



Proposed Residential Development
Land off Radwinter Road
Saffron Walden
Essex

Incoming Services Appraisal

Cedar Barn, White Lodge,
Walgrave,
Northampton,
NN6 9PY

T: 01604 781811
F: 01604 781999
E: mail@jppuk.net
W: jppuk.net

Proposed Residential Development
Land off Radwinter Road
Saffron Walden
Essex

Incoming Services Appraisal

JPP Consulting Ltd., Cedar Barn, White Lodge, Walgrave, Northampton, NN6 9PY

T: 01604 781811

F: 01604 781999

E: mail@jppuk.net

W: jppuk.net

Report Reference
December 2013

R-SA-R6694PP-01-0

Report Originators

Prepared by

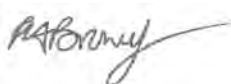


Marin Andrews MEng (Hons)

Project Engineer

martin.andrews@jppuk.net

Reviewed by



Philip A Brown BEng (Hons) CEng MICE MCIHT MCIWEM CWEM

Director

phil.brown@jppuk.net

Contents

Report Section	Principal coverage	Report status	
		Page no	Revision
1.0	Introduction		
1.1	Instructions	3	
1.2	Objectives	3	
1.3	Site Location	4	
1.4	Status of this report	4	
2.0	Drainage and water supply		
2.1	Existing Infrastructure on site	5	
2.2	Storm Drainage	5	
2.3	Foul drainage	5	
2.4	Water Supply	5	
3.0	Electricity supply	6	
3.1	Existing infrastructure	6	
3.2	Supply	6	
4.0	Telecommunications	6	
4.1	Existing infrastructure	6	
4.2	Supply	6	
5.0	Gas	6	
5.1	Existing Infrastructure	6	
5.2	Supply	6	
List of appendices			
A	Anglian Water Asset Plan		
B	Anglian Water Drainage Correspondence		
C	Affinity Water Asset Plan		
D	Topographical Survey		
E	National Grid Asset Plan and pre-development response		

1.0 Introduction

1.1 Instructions

1.1.1 This report describes an incoming services assessment for a mixed residential led development. Two alternative masterplans have been submitted as described below:

- 1 up to 230 dwellings, a retirement village comprising 102 beds and up to 1800m² gross floor area of B1 Office.
- 2 up to 200 dwellings, a retirement village comprising 102 beds, up to 1800m² gross floor area of B1 Office and a school

1.1.2 The proposed development is located to the east of Saffron Walden at land off Radwinter Road. The National Grid reference for the site is E555129, N238189. . This report has been prepared by JPP Consulting Limited acting on instruction received from Manor Oak Homes. The benefit of this report is limited to our instructing Client.

1.2 Objectives

1.2.1 The objective of this report is to advise interested parties in the development to the potential of servicing the site with respect to normal incoming utilities and the disposal of storm and foul water.

1.2.2 This report has been prepared to support an application for outline planning permission.

1.3 Site Location

1.3.1 Figure 1.3.1 presented below shows the location of the site.

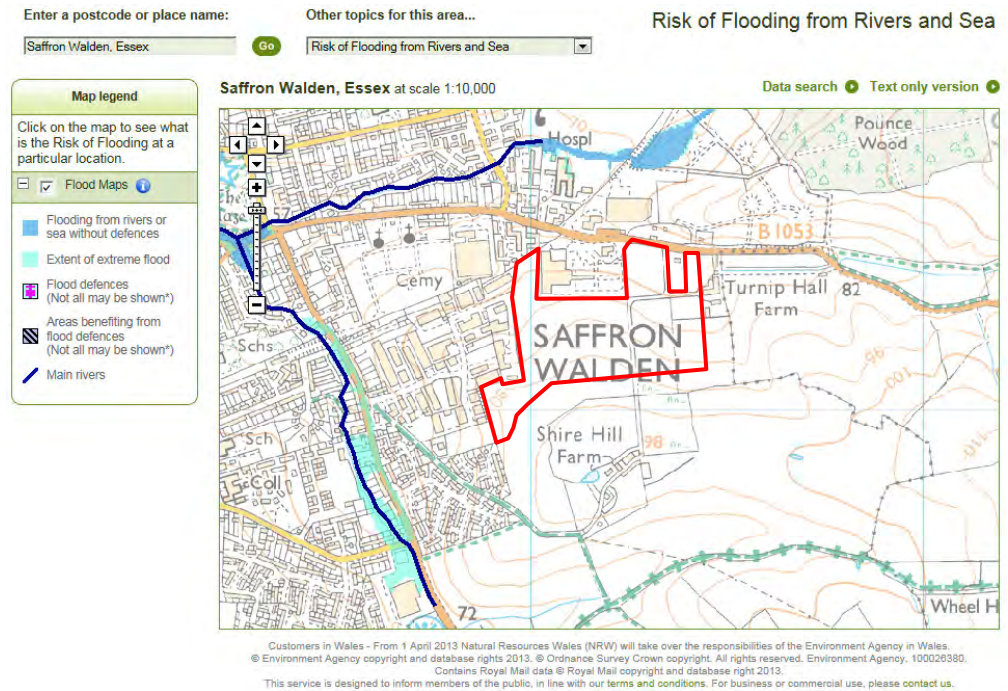


Figure 1.3.1, Site location plan. Approximate site boundary outlined in red.

1.4 Status of this Report

1.4.1 This report is considered final based on the information made available at the time.

2.0 Drainage and Water Supply

2.1 Existing Infrastructure on site

2.1.1 The nearest Anglian Water Assets are located within adjacent to the northern boundary of the site as shown on the asset plans enclosed in Appendix A.

2.2 Storm Water Drainage

2.2.1 Full details of the surface water drainage strategy are enclosed within the Flood Risk Assessment prepared by JPP reference R-FRA-R6694PP-01. Surface water will be attenuated to greenfield runoff rates. Surface water for the eastern portion of the site will discharge to the watercourse located adjacent to the northern boundary whilst the western portion of the site will discharge to Anglian Water's infrastructure adjacent to the northern boundary of the site.

2.2.2 Anglian Water has been consulted with respect to use of their sewers to discharge surface water. A copy of their response is enclosed within Appendix B.

2.3 Foul Water drainage

2.3.1 It is proposed that foul water will discharge into Anglian Water's sewers located within Thaxted Road. Anglian Water has confirmed that this is their preferred method of discharge, see corresponded enclosed within Appendix B.

2.4 Water supply

2.4.1 Water supply to the development will be via Radwinter Road. A plan showing the location of Affinity Water's assets is enclosed in Appendix C. Affinity Water supply this area and we understand that there infrastructure has adequate capacity to accommodate the development.

3.0 Electricity supply

3.1 Existing Infrastructure

3.1.1 The route of overhead power cables is shown on the topographical survey. A copy of the topographical is enclosed in Appendix D.

3.2 Supply

3.2.1 We understand that UK Power Networks has adequate capacity to accommodate the proposed development.

4.0 Telecommunications

4.1 Supply

4.1.1 Openreach has a Universal Service Obligation which by law obligates them to provide a service to any Single House, Business Units or Large Development with no cost impact to the development. The proposed development can therefore be provided with telecommunications.

4.2 Existing Infrastructure

4.2.2 We are not aware of any existing infrastructure on the site or with close proximity of the proposed development.

5.0 Gas

5.1 Existing infrastructure

5.1.1 The asset plan produced by National Grid does not show any assets within the site. A copy of the asset plan is enclosed in Appendix E.

5.2 Supply

5.2.2 We understand that National Grid has adequate capacity to accommodate the proposed development.

Appendix A
Anglian Water Asset Plan

Order Reference: B1010141-3
Produced on: 07 October 2013

COMMERCIALDW Plus Drainage and Water Enquiry

The information in this document refers to:

Land at
SAFFRON WALDEN
CB10 2LD

This document was ordered by:

Searchflow Ltd
42 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AJ

Customer reference: 19747019000

This document was produced by: Geodesys, PO Box 485, Huntingdon, PE29 6YB. For any queries relating to this report please contact our customer services team on 0845 070 9109, quoting order reference: B1010141-3.

Interpretation of Drainage and Water Search

Appendix 1 of this report contains definitions of terms and expressions.

Enquiries and Responses

The records were searched by Sharon Bish (Anglian Water Services Ltd. trading as Geodesys) and Ben Hawes (Affinity Water Ltd) who have no, nor are likely to have, any personal or business relationship with any person involved in the sale of the property.

The report was completed by Sharon Bish (Anglian Water Services Ltd. trading as Geodesys) and Ben Hawes (Affinity Water Ltd) who have no, nor are likely to have, any personal or business relationship with any person involved in the sale of the property.

This was requested on 04 October 2013 and completed on 07 October 2013

Geodesys, has a robust and uniformly efficient complaints process. Formal complaints and queries can be made, by telephone on 0845 070 9109, in writing to Geodesys, Osprey House, 1 Percy Road, Huntingdon, Cambs, PE29 6SZ or by e-mail to customer.services@geodesys.com

Our standard terms and conditions for Commercial Drainage and Water Enquiries apply to this report. They are included in this search and are available on our website.

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect these changes. Please visit www.anglianwater.co.uk/sewerswitchover for more details.

Osprey House, 1 Percy Road, Huntingdon
Cambridgeshire, PE29 6SZ
DX 123730 Huntingdon 6
Tel: 0845 070 9109
Fax: 01480 323890
www.geodesys.com

Geodesys Complaints Process

While we make every effort to ensure searches are dispatched in an accurate and timely way, we understand that from time to time things don't go as planned.

If you have any queries, or need to raise a complaint, please contact our dedicated Customer Service team on 0845 070 9109 as soon as possible, so we can look into it for you.

If you do raise a complaint, you can expect the following high level of service:

- We will confirm we have received your complaint within one working day and will send you a copy of our complaints process so you know what to expect.
- Following a full review, we will send you a written response, within 10 working days.
- If you want us to liaise with a third party on your behalf, just let us know.
- We will keep you informed of our progress if the investigation takes longer than we expect.
- Once you have our response, if you are still unhappy, please let us know and we can escalate your complaint. Ultimately, in the unlikely event that we cannot reach a settlement, you can refer your complaint to The Property Ombudsman: (tel) 01722 333 306 or (email) admin@tpos.co.uk. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Important Consumer Protection Information from the PCCB

This search has been produced by Geodesys, a trading name of Anglian Water Services Limited, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the Code, their products and services.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.



Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to the TPOs or to the PCCB.

You can get more information about the PCCB from www.propertycodes.org.uk

Please ask your search provider if you would like a copy of the Search Code.

Order Summary Page

Question	Answer
1 Where relevant, please include a copy of an extract from the public sewer map	Map Included
2 Where relevant, please include a copy of an extract from the map of waterworks	Map Included
3 Does foul water from the property drain to a public sewer?	Land/Plot
4 Does surface water from the property drain to a public sewer?	Land/Plot
5 Is a surface water drainage charge payable?	No
6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Yes
7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	No
8 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	Land/Plot
9 Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	No
10 Is any building within the property at risk of internal flooding due to overloaded public sewers?	No
11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works	See Details
12 Is the property connected to mains water supply?	Land/Plot
13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
14 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	Land/Plot
15 Is the property at risk of receiving low water pressure or flow?	No
16 Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year	See Details
17 Please include details of any departures, authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.	See Details
18 Please include details of the location of any water meter serving the property	See Details
19 Who are the sewerage and water undertakers for the area?	Anglian Water Services Limited & Affinity Water Ltd
20 Who bills the property for sewerage services?	Land/Plot
21 Who bills the property for water services?	Land/Plot
22 What is the current basis for charging for sewerage and water services at the property?	Land/Plot
23 Is there any easement giving Anglian Water the right of access to defined assets located within the boundary of the property?	No
24 Are there any trade effluent consents relating to this site/property	No

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

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

Informative Public Sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.
Anglian Water Services Limited is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
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.
Assets other than public sewers may be shown on the copy extract for information.

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

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

Informative The map of the waterworks has been supplied by:
Affinity Water Ltd
Tamblin Way
Hatfield
Hertfordshire
AL10 9EZ
Tel: 0845 782 3333
www.affinitywater.co.uk
The 'water mains' in this context are those which are vested in and maintainable by the water company under statute.
Assets other than public water mains may be shown on the plan, for information only.
Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal, please refer to Question 23.
The enclosed extract of the public water main record shows 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.

Question 3 Does foul water from the property drain to a public sewer?

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

Informative Anglian Water Services Limited is not responsible for any 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.
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.
An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 4 Does surface water from the property drain to a public sewer?

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

Informative Anglian Water Services Limited is not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.
The property owner will normally have sole responsibility for private drains serving the property.
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 tel: 0800 169 3271.
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.

Question 5 Is a surface water drainage charge payable?

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

Informative Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable. Where surface water charges are payable but upon inspection the property owners believe that surface water does not drain to the public sewerage system, application can be made to the water company to end surface water charges (freephone 0800 169 3271 for more details).

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

Answer The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. On 1 October 2011, private sewers that serve a single property and lie outside the boundary of that property, were transferred into public ownership. Therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may prevent or restrict development of the property.

