

Water bills

Q. 4.3: Who bills the property for water services?

A.: The property is not billed for water services.

Current basis for sewerage and water charges

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

A.: There are no charges currently made for water or sewerage to the property.

Guidance Notes:

The water undertaker may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water: for watering the garden other than by hand (this includes the use of sprinklers); for automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres; in a bath with a capacity in excess of 230 litres; in a power shower.

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

Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact the water undertaker for their area.

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

The Water Industry Act 1991 Section 150, The Water Resale Order 2001, provides protection for people who buy their water and sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (Ofwat) website: www.ofwat.gov.uk.

Charges following change of occupation

Q. 4.5: Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

A.: There will be no change in the current charging arrangements as a consequence of change of occupation.

Guidance Notes:

Water and sewerage undertakers' full charges are set out in their charges schemes which are available from the relevant undertaker free of charge upon request.

It is Southern Water's policy to meter all new water connections which would result in charges being levied according to the measured tariff.

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

Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact the water undertaker for their area.

The water undertaker may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water: for watering the garden other than by hand (this includes the use of sprinklers); for automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres; in a bath with a capacity in excess of 230 litres; in a power shower.

Appendix one: Terms and expressions

"the 1991 Act" means the Water Industry Act 1991(i);
"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(ii);
"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(iii);
"adoption agreement" means an agreement made or to be made under Section 51A (1) or 104(1) of the 1991 Act (iv);
"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 31 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 31 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(v);
"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(vi);
"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(vii) 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 (viii), 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(ix);
(b) By virtue of a scheme under Schedule 2 to the 1991 Act(x);
(c) Under Section 179 of the 1991 Act (xi); or
(d) Otherwise;
"public sewer map" means the map made available under Section 199(5) of the 1991 Act (xii);
"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of:
(a) Conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
(b) Giving or taking a supply of water in bulk;
"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a sewerage undertaker for the purpose of carrying out its functions;
"sewerage undertaker" means the Company appointed to be the sewerage undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;
"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;
"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water undertaker, which is used or to be used by a water undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;
"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;
"water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;
"water supply zone" means the names and areas designated by a water undertaker within its area of supply that are to be its water supply zones for that year; and
"water undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

In this report, 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.

- (i) 1991 c.56.
- (ii) S.I. 2000/3184. These Regulations apply in relation to England.
- (iii) S.I. 2001/3911. These Regulations apply in relation to Wales.
- (iv) 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.
- (v) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.
- (vi) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
- (vii) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
- (viii) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
- (ix) 1989 c.15.
- (x) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (xi) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
- (xii) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

Appendix two: CON29DW Residential terms and conditions

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

Definitions

- "Client" means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.
- "Company" means Southern Water Services Limited who produces the Report.
- "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.
- "Order" means any request completed by the Customer requesting the Report.
- "Property" means the address or location supplied by the Customer in the Order.
- "Purchaser" means the actual or potential purchaser of the Property including their mortgage provider.
- "Report" means the drainage and/or water report prepared by Company in respect of the Property.

1.0 Agreement

- 1.1 The Company agrees to supply the Report to the Customer subject to these terms and the Drainage and Water Services Network (DWSN) Standards, as set out at www.dwsn.org.uk. 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 or is acting in the course of the Customer's business, trade or profession then the Customer shall be responsible for bringing these terms to the attention of the Client and/or the Purchaser.
- 1.2 Where the Customer is acting as an agent for the Client or is acting in the course of the Customer's business, trade or profession the Client shall be entitled to the benefit of these terms to the exclusion of the Customer.
- 1.3 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 Purchaser indicates their acceptance of these terms.
- 1.4 If the Customer is not acting wholly or mainly in the course of its business, the Customer may cancel the Order within 14 days of placing the Order, provided that the decision to cancel is made in a clear statement by letter, fax or email. The right to cancel the Order shall expire 14 days from the date on which the Order was made.
- 1.5 If the Customer is not acting wholly or mainly in the course of its business, the Customer must inform the Company if the Customer requires the Company to begin producing the Report on a date sooner than 14 days from the date that the Order was received by the Company.
- 1.6 If the Customer is acting wholly or mainly in the course of its business, the Customer may cancel the Order before the Report is received. Cancellation must be in the form of a clear statement by letter, fax or email.
- 1.7 The Company will reimburse the Customer without undue delay and not later than 14 days after the day on which the Company received the statement of the decision to cancel. The amount reimbursed shall be the full cost of the Report, unless Clause 1.5 or 1.6 applies. If Clause 1.5 or 1.6 applies, the Company may reimburse the cost of the Report less any costs already outlaid in its preparation, including fees due to third parties which have been incurred by the Company in preparing the Report.

2.0 The Report

Whilst the Company will use reasonable care and skill in producing the Report, it is provided to the Customer, the Client and/or 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/or 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 of the address supplied by the Customer or Client.
- 2.4 The Report provides information as to the location and connection of existing services and other information in relation to drainage and water enquiries and shall not be relied on or used for any other purpose by the Customer, Client or Purchaser. The Report may contain general advice to the Customer, the Client and/or the Purchaser. The Company cannot ensure that any such 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 indicative. The exact positions and depths of apparatus shown on any maps may be established by undertaking the Customer's or Client's own investigations such as excavations or trial holes. The Company is responsible for inaccuracies in the maps within the Report to the extent that such inaccuracies are a direct result of the Company's negligence and the existence of which the Company ought reasonably to have been aware.

3.0 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 of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control.
- 3.2 The Report is produced only for use in relation to individual domestic property transactions and cannot be used for development of land, commercial development of domestic properties, or commercial properties for intended occupation by third parties.
- 3.3 The Company shall not be liable to the Customer, Client or Purchaser in contract, tort or otherwise for any incorrect information in the Report unless any such liability arises as a direct consequence of the Company's negligence and the existence of which incorrect information the Company ought reasonably to have been aware.
- 3.4 The Company shall accept liability for death or personal injury arising from its negligence.
- 3.5 With the exception of liability under Clause 3.4, the liability of the Company in connection with these terms to the Customer, Client or Purchaser in contract, tort or otherwise shall not exceed the aggregate sum of Ten Million Pounds (£10,000,000).

