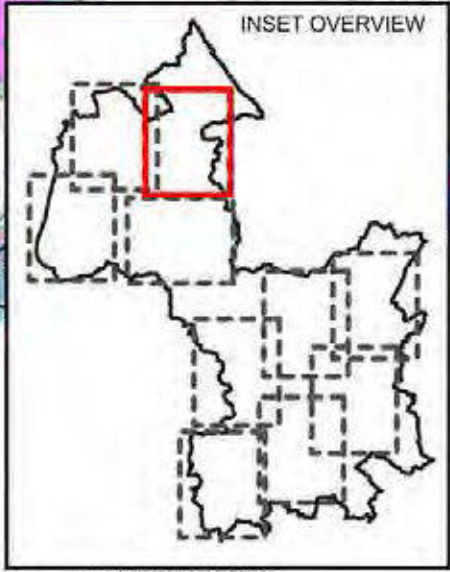
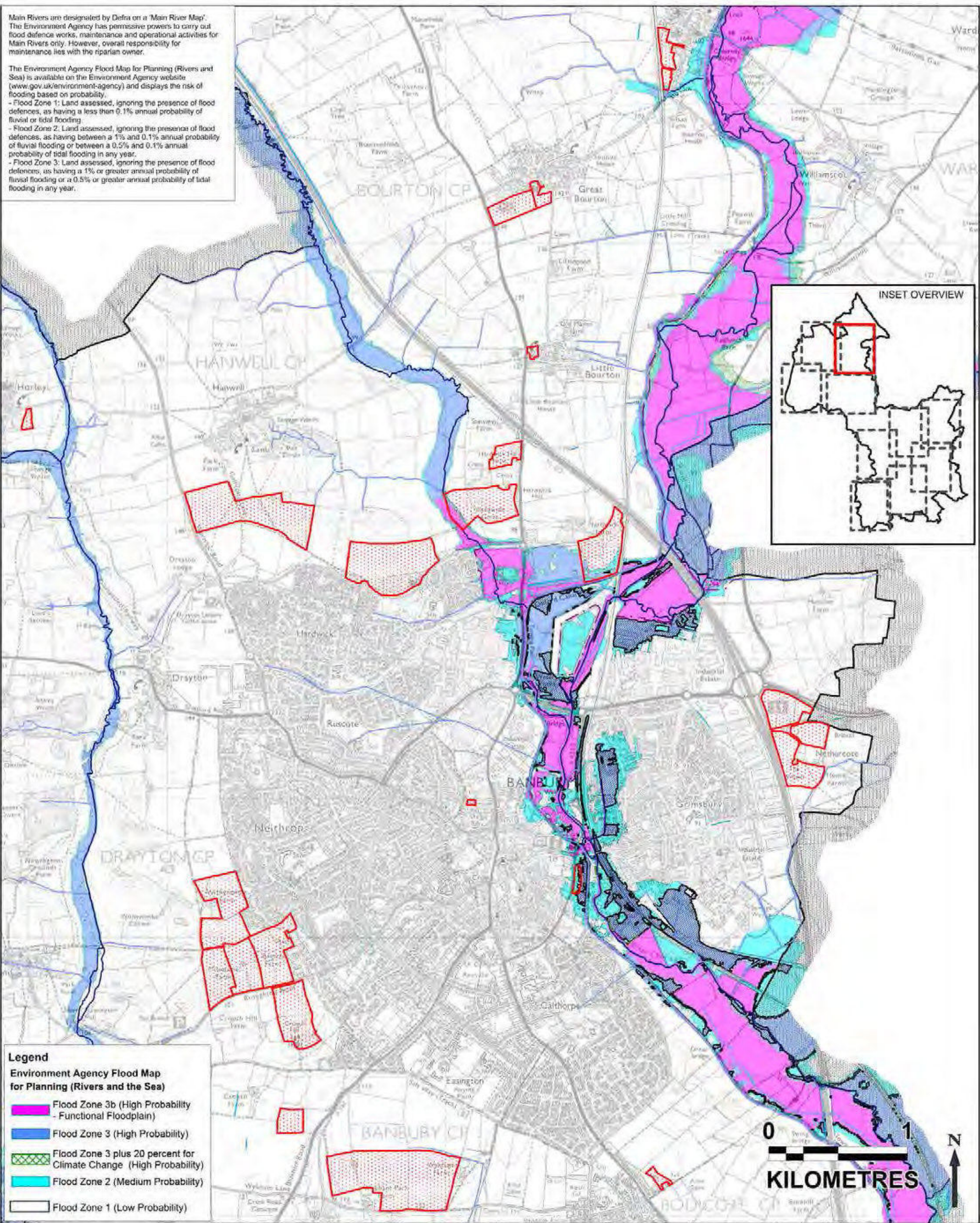


Main Rivers are designated by Defra on a 'Main River Map'. The Environment Agency has permissive powers to carry out flood defence works, maintenance and operational activities for Main Rivers only. However, overall responsibility for maintenance lies with the riparian owner.

The Environment Agency Flood Map for Planning (Rivers and Sea) is available on the Environment Agency website (www.gov.uk/environment-agency) and displays the risk of flooding based on probability.

- Flood Zone 1: Land assessed, ignoring the presence of flood defences, as having a less than 0.1% annual probability of fluvial or tidal flooding.
- Flood Zone 2: Land assessed, ignoring the presence of flood defences, as having between a 1% and 0.1% annual probability of fluvial flooding or between a 0.5% and 0.1% annual probability of tidal flooding in any year.
- Flood Zone 3: Land assessed, ignoring the presence of flood defences, as having a 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding in any year.



Legend

Environment Agency Flood Map for Planning (Rivers and the Sea)

- Flood Zone 3b (High Probability - Functional Floodplain)
- Flood Zone 3 (High Probability)
- Flood Zone 3 plus 20 percent for Climate Change (High Probability)
- Flood Zone 2 (Medium Probability)
- Flood Zone 1 (Low Probability)

Legend

- Cherwell District Council
- Inset Maps
- Level 1 SFRA Sites

Detailed River Network

- Main River
- Ordinary Watercourse
- Offline Waterbody

Environment Agency Flood Defence Database (Raised Defences)

- Embankment
- Wall
- Areas Benefitting from Defences (ABDs)

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Client	Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE
Drawing Status	FINAL
Prepared/Drawn/Checked/Reviewed	AECOM Infrastructure & Environment UK Ltd

Job Title
CHERWELL LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT UPDATE

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Drawing Title
ENVIRONMENT AGENCY FLUVIAL FLOOD ZONES - INSET B

Scale at A3: AS SHOWN (1:25,000)	Drawn RS	Approved MT	Date 02-2017
Notes THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED			

AECOM
Drawing Number **FIGURE B6-B**

1. This map illustrates the predicted likelihood of surface water flooding as defined by the Environment Agency's updated Flood Map for Surface Water (uFMfSW) data, which may be subject to further analysis in the future. Further information is provided on the Environment Agency website (www.gov.uk/environment-agency).

