
6. Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.
7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker.
8. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

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 0.29 miles (0.46 km), South East of the property. The name of the Sewage treatment works is CLITHEROE WWTW.

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 Limited 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 This enquiry relates to a plot of land or a recently built property. It is recommended that the water supply proposals are checked with the developer.

Informative If the property is supplied by private water mains please note that 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 building at risk of receiving low water pressure or flow?

Answer **Records confirm that the building is not recorded 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 report 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.

Allowable exclusions:

The Water Undertaker to include in the 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 exclude from 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 will not report 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 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.

It should be noted that low water pressure can occur from private water mains, private supply pipes (the pipework from the external stop cock to the property) or internal plumbing which are not the responsibility of the Water Undertaker. This report excludes low water pressure from private water mains, supply pipes and internal plumbing and the Water Undertaker makes no comment upon this matter.

Question 16
What is the clarification of the water supply for the property?
Answer

The water supplied to the property has an average water hardness of 54 mg/l calcium carbonate which is defined as very soft by United Utilities.

Informative

The hardness of water is due to the presence of calcium and magnesium minerals that are naturally present in the water. The usual signs of a hard water supply are scaling inside kettles, poor lathering of soaps and scum.

What is water hardness?

Hard water is formed when water passes through or over limestone or chalk areas and calcium and magnesium ions dissolve into the water. The hardness is made up of two parts: temporary (carbonate) and permanent (non-carbonate) hardness. When water is boiled, calcium carbonate scale can form, which can deposit on things like kettle elements. The scale will not stick to kettles that have a plastic polypropylene lining but will float on the surface. The permanent hardness that comprises calcium and magnesium sulphate does not go on to form scale when heated or boiled.

How is water hardness measured?

Hardness is usually expressed in terms of the equivalent quantity of calcium carbonate (CaCO_3) in milligrams per litre or parts per million. You may also see hardness expressed as degrees of hardness in Clark (English) degrees, French or German degrees. Interconversion between the different measurements can be made by using the appropriate conversion factors below.

There are no standard levels as to what constitutes a hard or a soft water. Table 1 gives an indication of the equivalents of calcium and calcium carbonate and the relative degree of hardness.

Water quality standards

There are no regulatory standards for water hardness in drinking water.

Water hardness in the North West

The majority of raw water in the United Utilities region comes from upland surface water reservoirs. The water in the reservoirs has little chance of passing through rocks and to dissolve the minerals that make water hard. Therefore, the majority of water in this region is soft or very soft. We supply water from a number of boreholes in the south of the region that are reasonably hard, but these tend to be blended with softer sources to meet demand. No water supply in the North West is artificially softened.

Can hard water be softened?

Yes, water can be softened artificially by the installation of a water softener or the use of 'jug type' filters. Medical experts recommend that a non-softened supply is maintained for drinking purposes because softened water may contain high levels of sodium. Softeners should be fitted after the drinking water tap and comply with the requirements of the Water Supply (Water Fittings) Regulations 1999. They should be maintained in accordance with manufacturers' instructions.

If you're interested in finding out more about the quality of your drinking water, please visit www.unitedutilities.com/waterquality and enter your postcode..

The Drinking Water Inspectorate is responsible for ensuring the quality of public water supplies. Visit their website at: www.dwi.defra.gov.uk

Table 1 Drinking water hardness

mg Ca/l	mg CaCO_3 /l	Clark Degrees	French Degrees	German Degrees	Hardness
<30	<75	<5.3	<7.5	<4.2	Very soft
30-50	75 – 125	5.3 – 8.8	7.5 – 12.5	4.0 – 7.0	Soft
50-100	125 – 250	8.8 – 17.5	12.5 – 25.0	7.0 – 14.0	Mod. hard
100-150	250 – 375	17.5 – 26.3	25.0 – 37.5	14.0 – 21.0	Hard
>150	>375	>26.3	>37.5	>21.0	Very hard

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

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

Informative Where the property is not served by a meter the current occupier can contact the retailer directly to advise on the current charging method, details of the retailer can also be found on the current occupiers bill.

Question 19 Who is responsible for providing the sewerage services for the property?

Answer United Utilities Water Limited, 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 Limited, 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 Since 1st April 2017 commercial customers can choose their retailer. If you wish to know who currently bills the property for sewerage services you will need to contact the current owner of the property to find out who the current retailer is.

Informative Details of the retailer for a property can be found on the current occupiers bill. For a list of all potential retailers of waste water services for the property please visit www.open-water.org.uk

Question 21 Who bills the property for water services?

Answer Since 1st April 2017 commercial customers can choose their retailer. If you wish to know who currently bills the property for water services you will need to contact the current owner of the property to find out who the current retailer is.

Informative Details of the retailer for a property can be found on the current occupiers bill. For a list of all potential retailers of water services for the property please visit www.open-water.org.uk

Additional Questions

**Additional
Question 1
Answer**

Has a customer been granted a trade effluent consent at this property?