4.0 Copyright and confidentiality

- 4.1 The Customer the Client and/or 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, save for those intellectual property rights which are the property of the Law Society or Ordnance Survey, whichever is applicable. No intellectual or other property rights are transferred or licensed to the Customer the Client or the Purchaser except to the extent expressly provided.
- 4.2 The Customer or Client 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/or the Purchaser 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 the Client and/or 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 terms of paragraphs 4.1 to 4.4 inclusive.
- 4.6 The enquiries contained in the Report are protected by copyright owned 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.

5.0 Payment

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

6.0 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 these terms and conditions shall in any way restrict the Customer, the Client or the Purchaser's statutory or any other rights of access to the information contained in the Report.
- 6.4 The Customer may make a complaint to the company using the complaints procedure which is available on the Company's website. If the Customer is dissatisfied with the outcome having followed the complaints procedures, the Customer may refer the complaint to the Property Ombudsman using The Property Ombudsman Scheme (TPOs). Further information can be obtained by visiting www.tpos.co.uk.
- 6.5 These terms and conditions are the only terms that shall apply in connection with the issue of the Report by the Company and save where specifically incorporated by reference shall constitute the entire agreement between the parties.
- 6.6 In the event of any ambiguity or inconsistency between these terms and conditions and the terms on the Company's website, these terms and conditions shall take precedence over any such terms on the website.
- 6.7 Save as provided for in Clause 1.2, it is not intended that any other person who is not a party to these terms has any right to enforce any term of these terms under the Contracts (Rights of Third Parties) Act 1999.

These Terms and conditions are available in larger print for those with impaired vision.

Appendix three: Complaints procedure

When we get it wrong

You deserve the highest standard of service from us, but sometimes we make mistakes. If we do, please let us know and we will investigate and review your concerns.

Whilst we always try to resolve all complaints straight away, 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 issue internally or take your complaint to an independent third party.

How you contact us

Firstly please call us and we will try to sort out your problem straight away. You can:

Call us between 8am and 5pm, Monday to Friday on 0330 303 0276

Email us at searches@southernwater.co.uk

Write to us at LandSearch, Southern Water Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX.

What you can expect

You will receive a full, fair and courteous response from someone who can effectively deal with your problem.

If we can remedy the problem straight away we will do it but if we cannot immediately resolve your problem we will keep you informed of actions being taken.

The process

We will try to resolve any telephone contact or complaint at the time of the call, however, if that isn't possible, we will take the details of your complaint and we will investigate and get back to you within 10 working days.

We will respond to written complaints within 10 working days of the date received, but we will always aim to respond more quickly. Depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.

If you are still not satisfied with our response or action we will refer the matter to a Senior Manager for resolution. At your request we will liaise with a third party representative acting on your behalf.

Our commitment to you

If we find your complaint to be justified, or we have made any errors that substantially change the outcome in your search result, we will refund the search fee. We will also provide you with a revised search and undertake the necessary action to put things right as soon as practically possible. You will be kept informed of the progress of any action required.

If you remain dissatisfied

While we aim to resolve your complaint first time, in the event that we are unable to resolve the issue to your satisfaction, ultimately you can contact a third party. Please make sure that you have followed the process above first, if not, your complaint will be passed back to us.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS):

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury SP1 2BP

Telephone: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk



VAT receipt

Ordered by:

Enzygo Ltd
STEP Business Centre Wortley Road
Sheffield
S36 2UH

VAT registration number: 813 0378 56
Order reference: LS/U1726215
Your reference: SHF.3055.001

Service	VAT Code	Costs
Search address: Land at Meyrick Road Havant Hampshire PO9 3HB	A	£44.20
Net total		£44.20
VAT		£8.84
Total		£53.04
Paid		Paid in Full

Thank you for your payment:

Received on: 6 February 2023

For enquiries regarding the information provided in this receipt, please contact the LandSearch team:

Tel: 0330 303 0276

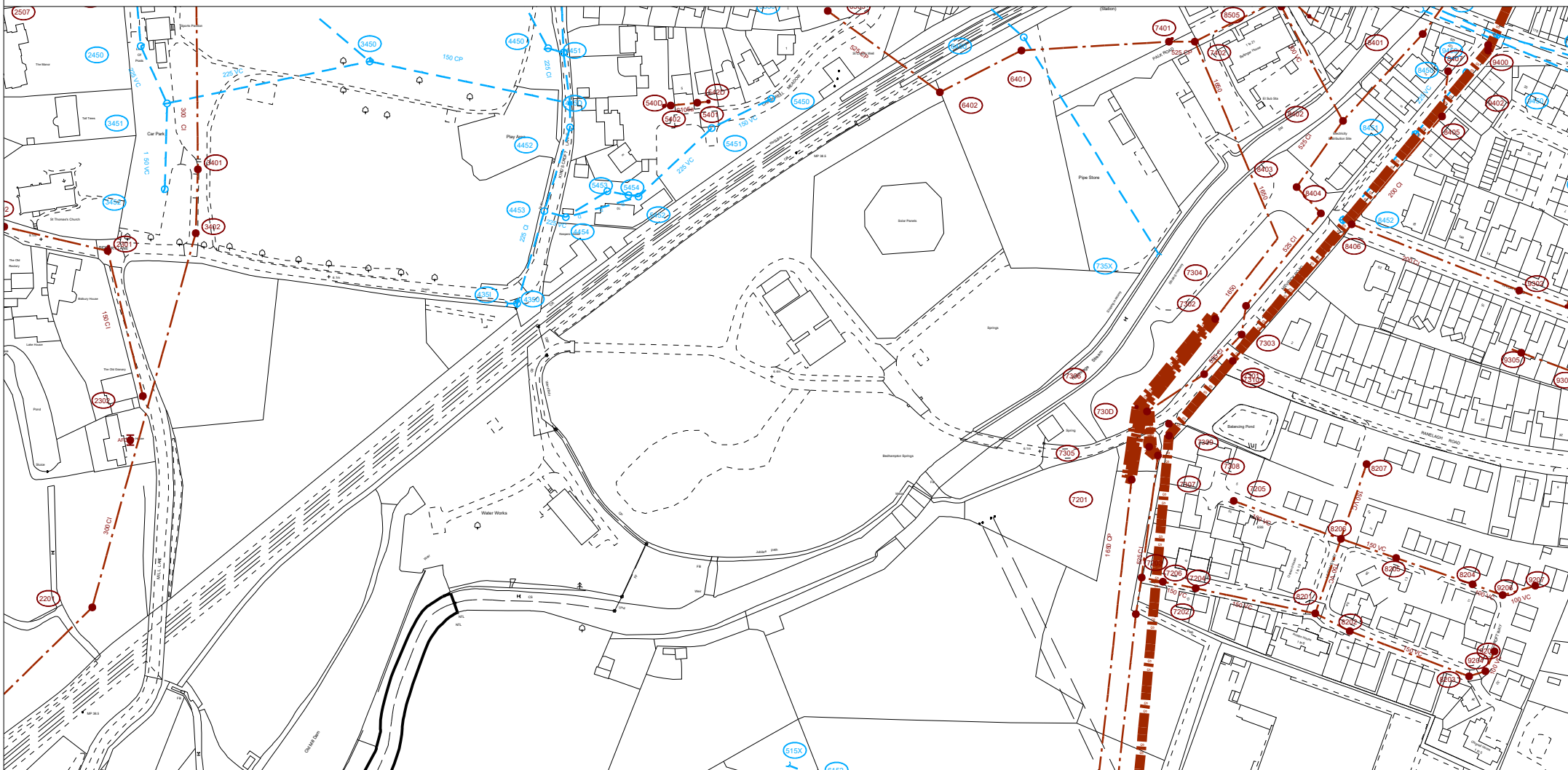
Email: searches@southernwater.co.uk

Web: www.southernwater.co.uk

LandSearch
Southern Water Services
Southern House
Yeoman Road
Worthing
West Sussex
BN13 3NX



SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

O.S. REF: SU7006SE

Scale: 1:2500

Sewer Plot

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: SM

Date: 16-2-2023

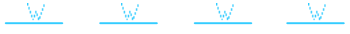
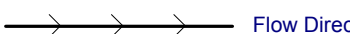
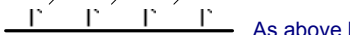
Land at Meyrick Road

Requested By:

Land Searches Map Legend

Sewer

Pipe Line Styles/Colours

	Foul Sewer
	Foul Rising Main
	Foul Syphon Sewer
	Foul Vacuum Sewer
	Foul Trunk Sewer
	Foul Tank Sewer
	Surface Water Sewer
	Surface Water Rising Main
	Surface Water Syphon Sewer
	Surface Water Trunk Sewer
	Surface Water Tank Sewer
	Culverted Watercourse
	Combined Sewer
	Combined Rising Main
	Combined Syphon Sewer
	Combined Trunk Sewer
	Combined Tank Sewer
	Treated Effluent
	Treated Effluent Rising Main
	Sludge Rising Main
	Flow Direction Arrows (All Styles)
	As above line styles but decommissioned
	(Yellow) As above line styles but private
	Access Shaft – Personnel Only

Boundary Line Styles/Colours

	Catchment Boundary
	Sub-Catchment Boundary
	Section 104 Agreement Area
	Building Over Agreement Area

Materials

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

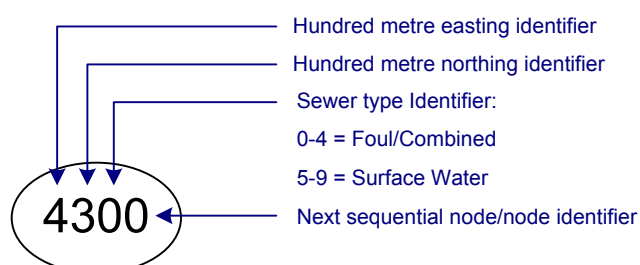
*Warning
BAC Pipes are constructed of Bonded Asbestos Cement
UNK Pipes are may be constructed of Bonded Asbestos Cement