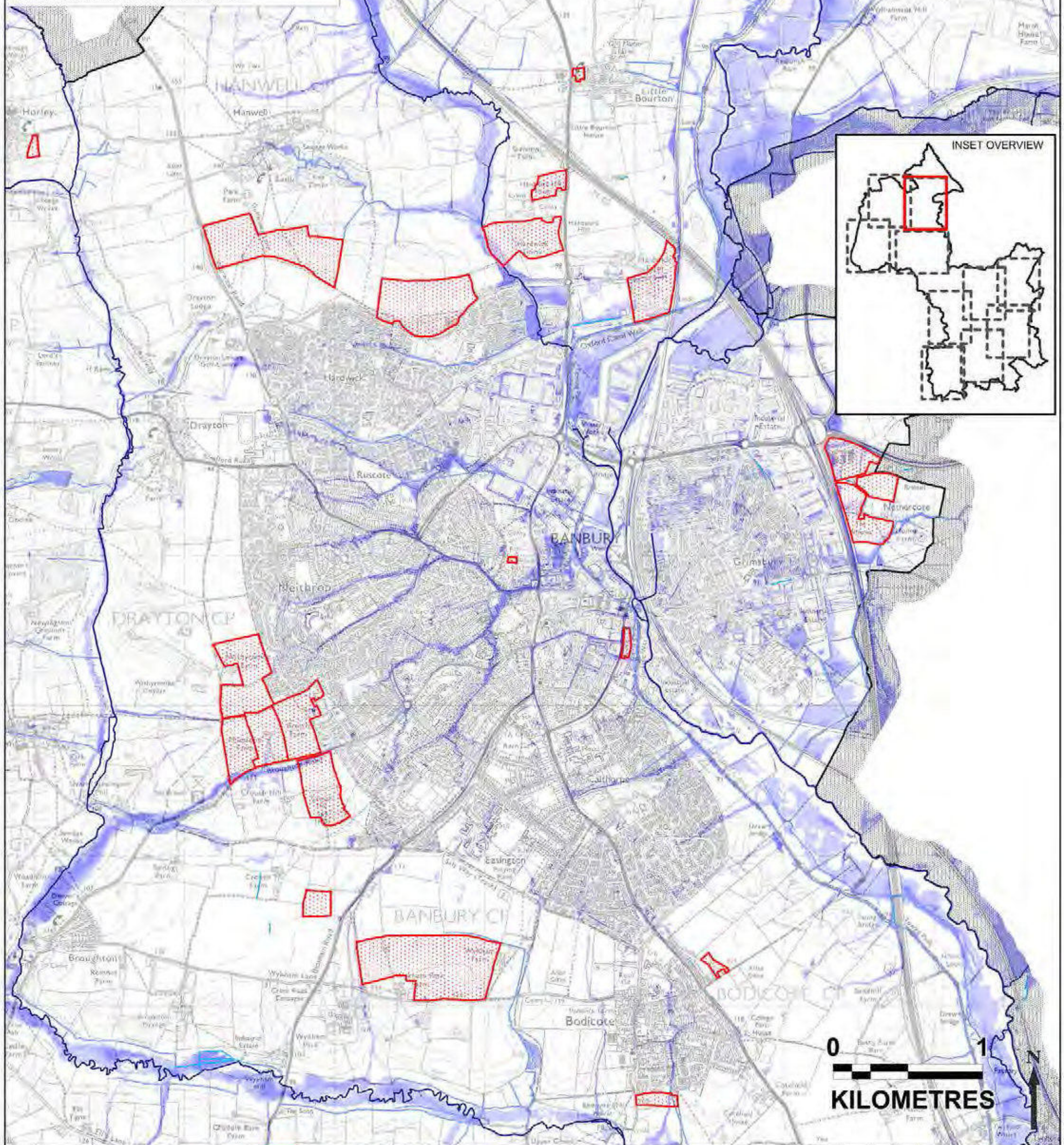
2. The Risk from Surface Water Flooding is divided into categories:

- High: each year, the chance of flooding is greater than 1 in 30 (3.3%).
- Medium: each year, the chance of flooding is between 1 in 100 (1%) and 1 in 30 (3.3%).
- Low: each year, the chance of flooding is between 1 in 1000 (0.1%) and 1 in 100 (1%).
- Very Low: each year, the chance of flooding is less than 1 in 1000 (0.1%).

3. The potential impact of surface water flooding can vary according to the depth of the water, and its velocity (speed and direction that it is flowing in).

4. Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. This type of flooding can be difficult to predict as it is hard to forecast exactly where or how much rain will fall in any storm.

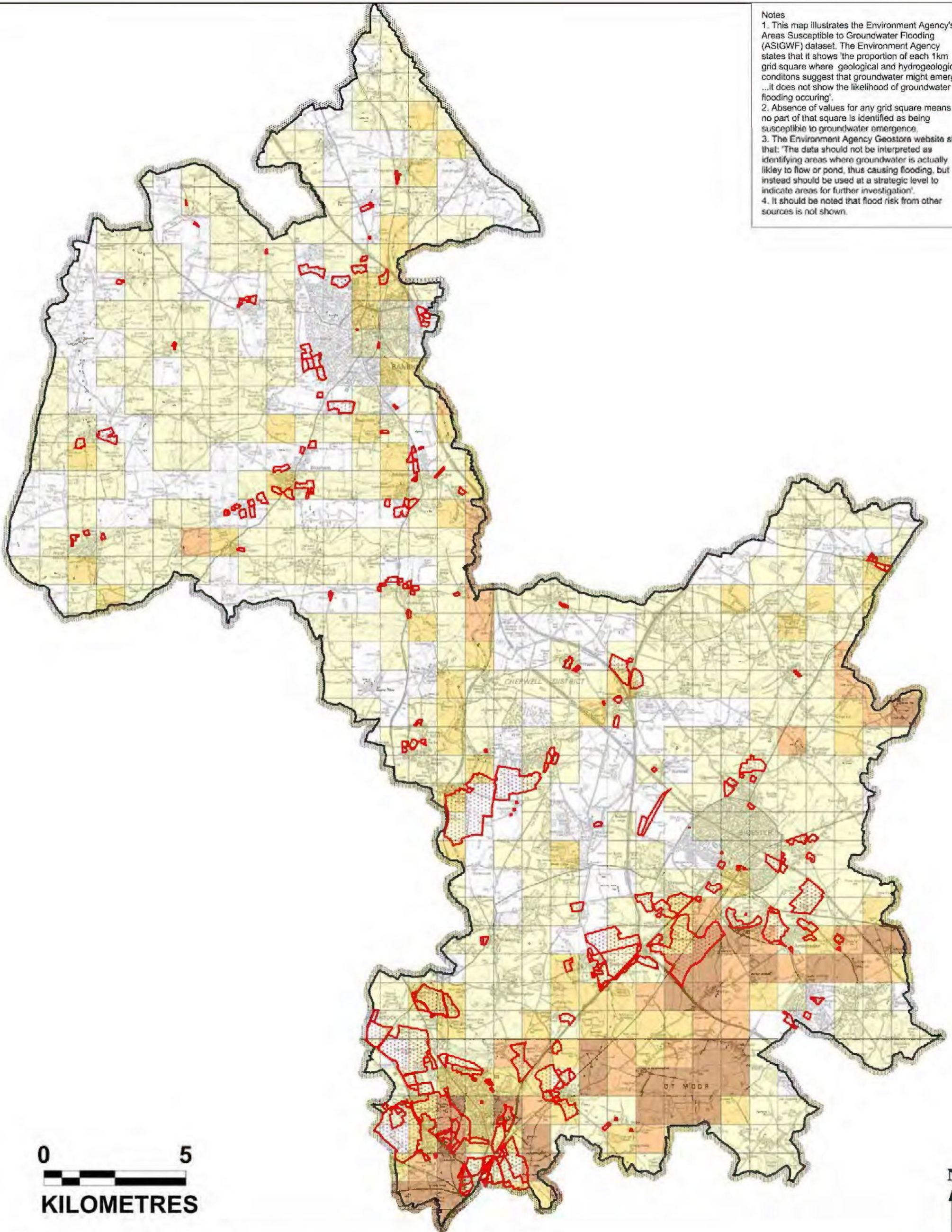
5. This map is intended to provide a strategic overview of surface water flood risk and should not be used to assess flood risk for individual properties.



<p>Legend</p> <ul style="list-style-type: none"> Cherwell District Council Inset Maps Detailed River Network <ul style="list-style-type: none"> Main River Ordinary Watercourse Offline Waterbody 	<p>Level 1 SFRA Sites</p> <p>Risk of Flooding from Surface Water</p> <ul style="list-style-type: none"> High (3.3 percent AEP) Medium (1 percent AEP) Low (0.1 percent AEP) 	<p>THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF AECOM'S APPOINTMENT WITH ITS CLIENT AND IS AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.</p> <p>© AECOM INFRASTRUCTURE & ENVIRONMENT UK LTD 2017</p>	<p>Client: Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE</p> <p>Drawing Status: FINAL</p> <p>AECOM Infrastructure & Environment UK Ltd</p>
<p>Job Title: CHERWELL LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT UPDATE</p>	<p>Copyright: © Copyright. All rights reserved. Environment Agency 2016.</p> <p>This map is based upon Ordnance Survey material with the permission of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Cherwell District Council. Licence No. 100024316. 2016.</p>	<p>Drawing Title: RISK OF FLOODING FROM SURFACE WATER (uFMfSW) INSET B</p>	<p>Scale of A3: AS SHOWN (1:25,000)</p> <p>Drawn RS Approved MT Date 02-2017</p> <p>Notes: THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED</p>

Notes

1. This map illustrates the Environment Agency's Areas Susceptible to Groundwater Flooding (ASIGWF) dataset. The Environment Agency states that it shows 'the proportion of each 1km grid square where geological and hydrogeological conditions suggest that groundwater might emerge ...It does not show the likelihood of groundwater flooding occurring'.
2. Absence of values for any grid square means that no part of that square is identified as being susceptible to groundwater emergence.
3. The Environment Agency Geostora website states that: 'The data should not be interpreted as identifying areas where groundwater is actually likely to flow or pond, thus causing flooding, but instead should be used at a strategic level to indicate areas for further investigation'.
4. It should be noted that flood risk from other sources is not shown.