There is no record of a Trade Effluent consent at this property. Applications for Trade Effluent consents should be submitted via your retailer for info please visit <https://www.unitedutilities.com/services/wholesale-services/trade-effluent/>

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).

iii) 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.

Please note any existing consent is dependant on the business being carried out at the property and will not transfer automatically upon change of ownership.

**Additional
Question 2
Answer**

Is there an easement affecting the property?

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 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.

Appendix 2 - DRAINAGE AND WATER ENQUIRY (COMMERCIAL) AGREEMENT

The Customer, the Client and the Purchaser are asked to note this Agreement which govern the basis on which this drainage and water report is supplied

Definitions

'Company' means United Utilities Water Limited who produce the Report; its registered office being at Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3LP, company number 2366678.

'Order' means any request completed by the Customer requesting the Report.

'Report' means the drainage and 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.

'Purchaser' means the actual or potential purchaser of the Property including their mortgage lender.

Agreement

1.1 The Company agrees to supply the Report to the Customer and the Client subject to this Agreement. The scope and limitations of the Report are described in clause 2 of this Agreement.

Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing this Agreement to the attention of the Client and the Purchaser.

1.2 The Customer, the Client and the Purchaser agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Client and/ or the Purchaser indicates their acceptance of this Agreement.

The Report

Whilst the Company will use reasonable care and skill in producing the Report, it is provided to the Customer, the Client and the Purchaser 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, the Client and the Purchaser 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, completeness and legibility of the address and/or plans supplied by the Customer or Client or Purchaser.

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

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

3.1 The Company shall not be liable to the Client or the Purchaser for any failure defect or non-performance of its obligations arising from any failure to provide or delay in providing the Report to the extent that such failure or delay is due to an event or circumstance beyond the reasonable control of the Company including but not limited to any delay, failure of or defect in any machine, processing system or transmission link or any failure or default of a supplier or sub-contractor of the Company or any provider of any third party Information except to the extent that such failure or delay is caused by the negligence of the Company.

3.2 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 an agent for the company from which the information was obtained.

3.2 The Report is produced for use in relation to individual commercial property transactions where the property is used solely for carrying on a trade or business, the property is intended to be developed for commercial gain or the property is not a single residential, domestic property. The Company's entire liability (except to the extent provided by clause 3.5) 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 In any event, the Company shall not have any liability in contract, negligence or any other tort or for breach of statutory duty or otherwise in respect of any loss of profit, loss of revenue, loss of opportunity or anticipated savings, or any indirect or consequential loss or damage that may be suffered by the Customer, the Client or the Purchaser howsoever arising. The plans attached to the report are provided pursuant to the Company's statutory duty to make such plans available for inspection (notwithstanding the provisions of this clause) and attention is drawn to the notice on the plan(s) attached to the report which applies to the plan and its contents.

3.4 Where the Customer sells this Report to a Client or Purchaser under its own name or as a reseller of the Company (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) the Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise at all) be liable to the Customer for any loss (whether direct, indirect or consequential loss (all three of which terms include without limitation, pure economic loss, loss of profit, loss of business, depletion of goodwill and like loss)) or damage whatsoever caused in respect of the Report or any use of the Report or reliance placed upon it and the Customer shall indemnify and keep indemnified the Company in respect of any claim by the Client or the Purchaser that the Company may incur or suffer.

3.5 Nothing in this Agreement shall exclude the Company's liability for death or personal injury arising from its negligence or for fraud.

Copyright and Confidentiality

4.1 The Customer, the Client and the Purchaser acknowledge that the Report is confidential and is intended for the personal use of the Client and the Purchaser. 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, the Client or the Purchaser except to the extent expressly provided herein.

4.2 The Customer or the Client or the Purchaser is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report if they have an appropriate licence from the originating source of that mapping or data.

4.3 The Customer, The Client and the Purchaser agree (in respect of both the original and any copies made) to respect and not to alter any part of the Report including but not limited to the trademark, copyright notice or other property marking which appears on the Report.

4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.5 The enquiries in the Report are protected by copyright by the Law Society of 113 Chancery Lane, London WC2A 1PL and must not be used for any purpose outside the context of the Report.

4.6 The Customer, the Client and the Purchaser 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 provisions of clauses 4.1 to 4.4 inclusive.

Payment

5.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay the price of the Report specified by the Company, without any set off, deduction or counterclaim.

5.2 Payment must be received in advance unless an account has been set up with the Company. In these cases, payment terms will be as agreed with the Company, but in any event any invoice must be paid within 30 days.