Informative The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public sewer running within the boundary may restrict further development. Anglian Water 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. Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any. On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Our mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

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

Answer The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property. However, it has not always been a requirement for such public sewers to be recorded on the public sewer map. It is therefore possible for unidentified sewers or public sewers to exist within the boundaries of the property. However, on 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

Informative The measure is estimated from the Ordnance Survey record, between any building within the boundary of the property and the nearest public sewer. Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer. On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Our mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

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

Answer Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

Informative This enquiry is of interest to purchasers of new properties who will want to know whether or not the property will be linked to a public sewer.
Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of public drains and sewers for which they will hold maintenance and renewal liabilities.
On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Our mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

Question 9 Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer The company's records confirm that there is not a statutory agreement or consent in respect of building over/near a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority. Whilst an 'agreement' may not exist, current Building Regulation guidance permits building over/near sewers in certain circumstances. Consent without an agreement may have been issued by Anglian Water or independently by the Building Control Body. As long as the extension has a valid building regulations certificate then this should prove adequate assurance to the purchaser.

Informative Anglian Water Services Limited is obliged to maintain its sewers. If any problem were to arise, Anglian Water Services Limited would investigate the problem and 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. In advance of any problem it is difficult to predict the effect the works would have on the property. Similarly, the position as to liability of both the property owner and Anglian Water Services Limited would need to be ascertained.
On 1 October 2011 private sewers were transferred into public ownership, therefore 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.

Question 10 Is any building within the property at risk of internal flooding due to overloaded public sewers?

Answer The property is not recorded as being at risk of internal flooding due to overloaded public sewers. On 1 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 Anglian Water may not be aware of. For further information it is recommended that enquiries are made of the vendor as to any previous flooding occurrences.

Informative A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (eg. Flat gradient, small diameter). Flooding as a result of temporary problems such as blockage, siltation, collapses, and equipment or operational failures are excluded.
"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
"At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.
Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register.
Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the company.
Public sewers are defined as those for which the company holds statutory responsibility under the Water Industry Act 1991.
It should be noted that flooding can occur from private sewers and drains which are not the responsibility of Anglian Water Services Limited. This report excluded flooding from private sewers and drains and Anglian Water Services Limited makes no comment upon this matter.

Question 11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works

Answer The nearest sewage treatment works is 1.80 kilometres to the West of the property. The name of the sewage treatment works is SAFFRON WALDEN STW (Anglian Water Services Ltd).

Informative The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works. It should be noted, therefore, that there may be a private sewage treatment works closer than the one detailed above that has not been identified.

Question 12 Is the property connected to mains water supply?

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

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

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

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

Question 14 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

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

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

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

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

Informative "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.
Water Companies are required to include in the Regulatory Register that is reported annually to the Director General of Water Services properties receiving pressure below the reference level, provided that allowable exclusions do not apply. (i.e. events which can cause pressure to temporarily fall below the reference level).
The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.
The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customers' side of the 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.
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.
Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Water Undertakers should exclude from the reported DG2 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.
Planned maintenance: Water Undertakers should not report under DG2 low pressures caused by planned maintenance. It is not intended that water undertakers identify the number of properties affected in each instance. However, water undertakers must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.
One-off incidents: This exclusion covers a number of causes of low pressure: mains bursts; failures of company equipment (such as 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.
Low pressure incident of a short duration: Properties affected by low pressure 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.

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

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

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

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

Informative Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
Please contact your water company if you require further information.

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

Answer Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

Question 19 Who are the sewerage and water undertakers for the area?

Answer Anglian Water Services Limited, PO Box 770, Lincoln, LN5 7WX, Tel: 08457 145 145, www.anglianwater.co.uk is the sewerage undertaker for the area and Affinity Water Ltd, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ, Tel: 0845 782 3333, www.affinitywater.co.uk is the water undertaker for the area.

Question 20 Who bills the property for sewerage services?

Answer Records indicate that this enquiry relates to a plot of land or a recently built property. It is recommended that the charging proposals are checked with the developer.

Question 21 Who bills the property for water services?

Answer Records indicate that this enquiry relates to a plot of land or a recently built property. It is recommended that the charging proposals are checked with the developer.

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

Answer Records indicate that this enquiry relates to a plot of land or a recently built property.

Informative Water and sewerage companies full charges are set out in their charge schemes which are available from the company free of charge upon request.
Unless we consider it impracticable to fit a Meter, we will require a Meter to be fitted to our specification to measure the volume of water supplied for charging purposes to all Non-Household premises or to any other premises where the principal use of the premises is not as a person's home. (For the purposes of assessing whether the principal use of the premises is otherwise than as a person's home account will be taken of whether a business is registered for V.A.T. purposes at the premises.)
Non-Household Customers will be charged for fitting a Meter.
Non-Household Measured Tariffs will automatically apply and be fixed in respect of all Non-Household Premises to which a Meter has been fitted to our specification to measure the volume of water supplied for charging purposes. Otherwise, the Unmeasured Tariffs will apply.
Mixed use premises are premises used partly as a person's house or dwelling and partly for business purposes, eg. a supply serving both a farmhouse occupied as a sole or principal dwelling and a farm; or, a shop and a flat occupied as a sole or principal dwelling.
If the principal use of the premises is for business purposes, measured charges will apply as if the whole of the premises were Non-Household premises. If the principal use of the premises is as a person's sole or principal dwelling, measured charges will apply when fixed in accordance with our Meter policy for Household Customers. Otherwise, Customers will be charged unmeasured tariffs.
Occupiers of Mixed Use Premises may choose whether the premises are charged under Household Charges or Non-Household Charges. Choosing to pay Non-Household Charges will not affect your statutory rights if you are occupying the premises as your home or as your sole or principal dwelling, but may otherwise affect your entitlement, eg. for a leakage rebate.
If at a later date separate supplies are provided to separate parts of the premises, those parts will be charged according to their use, ie. Household or Non-Household.

Question 23 Is there any easement giving Anglian Water the right of access to defined assets located within the boundary of the property?**Answer** Records indicate that the property is not subject to such an agreement.**Informative**

This question relates to private agreements between Anglian Water acting in a private capacity and a landowner. Such contracts may often be part of a conveyance or land transfer, or a deed of grant of easement.

If there is no formal easement, then a sewer or water main may have been constructed following the service of notice under the provisions of the Public Health Act 1936, Water Act 1945, Water Act 1989 or Water Industry Act 1991 as applicable. The company does not hold copies of these notices. However, in the absence of evidence to the contrary there is a legal presumption that all matters were properly dealt with. All rights and obligations relating to sewers and water mains are now covered by the Water Industry Act 1991.

Where rights exist at the boundary of the property, but we are not sure of the exact correlation, we will answer 'yes' to this question. A documentary right can exist even if the physical asset itself has not yet been laid, or has been moved, or removed. Likewise the position of the right and of the asset may differ. You may also find that an asset is protected both with contractual rights and statutory rights. Please consult your solicitor as to why this may happen, and its effects.

We refer to 'defined' assets for the following reasons: Often a contract may give Anglian Water an expressed right to install and maintain assets within an area but without stating the exact position or route of such assets. Also, the law may imply rights where none have been mentioned specifically in a related contract, such as a conveyance. Finally, rights may come into being through long use. In any of these cases the rights are undefined, and although Anglian Water may need to rely on them from time to time, as we cannot map the rights accurately, we will answer 'no' to this question.

Information obtainable from physical inspection (including Trial Bore Holes) overrides information contained in the report.

Any error in answering this question is not to be regarded as a waiver of Anglian Water's rights or title, or an agreement or representation that Anglian Water is prepared to vary or discharge any of its rights or title.

As a general rule, easement widths are as follows:

Pipe Diameter	Width or Strip
Up to 149mm	4.5m
150 - 449mm	6.0m
450 - 749mm	9.0m
750 and above	12.0m

If you require a copy of an agreement please contact Savills, Trinity Court, Trinity Street, Peterborough, PE1 1DA. A fee may be charged for this service. Please quote the date of the Report plus the Report Reference. You may also make contact either by telephone on 01733 209932 or by email to AWSEstates@savills.com

Question 24 Are there any trade effluent consents relating to this site/property**Answer** Records indicate that there are no trade effluent consents relating to this site/property.**Informative**

The Trade effluent consent applies to premises in the vicinity of the premises the subject of this search, but it is for the applicant to satisfy itself as to the suitability of the consent for its client's requirements.

If, in the case of any trade premises, any trade effluent is discharged without such consent or other authorisation, the occupier of the premises shall be guilty of an offence.

The occupier of any trade premises in the area of Anglian Water Services Limited may only discharge any trade effluent proceeding from those premises into Anglian Water Services Limited's sewers if he does so with Anglian Water Services Limited's consent. 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.

For further information, including copies of consent, please contact Anglian Water, Water Quality and Environmental Performance Department, Environmental Standards Team, Anglian House, Ambury Road South, Huntingdon, Cambridgeshire, PE29 3NZ or telephone 01480 323971.

Currently the charges for the provision of documents are :-

Administration Fee per request £16.00 (excluding VAT);

Price per copy document £2.00 (excluding VAT)

APPENDIX 1

GENERAL INTERPRETATION

(1) In this Schedule-

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

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

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

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

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

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

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

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

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-

- (a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
- (b) is not a public sewer;

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

"easement" means the rights relating to a pipe or pipes granted to the water undertaker or sewerage undertaker by an agreement. This is to be distinguished from statutory rights arising from the service of a statutory notice;

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

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

"lateral drain" means-

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

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

"maintenance period" means the period so specified in an adoption agreement as a period of time-

- (a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
- (b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"non-household premises" means premises used, or intended for use, for commercial purposes;

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

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

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker-

- (a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
- (b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);
- (c) under Section 179 of the 1991 Act (k); or
- (d) otherwise;

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

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-

- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) giving or taking a supply of water in bulk;

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

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

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

"trade effluent" means any effluent which is wholly or partly produced in the course of any trade or industry carried on at trade premises;

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

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

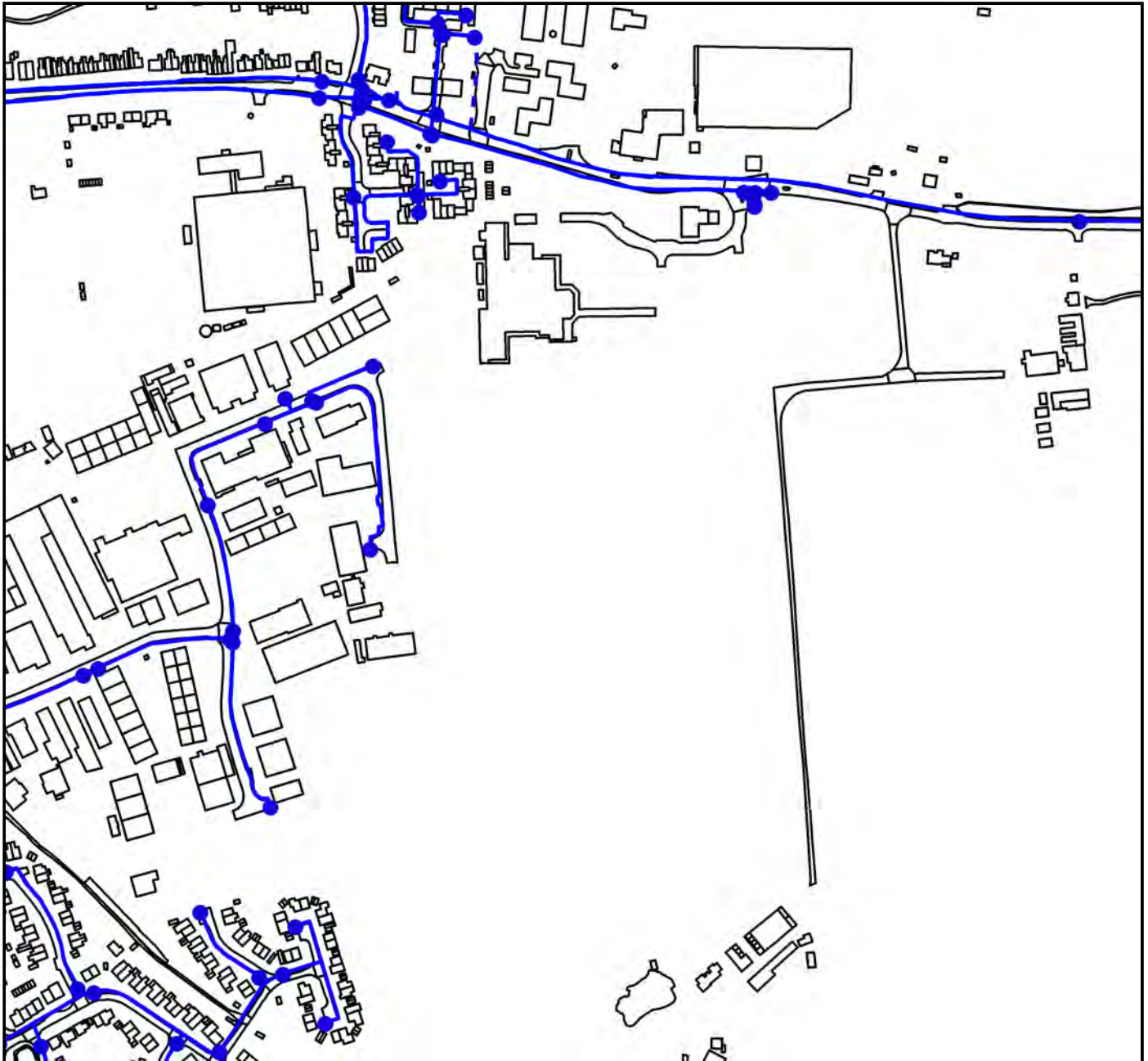
"water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

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

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

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

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



This map is centred upon Ordnance Survey grid reference 555099,238175



1:4664

07/10/2013

Copyright Affinity Water Ltd. Based upon the Ordnance Survey Map by Affinity Water by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright Affinity Water Ltd Licence No. 100053744.

It shows water mains and associated apparatus but should not be relied upon as evidence of ownership or evidence of responsibility for maintenance. Privately owned service pipes (which may serve one or more properties) are unlikely to be shown.