0 5
KILOMETRES



Legend

Cherwell District Boundary

Level 1 SFRA Sites

Areas Susceptible to Groundwater Flooding

<25 percent

>=25 percent <50 percent

>=50 percent <75 percent

>=75 percent

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Client **Cherwell**
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Drawing Status
FINAL

Revision Details By Date Suffix AECOM Infrastructure & Environment UK Ltd

Job Title
CHERWELL LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT UPDATE

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Drawing Title
AREAS SUSCEPTIBLE TO GROUNDWATER FLOODING (ASTGWF)

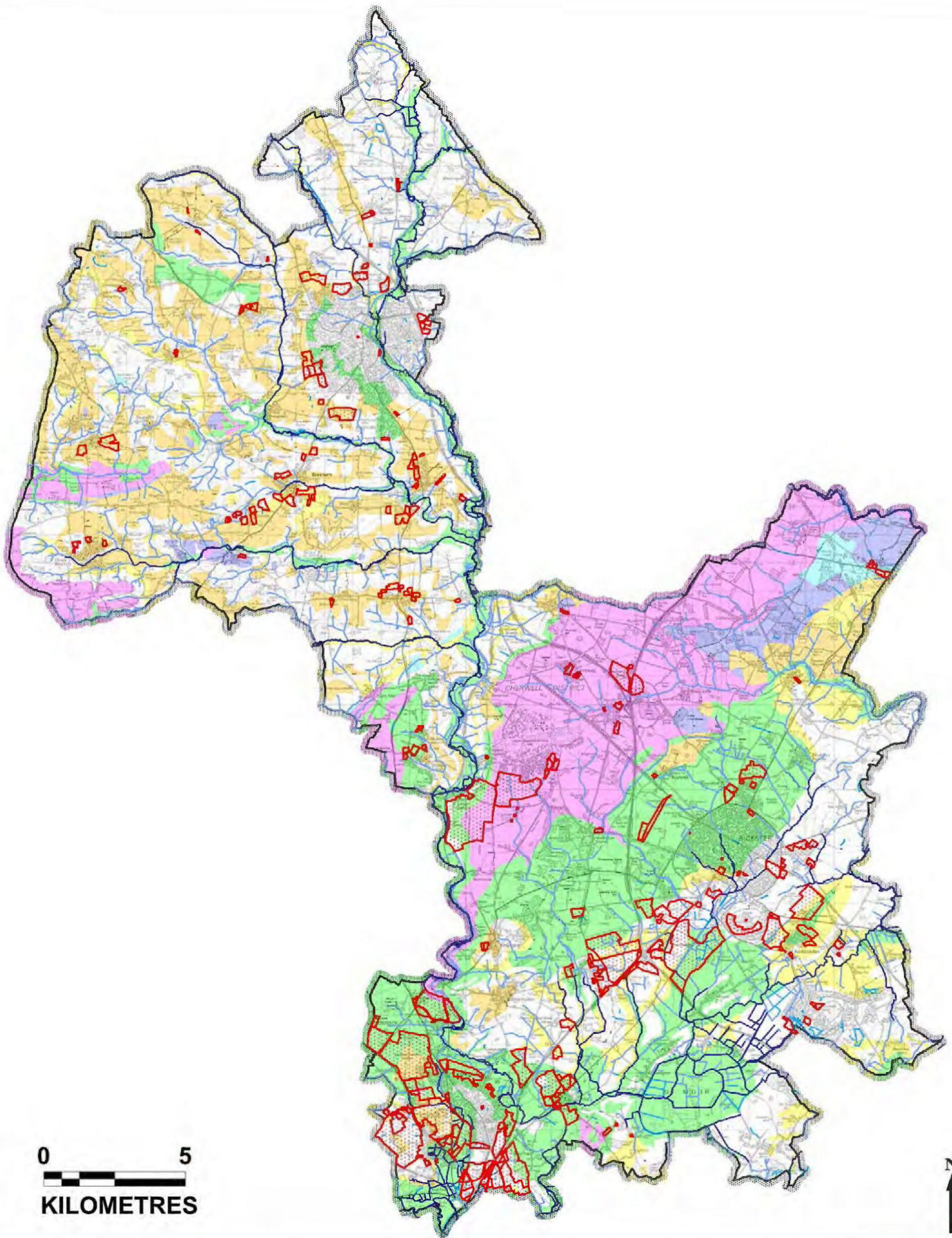
Scale at A3: **AS SHOWN**

Drawn RS Approved MT Date 05-2017

Notes
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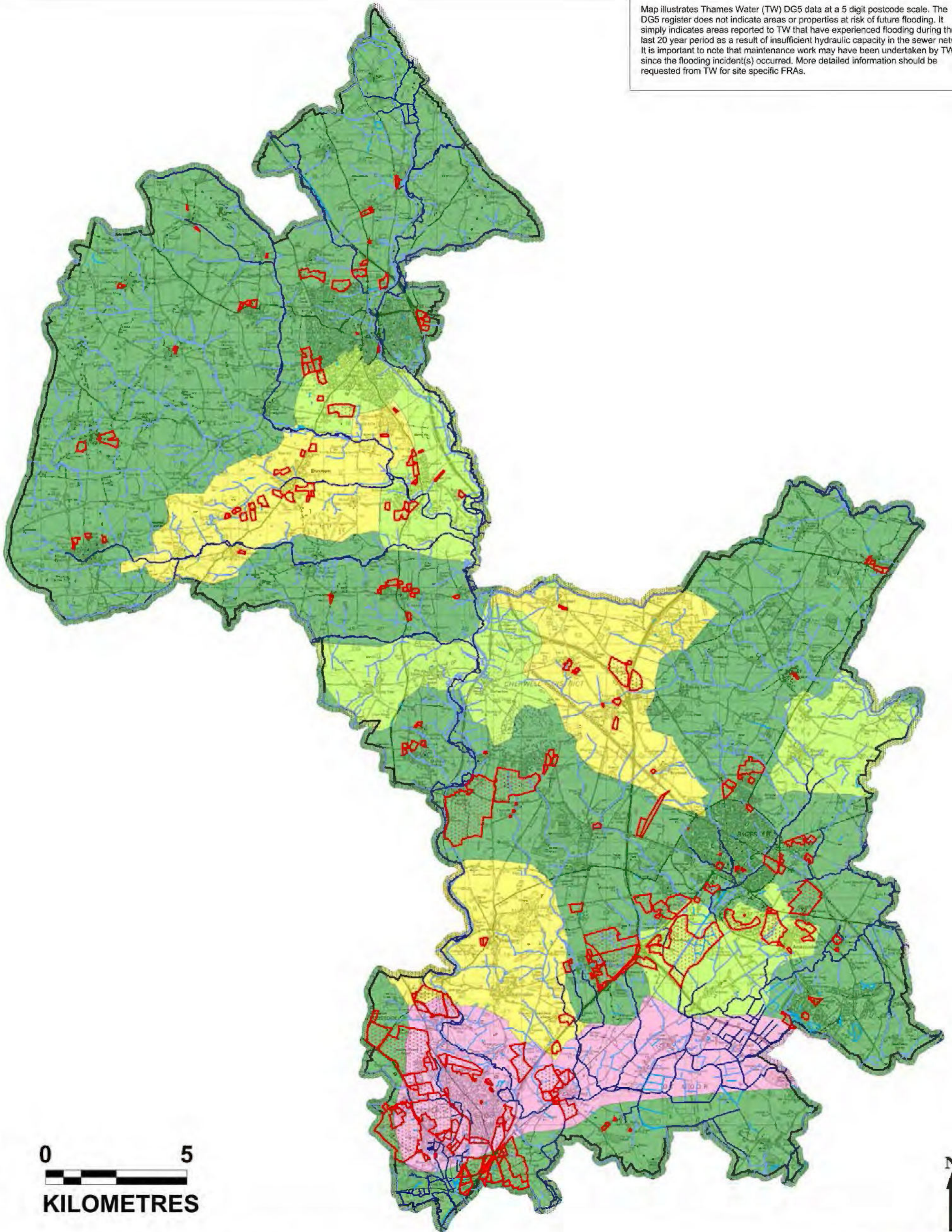
Royal Court, Bazel Close, Chesham, Berkshire, SL4 7SE
AECOM
www.aecom.com
Tel 01248 208 221 Fax 01248 208 229

Drawing Number **FIGURE B8** Rev



<p>Legend</p> <p> Cherwell District Boundary</p> <p> Level 1 SFRA Sites</p> <p>Detailed River Network</p> <p> Main River</p> <p> Offline Waterbody</p> <p> Ordinary Watercourse</p> <p>Groundwater Vulnerability</p> <p> Major Aquifer - High</p> <p> Major Aquifer - Intermediate</p> <p> Major Aquifer - Low</p> <p> Minor Aquifer - High</p> <p> Minor Aquifer - Intermediate</p> <p> Minor Aquifer - Low</p>	<p>THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF AECOM'S APPOINTMENT WITH ITS CLIENT AND IS AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.</p> <p>© AECOM INFRASTRUCTURE & ENVIRONMENT UK LTD 2017</p>	<p>Client Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE</p> <p>Drawing Status FINAL</p>	
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Map illustrates Thames Water (TW) DG5 data at a 5 digit postcode scale. The DG5 register does not indicate areas or properties at risk of future flooding. It simply indicates areas reported to TW that have experienced flooding during the last 20 year period as a result of insufficient hydraulic capacity in the sewer network. It is important to note that maintenance work may have been undertaken by TW since the flooding incident(s) occurred. More detailed information should be requested from TW for site specific FRAs.



