

Lizzie Todd-Davies
Assistant Flood Risk Consultant



(T) 0117 905 8888
Lizzie.Todd-Davies@vectos.co.uk

Broad Quay House, Prince Street, Bristol, BS1 4DJ



TRANSPORT
PLANNING



INTERNATIONAL
RESEARCH & PROJECTS



INFRASTRUCTURE
DESIGN



MICROSIMULATION
& GIS



FLOOD RISK &
DRAINAGE



ROAD SAFETY
AUDITS (1-4)

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APPENDIX F SOUTHERN WATER INFORMATION

Your Search Results :
Scottish and Southern Energy Plc
Bartons Road
Havant
Hampshire
PO9 5EY



LandSearches



Searchflow
42, Kings Hill Avenue

West Malling
Kent
ME19 4AJ

Your Ref
SF21978156000 SSB/838/92
Our Ref
LS/U1080242/A.C.
Date
3 Mar 2015
Contact
searches@southernwater.co.uk

Dear Sir/Madam

Your Search Results: Scottish and Southern Energy Plc, Bartons Road

Please find enclosed the results of your property search request. If you have any questions arising from the results please call our helpline on 0330 303 0276, which is open from 08.00 to 17.00hrs or send your enquiry to the following email address: Searches@southernwater.co.uk.

Yours faithfully

Southern Water Land Searches

**Scottish and Southern Energy Plc
Bartons Road
Havant
Hampshire
PO9 5EY**

Land Search: Scottish and Southern Energy Plc, Bartons Road, Havant, Hampshire, PO9 5EY
Ref: LS/U1080242/A.C.
Date: 3 Mar 2015
Contact: Southern Water Services
Tel: 0330 303 0276
Email: searches@southernwater.co.uk

MAPS

Public Sewer Map

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

A: A copy of the statutory sewer map is provided

1. The Water Industry Act 1991 defines Public sewers as those which The Company have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purpose 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.

Map of Waterworks

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

A: The water supply for this area is provided by Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888 and a copy of the map of waterworks is provided.

1. Assets other than vested water mains may be shown on the plan, for information only.

2. The company is not responsible for private supply pipes connecting the property to the public water main and does 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.

3. If an extract of the public water main record is enclosed. This will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

DRAINAGE

Foul Water

2.1 Q: Does foul drainage from the property drain to a public sewer?

A: The company's records indicate that foul water from the property does not drain to the public sewerage system.

- 1. The company is not responsible for those private drains and sewers which connect the property to the public sewerage system, and does 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, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.*
- 2. 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.*
- 3. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.*

Surface Water Drainage

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

A: The company's records indicate that surface water from the property does not drain to the public sewerage system.

- 1. The company is not responsible for private drains and sewers that connect the property to the public sewerage system and does 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, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.*
- 2. 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.*
- 3. In some cases company 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 company.*
- 4. If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse*

Surface Water Drainage Charges

2.3 Q: Is a surface water drainage charge payable?

A: Records confirm that a surface water drainage charge is not payable for the property.

- 1. Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.*
- 2. Where surface water drainage 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 rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.*

Location of Sewers

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

A: The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries 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 but which may further prevent or restrict development of the property. For further information please go to: <http://www.southernwater.co.uk/BusinessCustomers/propertySearches/faqPropertySearches.asp>

1. The Company has a statutory right of access to carry work on its assets. Employees of The Company or its contractors may, therefore, need to enter the property to carry out work.

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

Sewer within 100 feet

2.5 Q: Does the public sewer map indicate any public sewer within 30.48 meters (100 feet) of any buildings within the property?

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

1. From the 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 meters (100 feet) of a building the property.

2. 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.

3. The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

Adoption Agreements

2.6 Q: 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?

A: The company's records indicate that the sewers serving the development, of which this property forms part, are not the subject of an application for adoption under S104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

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

2. Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

Building Over Agreement

2.7 Q: Has the 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?

A: The company's records indicate that there is not a statutory agreement or consent in respect of building over a public sewer at this property. For historical reasons the company may not be aware of some agreements or consent's which have been entered into by the local authority.