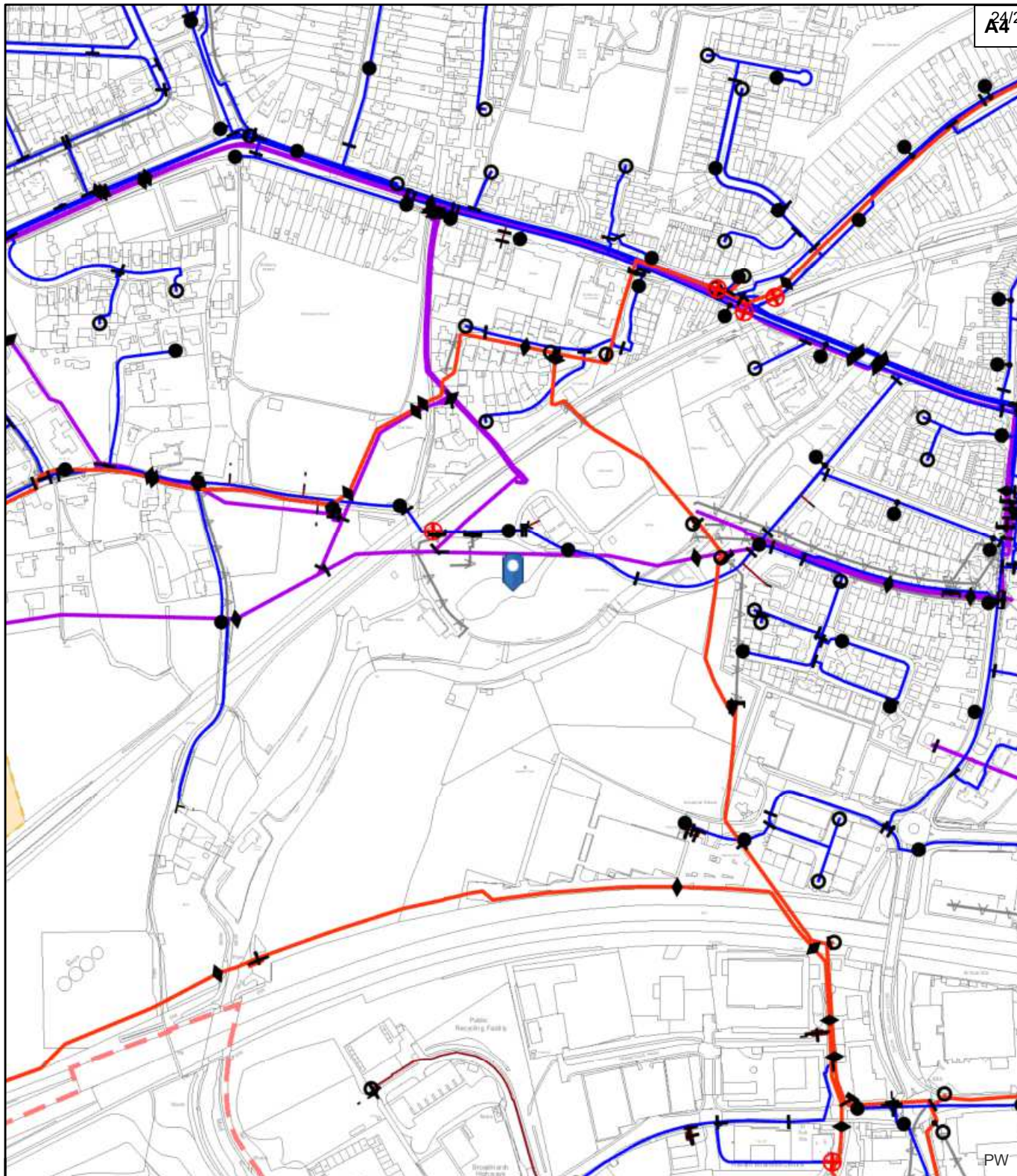
Symbols

Surface	Foul	Combined	
			Label Ellipse
			Manhole
			Dummy/S.24 Manhole
			Manhole Backdrop
			Catchpit
			Soakaway
			Balancing Pond
			Rodding Eye
			Washout
			Flushing Chamber Mn-E
			Flushing Chamber No-E
			Hatch Box
			Lamphole
			Interceptor Chamber
			Blind Shaft
			Storm Tank
			Vortex Chamber
			Vent
			Vent Column
			Other/Unknown
			Penstock
			Cascade
			Change Node
			Pumping Station
			Micro Pumping Station
			Air Valve
			Valve
			Reflux Valve
			Anti-Flood Device
			Blank End
			Head of Public Sewer
			Inlet
			Outfall
			Storm Overflow
			Treatment Works

Other symbols or text may be visible which are not shown here.
These are used for Southern Water operational guidance only.

Node Referencing System





Water Supply

- Distribution Main
- Communication Pipe
- Fire Main
- - Private Main
- Raw Water Main
- Trunk Main
- Abandoned Main

Hydrant

- Company Washout Hydrant(Single)
- Fire Brigade Hydrant(Single)
- Fire Brigade Washout Hydrant

Valves / Fittings

- ⌋ CappedEnd
- ✕ StopCock
- ✕ ButterflyValve
- ➡ Pressure Flow Valve
- ➡ RefluxValve
- ◆ Air Valve
- | Open Valve
- ⊕ Closed Valve

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the person 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.

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U1726215

Easting/Northing:
470,561 106,301

Scale:
1:5,000

Date:
15/02/2023



Registered Office
P.O. BOX NO. 8, West Street, Havant,
Hampshire. PO9 1LG.
Registered in England No. 2536455
Telephone: (023) 9249 9888
Fax: (023) 9245 3632
Website: www.portsmouthwater.co.uk

Appendix 6 – Portsmouth Water Correspondence

Dani Lister

From: Eric O'Connor
Sent: 26 April 2024 09:10
To: Dani Lister
Subject: FW: [EXTERNAL] FW: Bedhampton

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Dani,

Along with the review could you add this information?

Thanks,

Eric

Eric O'Connor BSc (Hons), MSc, MCIWEM, C.WEM

Principal Hydrologist

Phone: 0114 321 5151

Mobile: 07710549218

Email: eric.oconnor@enzygo.com

Web: enzygo.com

From: Simon Deacon <simon.deacon@portsmouthwater.co.uk>

Sent: Friday, April 26, 2024 9:02 AM

To: John Pickford <john.pickford@portsmouthwater.co.uk>; gary@energy-101.co.uk

Cc: Eric O'Connor <eric.oconnor@enzygo.com>

Subject: RE: [EXTERNAL] FW: Bedhampton

Apologies for not coming back sooner. The “conduit” runs most of the year – it takes excess spring water and discharges it to the Hermitage. It’s an important spring water supply to the river and there are rare species of plant within the channel area (due to the spring water condition and quality). The conduit channel is made of concrete.

Regards, Simon

Simon Deacon | Catchment and Environment Manager
Portsmouth Water

Simon Deacon BSc MSc FGS CGeol

Tel: Direct dial: 023 9224 9233 Mobile: 07714 132949

Web: portsmouthwater.co.uk



08:30 – 16:45 Mon - Thurs

08:30 – 16:00 Friday

Small changes make big impact.

Please consider the environment before printing this email.

From: John Pickford <john.pickford@portsmouthwater.co.uk>
Sent: Thursday, April 25, 2024 2:58 PM
To: gary@energy-101.co.uk
Cc: eric.oconnor@enzygo.com; Simon Deacon <simon.deacon@portsmouthwater.co.uk>
Subject: Fwd: [EXTERNAL] FW: Bedhampton

Hi Gary

This is the output of the conduit that runs under the site. It's often dry but during wetter periods, there is water running.

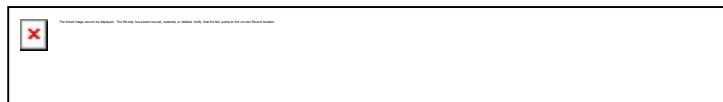
Simon - does that answer Gary's question correctly?