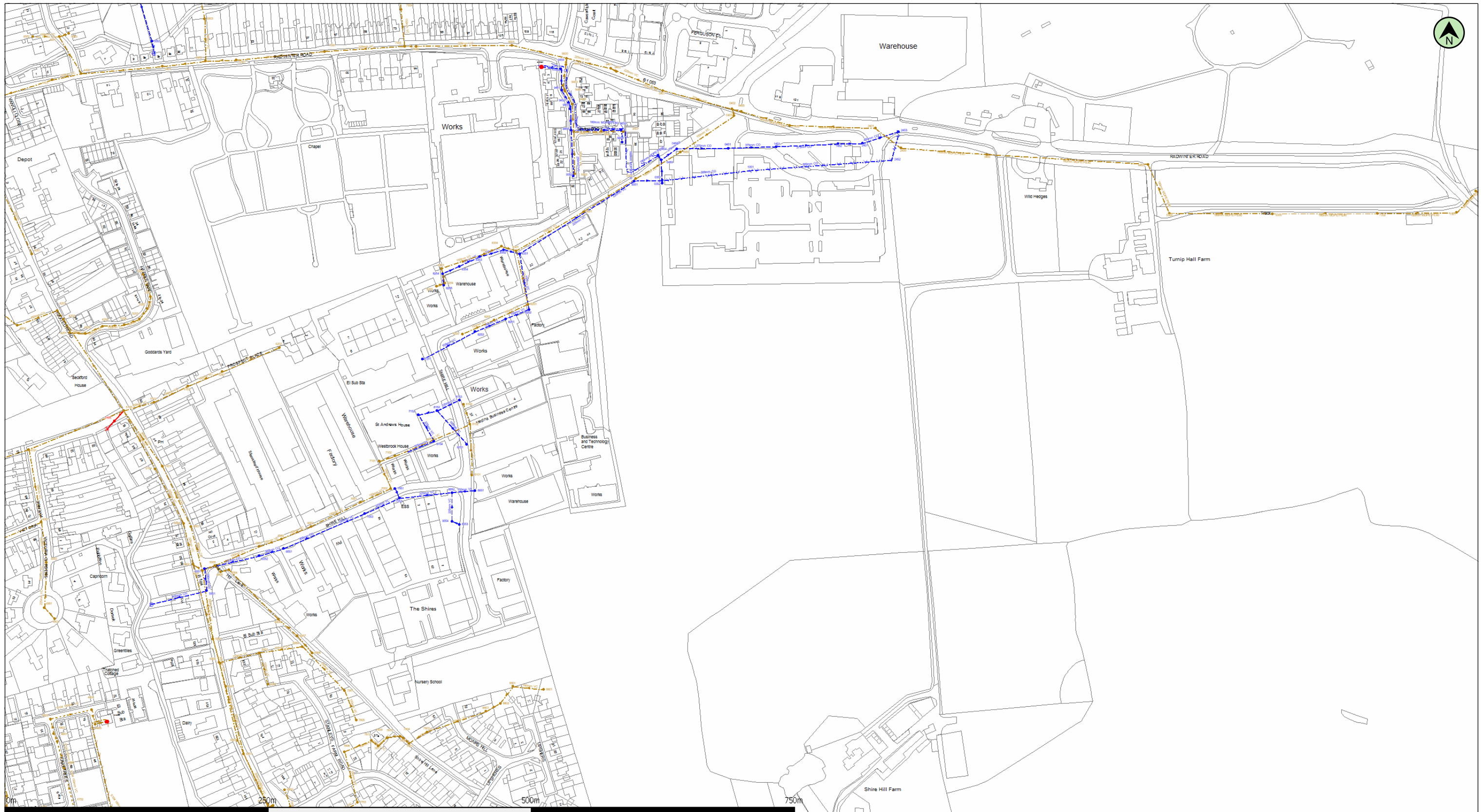
The position of Company apparatus shown on this plan is provided for guidance only and the Company accepts no responsibility in the event of inaccuracy

For further information about the contents of this plan, please contact Affinity Water on 0845 7823333 or at the address below.

Affinity Water, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ. www.affinitywater.co.uk/central

(c) Affinity Water Limited

This plan (or any part) may not be reproduced in any form without the written permission of Affinity Water Limited



(c) Crown Copyright and database rights 2011 Ordnance Survey 100018507

Date: 04/10/13

Scale: 1:3500

Map Centre: 555097,238171

Title: B1010141-3

Waste Water Plan A3

This plan must be used in conjunction with the search results attached. The information shown on this drawing is based on the data currently recorded but the position must be regarded as approximate. Service pipes, private sewers and drains are not generally shown. As from 1st October 2011 ownership of private sewers and lateral drains will change in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this map do not reflect these changes. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever is accepted for any error or omission. This information is valid for the date printed. This plan is produced by Anglian Water Services Ltd. trading as GEODESYS from Ordnance Survey digital map data which is protected by Crown copyright and remains the property of Ordnance Survey, (c)Crown copyright, 100018507. This map data is to be used for the purposes of viewing the location of Anglian Water 'plant' only. Any other use of the map data or further copies are not permitted.

Foul Sewer		Outfall	
Surface Sewer		(Colour denotes effluent type)	
Combined Sewer		Inlet	
Final Effluent		(Colour denotes effluent type)	
Rising Main		Manhole	
(Colour denotes effluent type)		(Colour denotes effluent type)	
Private Sewer		Sewage Treatment Works	
(Colour denotes effluent type)		Pumping Station	
Decommissioned Sewer			
(Colour denotes effluent type)			



PO BOX 485,
Huntingdon, PE29 6YB
DX123730 Huntingdon 6

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
5106	C	-	-	-
0401	F	67.26	65.4	1.86
0402	F	67.93	65.959	1.971
0403	F	69.21	66.1	3.11
0404	F	72.58	69.32	3.26
0405	F	67.93	66.99	0.94
1400	F	69.47	66.804	2.666
2400	F	71.2	68.563	2.637
2401	F	69.99	67.82	2.17
3400	F	71.86	69.5	2.36
3800	F	-	-	-
4001	F	66.95	65.09	1.86
4002	F	68.1	66.39	1.71
4101	F	-	-	-
4201	F	63.05	60.31	2.74
4202	F	62.96	59.5	3.46
4203	F	62.74	59.38	3.36
4204	F	-	-	-
4205	F	63.79	62.4	1.39
4206	F	63.35	62.08	1.27
4301	F	61.31	57.09	4.22
4400	F	75.2	72.413	2.787
4401	F	-	-	-
4402	F	58.33	56.37	1.96
4501	F	58.84	57.53	1.31
4502	F	58.7	57.86	0.84
4503	F	59.29	57.98	1.31
4702	F	71.17	68.877	2.293
4800	F	71.36	68	3.36
4801	F	71.4	67.826	3.574
4802	F	71.33	67.771	3.559
4803	F	71.19	67.675	3.515
4804	F	68.5	64.7	3.8
4805	F	68.35	64.603	3.747
4901	F	69.73	67.54	2.19
4902	F	-	-	-
5001	F	65.04	62.43	2.61
5002	F	65.02	63.01	2.01
5003	F	64.74	61.88	2.86
5004	F	64.69	62.57	2.12
5005	F	-	-	-
5101	F	64.18	61.22	2.96
5102	F	65.07	64.06	1.01
5103	F	68.05	66.99	1.06
5104	F	63.72	60.59	3.13
5105	F	63.71	60.25	3.46
5200	F	67.72	64.96	2.76
5201	F	67.06	64.54	2.52

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
5202	F	66.23	64.37	1.86
5203	F	65.31	63.72	1.59
5204	F	64.42	63.04	1.38
5300	F	77.15	73.038	4.112
5401	F	59.5	57.66	1.84
5502	F	60.73	58.94	1.79
5503	F	60.46	59.38	1.08
5901	F	66.02	63.51	2.51
6001	F	68.41	66.52	1.89
6002	F	70.03	68.29	1.74
6003	F	71.79	70.03	1.76
6004	F	-	-	-
6005	F	-	-	-
6201	F	70.26	69.23	1.03
6202	F	73.45	72.46	0.99
6300	F	78.16	73.705	4.455
6501	F	61.17	59.44	1.73
6701	F	69.04	65.53	3.51
6702	F	69.05	65.64	3.41
6801	F	68.55	64.86	3.69
6802	F	72.25	70.52	1.73
6803	F	68.27	65.41	2.86
6901	F	67.18	64.02	3.16
6902	F	70.71	69.45	1.26
6903	F	69.35	68.87	0.48
6904	F	71.31	70.05	1.26
6905	F	66.61	64.2	2.41
6906	F	-	-	-
6907	F	-	-	-
6908	F	-	-	-
7001	F	75.56	74.02	1.54
7002	F	78.07	74.79	3.28
7101	F	78.3	75.29	3.01
7102	F	79.6	78.17	1.43
7300	F	82.14	78.944	3.196
7301	F	81.75	77.044	4.706
7302	F	79.82	75.372	4.448
7501	F	62.26	60.11	2.15
7502	F	63.24	60.83	2.41
7503	F	63.25	60.96	2.29
7504	F	-	61.14	-
7703	F	75.23	73.66	1.57
7801	F	77.48	75.97	1.51
7802	F	77.24	75.75	1.49
7803	F	79.32	77.94	1.38
7804	F	76.72	75.42	1.3
7805	F	75.55	73.52	2.03
7806	F	75.46	74.35	1.11

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
7809	F	-	-	-
7810	F	-	-	0.92
7811	F	-	-	1.045
7812	F	-	-	1.135
7901	F	74.46	73.04	1.42
8101	F	83.99	82.28	1.71
8102	F	82.48	79.98	2.5
8103	F	81.31	80.21	1.1
8201	F	76.6	74.12	2.48
8202	F	77.21	74.65	2.56
8203	F	76.17	73.51	2.66
8204	F	74.49	72.84	1.65
8205	F	74.59	72.98	1.61
8301	F	73.61	71.61	2
8302	F	73.84	72.11	1.73
8303	F	74.28	72.74	1.54
8304	F	73.59	71.84	1.75
8501	F	64.93	61.22	3.71
8802	F	84.3	83.09	1.21
8803	F	83.22	82.24	0.98
8901	F	85.89	84.63	1.26
9301	F	73.16	70.78	2.38
9302	F	72.83	70	2.83
9303	F	-	-	-
9401	F	66.36	61.59	4.77
9402	F	66.43	-	-
9403	F	-	-	-
9404	F	-	-	-
9405	F	-	-	-
9406	F	-	-	-
9407	F	-	-	-
9408	F	-	-	-
9409	F	-	-	-
9500	F	-	-	-
9901	F	88.01	86.75	1.26
0351	S	73.371	71.371	2
0352	S	73.371	71.379	1.992
0451	S	74.121	70.276	3.845
0452	S	72.371	71.096	1.275
0453	S	73.09	71.39	1.7
0454	S	-	-	-
1351	S	73.4	70.89	2.51
1451	S	74.121	70.276	3.845
1452	S	72.566	69.709	2.857
2451	S	71.021	69.492	1.529
2452	S	-	-	-
2453	S	70.571	69.197	1.374
5051	S	65.11	63.68	1.43

COMMERCIALDW Plus

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

'Company' means Anglian Water Services Limited trading as GEODESYS who produce the Report; its registered office being at Anglian House, Ambury Rd, Huntingdon, Cambridgeshire PE29 3NZ, and whose principal place of trading is at Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire PE29 6SZ, company number 2366656.

'Order' means any request for a report made by a customer

'Report' means the drainage and water report prepared by the Company in respect of the Property/ies.

'Product' means the Report(s) requested in the Order, in respect of one or more Properties (subject to a maximum of three) which are adjacent to each other.

'Property/ies' means the address/es or location(s) 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/ies.

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

Where more than one Report is prepared hereunder the "Report" shall be construed in the plural where the context so requires.

1.0 Agreement

1.1 **The Company agrees to supply the Report to the Customer and the Client subject to these terms.** The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client and/or the Purchaser then the Customer shall be responsible for bringing these terms to the attention of the Client and the Purchaser.

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

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 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 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 should always be obtained from appropriate experts and professionals.

2.3 **The information contained in the Report is based upon the accuracy, completeness and legibility of the address and/or plans supplied by the Customer or Client or Purchaser.**

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

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 of apparatus should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of the company's apparatus.

2.6 **In providing search reports and services we will comply with the Search Code.**

3.0 Liability

3.1 **The Company shall not be liable to the Customer, 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 or the acts or omissions of any third party.**

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

3.3 **Each Report is produced for use in relation to individual commercial property transactions where the property is used solely for carrying on a trade or business, the property is intended to be developed for commercial gain or the property is not a single residential, domestic property.**

The Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Product (whether for breach of contract, negligence or any other tort under statute or statutory duty or otherwise at all) shall be limited to £10 million for the Product irrespective of the number of Reports provided hereunder. In any event, the Company shall not have any liability in contract, negligence or any other tort or for breach of statutory duty or otherwise in respect of any loss of profit, loss of revenue, loss of opportunity, or anticipated savings or any indirect or consequential loss or damage that may be suffered by the Customer, Client or Purchaser howsoever arising. The plans attached to the Report are provided pursuant to the Company's statutory duty to make such plans available for inspection (notwithstanding the provisions of this clause) and attention is drawn to the notice on the plan(s) attached to the Report which applies to the plan(s) and its contents.