Risk of Flooding Due to Overloading Public Sewers

2.8 Q: Is any building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

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

1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (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 the public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

3. "At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority. These are defined as properties that have suffered or are likely to suffer internal flooding from the public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.

4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the at Risk register.

5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.

6. Public Sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from the private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

Sewerage Treatment Works

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

A: The nearest sewage treatment works is 2.62 kilometres South South West of the property. The name of the sewage treatment works is BUDDS FARM HAVANT WTW, which is responsibility of Southern Water Services, Southern House, Capstone Road, Chatham, Kent ME5 7QA company.

1. The nearest sewerage treatment works will not always be the sewerage treatment works serving the catchment within which the property is situated.

2. The Sewerage undertaker's records were inspected to determine the nearest sewerage treatment works.

3. It should be noted therefore that there may be private sewerage treatment works closer than the one detailed above that have not been identified.

WATER

Connection to Mains Water Supply

3.1 Q: Is the property connected to mains water supply?

A: The water supply for this area is provided by Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888 whose records indicate that the property is connected to mains water supply.

Location of Water Mains

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

A: The water supply for this area is provided by Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888 whose records indicate that there is a vested water main within the boundary of the property.

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

2. The presence of a vested water main within the boundary of the property may restrict further development within it. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.

Adoption of Water Mains and Services Pipes

3.3 Q: 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?

A: 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.

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

Risk of Low Water Pressure or Flow

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

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

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

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

3. Water Companies are required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).

4. The reference level of service is a flow of 9 litres/minute at a pressure of 10metres head on the customers side of the main stop tap (mst). The reference level of service must be applied on the customers side of a meter or any other company fittings that are on the customers side of the main stop tap.

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served.

For two properties, a flow of 18 litres/minute at a pressure of 10metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.

5. Allowable exclusions

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

6. Abnormal demand:

This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected.

Companies should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.

7. Planned maintenance:

Companies should not report under DG2 low pressures caused by planned maintenance.

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

8. One-off incidents:

This exclusion covers a number of causes of low pressure; mains bursts; Failures of company equipment (such as PRVs or booster pumps);

Firefighting; and Action by a third party. However, if problems of this type affect a property frequently, they cannot be

classed as one-off events and further investigation will be required before they can be excluded.

9. Low pressure incidents of short duration:

Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur

during the course of the year, may be excluded from the reported DG2 figures.

Water Quality Analysis

3.5 Q: 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.

A: The analysis confirmed that all tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations

1. Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000.

However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.

2. 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.

3. Water quality is normally tested at the tap used for domestic consumption normally the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.

4. 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 company (give contact details) for further advice.

5. The water company undertakes a monitoring programme to establish water quality that includes random sampling from domestic 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 domestic distribution system.

6. The data collected by the company 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 company's operational can be examined.

7. If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact the company (see below) for further advice.

Water Quality Standards

3.6 Q: Please include details of any departures authorised by the Secretary of State or National Assembly for Wales under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.

A: There are no such authorised departures for the water supply zone.

1. Authorised departments are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.

2. Please contact your water company if you require further information.

Water Meters

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

A: Records indicate that the property is served by a water meter, which is not located within the dwelling –house which is or forms part of the property, and in particular is located outside

*1. Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact:
Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888*

CHARGING

Sewerage And Water Undertakers

4.1 Q: Who are the sewerage and water undertakers for the area?

A: The sewerage undertaker for the area is Southern Water Services, Southern House, Yeoman Road, Worthing, Sussex BN13 3NX

Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888

Sewerage Bills

4.2 Q: Who bills the property for sewerage services?

A: The property is not billed for sewerage services.