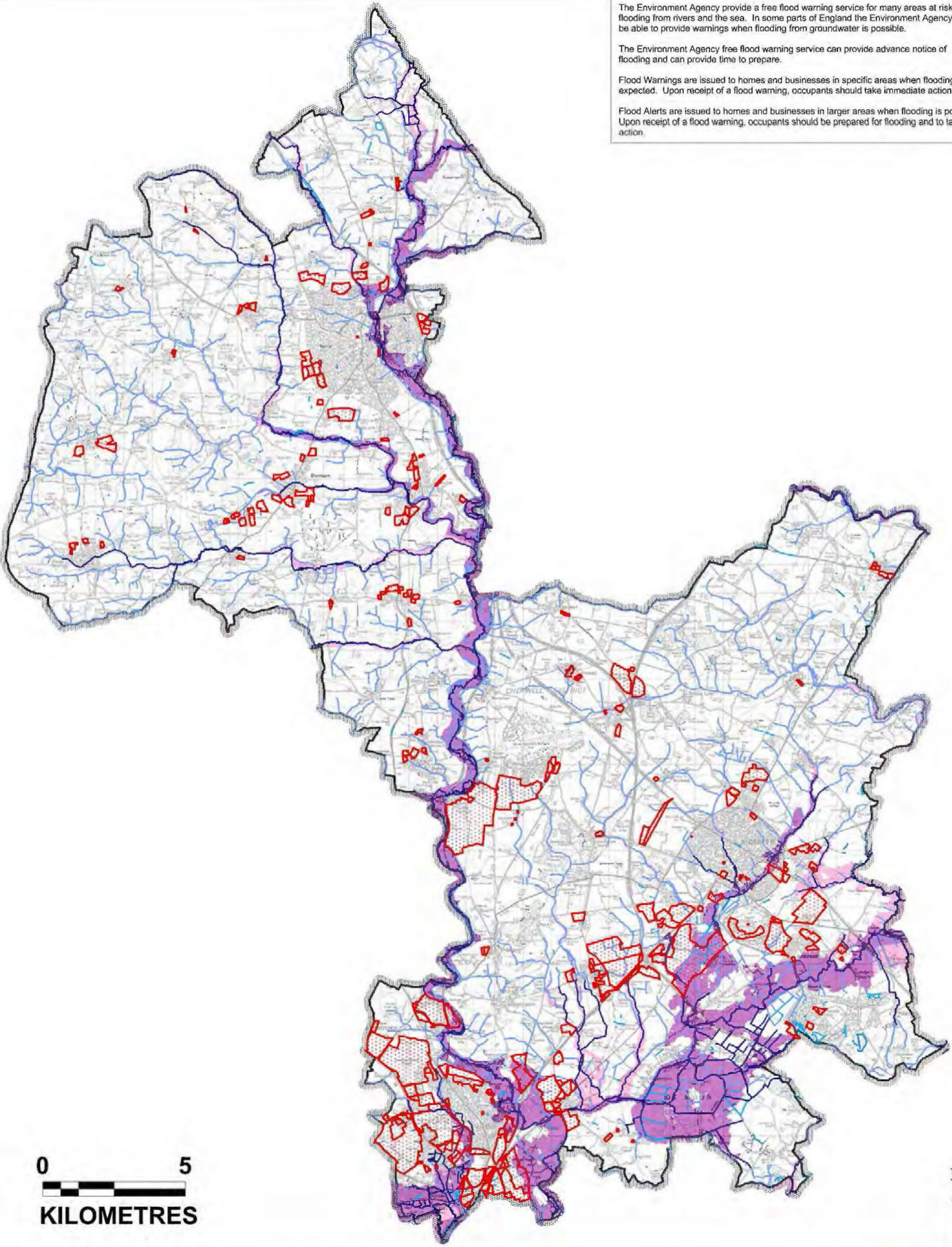
<p>Legend</p> <ul style="list-style-type: none"> Cherwell District Council Level 1 SFRA Sites 	<p>Detailed River Network</p> <ul style="list-style-type: none"> Main River Ordinary Watercourse Offline Waterbody 	<p>TW DG5 Sewer Flooding Incident Register (reported per postcode region)</p> <ul style="list-style-type: none"> 0 to 5 5 to 10 10 to 15 20 to 25 	<p>THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF AECOM'S APPOINTMENT WITH ITS CLIENT AND IS AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED. © AECOM INFRASTRUCTURE & ENVIRONMENT UK LTD 2017</p>	<p>Client: Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE</p> <p>Drawing Status: FINAL</p>	<p>Revision Details: By: Date: Suffix: AECOM Infrastructure & Environment UK Ltd</p>
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The Environment Agency provide a free flood warning service for many areas at risk of flooding from rivers and the sea. In some parts of England the Environment Agency may be able to provide warnings when flooding from groundwater is possible.

The Environment Agency free flood warning service can provide advance notice of flooding and can provide time to prepare.

Flood Warnings are issued to homes and businesses in specific areas when flooding is expected. Upon receipt of a flood warning, occupants should take immediate action.

Flood Alerts are issued to homes and businesses in larger areas when flooding is possible. Upon receipt of a flood warning, occupants should be prepared for flooding and to take action.



Legend Cherwell District Boundary Level 1 SFRA Sites Detailed River Network Main River Ordinary Watercourse Offline Waterbody Environment Agency Flood Warning Area Environment Agency Flood Alert Area		THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF AECOM'S APPOINTMENT WITH ITS CLIENT AND IS AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED. © AECOM INFRASTRUCTURE & ENVIRONMENT UK LTD 2017		Client Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE Drawing Status FINAL	
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Plot Date: 17/05/2017 Filepath: \\Ch-wip-001\CH_Water\Projects\60494538 - Cherwell L1 SFRA Update\0000 GIS_Data\01-WIP\01_02-Data_Working\WOR\Fig B11 Flood Warning and Alert Areas.wor		Scale at A3: AS SHOWN Drawn RS Approved MT Date 05-2017 Notes THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED		Revision Details By: _____ Date: _____ Suffix: _____ AECOM Infrastructure & Environment UK Ltd Royal Court, Bevil Close, Cherwell, Oxfordshire, OX11 7SL www.aecom.com Tel 01246 209 221 Fax 01246 209 229 AECOM Drawing Number FIGURE B11 Rev _____	

Appendix 3 – Thames Water Sewer Asset Plans

Asset location search



Property Searches

Greenhatch Group
Rowan House Duffield Road Little Eaton
DERBY
DE21 5DR

Search address supplied Kraft Foods Uk Ltd
Ruscote Avenue
Banbury
OX16 2QU

Your reference Ruscote

Our reference ALS/ALS Standard/2018_3835003

Search date 12 July 2018

Keeping you up-to-date

Knowledge of features below the surface is essential in every development. The benefits of this not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility for any commercial or residential project.

An asset location search provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth. Please note that information on cover and invert levels will only be provided where the data is available.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148



Search address supplied: Kraft Foods Uk Ltd, Ruscote Avenue, Banbury, OX16 2QU

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

The following quartiles have been printed as they fall within Thames' sewerage area:

SP4541NW
SP4441NE
SP4441SE
SP4541SW

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

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

Clean Water Services

Please provide a copy extract from the public water main map.

The following quartiles have been printed as they fall within Thames' water area:

SP4541NW
SP4441NE



SP4441SE
SP4541SW

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 445250,241750

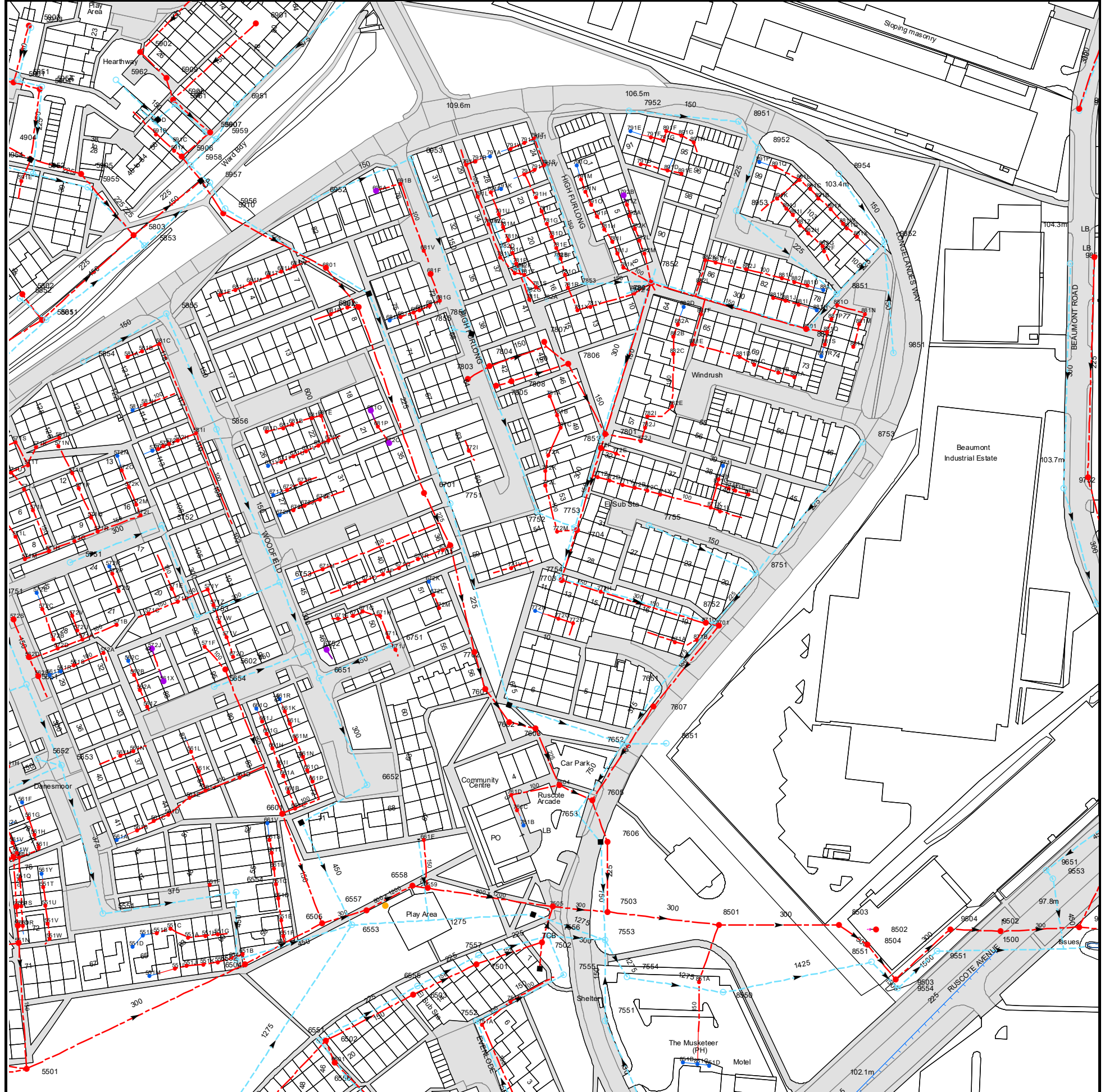
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any kind or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
391A	n/a	n/a
491A	n/a	n/a
491B	n/a	n/a
1752	102.43	100.37
1753	101.52	99.34
2501	96.93	91.58
1501	96.79	92.39
0501	97.04	93.23
0602	99.03	97.18
0652	99.04	97.49
0651	100.65	98.86
0601	100.78	98.61
1751	102.73	101.35
0701	102.44	100.55
3501	94.07	89.35
451C	n/a	n/a
451B	n/a	n/a
4501	93.98	88.96
451A	n/a	n/a
4502	93.74	88.42
4754	93.01	91.91
4753	93.76	91.92
4794	92.829	n/a
471A	n/a	n/a
471B	n/a	n/a
4752	93.99	91.84
4751	93.67	91.14
3891	99.18	96.23
2850	n/a	n/a

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 444750,241750

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
7952	106.73	104.9
791E	n/a	n/a
891F	n/a	n/a
891G	n/a	n/a
8951	104.82	103.29
9951	102.23	99.14
9901	102.16	99.46
5909	120.69	116.59
5908	119.52	115.85
591A	n/a	n/a
5961	119.31	116.23
591C	n/a	n/a
5906	117.28	113.28
5960	117.6	114.14
5907	117.54	114.36
5959	117.47	111.62
6951	118.12	112.47
6901	118.93	116.1
6953	109.85	108.21
791C	n/a	n/a
791B	n/a	n/a
791A	n/a	n/a
791W	n/a	n/a
791X	n/a	n/a
791T	n/a	n/a
791Y	n/a	n/a
791H	n/a	n/a
7951	107.84	105.69
791I	n/a	n/a
791S	n/a	n/a
781G	n/a	n/a
791V	n/a	n/a
781D	n/a	n/a
781E	n/a	n/a
782B	n/a	n/a
781F	n/a	n/a
781Q	n/a	n/a
791Q	n/a	n/a
791M	n/a	n/a
791N	n/a	n/a
791O	n/a	n/a
791P	n/a	n/a
781H	n/a	n/a
781I	n/a	n/a
781J	n/a	n/a
781K	n/a	n/a
792B	n/a	n/a
791Z	n/a	n/a
792A	n/a	n/a
782K	n/a	n/a
782L	n/a	n/a
791D	n/a	n/a
891I	n/a	n/a
882I	n/a	n/a
891L	n/a	n/a
881Z	n/a	n/a
882H	n/a	n/a
891C	n/a	n/a
891B	n/a	n/a
882G	n/a	n/a
882F	n/a	n/a
891A	n/a	n/a
8954	103.75	102.8
881W	n/a	n/a
881G	n/a	n/a
881X	n/a	n/a
9852	103.78	102.32
9850	104.38	101.77
9801	104.28	101.76
7802	104.39	101.49
7852	104.41	101.56
881V	n/a	n/a
882J	n/a	n/a
881Y	n/a	n/a
882K	n/a	n/a
782M	n/a	n/a
8953	103.93	102.81
891J	n/a	n/a
891K	n/a	n/a
891E	n/a	n/a
891D	n/a	n/a
891Q	n/a	n/a
891P	n/a	n/a
8952	104.29	102.99
891H	n/a	n/a
791G	n/a	n/a
791F	n/a	n/a
781L	n/a	n/a
782G	n/a	n/a
781T	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
781U	n/a	n/a
782E	n/a	n/a
782F	n/a	n/a
781P	n/a	n/a
781V	n/a	n/a
781O	n/a	n/a
782D	n/a	n/a
781N	n/a	n/a
781M	n/a	n/a
782C	n/a	n/a
791U	n/a	n/a
791K	n/a	n/a
791J	n/a	n/a
681T	n/a	n/a
681W	n/a	n/a
691A	n/a	n/a
691B	n/a	n/a
681J	n/a	n/a
681I	n/a	n/a
681N	n/a	n/a
681V	n/a	n/a
681H	n/a	n/a
681F	n/a	n/a
681G	n/a	n/a
7855	105.54	104.45
7854	105.54	104.16
791L	n/a	n/a
781W	n/a	n/a
791R	n/a	n/a
772F	n/a	n/a
772J	n/a	n/a
7851	103.49	101.22
7801	103.59	100.91
781C	n/a	n/a
782J	n/a	n/a
782I	n/a	n/a
781B	n/a	n/a
882E	n/a	n/a
781A	n/a	n/a
7806	104.26	102.59
881D	n/a	n/a
882C	n/a	n/a
881E	n/a	n/a
7807	104.51	102.9
882B	n/a	n/a
882A	n/a	n/a
881F	n/a	n/a
781X	n/a	n/a
781Y	n/a	n/a
882D	n/a	n/a
782A	n/a	n/a
781Z	n/a	n/a
782H	n/a	n/a
781R	n/a	n/a
781S	n/a	n/a
7853	104.67	102.86
882L	n/a	n/a
572G	n/a	n/a
572T	n/a	n/a
681D	n/a	n/a
671Y	n/a	n/a
671Z	n/a	n/a
671T	n/a	n/a
681A	n/a	n/a
672A	n/a	n/a
681B	n/a	n/a
672I	n/a	n/a
671U	n/a	n/a
672B	n/a	n/a
672J	n/a	n/a
671V	n/a	n/a
681C	n/a	n/a
671W	n/a	n/a
672E	n/a	n/a
681E	n/a	n/a
671X	n/a	n/a
8751	102.77	100.79
9752	103.72	101.2
9701	103.62	101.18
8753	104.68	101.91
881A	n/a	n/a
881B	n/a	n/a
881C	n/a	n/a
881R	n/a	n/a
9851	104.62	103
881L	n/a	n/a
881S	n/a	n/a
881Q	n/a	n/a
8852	104.45	101.91
8801	104.39	102.13
881M	n/a	n/a
881P	n/a	n/a
881N	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
881H	n/a	n/a
881O	n/a	n/a
881I	n/a	n/a
881J	n/a	n/a
881K	n/a	n/a
8851	104.24	101.99
881T	n/a	n/a
881U	n/a	n/a
772O	n/a	n/a
772G	n/a	n/a
772N	n/a	n/a
772H	n/a	n/a
7703	102.11	100.07
7754	102.14	100.45
772M	n/a	n/a
7704	102.68	100.45
7753	102.73	101.03
7752	103.17	101.47
772L	n/a	n/a
772D	n/a	n/a
771Z	n/a	n/a
772K	n/a	n/a
772A	n/a	n/a
772E	n/a	n/a
771Y	n/a	n/a
772B	n/a	n/a
772C	n/a	n/a
7755	102.35	101.6
771X	n/a	n/a
871D	n/a	n/a
871K	n/a	n/a
8752	101.6	99.58
871G	n/a	n/a
8701	101.65	99.22
871H	n/a	n/a
871L	n/a	n/a
871I	n/a	n/a
871F	n/a	n/a
871E	n/a	n/a
871J	n/a	n/a
661J	n/a	n/a
661K	n/a	n/a
661Q	n/a	n/a
661R	n/a	n/a
571Z	n/a	n/a
571D	n/a	n/a
571Y	n/a	n/a
571E	n/a	n/a
6753	104.29	102.57
671M	n/a	n/a
5752	107.55	105.27
672H	n/a	n/a
7602	100.89	99.34
7601	101.63	99.64
7702	101.95	99.97
671J	n/a	n/a
6751	102.25	101.59
671I	n/a	n/a
671H	n/a	n/a
671F	n/a	n/a
671G	n/a	n/a
672M	n/a	n/a
672L	n/a	n/a
671N	n/a	n/a
672K	n/a	n/a
671O	n/a	n/a
671P	n/a	n/a
671Q	n/a	n/a
771V	n/a	n/a
671R	n/a	n/a
671S	n/a	n/a
7701	103.67	100.9
7751	103.98	102.65
6701	104.51	101.9
772I	n/a	n/a
672C	n/a	n/a
681P	n/a	n/a
681O	n/a	n/a
7805	104.67	102.98
7808	104.63	102.96
7803	104.86	103.42
7804	105	103.15
661V	n/a	n/a
661S	n/a	n/a
661T	n/a	n/a
661U	n/a	n/a
651C	n/a	n/a
651D	n/a	n/a
651E	n/a	n/a
661A	n/a	n/a
661B	n/a	n/a
661L	n/a	n/a
661C	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
661M	n/a	n/a
661N	n/a	n/a
661O	n/a	n/a
661P	n/a	n/a
6505	101.14	98.78
6557	100.855	98.175
6652	100.94	99.85
6558	100.69	98.3
661E	n/a	n/a
6559	n/a	98.12
761D	n/a	n/a
761C	n/a	n/a
761B	n/a	n/a
851D	n/a	n/a
851C	n/a	n/a
851B	n/a	n/a
7551	101.93	100.11
8550	103.42	96.58
851A	n/a	n/a
7554	103.42	96.65
7555	100.65	99.17
7502	100.45	97.65
7553	100.9	97.64
7556	100.62	98.77
8501	101.85	96.62
7503	100.54	97.1
7505	100.554	97.284
7606	100.24	97.59
7653	100.2	98.45
7605	100.31	97.92
7604	100.6	98.69
8651	100.24	98.87
7652	100.38	98.59
7603	100.77	99.17
7607	100.58	98.67
7651	100.71	99.24
871A	n/a	n/a
871B	n/a	n/a
9554	100.44	95.39
9503	100.35	95.54
8551	100.66	95.46
9551	99.82	95.42
8504	100.41	95.74
9502	98.53	94.97
8502	101.31	95.74
9504	99.79	95.19
9501	97.89	95.44
8503	100.62	95.92
9553	98.11	96.55
9651	98.39	96.51
9751	102.75	100.56
6556	102.06	100.62
6501	101.83	99.58
6551	101.7	99.94
6502	101.72	98.93
751A	n/a	n/a
7552	101.2	99.83
751B	n/a	n/a
6503	101.48	98.35
6555	101.22	99.43
7501	100.72	98.06
7557	100.61	99.12
651F	n/a	n/a
6553	100.99	98.68
571B	n/a	n/a
572Q	n/a	n/a
561M	n/a	n/a
562C	n/a	n/a
561N	n/a	n/a
562B	n/a	n/a
562A	n/a	n/a
561Z	n/a	n/a
571C	n/a	n/a
572J	n/a	n/a
561X	n/a	n/a
561L	n/a	n/a
5753	105	103.29
571F	n/a	n/a
5654	106.58	105.5
571W	n/a	n/a
5602	103.87	101.74
571V	n/a	n/a
672D	n/a	n/a
661G	n/a	n/a