3.4 **Nothing in these terms shall exclude the Company's liability for death or personal injury arising from its negligence.**

4.0 Copyright and Confidentiality

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

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

4.3 **The Customer, the Client and the Purchaser agree (in respect of both the original and any copies made) to respect and not to alter any part of the Report including but not limited to the trademark, copyright notice or other proprietary 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 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 them of the terms of paragraphs 4.1 to 4.4 inclusive.**

5.0 Payment

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

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

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

6.0 Data Protection

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

7.0 General

7.1 **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.

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

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

7.4 **These terms and conditions may be enforced by the Customer, the Client and the Purchaser but no other third party.**

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

For more information, please contact us on:

0845 070 9109
www.geodesys.com

CommDW-plus TCs v5 - July 2013

Appendix B
Anglian Water Drainage Correspondence



Pre Planning Assessment Report

Radwinter Road, SAFFRON WALDEN
JPP Consulting

Reference Number: **0413/SP79(004a)**

Anglian Water Services contact:

Anna Lansdown
Growth Planning Advisor
Thorpe Wood House
Thorpe Wood
Peterborough
PE3 6WT

Telephone Number: 01733 414690

Please use the above reference number in all communications

YOUR DEVELOPMENT SITE: Radwinter Road, SAFRON WALDEN

The information provided within this report has been generated based on the following information provided in your application form:

- The grid reference for the site is TL55103818.
- The site does not have planning permission and is located on a Greenfield site.
- The development site will contain 300 dwellings.
- The anticipated residential build rate is:

Year	2013	2014	2015	2016	2017
Build rate	-	50	100	100	50

The comments contained within this report relate to the public water mains and sewers indicated on our records. Your attention is drawn to the disclaimer in the useful information section of this report.

Due to the recent adoption of private sewers in October 2011 many newly adopted public wastewater assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

ASSETS AFFECTED

Our records indicate that we have a public foul sewer and a surface water sewer within the boundary of your development site. Additionally, it is highly recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

We are unable to permit development either over or within the easement strip without prior consent. The extent of the easement is provided in the table below. Please be aware that the existing underground assets should be located in highway or open space and not in private gardens. This is to ensure available access for any future maintenance and repair. This should be taken into consideration when planning your site layout.

Wastewater Easement Information	
Sewer Size (mm)	Total Easement Required (m)
Surface Water: 225	3m either side of the centre line
Foul: 180	3m either side of the centre line

If it is not possible to avoid our asset(s) then the sewer(s) may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). We have a duty to divert our sewerage infrastructure if requested to do so although this would be at your expense. You will need to make a formal application if you

would like a diversion to be considered. A copy of the section 185 diversion application form can be found at [www.anglianwater.co.uk /developers](http://www.anglianwater.co.uk/developers)

WASTEWATER SERVICES

In examining the wastewater system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving sewage works and determine whether the sewage works can cope with the increased flow and influent quality arising from your development.

Wastewater Treatment

The foul drainage from this development is in the catchment of Saffron Walden Sewage Treatment Works, which has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity at this sewage works and you are recommended to formally apply for a connection at your earliest convenience. Please note that capacity at the sewage works can be reduced at any time due to increased requirements from existing businesses and houses, from new housing and new commercial developments as well as from environmental and regulation driven changes.

Foul Sewerage Network

Unfortunately, a direct connection to your preferred connection point is likely to have a detrimental effect on the existing sewerage network. Further work is therefore needed to be able to provide you with a solution for draining your site.

An assessment has been carried out and a strategy to accommodate the full site, of which this is a part, has been identified. This part of the development will need to comply with this strategy. It is advised that you liaise with the customer promoting the overall site, to take this forward.

To assess an alternative connection point to serve this part only will require further assessment work, the cost and timescale has already been provided and subsequently, Anglian Water have been asked not to proceed down this route.

Rob Morris, our Senior Growth Planning Engineer for this area has contacted you and liaised with you regarding this issue. To discuss this matter further, he can be contacted on 07702 341018 or at rMorris2@anglianwater.co.uk.

Surface Water Disposal

In principle, the proposed method of surface water disposal is acceptable to Anglian Water. It is our understanding that the evidence to confirm your assumptions is not yet available. Once the evidence has been confirmed, then a connection point may be made to manhole 0352 off Radwinter Road located at national grid reference (NGR) TL55023838 at a rate of 6.2 Litres per second. It is your responsibility to provide the evidence to support your assumptions and these will be required before your connection can be agreed. The remainder of the site can be discharged to the ditch that runs along the north of the site subject to the approval of the riparian owner.

Anglian Water's surface water policy follows the SUDs hierarchy, outline in Part H of the Building Regulations. Should your assumptions or evidence change then

an alternative solution, connection point or flow rate may be required. You are therefore advised to update Anglian Water with the key supporting evidence at your earliest convenience.

As briefly stated above, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website at www.anglianwater.co.uk/developers/sewer-connection/suds.aspx. We will adopt features located in public open space that are designed and constructed, in conjunction with the future SuDs Approving Body, to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating that the assets can be maintained both now and in the future with adequate access.

Our preference is that the Local Authority is requested to adopt in the first instance as duty will pass to them in future legislation. Consequently as part of your submission, evidence will need to be provided to show that you have approached the local authority. If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website at http://www.anglianwater.co.uk/_assets/media/SuDS_Adoption_Form_2012.pdf

Wastewater Budget Costs

It has been assumed that the onsite foul network will be provided under a section 104 Water Industry Act application. It is recommended that you also budget for both infrastructure charges and connection costs. The 2012/13 charges are:

Infrastructure Charge	£328.00 per connection
S104 Supervision and inspection costs	2.5% of estimated construction costs
S104 Surety costs	10% of estimated construction costs

Map of proposed connection points

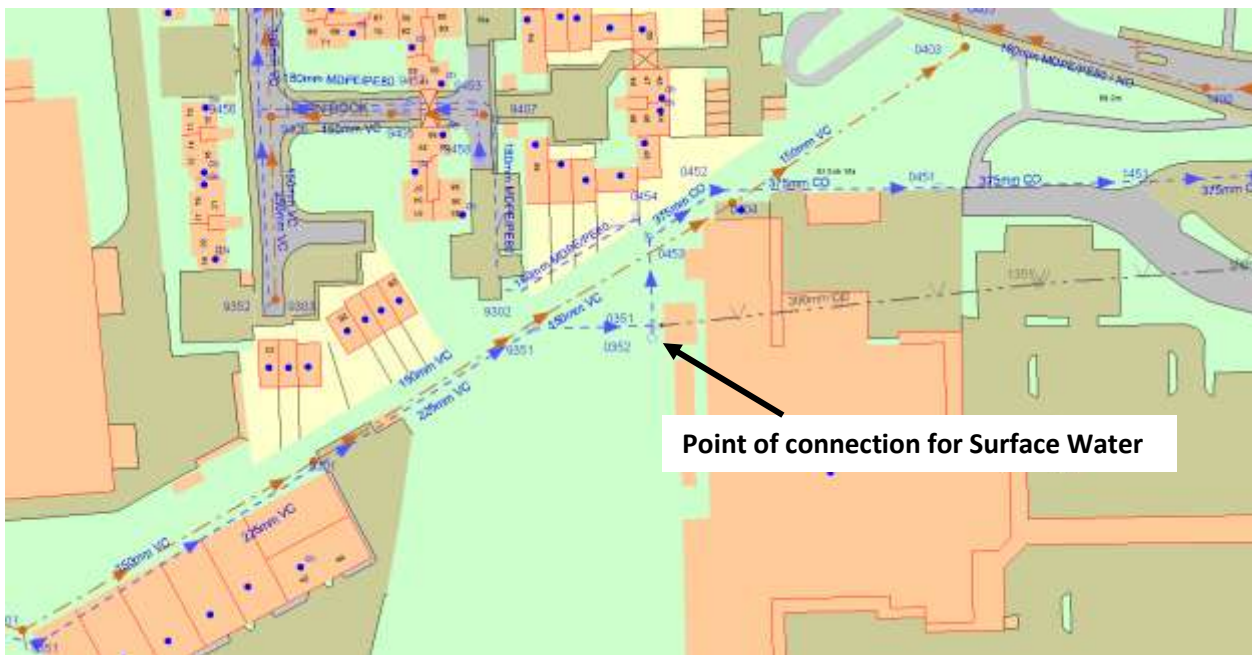


Figure 1: Showing your proposed surface water point of connection at manhole 0352 with a Cover Level of 73.371m and an Invert Level of 71.379m.

USEFUL INFORMATION

Sustainable Drainage Systems: Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are resilient to climate change in the long term. Therefore our preferred method of surface water disposal is through the use of Sustainable Drainage Systems (SuDS). SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website at <http://anglianwater.co.uk/developers/sewer-connection/suds.aspx>. We also recommend that you contact the future SuDS Approving Body (SAB) for the area to discuss your application.

Water Industry Act – Key Wastewater Sections:

- **Section 98:** This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.
- **Section 102:** This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.
- **Section 104:** This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.
- **Section 106:** This provides you with the right to have your constructed sewer connected to the public sewer.
- **Section 185:** This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website at www.anglianwater.co.uk/developers/application-form or via our Developer Services team on 08457 60 66 087.

Private Sewer Transfers: Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

- Surface water sewers and lateral drains that did not discharge to the public sewer, e.g. those that discharged to a watercourse.
- Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.
- Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

Encroachment: Anglian Water operates a risk based approach to development encroaching close to our wastewater infrastructure. We assess the issue of encroachment if you are planning to build within 400 metres of a Sewage Treatment Works or, within 15 metres to 100 metres of a pumping station. We have more information available on our website at <http://anglianwater.co.uk/developers/encroachment.aspx>

Locating our assets: Maps detailing the location of our water and wastewater infrastructure including both underground assets and above ground assets such as pumping stations and treatment works are available from www.digdat.co.uk. All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge. We have more information on our website at: www.anglianwater.co.uk/developers/our-assets/

Summary of charges: A summary of this year's water and wastewater connection and infrastructure charges can be found at www.anglianwater.co.uk/developers/charges/

Disclaimer: The information provided within this report is based on the best data currently recorded, recorded within the last 12 months or provided by a third party. The position must be regarded as approximate. If there is further development in the area or for other reasons the position may change.

The accuracy of this report is therefore not guaranteed and does not obviate the need to make additional appropriate searches, inspections and enquiries. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation.

Any cost calculations provided within the report are estimated only and may be subject to change.

No liability whatsoever including liability for negligence is accepted by Anglian Water Services Limited for any error or inaccuracy or omission including the failure to accurately record or record at all, the location of any water main, discharge pipe, sewer, or drain or disposal main or any item of apparatus.

Contacting us: If you have any comments or suggestions based on the information provided in this report then please feel free to contact me on 01733 414690.

Appendix C
Affinity Water Asset Plan

Order Reference: B1010141-3
Produced on: 07 October 2013

COMMERCIALDW Plus Drainage and Water Enquiry

The information in this document refers to:

Land at
SAFFRON WALDEN
CB10 2LD

This document was ordered by:

Searchflow Ltd
42 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AJ

Customer reference: 19747019000

This document was produced by: Geodesys, PO Box 485, Huntingdon, PE29 6YB. For any queries relating to this report please contact our customer services team on 0845 070 9109, quoting order reference: B1010141-3.

Interpretation of Drainage and Water Search

Appendix 1 of this report contains definitions of terms and expressions.

Enquiries and Responses

The records were searched by Sharon Bish (Anglian Water Services Ltd. trading as Geodesys) and Ben Hawes (Affinity Water Ltd) who have no, nor are likely to have, any personal or business relationship with any person involved in the sale of the property.

The report was completed by Sharon Bish (Anglian Water Services Ltd. trading as Geodesys) and Ben Hawes (Affinity Water Ltd) who have no, nor are likely to have, any personal or business relationship with any person involved in the sale of the property.

This was requested on 04 October 2013 and completed on 07 October 2013

Geodesys, has a robust and uniformly efficient complaints process. Formal complaints and queries can be made, by telephone on 0845 070 9109, in writing to Geodesys, Osprey House, 1 Percy Road, Huntingdon, Cambs, PE29 6SZ or by e-mail to customer.services@geodesys.com

Our standard terms and conditions for Commercial Drainage and Water Enquiries apply to this report. They are included in this search and are available on our website.

On 1 October 2011 ownership of private sewers and lateral drains changed in accordance with The Water Industry (schemes for Adoption of Private Sewers) Regulations 2011. The contents of this search may not reflect these changes. Please visit www.anglianwater.co.uk/sewerswitchover for more details.

Geodesys Complaints Process

While we make every effort to ensure searches are dispatched in an accurate and timely way, we understand that from time to time things don't go as planned.

If you have any queries, or need to raise a complaint, please contact our dedicated Customer Service team on 0845 070 9109 as soon as possible, so we can look into it for you.

If you do raise a complaint, you can expect the following high level of service:

- We will confirm we have received your complaint within one working day and will send you a copy of our complaints process so you know what to expect.
- Following a full review, we will send you a written response, within 10 working days.
- If you want us to liaise with a third party on your behalf, just let us know.
- We will keep you informed of our progress if the investigation takes longer than we expect.
- Once you have our response, if you are still unhappy, please let us know and we can escalate your complaint. Ultimately, in the unlikely event that we cannot reach a settlement, you can refer your complaint to The Property Ombudsman: (tel) 01722 333 306 or (email) admin@tpos.co.uk. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Important Consumer Protection Information from the PCCB

This search has been produced by Geodesys, a trading name of Anglian Water Services Limited, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the Code, their products and services.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.



Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to the TPOs or to the PCCB.

You can get more information about the PCCB from www.propertycodes.org.uk

Please ask your search provider if you would like a copy of the Search Code.