5.3 The Company reserves the right to increase fees on reasonable prior written notice at any time.

Appendix 2 continued - DRAINAGE AND WATER ENQUIRY (COMMERCIAL) AGREEMENT

Data Protection

6.1 We will process any personal data you provide to us in accordance with the Data Protection Act 1998. Any personal information you provide to us may be used for the purposes for which the information is provided and to assist with our debt recovery processes. We may also disclose it to other companies in the United Utilities group (being United Utilities Group PLC and its subsidiary companies) and their sub-contractors in connection with those purposes, but it will not be processed for other purposes or disclosed to other third parties without your express permission. We may also utilise any information we collect so that we are able to correctly administer, develop and improve the business and services we provide to our customers.

General

7.1 If any provision of this Agreement is or becomes invalid or unenforceable, it will be taken to be removed from the rest of this Agreement to the extent that it is invalid or unenforceable. No other provision of this Agreement shall be affected.

7.2 This Agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

7.3 Nothing in this Agreement and conditions shall in any way restrict the Customer's the Client's or the Purchaser's statutory or any other rights of access to the information contained in the Report.

7.4 This Agreement and conditions may be enforced by the Customer, the Client and the Purchaser.

7.5 Before you agree to this Agreement, please note it is your responsibility to ensure your client/customer is aware of them and that any objections are raised accordingly.

Appendix 4 – Environment Agency Correspondence

Ian Hopkinson

From: Eric O'Connor
Sent: 21 June 2018 08:42
To: Ian Hopkinson
Subject: Henthorn Road, Clitheroe - EA Response

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Anna-Lisa

Thank you for contacting the Environment Agency regarding a Flood Risk Assessment (FRA) for a proposed residential development on land north-west of Henthorn Road, Clitheroe, BB7 2QW (Grid ref: SD7289340829). You also asked about biodiversity data. I apologise for the delay in responding to you.

We respond under the Freedom of Information Act 2000 and Environment Regulations 2004. Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Can you confirm the flood zone within the site?

Our assessment of Pendleton Brook and River Ribble indicates that the site is located in Flood Zone 1, therefore the site classified as very low risk of flooding from rivers and sea based upon our current understanding. Please note that the Environment Agency are currently undertaking updated modelling for this area.

Are you able to provide comment on the likely source of flooding to the site?

As indicated by the maps which you provided there is a risk of Surface Water Flooding to the site. Surface Water Maps can be viewed online at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map> or can be downloaded using the [Data.gov.uk](#) Web Map Service. For further information relating to the risk of flooding from surface water, please contact the Lead Local Flood Authority, Lancashire County Council

Please provide any relevant modelled flood information including hydraulic models if available

At present as the site is located in Flood zone 1, we have no relevant hydraulic modelling. This may change on receipt of the updated hydraulic modelling, for this a separate request would be required.

Do you have any records of historic flooding events on this site, either from fluvial sources or other sources (i.e. surface water, sewers, groundwater, reservoir etc.)?

If you are aware of historical flooding at the site, can you please provide us with details of these historical flood events where it is available, including flood levels, estimated return periods, photographs, and other such data as may be relevant to our study?

We hold no record of flooding in this area. Please be aware, however, that this does not necessarily mean that flooding has not occurred in the past.

Do you have any information on drainage within the site and in the local area, including any known drainage problems on site and in the local area?

Lead Local Flood Authorities are responsible for managing local flood risk, including surface water flooding and groundwater flooding. Therefore, you may want to contact Lancashire County Council in this instance.

Fisheries and Biodiversity

In terms of sensitive ecological receptors: the River Ribble is designated as a biological heritage site in this location, so you should contact Lancashire County Council, if you have not already done so, for details regarding the sites designation. Otters are known to use the rivers in the Ribble Catchment, these rivers also support salmonid and coarse fish species. We hold records of the invasive non-native Japanese Knotweed on the banks of the Ribble in this location.

You are welcome to get in touch if you have any further queries or you can contact us within 2 months if you would like us to review the information we have sent to you.

Kind regards,

Mark

Mark Goucher | Customers and Engagement Officer
Customers and Engagement Team | Cumbria and Lancashire
External: 020 302 50821
Internal: 50821

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Eric O'Connor BSc (Hons), MSc, MCIWEM.
Consultant Hydrologist



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Appendix 5 – Lancashire County Council Correspondence

C/O Ian Hopkinson
Enzygo Ltd
Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield
S36 2AA

Phone: 0300-123-6780
Email: Suds@lancashire.gov.uk
Date: 1 August 2018

Dear Mr Hopkinson

PRE-APPLICATION CONSULTATION RESPONSE

Pre-Application Number:	LLFA-03-2018-00059
Location:	Henthorn Road, Clitheroe
Coordinates:	E: 372929, N: 440826

Thank you for requesting pre-application advice on flood risk and land drainage for the above development proposal. The following comments have been provided in accordance with the Terms and Conditions of this paid for service and include written advice following our meeting on 24 July 2018. The comments have been composed based on the current extent of the knowledge of the Lead Local Flood Authority (LLFA), and with regard to the background information that was submitted to and received by the LLFA on 19 July 2018. This includes:

- a pre-application consultation form and payment via invoice
- a site location plan (drawing no. 2018-015/101)
- a site framework plan (drawing no. 8439-L-02 Rev A)
- a topographical survey (drawing no. Topo_01_2D Rev 0)
- indicative surface water runoff rates; and
- indicative on-site storage requirements

Whilst the LLFA expects to be consulted by the Local Planning Authority (LPA) on any subsequent planning submission for this development proposal, it would ultimately be the responsibility of the LPA to approve, or otherwise, any drainage strategy for the site. As such, it should not be assumed that any agreement made with the LLFA would automatically mean that planning permission will be granted.