Thanks

John

John Pickford | Commercial Director
Portsmouth Water

Tel: [07752 303050](tel:07752303050)
Web: portsmouthwater.co.uk



[\[portsmouthwater.co.uk\]](http://portsmouthwater.co.uk)

Small changes make big impact.

Please consider the environment before printing this email.

From: gary@energy-101.co.uk <gary@energy-101.co.uk>
Sent: Thursday, April 25, 2024 2:35 PM
To: John Pickford <john.pickford@portsmouthwater.co.uk>
Cc: 'Eric O'Connor' <eric.oconnor@enzygo.com>
Subject: [EXTERNAL] FW: Bedhampton

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If in doubt please forward the email to phishing@portsmouthwater.co.uk

Hi John.

Regards the below query from our Hydrologist. Eric O'Connor. Might you please be able to enquire internally and provide a response.

Kind Regards

Gary



Gary Seward C.Eng, MSc, B.Eng, MIET
Senior Partner

T: 07562 765173
E: gary@energy-101.co.uk
W: www.energy-101.co.uk

From: Eric O'Connor <eric.oconnor@enzygo.com>
Sent: Thursday, April 25, 2024 12:10 PM
To: gary@energy-101.co.uk
Cc: Rob Gandy <Rob.Gandy@enzygo.com>
Subject: FW: Bedhampton

Photo attached showing feature joining main river to south of Site and circled below.



Thanks,

Eric

Eric O'Connor BSc (Hons), MSc, MCIWEM, C.WEM
Principal Hydrologist

Phone: 0114 321 5151
Mobile: 07710549218
Email: eric.oconnor@enzygo.com
Web: enzygo.com

From: Eric O'Connor
Sent: Thursday, April 25, 2024 12:08 PM
To: gary@energy-101.co.uk
Cc: Rob Gandy <Rob.Gandy@enzygo.com>
Subject: Bedhampton

Hi Gary,

I am working on the Flood Risk and Drainage Strategy for the above Site. We observed the above feature on Site which appears to convey flow beneath the Site. I was just wondering if you had anything information on this? i.e. Its route through the Site, what its serving (is it a watercourse / surface water sewer etc.) and what material it is.

Any information would be appreciated for our report and drainage.

Kind Regards,

Eric

Eric O'Connor BSc (Hons), MSc, MCIWEM, C.WEM
Principal Hydrologist

Phone: 0114 321 5151

Mobile: 07710549218

Email: eric.oconnor@enzygo.com

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Air Quality | Landscape | Hydrology | Permitting | Ecology | Geo-environmental | Noise | Transport | Planning | Arboriculture



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Offices in Bristol, Cardiff, Cambridge, Sheffield & Manchester**

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Registered in England & Wales registered number: 06525159 VAT number: 283 2596 77



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Appendix 7 – BGS Borehole Records



SU70NW/77
7275 0633

BOREHOLE RECORD

CONTRACT No. 4195

CONTRACT HAVANT DATE STARTED 17/1 FINISHED 17/1/68
BOREHOLE No. 106 OPERATOR D. Smith
ELEVANCE DATUM LEVEL 18.58 TYPE OF PENETRATION TEST C.P.T.
TYPE OF BORING Shell & Finger WEIGHT 140 lbs DROP 2 ft
DIAMETER OF BORING 6" STANDING WATER LEVEL 7.0"
REMARKS

Depth Feet	O.D. Level	Type & No. of Sample	Boring Details			Legend	Description of Material and Observations
			Penetration	Lining	Water		
						///	Topsoil
						---	Dark brown clay
						---	Dark brown clay with pebble & chalk inserts
5						---	light brown clay & chalk
					SWL		
10		C.P.T.	82 for 12"				Medium & large flint in soft chalk
15							
		C.P.T.	87 for 12"				
20							
25			BOREHOLE TERMINATED				

SU 70 NW 55
7046 0642

STRATA SHEET.

Name of person for
whom well is bored

Portsmouth Waterworks

Place

Davant [Bedhampton]

LE GRAND & SUTCLIFF, Hydraulic Engineers, LONDON.

No.

STRATA.

Thickness
Feet. In.

Depth
Feet.

Drift

1 gravel

10 6

Upper Chalk

2 chalk marl & flints

25 6 36

3 chalk & flints

69

4

105

5

6

7

thick bed of flints at 95 feet under

8

which water was found

9

10

overflow estimated at from 35000 to

11

40000 per hour

12

13

pieces of brown clay brought up by

14

the flow at first but soon ceased to

15

come.

16

17

Flowing continued

to

118 feet.

18

19

20

21

22

23

24

25

26

July

4/1/77

STRUCTURAL SOILS LTD.

SU 7-22/90

7034 0633

SHEET No. 1 OF 17

CONTRACT No. 4195

BOREHOLE RECORD

PROJECT Havant DATE STARTED 3/6 FINISHED 3/8/67
 ALPHO No 77 OPERATOR D. Smith
 PENANCE DATUM LEVEL 21.0 TYPE OF PENETRATION TEST -
 DE OF BORING Shell & Auger WEIGHT - DROP -
 WATER IN BORING GL STANDING WATER LEVEL No Water
 NAME

Depth Feet	O.D. Level	Type & No. of Sample	Logging Details			Legend	Description of Material and Observations
			Penetration	Lining	Water		
		D					Dark grey/brown clay
5		D					light brown mottled clay
		D					light brown clay with flint inserts.
10		D					Brown clay with chalk & flint.
			Borehole terminated				



SU70NW/91
70350627
BOREHOLE RECORD

CONTRACT No 4195

Location Havant DATE STARTED 3/3/67 FINISHED 3/3/67
Borehole No 78 OPERATOR P Smith
NATIONAL DATUM LEVEL 18.0 TYPE OF PENETRATION TEST ---
TYPE OF BORING Shelf & Auger WEIGHT --- DROP ---
DATE OF BORING 6/1 STANDING WATER LEVEL 8.50

Depth Feet	O.D. Level	Type & No. of Sample	Sounding Details			Legend	Description of Material and Observations	
			Penetration	Logging	Water			
		D					Topsoil & chalk	
		D					light grey brown clay	
5		D					Brown clay with flint inserts	Be
				Entry				
10		D					chalk & flint debris.	UMCK
		D						
15								

Borehole terminated

12.10.82



STRUCTURAL SOILS LTD.