Water Bills

4.3 Q: Who bills the property for water services?

A: The property is billed for water services by Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888

Current Basis for Sewerage and Water Charges

4.4 Q: What is the current basis for charging for sewerage and/or water services at the property?

A: Where no change of use is made, on change of occupation charges will be made on a measured basis

1. Measured (metered) charges can apply where the buyer makes a change of use of the property or where the buyer uses water

- where the principal use of the premises is not as a home*
- where there is garden watering other than by hand*
- which automatically replenishes a pond or swimming pool with a capacity in excess of 10,000litres*
- in a bath with a capacity in excess of 230Litres*
- in a power shower*
- in a reverse osmosis unit*

2. If a property is measured (metered) upon change of occupation this property will remain as a metered property.

3. Water and sewerage companies full charges are set out in their charges schemes which are available from the company free of charge upon request.

Trade Effluent Information

4.5 Q: Is there a Consent, on this property, to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?

A: The trader operating at this commercial property does not hold either a Trade Effluent Consent, or an acknowledgement of a trade effluent discharge, as issued by Southern Water.

1. 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.

Other Information

Is there a Meter fitted at the property? Yes

If not, Rateable Value used for charging purposes: N/A

ADDITIONAL METER INFORMATION

Southern Water does not hold meter serial or location details for this property. This is because Southern Water does not supply the water for this property.

DISCLAIMER - These replies and information, including that shown on the enclosed plans(s), are given on the distinct understanding that neither the company nor any of its representatives is legally liable for its accuracy or for any action or omission to act whatsoever by anyone on the strength of that information, save as to obvious error. In particular, any person proposing to construct or excavate on land on the basis of information hereby provided should carry out all necessary on-site investigations.

A GUIDE TO NEW DEVELOPMENT

WASTEWATER INFORMATION

The information contained below is for general guidance only. It is recommended that Southern Water's Network Development department be contacted for further details concerning new infrastructure development.

Sewer Requisitions

It may be necessary for a developer to request that Southern Water provides a public sewer to connect a development site to the existing public system. The developer is responsible for the cost of the work, although a discount will be applied based on the future predicted income from the development served by the new sewer.

Sewer Diversions

If a public sewer crosses private land, it may be possible for the landowner/developer to request the sewer be diverted. In the majority of cases Southern Water will allow the developer to undertake this work under close supervision. Whether Southern Water or the developer undertakes the diversionary works the costs are the responsibility of the developer.

Building-over Sewers

Public sewers are afforded statutory protection and consequently there is no right to build over or in close proximity to a public sewer. If an existing public sewer either crosses a development site or is located in close proximity to a development site it is essential that a developer contact Southern Water.

Sewer Connections

A developer can serve notice on Southern Water that it wishes to make a connection to the public sewerage system. The developer must provide 21 days notice and the work will be supervised by Southern Water.

Contact Us

For specific information on Southern Water's Network Development service, including details on how to contact the right person, please visit our website on:-

FURTHER QUERIES

SOUTHERN WATER LAND SEARCH SERVICE

If you have any queries regarding this Commercial Landsearch, please do not hesitate to contact the Southern Water Land Search Service using the details below.

Mailing Address: The Land Search Service
SOUTHERN WATER
SOUTHERN House
Capstone Road
Chatham
Kent
ME5 7QA

Email Address: searches@southernwater.co.uk

Helpdesk Tel: 0330 303 0276

Helpdesk Fax: 01634 844514

DX: 400450 Chatham 5

SOUTHERN WATER NETWORK DEVELOPMENT SERVICE

Contact Us

For specific information on Southern Water's Network Development service, including details on how to contact the right person, please visit our website on:-

www.southernwater.co.uk/developers

COMMERCIAL DRAINAGE & WATER ENQUIRY

TERMS AND CONDITIONS

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

Definitions

'Company' means the water service company operating within the Southern Water drainage area that provides information to Southern Water for this commercial search Report.

'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.

Agreement

1. Southern Water agrees to supply the Report 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 Southern Water will use reasonable care and skill in producing the Report, it is provided to 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 Southern Water cannot be responsible to 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 details of trade effluent consents. It should not be relied upon for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and Southern Water 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.

Liability

3.1 Southern Water 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 Southern Water's reasonable control or the acts or omissions of any party for whom Southern Water is not responsible.