Details of the meeting on 24 July 2018:

The following representatives attended the meeting on 24 July 2018 to discuss the above development proposal:

- Chris Dunderdale on behalf of the LLFA; and
- Ian Hopkinson and Mark Jarvis on behalf of Enzygo.

The following topics were discussed at the meeting:

1) Site Specific Flood Risk Assessment:

The LLFA noted that an important part of the planning application process is consideration of flood risk as detailed under Footnote 50 of Paragraph 163 of the National Planning Policy Framework (NPPF). This is facilitated through a site-specific flood risk assessment (FRA) which will be required for this development proposal because the application site is larger than 1 hectare in size. The LLFA would expect for the site specific FRA to consider the risk of flooding from all sources, including surface water, ground water and ordinary watercourses. Failure to provide an appropriate site specific flood risk assessment at the planning stage would likely result in an objection from the LLFA.

2) Site Layout:

The LLFA was unable to comment specifically on the layout of the site as insufficient information had been provided in that regard. The LLFA did however note that the site layout should be designed in accordance with the findings and recommendations of the site-specific FRA. Doing so will ensure that the level of flood risk to and from the development site is properly understood, and it will also help to identify any flood mitigation or flood resilience measures that may be required to deal with those risks. The expectation would be for the most vulnerable parts of the development to be located in the areas at lowest risk of flooding from any source, and for exceedance routes to be directed away from property and infrastructure. Failure to demonstrate this at the planning stage would likely result in an objection from the LLFA.

3) Surface water drainage strategy:

The LLFA was unable to comment specifically on the surface water drainage strategy as insufficient information had been provided in that regard. The LLFA did however note that the proposed scale of development could present risks of flooding on or off-site if surface water is not effectively managed for the lifetime of the development. An appropriate surface water drainage strategy will therefore need to accompany any subsequent planning application submitted to the local planning authority. This must

comply with Paragraph 80 of the Planning Practice Guidance, Paragraph 165 of the National Planning Policy Framework and Standards 2, 4, 7, 8 and 9 of the non-statutory technical standards for sustainable drainage systems; March 2015.

As a minimum, the surface water drainage strategy will need to include:

For an Outline Planning Application:

- An indicative site drainage plan, showing:
 - the indicative layout of the site;
 - details of any drains, sewers and watercourses (existing/proposed);
 - details of any preliminary sustainable drainage proposals;
 - details of any preliminary surface water outfalls locations;
- Preliminary surface water discharge rates and volumes (existing/proposed);
- Preliminary on-site storage requirements; and
- Preliminary sustainable drainage system flow calculations (PDF files showing the input and output data for flow calculations) and a preliminary storm simulation plan for the 1 in 1 year event, 1 in 30 year event and 1 in 100 year event + climate change.

For a Full or Reserved Matters Planning Application:

- A final site drainage plan, showing:
 - the final layout of the site;
 - details of any drains, sewers and watercourses (existing/proposed);
 - details of any sustainable drainage proposals;
 - details of any surface water outfalls locations;
 - details of any catchment areas
- Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates. Should investigations conclude that infiltration is possible, then the expectation would be for infiltration to be used as the primary method for disposing of surface water from the site. Disposal of surface water via a surface water body would only be considered acceptable where infiltration is proved to be unviable.
- Details of inlets, outlets and flow controls,
- Long and cross section drawings of the proposed drainage system;
- Details of appropriate water quality treatments;
- Sustainable drainage system flow calculations (PDF files showing the input and output data for flow calculations) and a storm simulation plan for the 1 in 1 year event, 1 in 30 year event and 1 in 100 year event + climate change.
- Flood water exceedance routes, both on and off site. These should be directed away from property and infrastructure.
- A Management and maintenance plan for the sustainable drainage system for the lifetime of the development; and

- A construction management plan that establishes how surface water will be managed throughout the construction phase of the development.

If any sustainable drainage systems or surface water outfalls are to be located outside the red line boundary of the site, then the applicant would be expected to provide evidence of legal rights to the land, either via direct ownership or via legal agreement. Failure to provide this information at the planning stage would likely result in an objection from the LLFA.