SU 70NW/92

7-37 0625

SHEET No. 4 OF 17

CONTRACT No. 4195

BOREHOLE RECORD

TRACT Havant STARTED 4/8/67 FINISHED 4/8/67
Borehole No. 79 OPERATOR D. Smith
CHANGE DATUM LEVEL 148 TYPE OF PENETRATION TEST —
NAME OF BORING Shell & Auger WEIGHT — DROP —
DATE OF BORING 6/11 STANDING WATER LEVEL 6.0

Depth Feet	O.D. Level	Type & No. of Sample	Boring Methods			Legend	Description of Material and Observations
			Compressed	Lining	Water		
		D					Topsol
		D					Flint bound firm brown clay
5		D					Brown mottled clay with inserts of flint
10		D					Brown sandy clay with flint & chalk
		D					
		D					
							Borehole terminated

SU 70 NW 93
7038 0622

SHEET No 10 OF 17

CONTRACT No 4195

BOREHOLE RECORD

CONTRACT Havant DATE STARTED 4/8/67 FINISHED 4/8/67
BOREHOLE No 80 OPERATOR D. Smith
CONV. DATUM LEVEL 12.0 TYPE OF PENETRATION TEST -
TYPE OF BORING Shell & Auger WEIGHT - DRIFT -
DIPPER OF BORING 2 STANDING WATER LEVEL 4.0
YARDS

Depth Feet	Depth Meters	No. & No. of Sample	Boring Details			Description of Material and Observations
			Penetration	Logging	Water	
		D				Topsoil
5		D				light brown chalky clay
		D				Chalk & flint
10		D				
15		D				

Borehole terminated

to base
R.T.M.
12.10.68

Appendix 8 – Drainage Calculations

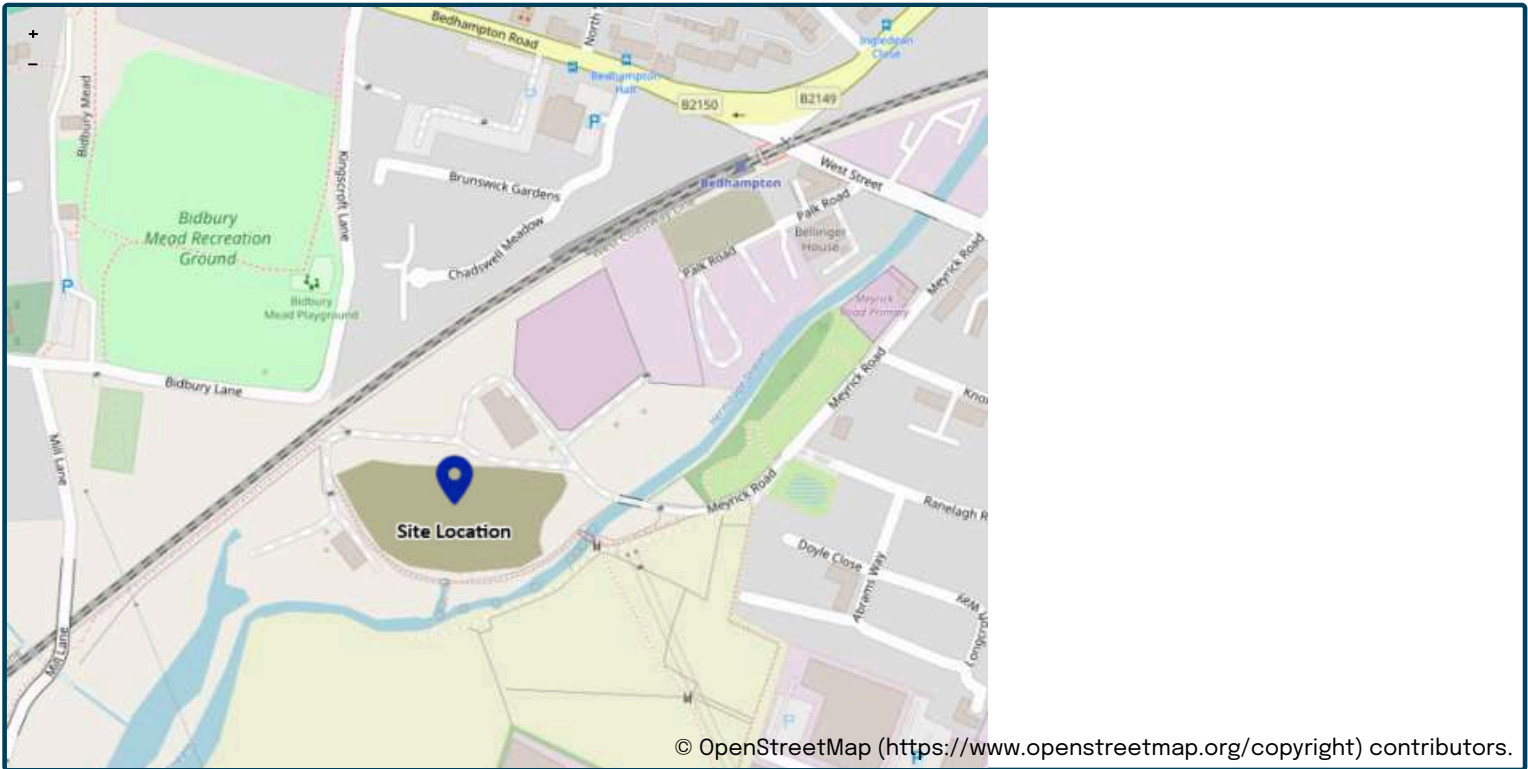
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	28/03/2025
Calculated by	Dani Lister
Reference	SHF.3055.001
Model version	0.6.5