Order Summary Page

Question	Answer
1 Where relevant, please include a copy of an extract from the public sewer map	Map Included
2 Where relevant, please include a copy of an extract from the map of waterworks	Map Included
3 Does foul water from the property drain to a public sewer?	Land/Plot
4 Does surface water from the property drain to a public sewer?	Land/Plot
5 Is a surface water drainage charge payable?	No
6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Yes
7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	No
8 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	Land/Plot
9 Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	No
10 Is any building within the property at risk of internal flooding due to overloaded public sewers?	No
11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works	See Details
12 Is the property connected to mains water supply?	Land/Plot
13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No
14 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	Land/Plot
15 Is the property at risk of receiving low water pressure or flow?	No
16 Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year	See Details
17 Please include details of any departures, authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.	See Details
18 Please include details of the location of any water meter serving the property	See Details
19 Who are the sewerage and water undertakers for the area?	Anglian Water Services Limited & Affinity Water Ltd
20 Who bills the property for sewerage services?	Land/Plot
21 Who bills the property for water services?	Land/Plot
22 What is the current basis for charging for sewerage and water services at the property?	Land/Plot
23 Is there any easement giving Anglian Water the right of access to defined assets located within the boundary of the property?	No
24 Are there any trade effluent consents relating to this site/property	No

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

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

Informative Public Sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.
Anglian Water Services Limited is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
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.
Assets other than public sewers may be shown on the copy extract for information.

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

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

Informative The map of the waterworks has been supplied by:
Affinity Water Ltd
Tamblin Way
Hatfield
Hertfordshire
AL10 9EZ
Tel: 0845 782 3333
www.affinitywater.co.uk
The 'water mains' in this context are those which are vested in and maintainable by the water company under statute.
Assets other than public water mains may be shown on the plan, for information only.
Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal, please refer to Question 23.
The enclosed extract of the public water main record shows 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.

Question 3 Does foul water from the property drain to a public sewer?

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

Informative Anglian Water Services Limited is not responsible for any 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.
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.
An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 4 Does surface water from the property drain to a public sewer?

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

Informative Anglian Water Services Limited is not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these.
The property owner will normally have sole responsibility for private drains serving the property.
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 tel: 0800 169 3271.
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.

Question 5 Is a surface water drainage charge payable?**Answer** Records confirm that a surface water drainage charge is not payable for the property.**Informative** Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable. Where surface water charges are payable but upon inspection the property owners believe that surface water does not drain to the public sewerage system, application can be made to the water company to end surface water charges (freephone 0800 169 3271 for more details).**Question 6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?****Answer** The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. On 1 October 2011, private sewers that serve a single property and lie outside the boundary of that property, were transferred into public ownership. Therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may prevent or restrict development of the property.**Informative** The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public sewer running within the boundary may restrict further development. Anglian Water 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. Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any. On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Our mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.**Question 7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?****Answer** The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property. However, it has not always been a requirement for such public sewers to be recorded on the public sewer map. It is therefore possible for unidentified sewers or public sewers to exist within the boundaries of the property. However, on 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.**Informative** The measure is estimated from the Ordnance Survey record, between any building within the boundary of the property and the nearest public sewer. Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer. On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Our mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

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

Answer Records confirm that sewers serving the development, of which the property forms part, are not the subject of an existing adoption agreement or an application for such an agreement.

Informative This enquiry is of interest to purchasers of new properties who will want to know whether or not the property will be linked to a public sewer.
Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of public drains and sewers for which they will hold maintenance and renewal liabilities.
On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred. Our mapping records are currently being reviewed and updated and may not yet reflect this change, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

Question 9 Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer The company's records confirm that there is not a statutory agreement or consent in respect of building over/near a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority. Whilst an 'agreement' may not exist, current Building Regulation guidance permits building over/near sewers in certain circumstances. Consent without an agreement may have been issued by Anglian Water or independently by the Building Control Body. As long as the extension has a valid building regulations certificate then this should prove adequate assurance to the purchaser.

Informative Anglian Water Services Limited is obliged to maintain its sewers. If any problem were to arise, Anglian Water Services Limited would investigate the problem and 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. In advance of any problem it is difficult to predict the effect the works would have on the property. Similarly, the position as to liability of both the property owner and Anglian Water Services Limited would need to be ascertained.
On 1 October 2011 private sewers were transferred into public ownership, therefore 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.

Question 10 Is any building within the property at risk of internal flooding due to overloaded public sewers?

Answer The property is not recorded as being at risk of internal flooding due to overloaded public sewers. On 1 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 Anglian Water may not be aware of. For further information it is recommended that enquiries are made of the vendor as to any previous flooding occurrences.

Informative A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (eg. Flat gradient, small diameter). Flooding as a result of temporary problems such as blockage, siltation, collapses, and equipment or operational failures are excluded.
"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
"At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.
Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk register.
Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the company.
Public sewers are defined as those for which the company holds statutory responsibility under the Water Industry Act 1991.
It should be noted that flooding can occur from private sewers and drains which are not the responsibility of Anglian Water Services Limited. This report excluded flooding from private sewers and drains and Anglian Water Services Limited makes no comment upon this matter.

Question 11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works

Answer The nearest sewage treatment works is 1.80 kilometres to the West of the property. The name of the sewage treatment works is SAFFRON WALDEN STW (Anglian Water Services Ltd).

Informative The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works. It should be noted, therefore, that there may be a private sewage treatment works closer than the one detailed above that has not been identified.

Question 12 Is the property connected to mains water supply?

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

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

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

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

Question 14 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

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

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

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

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

Informative "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.
Water Companies are required to include in the Regulatory Register that is reported annually to the Director General of Water Services properties receiving pressure below the reference level, provided that allowable exclusions do not apply. (i.e. events which can cause pressure to temporarily fall below the reference level).
The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.
The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customers' side of the 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.
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.
Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Water Undertakers should exclude from the reported DG2 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.
Planned maintenance: Water Undertakers should not report under DG2 low pressures caused by planned maintenance. It is not intended that water undertakers identify the number of properties affected in each instance. However, water undertakers must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.
One-off incidents: This exclusion covers a number of causes of low pressure: mains bursts; failures of company equipment (such as 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.
Low pressure incident of a short duration: Properties affected by low pressure 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.

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

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

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

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

Informative Authorised departures are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.
Please contact your water company if you require further information.

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

Answer Records indicate that this enquiry relates to a plot of land or recently built property. It is recommended that the charging proposals are checked with the developer.

Question 19 Who are the sewerage and water undertakers for the area?

Answer Anglian Water Services Limited, PO Box 770, Lincoln, LN5 7WX, Tel: 08457 145 145, www.anglianwater.co.uk is the sewerage undertaker for the area and Affinity Water Ltd, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ, Tel: 0845 782 3333, www.affinitywater.co.uk is the water undertaker for the area.

Question 20 Who bills the property for sewerage services?

Answer Records indicate that this enquiry relates to a plot of land or a recently built property. It is recommended that the charging proposals are checked with the developer.

Question 21 Who bills the property for water services?

Answer Records indicate that this enquiry relates to a plot of land or a recently built property. It is recommended that the charging proposals are checked with the developer.

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

Answer Records indicate that this enquiry relates to a plot of land or a recently built property.

Informative Water and sewerage companies full charges are set out in their charge schemes which are available from the company free of charge upon request.
Unless we consider it impracticable to fit a Meter, we will require a Meter to be fitted to our specification to measure the volume of water supplied for charging purposes to all Non-Household premises or to any other premises where the principal use of the premises is not as a person's home. (For the purposes of assessing whether the principal use of the premises is otherwise than as a person's home account will be taken of whether a business is registered for V.A.T. purposes at the premises.)
Non-Household Customers will be charged for fitting a Meter.
Non-Household Measured Tariffs will automatically apply and be fixed in respect of all Non-Household Premises to which a Meter has been fitted to our specification to measure the volume of water supplied for charging purposes. Otherwise, the Unmeasured Tariffs will apply.
Mixed use premises are premises used partly as a person's house or dwelling and partly for business purposes, eg. a supply serving both a farmhouse occupied as a sole or principal dwelling and a farm; or, a shop and a flat occupied as a sole or principal dwelling.
If the principal use of the premises is for business purposes, measured charges will apply as if the whole of the premises were Non-Household premises. If the principal use of the premises is as a person's sole or principal dwelling, measured charges will apply when fixed in accordance with our Meter policy for Household Customers. Otherwise, Customers will be charged unmeasured tariffs.
Occupiers of Mixed Use Premises may choose whether the premises are charged under Household Charges or Non-Household Charges. Choosing to pay Non-Household Charges will not affect your statutory rights if you are occupying the premises as your home or as your sole or principal dwelling, but may otherwise affect your entitlement, eg. for a leakage rebate.
If at a later date separate supplies are provided to separate parts of the premises, those parts will be charged according to their use, ie. Household or Non-Household.

Question 23 Is there any easement giving Anglian Water the right of access to defined assets located within the boundary of the property?**Answer** Records indicate that the property is not subject to such an agreement.**Informative**

This question relates to private agreements between Anglian Water acting in a private capacity and a landowner. Such contracts may often be part of a conveyance or land transfer, or a deed of grant of easement.

If there is no formal easement, then a sewer or water main may have been constructed following the service of notice under the provisions of the Public Health Act 1936, Water Act 1945, Water Act 1989 or Water Industry Act 1991 as applicable. The company does not hold copies of these notices. However, in the absence of evidence to the contrary there is a legal presumption that all matters were properly dealt with. All rights and obligations relating to sewers and water mains are now covered by the Water Industry Act 1991.

Where rights exist at the boundary of the property, but we are not sure of the exact correlation, we will answer 'yes' to this question. A documentary right can exist even if the physical asset itself has not yet been laid, or has been moved, or removed. Likewise the position of the right and of the asset may differ. You may also find that an asset is protected both with contractual rights and statutory rights. Please consult your solicitor as to why this may happen, and its effects.

We refer to 'defined' assets for the following reasons: Often a contract may give Anglian Water an expressed right to install and maintain assets within an area but without stating the exact position or route of such assets. Also, the law may imply rights where none have been mentioned specifically in a related contract, such as a conveyance. Finally, rights may come into being through long use. In any of these cases the rights are undefined, and although Anglian Water may need to rely on them from time to time, as we cannot map the rights accurately, we will answer 'no' to this question.

Information obtainable from physical inspection (including Trial Bore Holes) overrides information contained in the report.

Any error in answering this question is not to be regarded as a waiver of Anglian Water's rights or title, or an agreement or representation that Anglian Water is prepared to vary or discharge any of its rights or title.

As a general rule, easement widths are as follows:

Pipe Diameter	Width or Strip
Up to 149mm	4.5m
150 - 449mm	6.0m
450 - 749mm	9.0m
750 and above	12.0m

If you require a copy of an agreement please contact Savills, Trinity Court, Trinity Street, Peterborough, PE1 1DA. A fee may be charged for this service. Please quote the date of the Report plus the Report Reference. You may also make contact either by telephone on 01733 209932 or by email to AWSEstates@savills.com

Question 24 Are there any trade effluent consents relating to this site/property**Answer** Records indicate that there are no trade effluent consents relating to this site/property.**Informative**

The Trade effluent consent applies to premises in the vicinity of the premises the subject of this search, but it is for the applicant to satisfy itself as to the suitability of the consent for its client's requirements.

If, in the case of any trade premises, any trade effluent is discharged without such consent or other authorisation, the occupier of the premises shall be guilty of an offence.

The occupier of any trade premises in the area of Anglian Water Services Limited may only discharge any trade effluent proceeding from those premises into Anglian Water Services Limited's sewers if he does so with Anglian Water Services Limited's consent. 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.

For further information, including copies of consent, please contact Anglian Water, Water Quality and Environmental Performance Department, Environmental Standards Team, Anglian House, Ambury Road South, Huntingdon, Cambridgeshire, PE29 3NZ or telephone 01480 323971.