4) Surface Water runoff rates and volumes:

The LLFA was unable to assess or comment on the suitability of the proposed surface water runoff rates and volumes. This was because the final rates and volumes are directly influenced by the amount of impermeable area within the proposed development site. Any agreement can only be made once the final site layout has been agreed.

The LLFA did explain that the expectation would be for the site surface water drainage to be designed in accordance with standards S2, S4, S7, S8 and S9 of the [Non-Statutory Technical Standards for Sustainable Drainage Systems](#). Suitable allowances should be made for climate change and urban creep, and surface water should be managed as close to the surface as possible; prioritising infiltration as a means of surface water disposal where possible.

5) Sustainable Drainage Systems:

The LLFA encouraged the applicant to maximise the use of sustainable drainage systems (SuDS) when designing the surface water drainage scheme for the development site. This is because sustainable drainage systems offer significant advantages over conventional piped drainage systems in reducing flood risk. Sustainable drainage systems can attenuate the rate and quantity of surface water run-off from a site, and they can also absorb diffuse pollutants and promote groundwater recharge. Ponds, reed beds and seasonally flooded grasslands are also particularly attractive features within public open space. The wide variety of available sustainable drainage techniques means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

It was noted that some SuDS features, for example rainwater harvesting and permeable paving used on roads and driveways, must not be included as part of the hydrological calculations for the site. This is because occupants may change or remove these features in the future and this could have the potential to increase surface water runoff from the site. Where SuDS features such as rainwater harvesting and permeable paving are included in the hydrological calculations, the local planning

authority would normally be advised to consider the removal of permitted development rights.

6) Land Drainage Consent:

The LLFA are the consenting body for works on Ordinary Watercourses. Under Section 23 of the Land Drainage Act 1991 (the “LDA”) (as amended by paragraph 32 of Schedule 2 of the FWMA 2010) anyone who intends to carry out works which may obstruct or affect the flow of an ordinary watercourse needs written consent from Lancashire County Council.

It is important to note that Land Drainage Consent is a separate application process that lies outside the planning legislation. It should not be assumed therefore the grant of planning permission means that Land Drainage Consent will automatically be given. Parallel processing of Land Drainage Consent applications is advised, as any land drainage consenting issues could directly impact the suitability of the proposed site layout.

Land Drainage Consent applications can take up to eight weeks to process following receipt of all required information and payment (£50 per structure). Retrospective consent cannot be issued.

7) Highway Drainage Network:

For avoidance of doubt, this response does not cover highway drainage or matters pertaining to highway adoption (s38 Highways Act 1980) or off-site highway works (s278 Highways Act 1980). Planning approval does not grant permission to connect to the highway drainage network.

Pre-application advice (chargeable) regarding highways is available from developeras@lancashire.gov.uk

I hope you find this response helpful.

Yours faithfully,

Chris Dunderdale
Lead Local Flood Authority

Appendix 6 – Borehole Logs



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 19220918 : BGS Reference: SD74SW34

British National Grid (27700) : 374275,441451

[Report an issue with this borehole](#)

<<

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CLIENT SANDERSON WATTS ASSOC.		JOB NO C8840		LOCATION SUN STREET, CLITHEROE.		BOREHOLE NO BH1	
DATE JANUARY 1997		SCALE 1 to 50		BORING METHOD CABLE PERCUSSIVE		Sheet: 1	
Drilling & Casing Progress	SAMPLE/TEST		SPT N - value or COHESION	DESCRIPTION	O D LEVEL	LEGEND	DEPTH
	Type & No.	Depth(M)					
27TH							0.0
	D 1	0.30		MADE GROUND - Concrete.			0.15
				MADE GROUND - Stone slab.			0.30
	B 2	0.80 - 1.30		MADE GROUND - Loose stone subbase.			0.60
				MADE GROUND - Soft and visudly moist medium to dark brown silty clay.			
	S 3	1.50 - 1.95	4				
	B 4	2.00 - 2.50					
	S 5	2.50 - 2.95	3				
27TH	S 6	3.30 - 3.35	50	Light grey very slightly weathered strong micritic carboniferous LIMESTONE, with some indeterminate mollusc shells and occasional small flecks of mica.			3.15
27TH	D 7	3.30					3.40
DUNELM DRILLING COMPANY TEL0191-528-2534 FAX0191-517-0085				BOREHOLE LOGSHEET			
Water Observations, Remarks, Etc Borehole visually moist from 0.60m. Water struck at 3.00m, standing at 1.80m on removal of temporary casing at end of borehole.				Chiselling initial slab and stone base - 1 hr. Chiselling and knocking down stone obstruction from 0.30m to 1.30m - 0.5 hr. Chiselling to prove rock from 3.15m to 3.40m - 2 hrs.			