3.2 Where a Report is requested for an address falling within a geographical area where Southern Water and another Company separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by Southern Water or the Company as the case may be will remain with Southern Water or the Company as the case may be in respect of the accuracy of the information supplied. Where Southern Water is supplying information which has been provided to it by another Company for the purposes outlined in this agreement, Southern Water will therefore not be liable in any way for the accuracy of that information.

3.3 Where the Customer sells this Report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) Southern Water or the company as the case may be shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever (save to the extent provided by clause 3.4) and the Customer shall indemnify Southern Water in respect of any claim (other than a claim covered by clause 3.4) by the Client.

3.4 Southern Water shall accept liability for death or personal injury arising from its negligence.

3.5 The entire liability of Southern Water or the Company as the case may be in respect of all causes of action arising under 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 not exceed £2,000,000 (two million pounds); and Southern Water or the Company as the case may be shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss of profit, loss of goodwill, loss of reputation, loss of business or any indirect, special or consequential loss, damage or other claims, costs or expenses;

Copyright and Confidentiality

4.1 The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of Southern Water. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided.

4.2 The Customer or Client is entitled to make copies of the Report (other than any maps contained in the, or attached to the Report, where no copying is permitted).

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

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 Customer and the Client agree to indemnify Southern Water or the Company as the case may be against any losses, costs, claims and damage suffered by Southern Water or the Company as the case may be, as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

Payment

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

General

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

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

6.3 Nothing in this notice shall in any way restrict your statutory or any other rights of access to the information contained in the Report.



SU7208SW



Southern
Water

SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape
0001X	20.85	19.25	225	VC	CIRC																		
0050X	20.37	18.4	300	VC	CIRC																		
0150X	21.45	19.6	225	VC	CIRC																		
0152X	21.64	20.11	225	VC	CIRC																		
0851X	18.7		750	CP	CIRC																		
0852X			750	CP	CIRC																		
0900X	19.09	16.96	300	VC	CIRC																		
0901X	19.43	17.16	300	VC	CIRC																		
0950X	18.96	16.44	675	CP	CIRC																		
0951X	19.31	17.81	750	CP	CIRC																		
0952Y	18.93	17.62	375	CP	CIRC	*																	
0952X	18.93	17.62	750	CP	CIRC	*																	
0953X	18.91		675	CP	CIRC																		
0954X	18.65		450	CP	CIRC																		
0955X	18.37		675	UNK	CIRC																		
1000X	20.24	17.92	300	VC	CIRC																		
1050X	20.04	18.45	750	CP	CIRC																		
1100X	21.47	19.42	300	VC	CIRC																		
1101X	21.82	18.91	300	VC	CIRC																		
1150X	21.49	19.09	750	CP	CIRC																		
1151X	21.74	19.49	750	CP	CIRC																		
1805X			UNK	VC	CIRC																		
1850X	18.47	17.79	375	CP	CIRC																		
1900X	18.63		300	VC	CIRC																		
1950Y			375	CP	CIRC																		
1951X			375	CP	CIRC																		
195DX			300	CP	CIRC																		
2050X	21.95	19.91	450	CP	CIRC																		
2051X	22.31	20.26	450	CP	CIRC																		
2100X	22.09	20.39	225	VC	CIRC																		
2150X	22.86	20.45	750	CP	CIRC																		
2850X	18.63	18.08	UNK	UNK	CIRC																		
2851X	18.75	18.24	150	UNK	CIRC																		
2950X	18.67		300	CP	CIRC																		
2951X	18.92	18.4	150	UNK	CIRC																		
295IX	-1		UNK	UNK	CIRC																		
3100X	23.96	21.56	225	VC	CIRC																		
3150X	22.86	20.73	450	CP	CIRC																		
3151X	23.68	21.88	225	VC	CIRC																		
3950X	22.01	21.17	200	VC	CIRC																		
3951X	20.17	19.2	200	VC	CIRC																		
3952X	19.23	18.67	200	VC	CIRC																		
3954X	20.05	18.62	150	PVC	CIRC																		
9000X	18.82	16.87	225	VC	CIRC																		
9002X	19.76	18.03	225	VC	CIRC																		
900DX	19.9	19.9	225	VC	CIRC																		
9050X	18.46	16.66	225	VC	CIRC																		
9051X	18.2	16.9	300	VC	CIRC																		
9900X	17.99	16.35	225	VC	CIRC																		
9901X	18.39		225	VC	CIRC																		
9902X	18.6		225	VC	CIRC																		
9950X	17.97	16.07	225	VC	CIRC																		
9951X	18.16	17.06	300	CP	CIRC																		
9952X	17.7	16.73	300	CP	CIRC																		
9953X	17.48	16.18	300	CP	CIRC																		