Currently the charges for the provision of documents are :-

Administration Fee per request £16.00 (excluding VAT);

Price per copy document £2.00 (excluding VAT)

APPENDIX 1

GENERAL INTERPRETATION

(1) In this Schedule-

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

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

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

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

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

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

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

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

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-

- (a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
- (b) is not a public sewer;

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

"easement" means the rights relating to a pipe or pipes granted to the water undertaker or sewerage undertaker by an agreement. This is to be distinguished from statutory rights arising from the service of a statutory notice;

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

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

"lateral drain" means-

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

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

"maintenance period" means the period so specified in an adoption agreement as a period of time-

- (a) from the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
- (b) until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"non-household premises" means premises used, or intended for use, for commercial purposes;

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

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

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker-

- (a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
- (b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);
- (c) under Section 179 of the 1991 Act (k); or
- (d) otherwise;

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

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-

- (a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
- (b) giving or taking a supply of water in bulk;

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

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

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

"trade effluent" means any effluent which is wholly or partly produced in the course of any trade or industry carried on at trade premises;

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

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

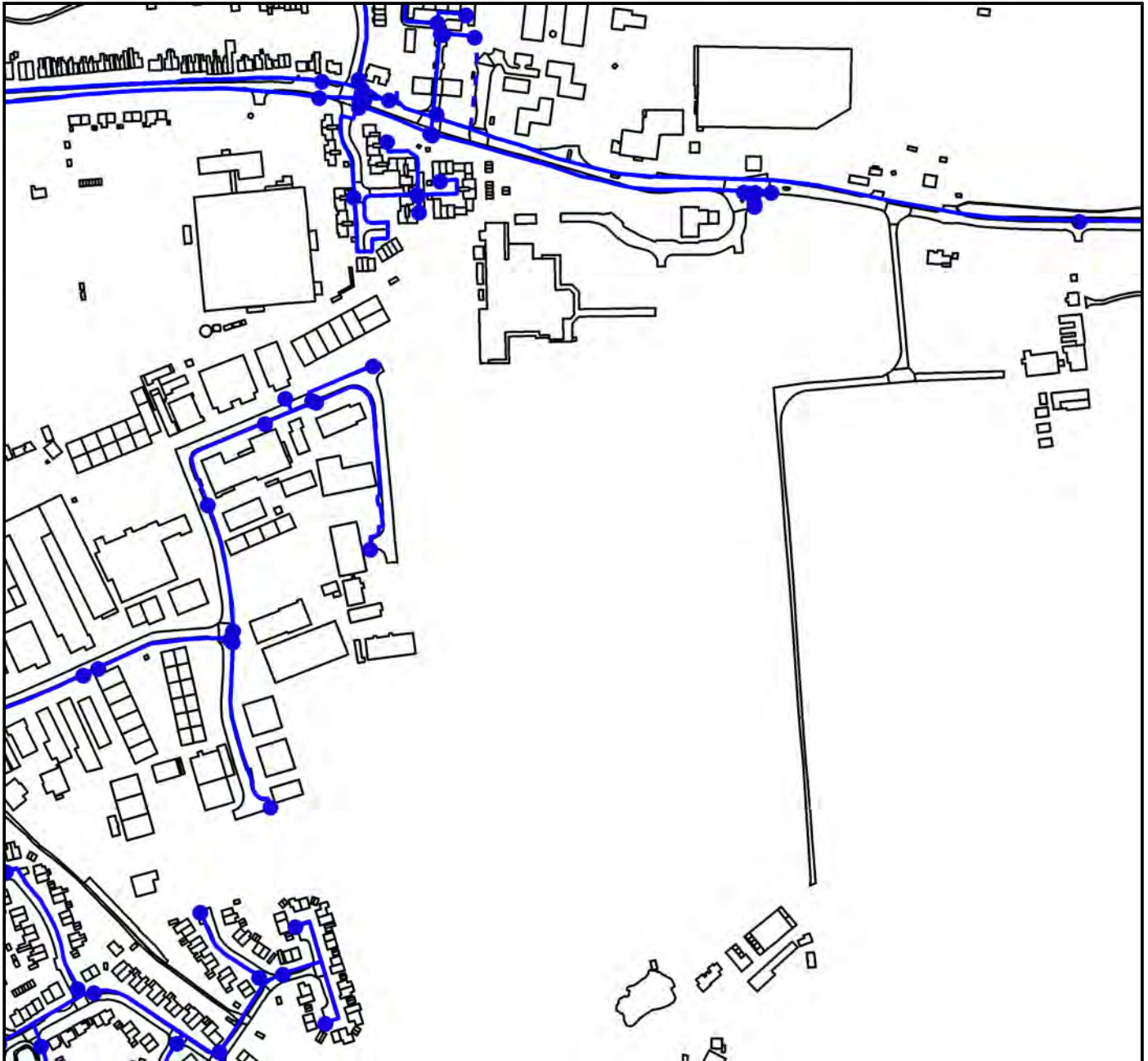
"water supplier" means the Company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

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

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

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

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



This map is centred upon Ordnance Survey grid reference 555099,238175



1:4664

07/10/2013

Copyright Affinity Water Ltd. Based upon the Ordnance Survey Map by Affinity Water by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright Affinity Water Ltd Licence No. 100053744.

It shows water mains and associated apparatus but should not be relied upon as evidence of ownership or evidence of responsibility for maintenance. Privately owned service pipes (which may serve one or more properties) are unlikely to be shown.

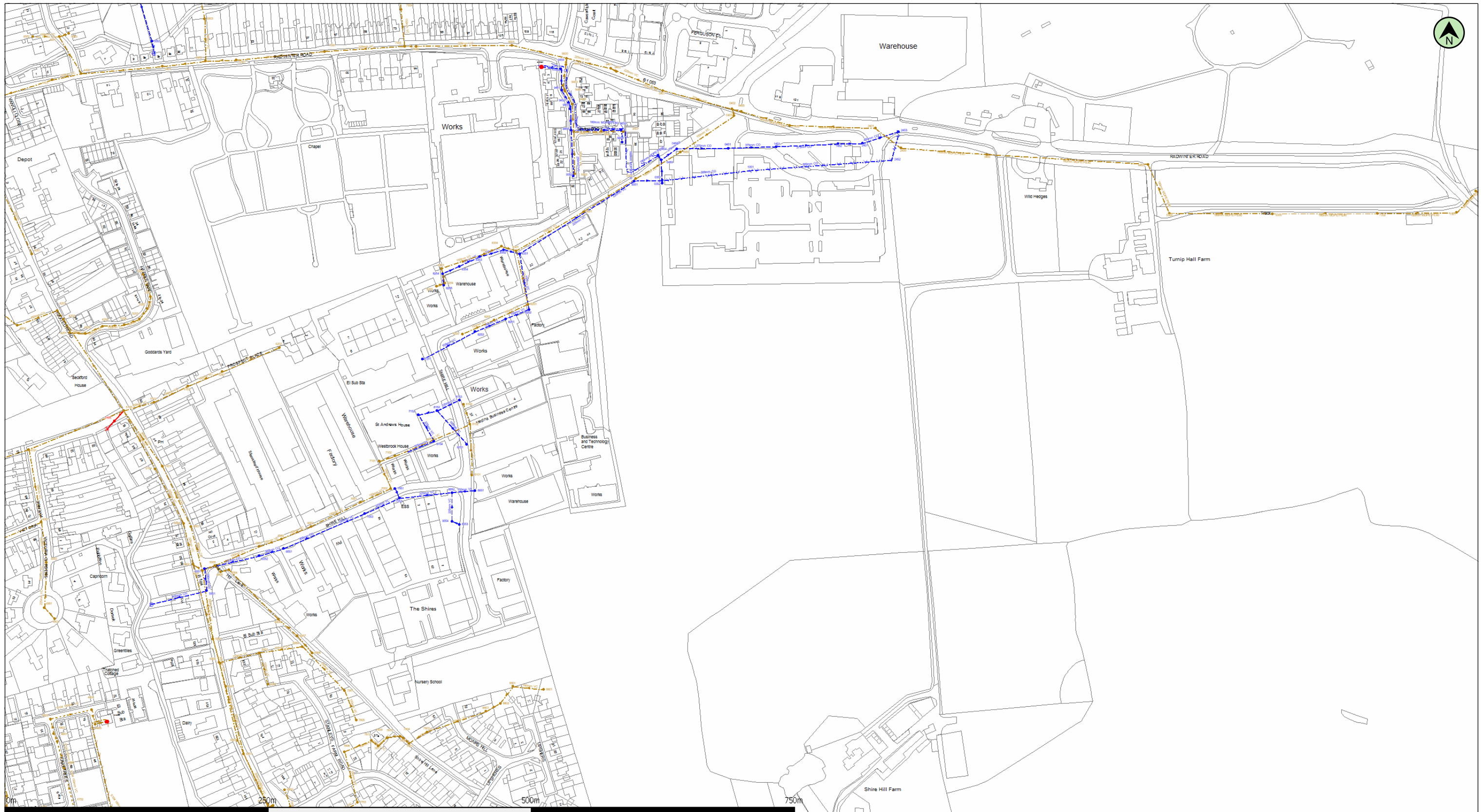
The position of Company apparatus shown on this plan is provided for guidance only and the Company accepts no responsibility in the event of inaccuracy

For further information about the contents of this plan, please contact Affinity Water on 0845 7823333 or at the address below.

Affinity Water, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ. www.affinitywater.co.uk/central

(c) Affinity Water Limited

This plan (or any part) may not be reproduced in any form without the written permission of Affinity Water Limited



(c) Crown Copyright and database rights 2011 Ordnance Survey 100018507

Date: 04/10/13

Scale: 1:3500

Map Centre: 555097,238171

Title: B1010141-3

Waste Water Plan A3

This plan must be used in conjunction with the search results attached. The information shown on this drawing is based on the data currently recorded but the position must be regarded as approximate. Service pipes, private sewers and drains are not generally shown. As from 1st October 2011 ownership of private sewers and lateral drains will change in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this map do not reflect these changes. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever is accepted for any error or omission. This information is valid for the date printed. This plan is produced by Anglian Water Services Ltd. trading as GEODESYS from Ordnance Survey digital map data which is protected by Crown copyright and remains the property of Ordnance Survey, (c)Crown copyright, 100018507. This map data is to be used for the purposes of viewing the location of Anglian Water 'plant' only. Any other use of the map data or further copies are not permitted.

Foul Sewer		Outfall	
Surface Sewer		(Colour denotes effluent type)	
Combined Sewer		Inlet	
Final Effluent		(Colour denotes effluent type)	
Rising Main		Manhole	
(Colour denotes effluent type)		(Colour denotes effluent type)	
Private Sewer		Sewage Treatment Works	
(Colour denotes effluent type)		Pumping Station	
Decommissioned Sewer			
(Colour denotes effluent type)			



PO BOX 485,
Huntingdon, PE29 6YB
DX123730 Huntingdon 6

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
5106	C	-	-	-
0401	F	67.26	65.4	1.86
0402	F	67.93	65.959	1.971
0403	F	69.21	66.1	3.11
0404	F	72.58	69.32	3.26
0405	F	67.93	66.99	0.94
1400	F	69.47	66.804	2.666
2400	F	71.2	68.563	2.637
2401	F	69.99	67.82	2.17
3400	F	71.86	69.5	2.36
3800	F	-	-	-
4001	F	66.95	65.09	1.86
4002	F	68.1	66.39	1.71
4101	F	-	-	-
4201	F	63.05	60.31	2.74
4202	F	62.96	59.5	3.46
4203	F	62.74	59.38	3.36
4204	F	-	-	-
4205	F	63.79	62.4	1.39
4206	F	63.35	62.08	1.27
4301	F	61.31	57.09	4.22
4400	F	75.2	72.413	2.787
4401	F	-	-	-
4402	F	58.33	56.37	1.96
4501	F	58.84	57.53	1.31
4502	F	58.7	57.86	0.84
4503	F	59.29	57.98	1.31
4702	F	71.17	68.877	2.293
4800	F	71.36	68	3.36
4801	F	71.4	67.826	3.574
4802	F	71.33	67.771	3.559
4803	F	71.19	67.675	3.515
4804	F	68.5	64.7	3.8
4805	F	68.35	64.603	3.747
4901	F	69.73	67.54	2.19
4902	F	-	-	-
5001	F	65.04	62.43	2.61
5002	F	65.02	63.01	2.01
5003	F	64.74	61.88	2.86
5004	F	64.69	62.57	2.12
5005	F	-	-	-
5101	F	64.18	61.22	2.96
5102	F	65.07	64.06	1.01
5103	F	68.05	66.99	1.06
5104	F	63.72	60.59	3.13
5105	F	63.71	60.25	3.46
5200	F	67.72	64.96	2.76
5201	F	67.06	64.54	2.52

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
5202	F	66.23	64.37	1.86
5203	F	65.31	63.72	1.59
5204	F	64.42	63.04	1.38
5300	F	77.15	73.038	4.112
5401	F	59.5	57.66	1.84
5502	F	60.73	58.94	1.79
5503	F	60.46	59.38	1.08
5901	F	66.02	63.51	2.51
6001	F	68.41	66.52	1.89
6002	F	70.03	68.29	1.74
6003	F	71.79	70.03	1.76
6004	F	-	-	-
6005	F	-	-	-
6201	F	70.26	69.23	1.03
6202	F	73.45	72.46	0.99
6300	F	78.16	73.705	4.455
6501	F	61.17	59.44	1.73
6701	F	69.04	65.53	3.51
6702	F	69.05	65.64	3.41
6801	F	68.55	64.86	3.69
6802	F	72.25	70.52	1.73
6803	F	68.27	65.41	2.86
6901	F	67.18	64.02	3.16
6902	F	70.71	69.45	1.26
6903	F	69.35	68.87	0.48
6904	F	71.31	70.05	1.26
6905	F	66.61	64.2	2.41
6906	F	-	-	-
6907	F	-	-	-
6908	F	-	-	-
7001	F	75.56	74.02	1.54
7002	F	78.07	74.79	3.28
7101	F	78.3	75.29	3.01
7102	F	79.6	78.17	1.43
7300	F	82.14	78.944	3.196
7301	F	81.75	77.044	4.706
7302	F	79.82	75.372	4.448
7501	F	62.26	60.11	2.15
7502	F	63.24	60.83	2.41
7503	F	63.25	60.96	2.29
7504	F	-	61.14	-
7703	F	75.23	73.66	1.57
7801	F	77.48	75.97	1.51
7802	F	77.24	75.75	1.49
7803	F	79.32	77.94	1.38
7804	F	76.72	75.42	1.3
7805	F	75.55	73.52	2.03
7806	F	75.46	74.35	1.11

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
7809	F	-	-	-
7810	F	-	-	0.92
7811	F	-	-	1.045
7812	F	-	-	1.135
7901	F	74.46	73.04	1.42
8101	F	83.99	82.28	1.71
8102	F	82.48	79.98	2.5
8103	F	81.31	80.21	1.1
8201	F	76.6	74.12	2.48
8202	F	77.21	74.65	2.56
8203	F	76.17	73.51	2.66
8204	F	74.49	72.84	1.65
8205	F	74.59	72.98	1.61
8301	F	73.61	71.61	2
8302	F	73.84	72.11	1.73
8303	F	74.28	72.74	1.54
8304	F	73.59	71.84	1.75
8501	F	64.93	61.22	3.71
8802	F	84.3	83.09	1.21
8803	F	83.22	82.24	0.98
8901	F	85.89	84.63	1.26
9301	F	73.16	70.78	2.38
9302	F	72.83	70	2.83
9303	F	-	-	-
9401	F	66.36	61.59	4.77
9402	F	66.43	-	-
9403	F	-	-	-
9404	F	-	-	-
9405	F	-	-	-
9406	F	-	-	-
9407	F	-	-	-
9408	F	-	-	-
9409	F	-	-	-
9500	F	-	-	-
9901	F	88.01	86.75	1.26
0351	S	73.371	71.371	2
0352	S	73.371	71.379	1.992
0451	S	74.121	70.276	3.845
0452	S	72.371	71.096	1.275
0453	S	73.09	71.39	1.7
0454	S	-	-	-
1351	S	73.4	70.89	2.51
1451	S	74.121	70.276	3.845
1452	S	72.566	69.709	2.857
2451	S	71.021	69.492	1.529
2452	S	-	-	-
2453	S	70.571	69.197	1.374
5051	S	65.11	63.68	1.43

COMMERCIALDW Plus

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

'Company' means Anglian Water Services Limited trading as GEODESYS who produce the Report; its registered office being at Anglian House, Ambury Rd, Huntingdon, Cambridgeshire PE29 3NZ, and whose principal place of trading is at Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire PE29 6SZ, company number 2366656.