Appendix 7 – HR Wallingford Calculations

Calculated by: Eric O'Connor
Site name: Henthorn Road
Site location: Clitheroe

Site coordinates
Latitude: 53.86297° N
Longitude: 2.41273° W

This is an estimation of the greenfield runoff rate limits that are needed to meet normal best practice criteria in line with Environment Agency guidance "Preliminary rainfall runoff management for developments", W5-074/A/TR1/1 rev. E (2012) and the SuDS Manual, C753 (Ciria, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Reference: 6413508
Date: 2018-08-01T14:50:15

Methodology

IH124

Site characteristics

Total site area (ha)	3.16
----------------------	------

Methodology

Qbar estimation method	Calculate from SPR and SAAR
SPR estimation method	Calculate from SOIL type

	Default	Edited
SOIL type	4	4
HOST class	---	---
SPR/SPRHOST	0.47	0.47

Hydrological characteristics

	Default	Edited
SAAR (mm)	1178	1178
Hydrological region	10	10
Growth curve factor: 1 year	0.87	0.87
Growth curve factor: 30 year	1.7	1.7
Growth curve factor: 100 year	2.08	2.08

Notes:

(1) Is $Q_{BAR} < 2.0$ l/s/ha?
(2) Are flow rates < 5.0 l/s?
(3) Is $SPR/SPRHOST \leq 0.3$?

Greenfield runoff rates

	Default	Edited
Qbar (l/s)	28.05	28.05
1 in 1 year (l/s)	24.4	24.4
1 in 30 years (l/s)	47.68	47.68
1 in 100 years (l/s)	58.34	58.34

Appendix 8 – Infiltration Test Report

Dean Fisher

Gladman Developments
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB

Our Ref: SHF.1132.159.HY.LR.01

Date: 20th July 2018

Sent via email (D.Fisher@gladman.co.uk)

Dear Dean,

HENTHORN ROAD, CLITHEROE – SOAKAWAY TESTING

Following your request, we are pleased to report on the results of soakaway tests, which were undertaken on 11th and 12th July 2018.

Anticipated Geology

British Geological Survey (BGS) mapping (Figure 1) indicates the site is underlain by Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated), with clay-dominant Devensian Till (diamicton) superficial deposits.

Figure 1: Geology Mapping



Left: Superficial deposits. **Right:** Bedrock. Contains British Geological Survey materials © NERC [2018]

Fieldwork and Ground Conditions

Fieldwork was undertaken on 11th and 12th July 2018 and comprised the construction of 3 No. soakaway pits and carrying out soakaway tests using them. The soakaway pits were excavated using a '2 foot' (600mm wide) excavator bucket at the locations shown in Figure 2. Locations were constrained to specific areas of the site due to underground and overhead utility services including 2 sets of overhead power lines running from West to East through the middle of the Site and North-West to South-East through the Western corner of the Site as well as an underground power line running along the South-Western boundary.

The excavated pits and arisings are shown on the accompanying photographs. The ground conditions found were as follows:

- SA1 topsoil between 0.00 – 0.30mbgl (metres below ground level); Grey/brownish slightly sandy clay with rounded cobbles between 0.30 – 2.00mbgl.
- SA2 topsoil between 0.00 – 0.28mbgl; Grey/mottled brown clay with fine to medium sand and sub angular medium to coarse limestone gravel and rounded sandstone gravel between 0.28 – 0.80mbgl; Grey clay with fine to medium gravel and sub rounded to rounded sandstone gravel between 0.28 – 2.00mbgl.
- SA3 topsoil between 0.00 – 0.30mbgl; Grey/brown mottled clay with fine to coarse sand and rounded coarse sandstone gravel and cobbles and boulders between 0.30 – 2.2mbgl.

Soakaway test methodology

The test method was in accordance with BRE365.

- The base of each trial hole was approximately at the depth anticipated in full-size soakaways (typically 1.5-2.5m depth for areas <100m²). The depth of the trial hole was recorded on each test sheet.
- The length and width of each trial hole was within the range 0.3m -1m wide and 1m-3m long. The length and width were recorded on each test sheet.
- Each trial hole was rapidly filled with water from a bowser to mimic a runoff event. The water level and time in minutes from filling the trial hole was recorded on each test sheet.
- Each test should be repeated twice more (3 times in total), allowing the trial hole to drain between tests.
- Where drain times are excessively slow, it is unnecessary to repeat the first test.
- On completion the soakaway pits were backfilled with the arisings and compacted to ground level.

A tractor-towed water bowser was used for the water supply with a large outlet valve. The trial pits were filled to approximately 1mbgl and sides remained stable and vertical during filling. Tests were undertaken for 1440 minutes due to the low infiltration rates.

Results and Conclusions

The soakaway test results are summarised in Table 1 and included as Appendix 1. Drain times were excessively long for Test 1 in all three soakaway pits such that uptake was insufficient to calculate an infiltration rate.