Location

Site name	Bedhampton Waterworks
Site location	Havant



Site easting	470563
Site northing	106290

Site details

Total site area (ha)	0.657	ha
----------------------	-------	----

Greenfield runoff

Method

Method	FEH statistical
--------	-----------------

FEH statistical

	<u>My value</u>		<u>Map value</u>
SAAR (mm)	731	mm	731
BFIHOST	0.597		
QMed-QBar conversion	1.136		1.136
QMed (l/s)	1.56	l/s	
QBar (FEH statistical) (l/s)	1.8	l/s	

Growth curve factors

	<u>My value</u>		<u>Map value</u>
Hydrological region	7		7
1 year growth factor	0.85		
2 year growth factor	0.88		
10 year growth factor	1.62		
30 year growth factor	2.3		
100 year growth factor	3.19		
200 year growth factor	3.74		

Results

Method	FEH statistical	
Flow rate 1 year (l/s)	1.5	l/s
Flow rate 2 year (l/s)	1.6	l/s
Flow rate 10 years (l/s)	2.9	l/s
Flow rate 30 years (l/s)	4.1	l/s
Flow rate 100 years (l/s)	5.6	l/s
Flow rate 200 years (l/s)	6.6	l/s

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (0.6.5) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>).

The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Enzygo Ltd

Samuel House

5 Fox Valley Way

Stocksbridge Sheffield S36...

Date 27/03/2025

File Tank Sizing P02.SRCX

XP Solutions

Bedhampton

Ennergy 101

Designed by BD

Checked by

Source Control 2020.1.3

Page 1



Summary of Results for 100 year Return Period (+45%)

Half Drain Time : 3125 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
15 min Summer	0.718	0.718	0.0	1.3	1.3	231.9	O K
30 min Summer	0.953	0.953	0.0	1.4	1.4	307.9	O K
60 min Summer	1.207	1.207	0.0	1.6	1.6	389.8	O K
120 min Summer	1.395	1.395	0.0	1.7	1.7	450.7	O K
180 min Summer	1.513	1.513	0.0	1.8	1.8	488.7	O K
240 min Summer	1.597	1.597	0.0	1.8	1.8	515.8	O K
360 min Summer	1.711	1.711	0.0	1.9	1.9	552.6	O K
480 min Summer	1.785	1.785	0.0	1.9	1.9	576.7	O K
600 min Summer	1.838	1.838	0.0	1.9	1.9	593.7	O K
720 min Summer	1.876	1.876	0.0	1.9	1.9	606.0	O K
960 min Summer	1.926	1.926	0.0	2.0	2.0	621.9	O K
1440 min Summer	1.964	1.964	0.0	2.0	2.0	634.4	O K
2160 min Summer	1.957	1.957	0.0	2.0	2.0	632.1	O K
2880 min Summer	1.931	1.931	0.0	2.0	2.0	623.8	O K
4320 min Summer	1.903	1.903	0.0	2.0	2.0	614.7	O K
5760 min Summer	1.892	1.892	0.0	1.9	1.9	611.2	O K
7200 min Summer	1.902	1.902	0.0	2.0	2.0	614.3	O K
8640 min Summer	1.923	1.923	0.0	2.0	2.0	621.2	O K
10080 min Summer	1.955	1.955	0.0	2.0	2.0	631.4	O K
15 min Winter	0.718	0.718	0.0	1.3	1.3	231.9	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	142.084	0.0	100.7	27
30 min Summer	94.513	0.0	111.7	42
60 min Summer	60.089	0.0	230.1	72
120 min Summer	35.056	0.0	249.4	132
180 min Summer	25.551	0.0	260.6	190
240 min Summer	20.392	0.0	268.2	250
360 min Summer	14.796	0.0	277.9	370
480 min Summer	11.759	0.0	283.6	488
600 min Summer	9.830	0.0	287.2	608
720 min Summer	8.487	0.0	289.4	728
960 min Summer	6.724	0.0	291.1	966
1440 min Summer	4.838	0.0	288.2	1444
2160 min Summer	3.491	0.0	553.1	2160
2880 min Summer	2.784	0.0	553.4	2508
4320 min Summer	2.051	0.0	537.9	3252
5760 min Summer	1.672	0.0	996.2	4088
7200 min Summer	1.446	0.0	993.6	4904
8640 min Summer	1.296	0.0	999.2	5792
10080 min Summer	1.190	0.0	991.7	6648
15 min Winter	142.084	0.0	100.7	27

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Date 27/03/2025 File Tank Sizing P02.SRCX			Designed by BD Checked by				
XP Solutions			Source Control 2020.1.3				
Summary of Results for 100 year Return Period (+45%)							
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max E Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	0.953	0.953	0.0	1.4	1.4	307.9	O K
60 min Winter	1.207	1.207	0.0	1.6	1.6	389.9	O K
120 min Winter	1.396	1.396	0.0	1.7	1.7	451.0	O K
180 min Winter	1.514	1.514	0.0	1.8	1.8	489.1	O K
240 min Winter	1.599	1.599	0.0	1.8	1.8	516.4	O K
360 min Winter	1.714	1.714	0.0	1.9	1.9	553.5	O K
480 min Winter	1.789	1.789	0.0	1.9	1.9	578.0	O K
600 min Winter	1.843	1.843	0.0	1.9	1.9	595.3	O K
720 min Winter	1.882	1.882	0.0	1.9	1.9	608.0	O K
960 min Winter	1.934	1.934	0.0	2.0	2.0	624.7	O K
1440 min Winter	1.978	1.978	0.0	2.0	2.0	638.8	O K
2160 min Winter	1.981	1.981	0.0	2.0	2.0	639.8	O K
2880 min Winter	1.957	1.957	0.0	2.0	2.0	632.1	O K
4320 min Winter	1.915	1.915	0.0	2.0	2.0	618.5	O K
5760 min Winter	1.891	1.891	0.0	1.9	1.9	610.8	O K
7200 min Winter	1.882	1.882	0.0	1.9	1.9	607.8	O K
8640 min Winter	1.883	1.883	0.0	1.9	1.9	608.1	O K
10080 min Winter	1.893	1.893	0.0	1.9	1.9	611.5	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)			
30 min Winter	94.513	0.0	111.7	41			
60 min Winter	60.089	0.0	230.0	70			
120 min Winter	35.056	0.0	249.3	130			
180 min Winter	25.551	0.0	260.4	188			
240 min Winter	20.392	0.0	267.9	246			
360 min Winter	14.796	0.0	277.5	364			
480 min Winter	11.759	0.0	283.1	482			
600 min Winter	9.830	0.0	286.5	598			
720 min Winter	8.487	0.0	288.6	716			
960 min Winter	6.724	0.0	290.0	948			
1440 min Winter	4.838	0.0	286.5	1406			
2160 min Winter	3.491	0.0	551.2	2076			
2880 min Winter	2.784	0.0	550.9	2708			
4320 min Winter	2.051	0.0	534.4	3376			
5760 min Winter	1.672	0.0	993.6	4320			
7200 min Winter	1.446	0.0	991.6	5256			
8640 min Winter	1.296	0.0	997.7	6152			
10080 min Winter	1.190	0.0	990.5	7064			
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Date 27/03/2025 File Tank Sizing P02.SRCX	Designed by BD Checked by	
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Rainfall Details