'Order' means any request for a report made by a customer

'Report' means the drainage and water report prepared by the Company in respect of the Property/ies.

'Product' means the Report(s) requested in the Order, in respect of one or more Properties (subject to a maximum of three) which are adjacent to each other.

'Property/ies' means the address/es or location(s) 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/ies.

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

Where more than one Report is prepared hereunder the "Report" shall be construed in the plural where the context so requires.

1.0 Agreement

1.1 **The Company agrees to supply the Report to the Customer and the Client subject to these terms.** The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client and/or the Purchaser then the Customer shall be responsible for bringing these terms to the attention of the Client and the Purchaser.

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

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 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 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 should always be obtained from appropriate experts and professionals.

2.3 **The information contained in the Report is based upon the accuracy, completeness and legibility of the address and/or plans supplied by the Customer or Client or Purchaser.**

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

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 of apparatus should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of the company's apparatus.

2.6 **In providing search reports and services we will comply with the Search Code.**

3.0 Liability

3.1 **The Company shall not be liable to the Customer, 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 or the acts or omissions of any third party.**

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

3.3 **Each Report is produced for use in relation to individual commercial property transactions where the property is used solely for carrying on a trade or business, the property is intended to be developed for commercial gain or the property is not a single residential, domestic property.**

The Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Product (whether for breach of contract, negligence or any other tort under statute or statutory duty or otherwise at all) shall be limited to £10 million for the Product irrespective of the number of Reports provided hereunder. In any event, the Company shall not have any liability in contract, negligence or any other tort or for breach of statutory duty or otherwise in respect of any loss of profit, loss of revenue, loss of opportunity, or anticipated savings or any indirect or consequential loss or damage that may be suffered by the Customer, Client or Purchaser howsoever arising. The plans attached to the Report are provided pursuant to the Company's statutory duty to make such plans available for inspection (notwithstanding the provisions of this clause) and attention is drawn to the notice on the plan(s) attached to the Report which applies to the plan(s) and its contents.

3.4 **Nothing in these terms shall exclude the Company's liability for death or personal injury arising from its negligence.**

4.0 Copyright and Confidentiality

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

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

4.3 **The Customer, the Client and the Purchaser agree (in respect of both the original and any copies made) to respect and not to alter any part of the Report including but not limited to the trademark, copyright notice or other proprietary 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 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 them of the terms of paragraphs 4.1 to 4.4 inclusive.**

5.0 Payment

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

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

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

6.0 Data Protection

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

7.0 General

7.1 **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.

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

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

7.4 **These terms and conditions may be enforced by the Customer, the Client and the Purchaser but no other third party.**

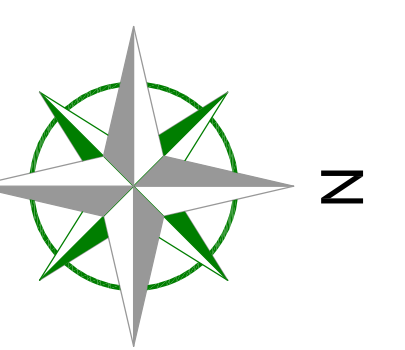
7.5 **Before you agree to these Terms and Conditions, please note it is your responsibility to ensure your client/customer is aware of them and that any objections are raised accordingly.**

For more information, please contact us on:

0845 070 9109
www.geodesys.com

CommDW-plus TCs v5 - July 2013

Appendix D
Topographical Survey



Station Information:

Station	Easting (m)	Northing (m)	Level (m)
L1	555234.251	238445.251	70.538
L2	555330.681	238428.516	70.959
L3	555124.679	238452.540	69.222
L4	555340.716	238409.697	71.484
L5	555366.480	238417.749	72.224
L6	555473.024	238405.812	75.161
L7	555350.843	238291.680	76.546
L8	555287.010	238800.477	91.516
L9	555252.426	238277.417	79.854
L10	555435.436	238295.844	76.127
L11	555006.546	238283.685	77.742
L12	554990.544	238041.090	91.987

Note: **Warning:** This plan should only be used for its original purpose. Greenhatch Ltd accepts no responsibility for any errors or omissions in this plan. All dimensions should be checked on site prior to any construction work. Any change in level should be noted and the plan amended accordingly. The plan is not to be used as a guide only. The plan is not to be used as a guide only. The plan is not to be used as a guide only.

Legend:

- OS Buildings:** Buildings shown on the OS map.
- OS Contours:** Contours shown on the OS map.
- OS Roads:** Roads shown on the OS map.
- OS Water:** Water features shown on the OS map.
- OS Trees:** Trees shown on the OS map.
- OS Fences:** Fences shown on the OS map.
- OS Walls:** Walls shown on the OS map.
- OS Poles:** Poles shown on the OS map.
- OS Posts:** Posts shown on the OS map.
- OS Other:** Other features shown on the OS map.
- Greenhatch:** Features shown on the Greenhatch map.
- Greenhatch Contours:** Contours shown on the Greenhatch map.
- Greenhatch Roads:** Roads shown on the Greenhatch map.
- Greenhatch Water:** Water features shown on the Greenhatch map.
- Greenhatch Trees:** Trees shown on the Greenhatch map.
- Greenhatch Fences:** Fences shown on the Greenhatch map.
- Greenhatch Walls:** Walls shown on the Greenhatch map.
- Greenhatch Poles:** Poles shown on the Greenhatch map.
- Greenhatch Posts:** Posts shown on the Greenhatch map.
- Greenhatch Other:** Other features shown on the Greenhatch map.

greenhatch group
 Topographical Surveys
 Surveying
 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CLIENT: Asprie

PROJECT: Shire Hill Farm, Saffron Walden

TITLE: Topographical Survey

SCALE: 1:1000

DATE: 09.07.13

DRAWN: LP

QUALITY REF: F888

Level datum: O.S. CHNS. Muffled

Grid reference: O.S. CHNS. Muffled

Job Number: 18728

Drawing No.: 18728 OGL

Rev.: 1

DO NOT SCALE

Appendix E
National Grid Asset Plan and Pre-development enquiry

Your Ref: **19747023000 GHC/TF/206008.27**
Our Ref: **PSUS-867317.1**

Chargeable Property Searches

National Grid - Utilitysearch
PO Box 2122
Bolton
BL6 7WS

Contact: Rebecca Flint
Telephone: 0800 688 588
Fax:

SHOOSMITHS LLP BIRMINGHAM (SEARCHFLOW)
SEARCHFLOW
42 KINGS HILL AVENUE
KINGS HILL
WEST MALLING

24-hour Gas Escape No
0800 111 999 *

*Calls may be recorded and monitored

ME19 4AJ

[PSUS-867317.1]



01 Oct 2013

F.A.O. Tracey Franklin

Dear Sirs,

Re: LAND AT, SAFFRON WALDEN, CB10 2LD.

In reply to your property search request dated 30 September 2013, please find enclosed one copy of our gas mains records plan for the above area upon which the approximate positions of all known gas mains are shown.

Service pipes, valves, syphons, stub connections etc. are not necessarily shown but their presence should be anticipated. The actual position of mains and services must be verified and established on site before any mechanical plant is used.

National Grid Gas has no record of any wayleaves or easements in respect of this land, however there may still be rights reserved for apparatus or easements granted to gas companies to which it is the legal successor.

IMPORTANT NOTE: This response is for the national grid gas distribution networks ONLY. You SHOULD also obtain information of gas and electricity transmission networks.

If the nature, location or extent of your request changes please submit a new enquiry.

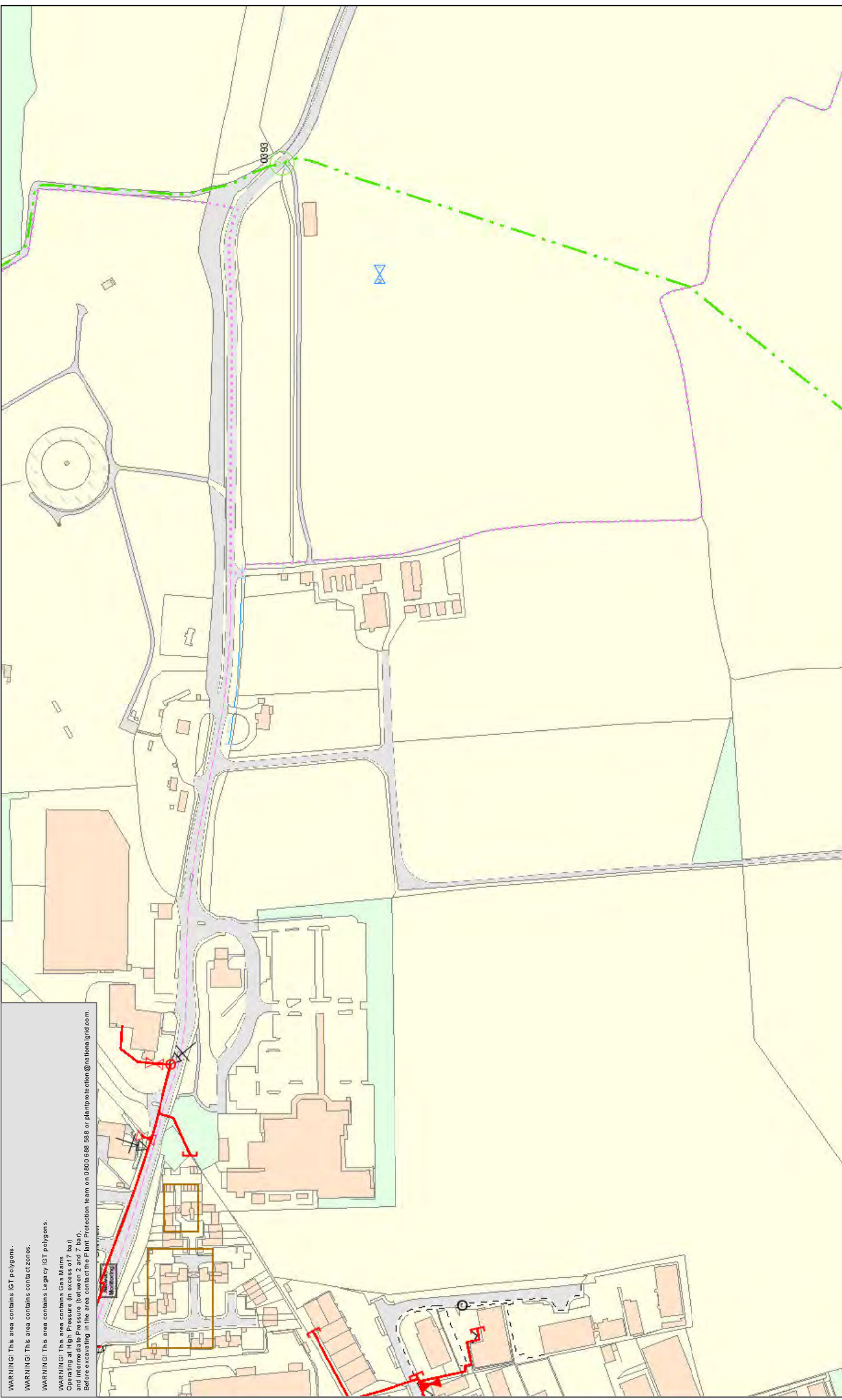
Your attention is drawn to the Intermediate Pressure main (indicated in green) on the plan. Should you wish to undertake any works within 5 meters of this main, it is essential that you contact the Plant Protection Team on 0800 688588 at least 7 days prior to the commencement of work in order that they can inform you of any precautions which may be necessary.

This is a Gas only search and it has been identified that National Grid Electricity may be affected. For details of this infrastructure please contact: Chargeable Property Searches, National Grid - Utilitysearch, PO Box 2122 Bolton, BL6 7WS.

A copy of "Avoiding injury when working near gas pipes" has been enclosed, this outlines precautions to be taken whilst excavating in the vicinity of live gas distribution apparatus.

Yours faithfully,

On behalf of National Grid.