The water level in all three pits did not recede from full to half-volume within 24 hours and therefore all are considered to have failed the soakaway testing in accordance with BRE Digest 365 guidance.

No groundwater was encountered in any of the test pits. However, infiltration rates were not found to be favourable for an infiltration-based surface water drainage system.

If you have any queries, or require further information, please contact us.

Yours sincerely,

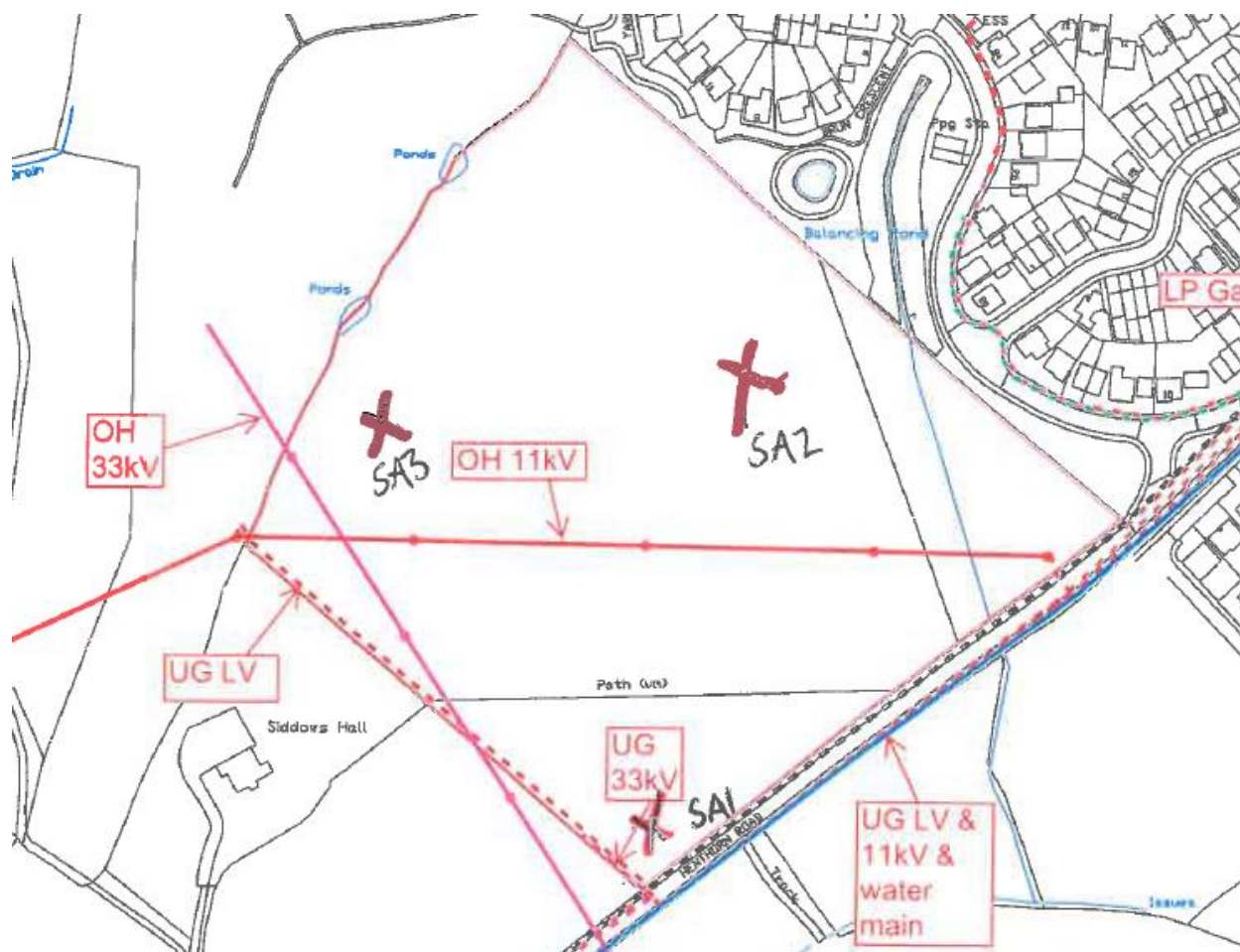


Ian Hopkinson BSc (Hons), MSc, MCIWEM
Consultant Hydrologist

Table 1 – Test Results

Exploratory Hole	Depth (m bgl)	Test No	Water level start of test (m bgl)	Water level end of test (m bgl) (fall/duration)	Change in level (m)	Test Duration (minutes)	Extrapolated/ Soil Infiltration Rate (m/s)	Design Soil Infiltration Rate (m/hr)
SA1	2.00	1	1.00	1.12	0.12	1440	N/A	Insufficient uptake to calculate infiltration rate
		2	N/A	N/A	N/A	N/A	N/A	
		3	N/A	N/A	N/A	N/A	N/A	
SA2	2.00	1	1.10	0.85	0.00	1440	N/A	Insufficient uptake to calculate infiltration rate
		2	N/A	N/A	N/A	N/A	N/A	
		3	N/A	N/A	N/A	N/A	N/A	
SA3	2.20	1	0.87	0.88	0.01	1440	N/A	Insufficient uptake to calculate infiltration rate
		2	N/A	N/A	N/A	N/A	N/A	
		3	N/A	N/A	N/A	N/A	N/A	