LINE STYLES / COLOURS	
Brown	Foul
Dark Blue	Foul Syphon Sewer
Purple	Foul Vacuum Main
Red	Foul Rising Main
Orange	Combined
Dark Blue	Combined Syphon Sewer
Purple	Combined Rising Main
Light Blue	Lateral Drain
Yellow	Building Over Agreement Area
Green	Treated Effluent
Green	Sludge
Green	Sewer Catchment
Green	Section 104 Area
Green	Surface Water
Green	Surface Water Rising Main
Green	Private
Green	Access Shaft
Green	Decommissioned

MATERIALS	
AK	Alkathene
BAC	Bonded Asbestos Cement
BRC	Brick (Common)
BRE	Brick (Engineering)
CC	Concrete Box Culvert
CI	Cast Iron
CO	Concrete (In-Situ)
CP	Concrete (Pre-Cast)
CSB	Concrete Segments (bolted)
CSU	Concrete Segments (unbolted)
DI	Ductile Iron
GRC	Glass Reinforced Concrete
GRP	Glass Reinforced Plastic
MAC	Masonry in regular Courses
MAR	Masonry in random Courses
PE	Polyethylene
PF	Pitch Fibre
PP	Polypropylene
PVC	Polyvinyl Chloride
RPM	Reinforced Plastic Matrix
SI	Spun Iron
ST	Steel
VC	Verified Clay
XXX	Other
ZZZ	Unknown

LEGEND - SEWERS	
Washout (SW)	Other (s)
Washout (F&C)	Other
Rodding Eye (SW)	Change in sewer (s)
Rodding Eye (F&C)	Reflex valve
Gauging point (SW)	Flap valve
Gauging point (F&C)	Cascade
Intercept chamber (SW)	Anode
Intercept chamber (F&C)	Valve
Storm Tank (SW)	Closed Valve
Storm Tank (F&C)	Air Valve
Vortex chamber (SW)	Hatch box (SW)
Vortex chamber (F&C)	Hatch box (F&C)
Label ellipse	Direction arrow
Dummy/S24 manhole	Emptying valve
Outfall	Catchpit
Penstock chamber	Soakaway
Damboards	Inlet
Storm Overflow	Balancing Pond
Backdrop manhole	

SHAPES (S)	
A	Arched
B	Barrel
C	Circular
E	Egg
H	Horseshoe
X	Other
R	Rectangular
S	Square
T	Trapezoidal
U	U Shape
	Other

NODE REFERENCING SYSTEM	
1st digit:	hundred metre easting identifier
2nd digit:	hundred metre northing identifier
3rd digit:	sewer type identifier
4th digit:	next sequential node

Drawn by:

chowdha

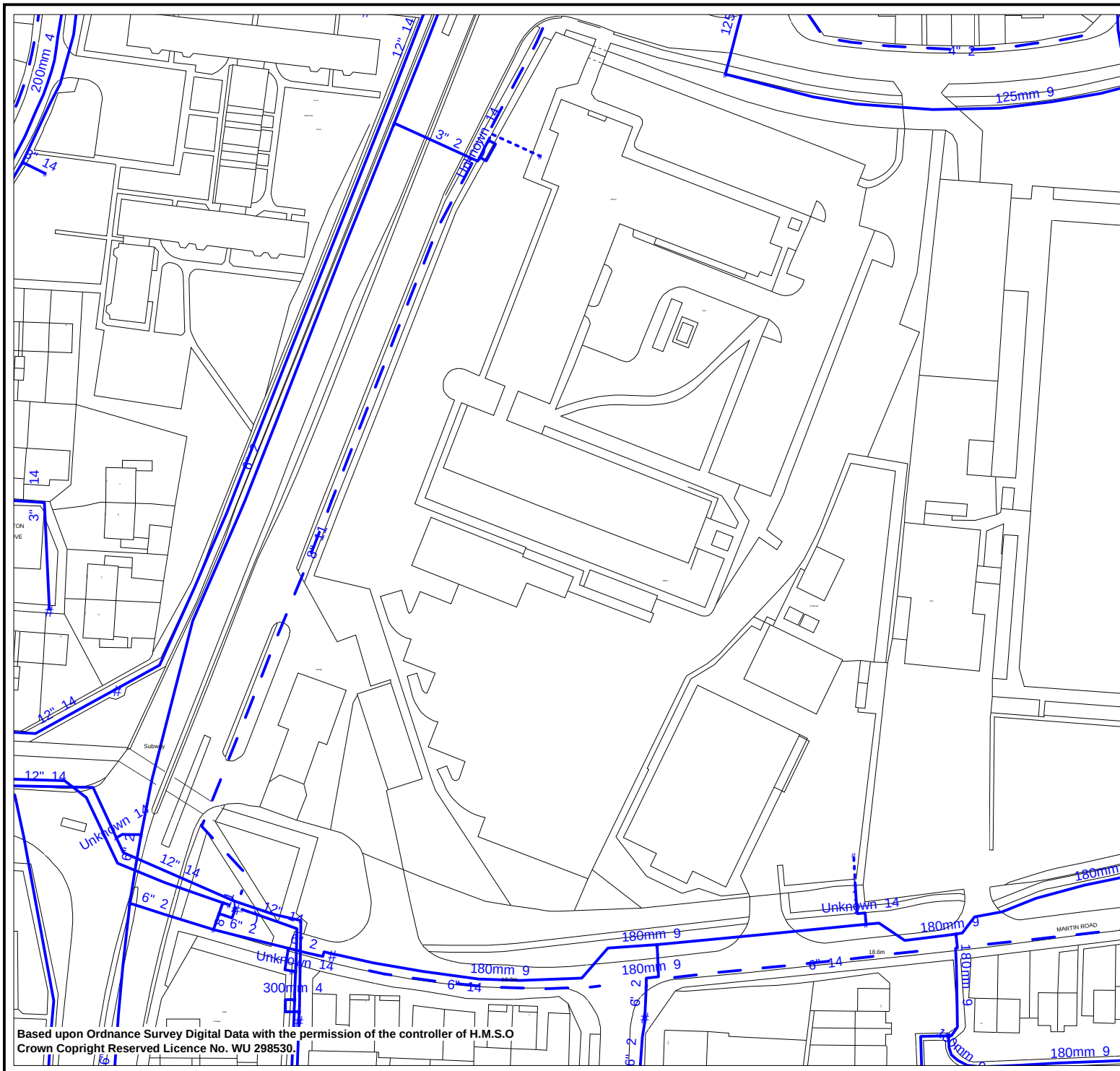
Title:

Scottish and Southern Energy P

Date:

03/03/2015





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This information is provided as part of a
CON29DW by:

**LandSearches
from
Southern Water**

Southern House
Capstone Road
Chatham
Kent ME5 7QA
Telephone: 0845 270 0212
Fax: 01634 844514

The information supplied is given in good faith as a guide to locating underground apparatus. It's accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of services pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the persons proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

Legend

	Water Main
	Abandoned Main
	Private Main
	Hydrants / Washout Hydrants
	Valves / Fittings

Materials

BP	Black Polyethylene	MDPE	Medium Density Polyethylene
CI	Cast Iron	PSC	Pre-Stressed Concrete
CP	Copper	PVC	Polyvinyl Chloride
DI	Ductile Iron	ST	Steel
FRC	Fibre Reinforced Cement	??	Unknown
HDPE	High Density Polyethylene		