Rainfall Model	FEH
Return Period (years)	100
FEH Rainfall Version	2013
Site Location	GB 470549 106308 SU 70549 06308
Data Type	Point
Summer Storms	Yes
Winter Storms	Yes
Cv (Summer)	1.000
Cv (Winter)	1.000
Shortest Storm (mins)	15
Longest Storm (mins)	10080
Climate Change %	+45

Time Area Diagram

Total Area (ha) 0.657

Time (mins)	Area (ha)	Time (mins)	Area (ha)	Time (mins)	Area (ha)
From:	To:	From:	To:	From:	To:
0	4	4	8	8	12
	0.219		0.219		0.219

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Model Details

Storage is Online Cover Level (m) 3.000

Cellular Storage Structure

Invert Level (m) 0.000 Safety Factor 2.0
Infiltration Coefficient Base (m/hr) 0.00000 Porosity 0.95
Infiltration Coefficient Side (m/hr) 0.00000

Depth (m)	Area (m ²)	Inf. Area (m ²)	Depth (m)	Area (m ²)	Inf. Area (m ²)
0.000	340.0	0.0	2.001	0.0	0.0
2.000	340.0	0.0			

Hydro-Brake® Optimum Outflow Control

Unit Reference MD-SHE-0057-2000-2000-2000
Design Head (m) 2.000
Design Flow (l/s) 2.0
Flush-Flo™ Calculated
Objective Minimise upstream storage
Application Surface
Sump Available Yes
Diameter (mm) 57
Invert Level (m) 0.000
Minimum Outlet Pipe Diameter (mm) 75
Suggested Manhole Diameter (mm) 1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	2.000	2.0
Flush-Flo™	0.247	1.3
Kick-Flo®	0.506	1.1
Mean Flow over Head Range	-	1.5

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	1.2	1.200	1.6	3.000	2.4	7.000	3.6
0.200	1.3	1.400	1.7	3.500	2.6	7.500	3.7
0.300	1.3	1.600	1.8	4.000	2.7	8.000	3.8
0.400	1.3	1.800	1.9	4.500	2.9	8.500	3.9
0.500	1.1	2.000	2.0	5.000	3.0	9.000	4.0
0.600	1.2	2.200	2.1	5.500	3.2	9.500	4.1
0.800	1.3	2.400	2.2	6.000	3.3		
1.000	1.5	2.600	2.3	6.500	3.4		

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Appendix 9 – Simple Index Approach Tool

SUMMARY TABLE		DESIGN CONDITIONS			
		1	2	3	4
Land Use Type	Waste handling/management/distribution site	These indices should only be used if considered appropriate by the required risk assessment and where approved by the regulator. If they are not considered appropriate, the risk assessment should use alternative measures of pollution hazard for the site.	In Scotland and Northern Ireland, the environmental regulator should be consulted as part of the licensing process required for High Risk sites. In England and Wales, the environmental regulator should be consulted prior to design (for pre-permitting advice) to determine the most appropriate design approach and requirements for risk assessment.		
Pollution Hazard Level	High				
Pollution Hazard Indices					
TSS	0.8				
Metals	0.8				
Hydrocarbons	0.9				
SuDS components proposed		SuDS components can only be assumed to deliver these indices if they follow design guidance with respect to hydraulics and treatment set out in the relevant technical component chapters of the SuDS Manual. See also checklists in Appendix B			
Component 1	Bioretention system (where the system is not designed as an infiltration component)				
Component 2	Gravel Attenuation				
Component 3	None				
SuDS Pollution Mitigation Indices		Detailed assessment of performance of designed component in reducing inflow concentrations of each pollutant type required as evidence of adopted indices. Enter indices approved by the environmental regulator in appropriate 'User Defined Indices' row below			
TSS	0.9				
Metals	0.9				
Hydrocarbons	0.9				
Groundwater protection type	None				
Groundwater protection					
Pollution Mitigation Indices					
TSS	0				
Metals	0				
Hydrocarbons	0				
Combined Pollution Mitigation Indices		Reference to local planning documents should also be made to identify any additional protection required for sites due to habitat conservation (see Chapter 7 The SuDS design process). The implications of developments on or within close proximity to an area with an environmental designation, such as a Site of Special Scientific Interest (SSSI), should be considered via consultation with relevant conservation bodies such as Natural England			
TSS	0.9				
Metals	0.9				
Hydrocarbons	0.9				
Acceptability of Pollution Mitigation					
TSS	Sufficient				
Metals	Sufficient				
Hydrocarbons	Sufficient				



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Ecology Services

Contaminated Land and Geotechnical

Traffic and Transportation

Planning Services

BRISTOL

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Woodend Lane
Cromhall
Gloucestershire
GL12 8AA
Tel: 01454 269 237

SHEFFIELD

Samuel House
5 Fox Valley Way
Stocksbridge
Sheffield S36 2AA
Tel: 0114 321 5151

MANCHESTER

Ducie House
Ducie Street
Manchester
M1 2JW
Tel: 0161 413 6444

CARDIFF

Regus House
Malthouse Avenue
Cardiff Gate Business Park
CF23 8RU
Tel: 02920 023 700

Please visit our website for more information.

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