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Manhole Reference	Manhole Cover Level	Manhole Invert Level
8492	n/a	n/a
741B	n/a	n/a
741C	n/a	n/a
741A	n/a	n/a
7451	104.41	102.93
8452	106.12	105.19
8496	106.26	105.22
9451	103.66	102.03
9401	104.23	102.4
8451	103.67	101.14
641I	n/a	n/a
641J	n/a	n/a
641K	n/a	n/a
641B	n/a	n/a
641D	n/a	n/a
641E	n/a	n/a
6401	103.21	101.85
6451	103.41	102.41
641F	n/a	n/a
7452	104.58	103
641C	n/a	n/a
5454	102.59	101.23
5402	102.32	100.32
5451	102.32	99.49
6453	102.71	101.33
6402	102.62	100.71
6454	102.54	101.04
5403	102.2	100.37
5453	102.26	100.83
5401	102.18	100.05
5452	102.18	100.73
641A	n/a	n/a
9452	103.14	102.4
9402	103.01	101.58
9453	102.78	101
9301	102.36	101.08
9403	102.51	101.7
9302	102.08	100.7
9307	102.57	101.75
9353	102.09	100.3
9404	102.51	101.97
9203	102.5	101.64
9306	101.91	101.11
9351	102.25	100.64
9303	101.94	100.17
9202	102.72	101.38
9304	101.52	100.71
9309	101.41	100.76
9305	101.56	100.86
9352	101.82	99.8
9308	101.42	100.41
9310	n/a	n/a
9204	101.69	99.89
9252	101.72	99.53
9311	n/a	n/a
9251	101.43	99.19
9205	101.46	99.43
9312	n/a	n/a
9313	n/a	n/a
911B	n/a	n/a
9151	107.43	105.34
911A	n/a	n/a
9102	107.84	105.06
8253	109.15	107.57
8201	108.59	105.16
821B	n/a	n/a
921E	n/a	n/a
9201	102.71	102.18
921D	n/a	n/a
821A	n/a	n/a
8255	109.84	108.29
8202	109.21	103.39
8252	106.34	104.8
8251	109.71	108.47
8259	108.25	103.66
8052	104.34	101
8102	105.95	103.4
8003	104.19	100.48
8160	n/a	n/a
8051	102.93	100.48
8159	n/a	n/a
8002	102.91	100.16
9152	107.19	105.43
9103	106.61	103.96
9101	105.99	104.41
9153	105.34	104.28
9052	102.6	101.67
9002	101.83	100.36
911D	n/a	n/a
901D	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
901E	n/a	n/a
901C	n/a	n/a
911C	n/a	n/a
7051	n/a	n/a
8059	n/a	n/a
8060	n/a	n/a
8055	n/a	n/a
8050	102.05	100.06
8001	102.06	99.99
8056	n/a	n/a
8005	n/a	n/a
8054	n/a	n/a
9054	n/a	n/a
9003	100.41	98.66
9055	n/a	n/a
9051	99.92	98.63
9001	99.67	97.99
9053	100.26	98.75
901B	n/a	n/a
901A	n/a	n/a
901F	n/a	n/a
7050	99.79	n/a
6301	108.9	106.88
6353	109.6	107.84
7352	110.21	107.5
7351	111.04	110.16
7353	109.28	108.23
721C	n/a	n/a
8494	107.72	105.34
8254	110.99	109.4
8495	106.71	105.26
8354	106.56	105.52
8352	n/a	n/a
8353	111.01	110.12
831A	n/a	n/a
8258	107.98	103.7
8356	105.68	103.89
8260	n/a	n/a
8351	105.72	104.74
9254	106.66	103.73
931D	n/a	n/a
9206	106.68	104.06
9253	106.58	104.97
921B	n/a	n/a
921A	n/a	n/a
931C	n/a	n/a
931B	n/a	n/a
921C	n/a	n/a
931A	n/a	n/a
6101	107.73	106.03
6150	107.79	104.83
6056	104.15	102.16
7105	109.24	106.94
701A	n/a	n/a
7153	109.38	108.39
701B	n/a	n/a
7154	105.28	102.86
721A	n/a	n/a
7102	109.89	107.22
7150	109.93	108.2
7157	n/a	n/a
7151	109.8	107.77
7104	110.63	108.61
7152	110.68	109
721B	n/a	n/a
7103	109.64	107.43
7156	n/a	n/a
721D	n/a	n/a
7101	109.42	107.56
7155	n/a	n/a
7201	111.11	109.04
721E	n/a	n/a
7250	111.1	109.15
7202	111.26	109.3
7158	106.61	104.15
8053	106.02	103.7
6251	109.32	107.53
621A	n/a	n/a
6201	108.51	106.35
6351	104.53	102.58
531A	n/a	n/a
631E	n/a	n/a
631D	n/a	n/a
531D	n/a	n/a
631F	n/a	n/a
631G	n/a	n/a
6352	105.08	103.6
631M	n/a	n/a
631N	n/a	n/a
631L	n/a	n/a
631K	n/a	n/a
631J	n/a	n/a
631C	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
631I	n/a	n/a
631P	n/a	n/a
631A	n/a	n/a
631H	n/a	n/a
631O	n/a	n/a
631B	n/a	n/a
6455	103.85	102.05
6403	103.85	101.76
6452	105.37	103.72
641G	n/a	n/a
641H	n/a	n/a
5404	102.56	100.88
6005	101.1	n/a
6057	101.22	n/a
6051	103.44	99.88
6001	103.45	100.43
6053	102.8	100.94
6002	102.43	100.32
6052	103.24	101.46
6054	102.38	101.22
6003	103.16	100.77
6004	104.52	101.47
6055	104.46	102.02
5051	103.71	102.66
5158	104.28	n/a
5152	104.26	103
6151	106.25	105.07
5156	105.13	104.16
6155	n/a	n/a
611A	n/a	n/a
5197	n/a	n/a
6156	n/a	n/a
5105	105.04	103.32
5153	105.05	103.77
6152	n/a	n/a
6153	n/a	n/a
6154	n/a	n/a
5154	105.76	104.27
5196	n/a	n/a
5193	n/a	n/a
6203	108.36	106.26
6253	108.63	106.89
6252	107.63	106.19
5252	106.97	105.7
621B	n/a	n/a
6202	107.68	104.19
5093	n/a	n/a
5094	n/a	n/a
5102	104.91	103.53
5104	104.81	101.34
5151	105.11	103.93
5155	105.5	104.23
5103	105.37	102.4
5101	105.47	102.67
5351	103.43	101.64
5352	103.42	100.82
5353	103.1	100.15
5301	103.08	100.88
541A	n/a	n/a
5354	103.95	102.09
541B	n/a	n/a
531C	n/a	n/a
541C	n/a	n/a
531E	n/a	n/a
511C	n/a	n/a
511B	n/a	n/a
511D	n/a	n/a
511A	n/a	n/a
5195	n/a	n/a
5194	n/a	n/a
5201	105.05	104.36
5251	105.11	103.09