**Figure 2 – Site Location with
locations of constraints: SA1 – SA3
locations**



SA1 Test Pit



SA1 Test Pit Arisings



SA2 Test Pit



SA2 Test Pit Arisings



SA3 Test Pit



SA3 Test Pit Arisings



Appendix 9 – PDS Flow Calculations

Drainage Design Report

Flow+

v7.0

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Network	Storm Network
Filename	J:\Projects\1132 - Gladman Developments Ltd\159 - Henthorn Road, Clitheroe\Pds\Flow\Storage Volume complex controls .pfd
Username	Mark Jarvis (mark.jarvis@enzygo.com)
Last analysed	01/08/2018 16:23:43
Report produced on	01/08/2018 16:25:19

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Rainfall Methodology	FSR
Return Period (years)	1
Additional Flow (%)	0
FSR Region	England and Wales
M5-60 (mm)	20.000
Ratio-R	0.400
CV	0.750
Time of Entry (mins)	5.00
Maximum Time of Concentration (mins)	30.00
Maximum Rainfall (mm/hr)	50.0
Minimum Velocity (m/s)	1.00
Connection Type	Level Soffits
Minimum Backdrop Height (m)	0.200
Preferred Cover Depth (m)	1.200
Enforce best practice design rules	

Name	Area (ha)	T of E (mins)	Add Inflow (l/s)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)
1	1.780			1.800	1800	372953.000	440725.000	1.800

Rainfall Methodology	FSR		Return Period (years)	Climate Change (%)
FSR Region	England and Wales		1	0
M5-60 (mm)	20.000		100	40
Ratio-R	0.400			
Summer CV	0.750			
Winter CV	0.840			
Analysis Speed	Normal			
Drain Down Time (mins)	1440			
Additional Storage (m³/ha)	20.0			
Storm Durations (mins)	15			
	30			
	60			
	120			
	180			
	240			
	360			
	480			
	600			
	720			
	960			
	1440			
Check Discharge Rate(s)				
1 year (l/s)	24.4			
30 year (l/s)	47.7			
100 year (l/s)	58.4			
Check Discharge Volume				
100 year 360 minute (m³)				

Site Makeup	Greenfield
Greenfield Method	IH124
Positively Drained Area (ha)	3.160
SAAR (mm)	1178
Soil Index	4
SPR	0.47
Region	10
Growth Factor 1 year	0.87
Growth Factor 30 years	1.70
Growth Factor 100 years	2.08
Betterment (%)	0
QBar	28.1
Q 1 year (l/s)	24.4
Q 30 year (l/s)	47.7
Q 100 year (l/s)	58.4

Orifice													
Node	Flap Valve	Online / Offline	Downstream Link	Replaces Downstream Link	Loop to Node	Invert Level (m)	Design Depth (m)	Design Flow (l/s)	Diameter (m)	Discharge Coefficient			
1	x	Online				0.300	1.000	33.9	0.129	0.600			
Hydro-Brake®													
Node	Flap Valve	Online / Offline	Downstream Link	Replaces Downstream Link	Loop to Node	Invert Level (m)	Design Depth (m)	Design Flow (l/s)	Objective	Sump Available	Product Number	Min Outlet Diameter (m)	Min Node Diameter (mm)
1	x	Online				0.000	1.300	24.4	(HE) Minimise upstream storage		CTL-SHE-0213-2440-1300-2440	0.225	1500

Depth/Area/Inf Area									
Node	Base Inf Coefficient (m/hr)	Side Inf Coefficient (m/hr)	Safety Factor	Porosity	Invert Level (m)	Time to half empty (mins)	Depth (m)	Area (m²)	Inf. Area (m²)
1	0.00000	0.00000	2.0	1.00	0.000	138	0.000	573.6	0.0
							1.300	573.6	0.0
							1.301	0.0	0.0

Results for 1 year Critical Storm Duration. Lowest mass balance: 100.00%									
Event	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status	Outflow (l/s)	Discharge Vol (m³)
120 minute winter	90	0.267	0.267	82.2	158.8621	0.0000	OK	23.6	233.0
								0.0	0.0

Results for 100 year +40% Critical Storm Duration. Lowest mass balance: 100.00%									
Event	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status	Outflow (l/s)	Discharge Vol (m³)
120 minute winter	114	1.300	1.300	354.4	774.6482	0.0000	OK	24.4	632.2
								33.6	386.2



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