Scale 1:1250

Date: 3.3.2015

Portsmouth Water Ltd
Public Record - Water Quality Summary
01/01/2013 to 31/12/2013
Walderton Supply Zone

General Information	ZONE – WALDERTON	2013
Comments on Water Quality: Based on all the samples taken in 2013, this water meets the chemical and microbiological requirements of the Water of the Water Supply (Water Quality) Regulations 2000 (Amendment) Regulations 2007.		
Action taken to comply with Section 19 undertakings Phosphate is dosed in the water to reduce pick-up of lead from lead pipework.		

Determinands Analysed

METALS		
SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Antimony	These metals can occur naturally in source water at low levels. Some may also come from plumbing systems and industrial processes. The standards provide wide safety margins on known levels of toxicity.	5.0 µg /l
Cadmium		5.0 µg/l
Chromium		50 µg /l
Nickel		20 µg/l
Mercury		1.0 µg /l
Selenium		10 µg /l
Aluminium	Aluminium occurs naturally and is also used during treatment to remove impurities. Concerns have been expressed about a link between aluminium and Alzheimer's disease, but there is no proven connection, although research on this is ongoing.	200 µg/l
Arsenic	This occurs naturally in water at low levels.	10 µg /l
Boron	Low levels of boron can be found in some waters due to its use in detergents.	1.0 mg/l
Copper	Traces of copper can sometimes be found in water, usually as a result of old, corroding plumbing or new plastic pipes. This can cause a metallic taste.	2.0 mg/l
Lead	Lead is rarely present in water sources but many properties built before the mid-1960's have a lead supply pipe or some lead plumbing. Portsmouth Water adds phosphate to most of the water supplied to reduce the amount of lead dissolved from pipes.	25 µg /l (In Dec 2013 the standard dropped to 10 µg /l)
Iron	Iron can naturally occur in some water sources and is removed during treatment. Iron in the water supplies may also be derived from old iron mains or domestic pipe work. This is not a health hazard, but can cause the water to become discoloured.	200 µg/l
Manganese	This can naturally occur in some water sources and is removed during treatment. Disruption to water mains can stir up sediment, containing manganese.	50 µg/l
Sodium	Sodium is a naturally occurring substance that can increase as an effect of softening the water. If you use a water softener you should retain an un-softened supply for drinking.	200 mg/l

NON-METALS		
SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Ammonium	Ammonia occurs naturally in many water sources. It is not harmful and is normally removed by treatment.	0.5 mg/l
Bromate	Bromate can potentially form when hypochlorite or ozone are used in water treatment. We control the treatment process tightly to minimize this.	10 µg/l
Chloride	Chloride occurs naturally in water but may give a salty taste to the water and contribute to corrosion.	250 mg/l
Cyanide	Cyanide is rarely found in water. When it is detected it is normally in areas of heavy industry.	50 µg/l
Fluoride	Fluoride occurs naturally at low levels in some of Portsmouth Water's supplies. None of our supplies are artificially fluoridated.	1.5 mg/l
Nitrate	Nitrate arises from the use of fertilizer on agricultural land.	50 mg/l
Nitrite	Nitrite occurs at much lower levels than nitrate and conversion from one form to another occurs readily. The regulations also require that the Nitrate:Nitrite ratio $[\text{nitrate}]/50 + [\text{nitrite}]/3 \leq 1.0$.	0.5 mg/l at Customers tap 0.1 mg/l at Water Treatment Works
Sulphate	Sulphate occurs naturally in water and comes from mineral deposits.	250 mg/l