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Manhole Reference	Manhole Cover Level	Manhole Invert Level
3401	94.57	89.69
2401	95.85	90.83
0252	98.37	97.5
0202	98.31	97.2
0101	101.26	99.97
011D	n/a	n/a
011C	n/a	n/a
011B	n/a	n/a
011A	n/a	n/a
1352	n/a	n/a
1301	96.68	94.87
1351	95.55	94.31
1302	95.52	93.66
2351	94.48	93.56
2301	94.23	93.08
2302	93.93	92.5
2352	94.45	91.1
2303	94.07	90.7
3353	94.17	92.71
3301	94.47	90.56
3351	95.15	91.77
3302	95.03	90.43
3102	n/a	n/a
3253	n/a	n/a
3251	93.89	90.1
3352	93.99	93.16
3101	94.39	91.81
3201	93.41	91.14
3202	93.27	91.15
331A	n/a	n/a
0251	101.17	99.62
0354	99.09	98.61
0201	101.09	98.74
0297	n/a	n/a
0356	99.17	98.49
0152	101.49	99.94
0353	99.12	97.97
0102	101.44	99.1
0301	99.31	97.85
0352	99.21	97.71
0296	n/a	n/a
0351	98.93	97.29
011E	n/a	n/a
011G	n/a	n/a
011H	n/a	n/a
011F	n/a	n/a
0203	98.53	97.17
0294	n/a	n/a
0295	n/a	n/a
0358	n/a	n/a
0355	97.77	96.75
0303	97.58	96.18
0151	101.22	100.14
0302	97.77	96.53
0304	97.52	96.01
0357	97.5	96.27
0305	97.51	95.85
001I	n/a	n/a
001J	n/a	n/a
0051	101	99.83
0052	100.72	98.85
001H	n/a	n/a
001D	n/a	n/a
001E	n/a	n/a
001G	n/a	n/a
001F	n/a	n/a
101C	n/a	n/a
001K	n/a	n/a
101D	n/a	n/a
101E	n/a	n/a
001C	n/a	n/a
301D	n/a	n/a
301C	n/a	n/a
301E	n/a	n/a
301F	n/a	n/a
4056	92.72	89.44
4066	92.7	89.34
4065	92.57	n/a
401A	n/a	n/a
4051	92.77	90.11
4058	92.6	90.71
3053	n/a	n/a
4053	92.72	90.1
4059	92.55	89.43
401C	n/a	n/a
401B	n/a	n/a
401D	n/a	n/a
301B	n/a	n/a
4054	92.56	90.57
301A	n/a	n/a



















Manhole Reference	Manhole Cover Level	Manhole Invert Level
4060	n/a	89.86
4052	92.34	90.66
4061	n/a	n/a
4067	92.15	90.19
4063	91.03	n/a
421A	n/a	n/a
421B	n/a	n/a
4953	93.32	90.82
4057	93.43	92.1
3051	94.71	90.46
3001	94.63	93.42
3052	94.33	93.58
4062	92	91

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ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  **Trunk Surface Water**
-  **Trunk Foul**
-  **Storm Relief**
-  **Trunk Combined**
-  **Vent Pipe**
-  **Bio-solids (Sludge)**
-  **Proposed Thames Surface Water Sewer**
-  **Proposed Thames Water Foul Sewer**
-  **Gallery**
-  **Foul Rising Main**
-  **Surface Water Rising Main**
-  **Combined Rising Main**
-  **Sludge Rising Main**
-  **Proposed Thames Water Rising Main**
-  **Vacuum**





Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir






End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet






Other Symbols

Symbols used on maps which do not fall under other general categories








-  /  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

Areas

Lines denoting areas of underground surveys, etc.

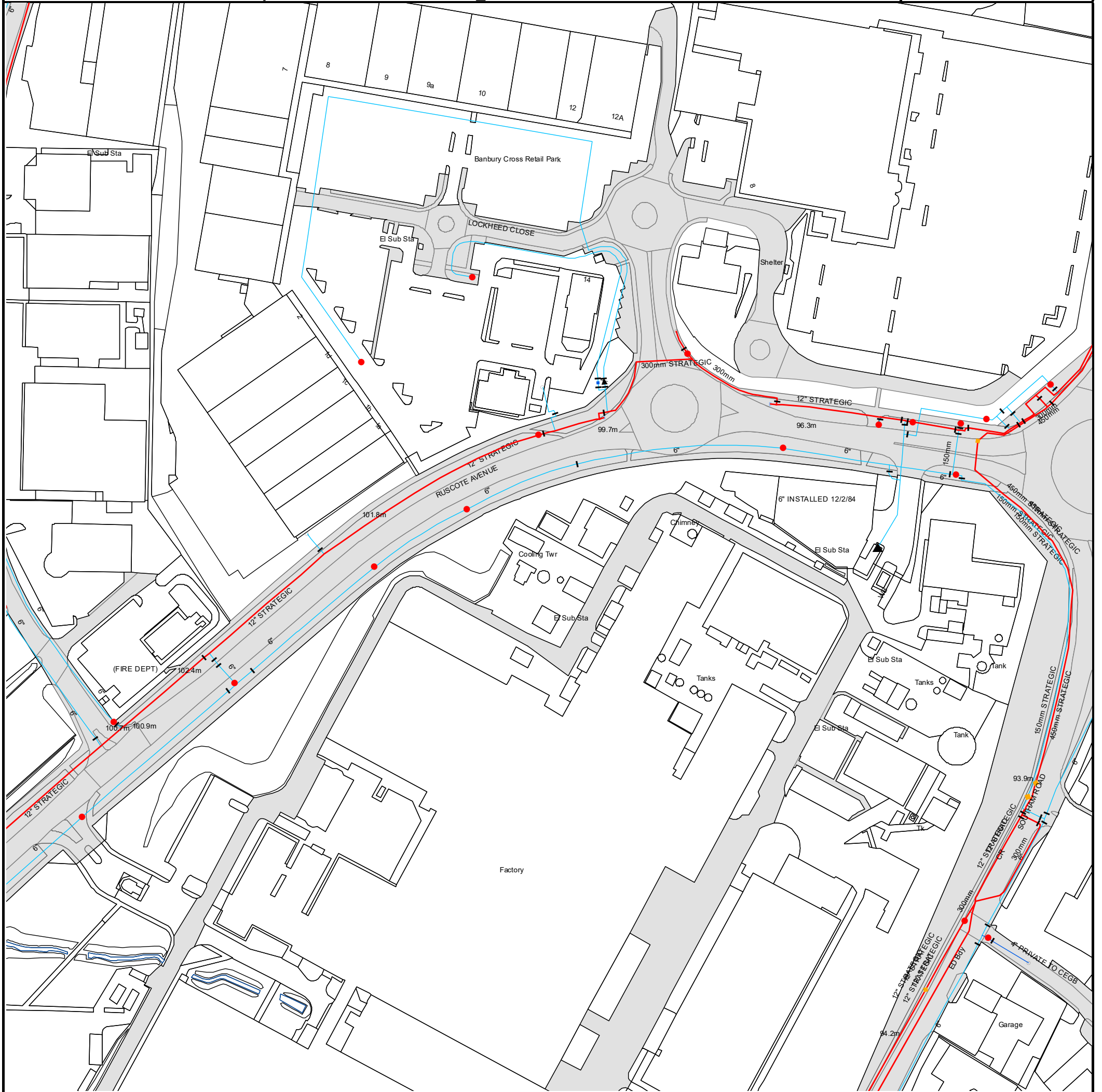
-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