WARNING! This area contains IGT polygons.
WARNING! This area contains contact zones.
WARNING! This area contains Legacy IGT polygons.
WARNING! This area contains Gas Mains
 Operating at High Pressure (in excess of 7 bar)
 Before excavating in the area contact the Plant Protection team on 0800 698 588 or plantprotection@nationalgrid.com.

0899

SCALE 1:2500

USER ID Rebecca.Flint

DATE 10/17/2013

MRSWA RESPONSE

MAP REF TL5538

CENTRE 995380.236269

Some symbols of their own

Valve
 Change of Cover
 Chamber
 Change of Chamber

LPT MAINS
 IPT MAINS
 IPT MAINS
 IPT MAINS
 IPT MAINS
 IPT MAINS

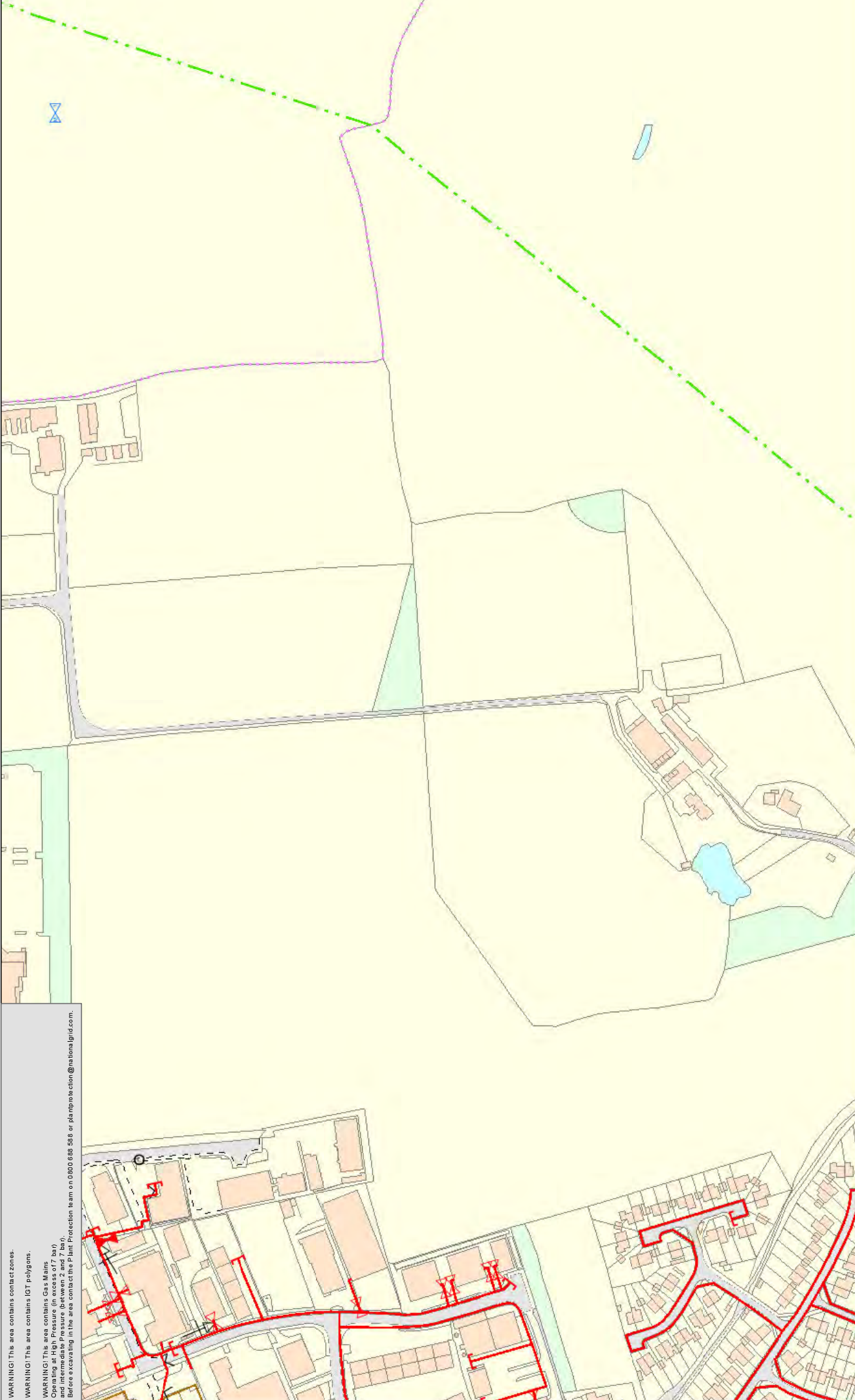
Approximate scale 1:2500 printed on A3 Colour Landscape

0 30 60 m

This plan shows those pipes owned by National Grid Gas. It is their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be relevant owners. The information shown on this plan is given without warranty. The accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, subconnections, etc. are not accepted by National Grid Gas plc, or their agents, servants or contractors for any error or omission. Safe design practices, in accordance with HSG247, must be used to verify and mechanical plans is used it is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information provided on this plan should not be referred to beyond a period of 28 days from the date of issue.

nationalgrid

This plan is prepared for you by National Grid Gas plc, with the sanction of the controller of Her Majesty's Stationery Office. Crown Copyright Reserved



WARNING! This area contains contact zones.

WARNING! This area contains IGT polygons.

WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 696 588 or plantprotection@nationalgrid.com.

This plan shows those pipes owned by National Grid Gas. It is their role as a Licensed Gas Transporter (GT), Gas pipes owned by other GTs, or otherwise privately owned, may be relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, systems, subconnections, etc. are not accepted by National Grid Gas plc, or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG27, must be used to verify and mechanical plans is used it is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information provided on this plan should not be referred to beyond a period of 28 days from the date of issue.

SCALE: 1:2500	<ul style="list-style-type: none"> LI MAINS APT MAINS IP MAINS LIPT MAINS HP MAINS
USER ID: Rebecca.Flint	<ul style="list-style-type: none"> Depth of Cover System Change Change
DATE: 10/1/2013	<ul style="list-style-type: none"> 0 30 60m <p>Approximate scale: 1:2500 printed on A3 Colour Landscape</p>
MRSWA RESPONSE	
MAP REF: TL538	
CENTRE: 995282.28002	

Avoiding injury when working near gas pipes

Measures to stay safe and avoid damage when working near gas pipes operating at pressure up to 7 bar

The following protective measures must be taken when excavating in the vicinity of National Grid apparatus at up to 7 bar pressure:

Reference should be made to the HSE Guidance Note HSG47 'Avoiding Danger from Underground Services' and to 'Utilities Guidelines on Positioning and Colour Coding of Apparatus'. This document can be downloaded free of charge at www.njug.org.uk

To avoid injury to workers you must verify the details given on plans or traced by electronic tracers by hand dug trial holes and mark the position on site with suitable markers.

You must ensure full copies of National Grid plans are issued to workers carrying out the excavations.

Every possible precaution must be taken to avoid personal injury or damage to National Grid apparatus during the progress of the works. Any costs incurred by National Grid for the repair of direct or consequential damage will be recharged in full.

National Grid reserves the right to divert any affected apparatus if proved necessary during the course of your works: the cost of which will be recharged.

Surface boxes/manholes

Do not bury or move National Grid surface boxes. Access must be maintained both during and after your works. National Grid reserve the right to locate and/or realign any boxes not left in such condition upon completion of your works and at your expense. No manhole cover or other structure is to be built over, around, or under a gas pipe and no work is to be carried out which results in a reduction or increase in cover or protection, without agreement.

Minimum Safe Working Distances

If you are carrying out any of the following activities please contact National Grid for further guidance:

Explosions, piling, boring and deep excavations.

Trial holes must be dug by hand to determine the exact location of mains and services in advance of excavating or thrust boring.

Mechanical excavations

Mechanical excavators (including breaker attachments) MUST NOT be used within the following distances from gas mains and services.

Type of mains and services	Hand excavations required inside
Low pressure:	0.5 metres
Medium pressure:	0.5 metres
Intermediate pressure:	3.0 metres

Tree Planting

If trees or shrubs are to be planted adjacent to our plant, the selection of the type of tree or shrub and its planting must be considered so that root damage to buried mains or services will be avoided and that damage to trees or shrubs will not be caused by any subsequent excavations for repair and maintenance. Planting schemes should be submitted to National Grid for approval. We reserve the right to remove any tree/bush at any time in the future.

Clearances

No apparatus is to be laid over and along the line of a gas pipe irrespective of clearance. To allow the future repair and maintenance of gas apparatus, a minimum clearance of 250mm or 1.5 times the external diameter of the gas pipe, whichever is the greater, should be maintained between the gas apparatus and any new plant. Where this minimum clearance cannot be achieved, site discussions should be held with National Grid to agree a suitable clearance.

Deep Excavations

If a sewer trench or any other water authority apparatus is to be constructed at greater than 1.5 metres deep near to a buried cast iron main, the model consultative procedure for pipeline construction involving deep excavations applies. National Grid is to be provided with detailed drawings showing the line and width of the proposed sewer or other apparatus trench, together with the soil group classifications of the area concerned.

Backfilling

Concrete backfill should not be placed closer than 300mm to apparatus. No concrete or hard material should be placed under or adjacent to any apparatus.

Material used for the surround backfill of National Grid plant must conform to the following requirements:

- If sand, it must be well graded in accordance with BS EN 12620: 2002
- It must not contain any sharp particles
- Foamed concrete should not be used
- It must be laid to a minimum depth of 150mm above the crown of the apparatus. Power ramming should not take place until a 250mm hand rammed layer has been completed over the crown of the pipe.

Access

Access to sites and to National Grid apparatus must be provided at all times. This includes temporary structures and spoil heaps over National Grid pipes.

Crossing NG plant

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over National Grid apparatus is prohibited unless specially agreed protective measures (ie, the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned.

Working in wayleaves or easements

Work should not be undertaken within a National Grid wayleave/easement without the formal written consent of National Grid.

Exposed plant

Where excavations adjacent to gas apparatus affects its support, the apparatus must be adequately supported and protected in consultation with and to the satisfaction of National Grid. All exposed plant must be protected from impact. Thrust blocks and supports must not be disturbed.

Where welding or other hot works involving naked flames is contemplated this should only be carried out if it can be done without damaging plastics or protective coatings of pipes. If you smell gas do not start work and call 0800 111 999*.

Shuttering must be constructed so as to prevent fresh concrete encasing National Grid apparatus and to maintain the stated clearances.

If you damage National Grid gas pipes or apparatus, including damage to wrapping or sleeving, you must call 0800 111 999* immediately.

If you are working in the vicinity of gas pipes above 7 bar in pressure please contact us if you have not already got a copy of 'SSW22 Safe working in the vicinity of National Grid high pressure pipelines and associated installations'.

If you cause a gas leak, or suspect a pipe or equipment is leaking, you must take the following actions immediately:

- **Inform National Grid on 0800 111 999***
- **Get everyone away from the immediate vicinity of the escape**
- **Do not attempt to stop the escape by filling the hole as gas may enter buildings**
- **Ask occupants of buildings adjacent to the escape to leave until it has been established that it is safe for them to return**
- **Damage to a service supplying a building may result in gas entering the building. Do not attempt to operate any valves**
- **Prevent any approach to the immediate vicinity of the escape**
- **Prohibit smoking and extinguish all naked flames or other sources of ignition for at least 15m from the leakage**
- **Assist National Grid, Police or Fire Services as requested**

**In the event of a query your local contact is:
0800 688588**

*** All calls are recorded and may be monitored**

Network Enquiry No : 180001296
Your Reference : CB10 1ZZ

nationalgrid

Brick Kiln Street
Hinckley
LE10 0NA.

National Gas Emergency Service - 0800 111 999* (24hrs)
*calls will be recorded and may be monitored

Mr Martin Andrews
JPP CONSULTING
CEDAR BARN
WALGRAVE
NORTHAMPTON
NN6 9PY

Date : 17th December 2013
Contact : Bethany Dunster
Direct Tel : 0845 3666758
Direct Fax : 0845 0700868
Email : networkdesign@nationalgrid.com

www.nationalgrid.com

Dear Martin,

Re: Land Enquiry for Proposed Development Site at NEW SUPPLY, RADWINTER ROAD, SAFFRON WALDEN, CB10 1ZZ.

Thank you for your enquiry which we received on 10th December 2013. I enclose details of National Grid Gas plant in the vicinity of your proposed supply.

The nearest main with sufficient capacity is 343.6 metres from the site boundary and it is a Intermediate Pressure main.

Plans attached: Yes

A copy of the National Grid Connections Charging Statement referenced in this letter can be found on National Grid's website:

<http://www.nationalgrid.com/uk/Gas/Charges/statements/connection/publications/>

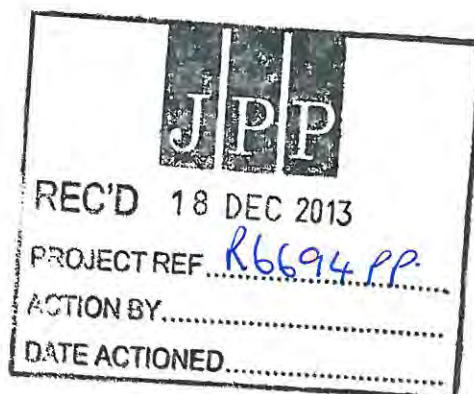
If you require a printed version please contact us on the details provided above.

I trust this meets with your requirements at this stage. If you have any queries please do not hesitate to contact Bethany Dunster on the above number.

Yours sincerely,



Claire Davies
Design Specialist



National Grid Gas plc
Registered No.2006000
Registered Address 1-3 Strand, London, WC2N 5EH

Letter Id: CRM013
Page 1 of 1