BACTERIA		
SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Faecal Coliforms (E.coli)	These bacteria are specific inhabitants of the digestive systems of warm blooded animals. They are an indication of possible contamination (with other harmful bacteria possibly being present). Any detection is investigated as a matter of urgency.	0 per 100ml
Total Coliforms	These are bacteria that provide a general and very sensitive measure of microbiological quality. They are removed by water treatment processes, but where they are detected it is often because they can grow within taps in the home. Any detection is investigated as a matter of urgency.	0 per 100ml
Enterococci	As with coliforms, the presence of these organisms can indicate possible contamination in the water supply so they are investigated as a matter of urgency.	0 per 100ml
Colony Count at 37°C	Small numbers of bacteria can be present in treated water. The information obtained from these tests is used to maintain the efficiency of the water treatment processes and the cleanliness of water mains. Any unusually high levels are investigated.	No abnormal change from a long term average. Number per 1ml
Colony Count at 22°C		
Clostridium Perfringens	As with coliforms, the presence of these organisms can indicate contamination in the water supply so they are investigated as a matter of urgency.	0 per 100ml

ORGANIC CHEMICALS: PESTICIDES

SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Aldrin	Pesticides consist of chemicals used by farmers, local authorities and gardeners. The traces of these found in untreated water are typically far less than the maximum advised to protect public health.	0.03 µg/l
Dieldrin		0.03 µg/l
Heptachlor		0.03 µg/l
Heptachlor epoxide	The pesticides tested for will vary from area to area, depending on the usage of pesticides in the surrounding area of each water source.	0.03 µg/l
Other individual Pesticides		0.1 µg/l
Total Pesticides	This is the total amount of each pesticide detected in the water sample tested.	0.5 µg/l

ORGANIC CHEMICALS: OTHERS

SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Benzene	Benzene is rarely found in water but is removed in treatment processes. It arises from petroleum products and industries.	1.0 µg/l
Trichloromethane ^	These compounds are known as trihalomethanes (THM's). They are formed when chlorine comes into contact with organic compounds in untreated water.	100 ug/l (^For the total amount of these four compounds)
Dichlorobromomethane ^		
Dibromochloromethane ^		
Tribromomethane ^		
Tetrachloromethane	These substances are known as solvents. They arise from industrial processes and are removed from the water during the treatment stage.	3.0 µg/l
1,2 Dichloroethane		3.0 µg/l
Trichloroethene * and Tetrachloroethene *		10 µg/l (*For the total amount of these two compounds)
Benzo-a-pyrene	These compounds are known as polycyclic aromatic hydrocarbons (PAH's). They are rare substances and are seldom found in water. Where they do occur, the cause is usually coal tar pitch lining from iron mains.	0.01 µg/l
Benzo-b-fluoranthene *		0.1 µg/l (*For the total amount of these four compounds)
Benzo-k-fluoranthene *		
Benzo-ghi-perylene *		
Indeno-123-cd-pyrene *		



OTHER PARAMETERS		
SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Colour	Chemical changes in the water source or pressure changes in the distribution main can give the water a tinge of colour.	20 mg/l Pt/Co
Conductivity	This is a measure of the level of natural mineral salts contained in the water. This is measured by passing an electrical current through the water.	2500 μ S per cm at 20°C
pH (Hydrogen Ion)	This is a measure of the acidity or alkalinity of the water. A pH of 7 is neutral.	Between 6.5 and 9.5
Taste Dilution Number	This is to check if the water has any unpleasant taste or smell. It is measured using panellists to taste and smell the water in strictly controlled conditions.	Dilution Number 0 at 25°C
Odour Dilution Number		
Temperature	Temperature is checked to monitor changes in the water system.	No legal limit
Total Chlorine	Sufficient chlorine is added to all our supplies to ensure the absence of harmful bacteria. Portsmouth Water also aims to keep the levels at customer's taps low to minimize associated taste and odour issues.	No legal limit
Free Chlorine		
Total Organic Carbon	TOC is a measure of the organic material present in the water. It varies naturally depending on the source of the water and is monitored for any unusual changes (which could be caused by oil spills or other pollutants).	No abnormal change
Turbidity	This is a measure of suspended material in the water.	4.0 NTU at Customers tap 1.0 NTU at Water Treatment Works

APPENDIX G HAMPSHIRE COUNTY COUNCIL (LLFA) CONSULTATION