Notes:

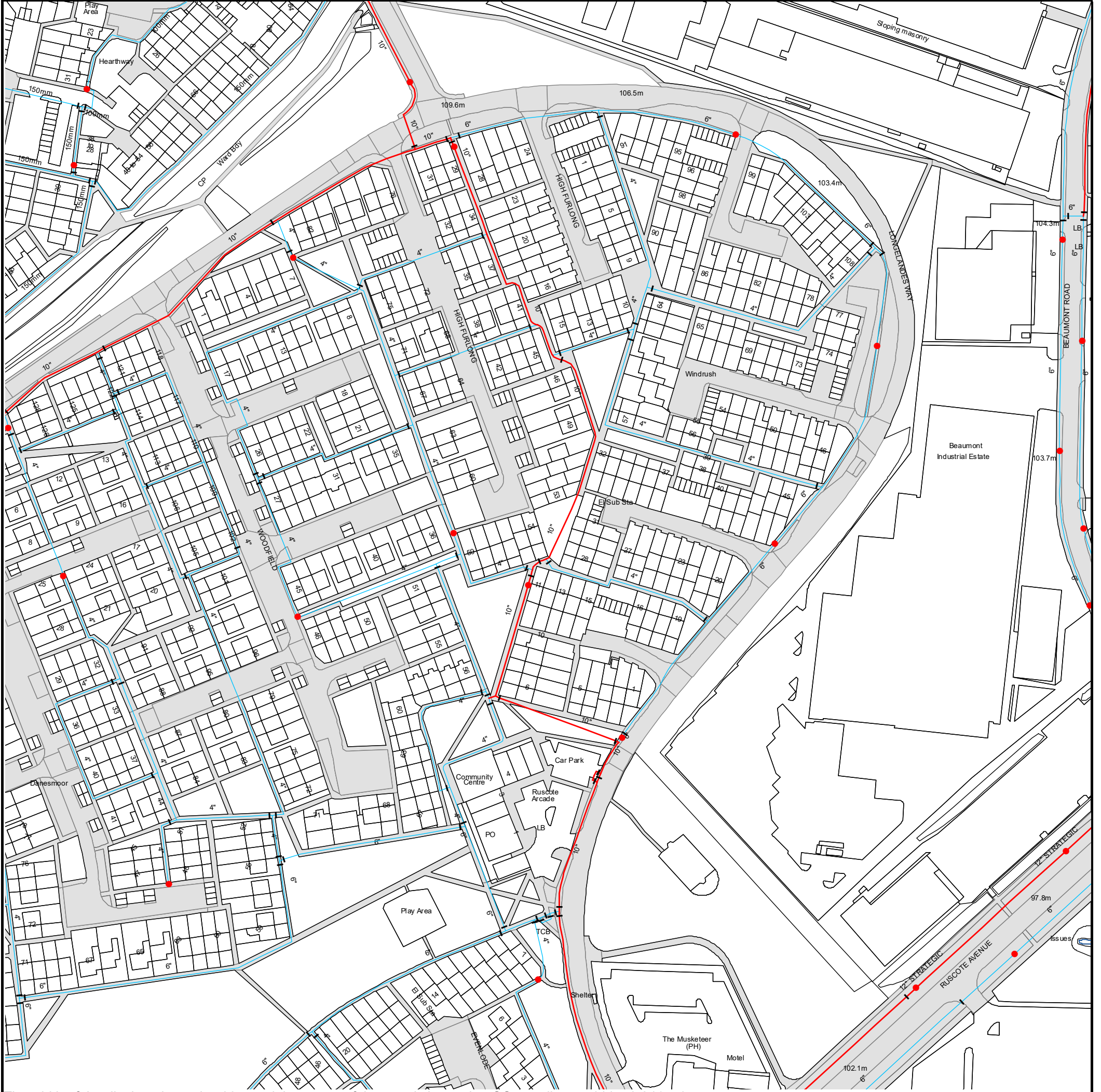
- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 445250,241750

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

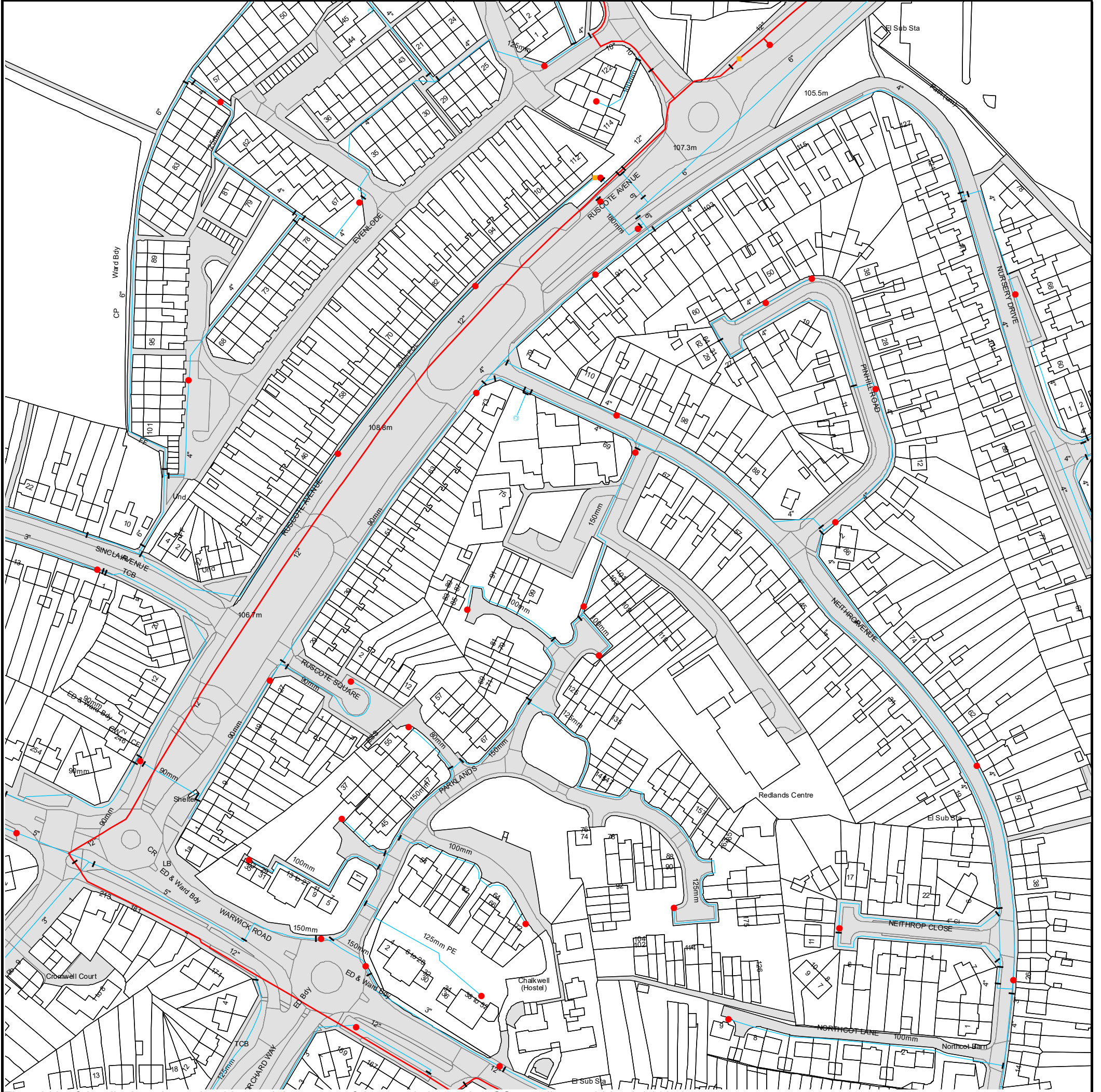
Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 444750,241750

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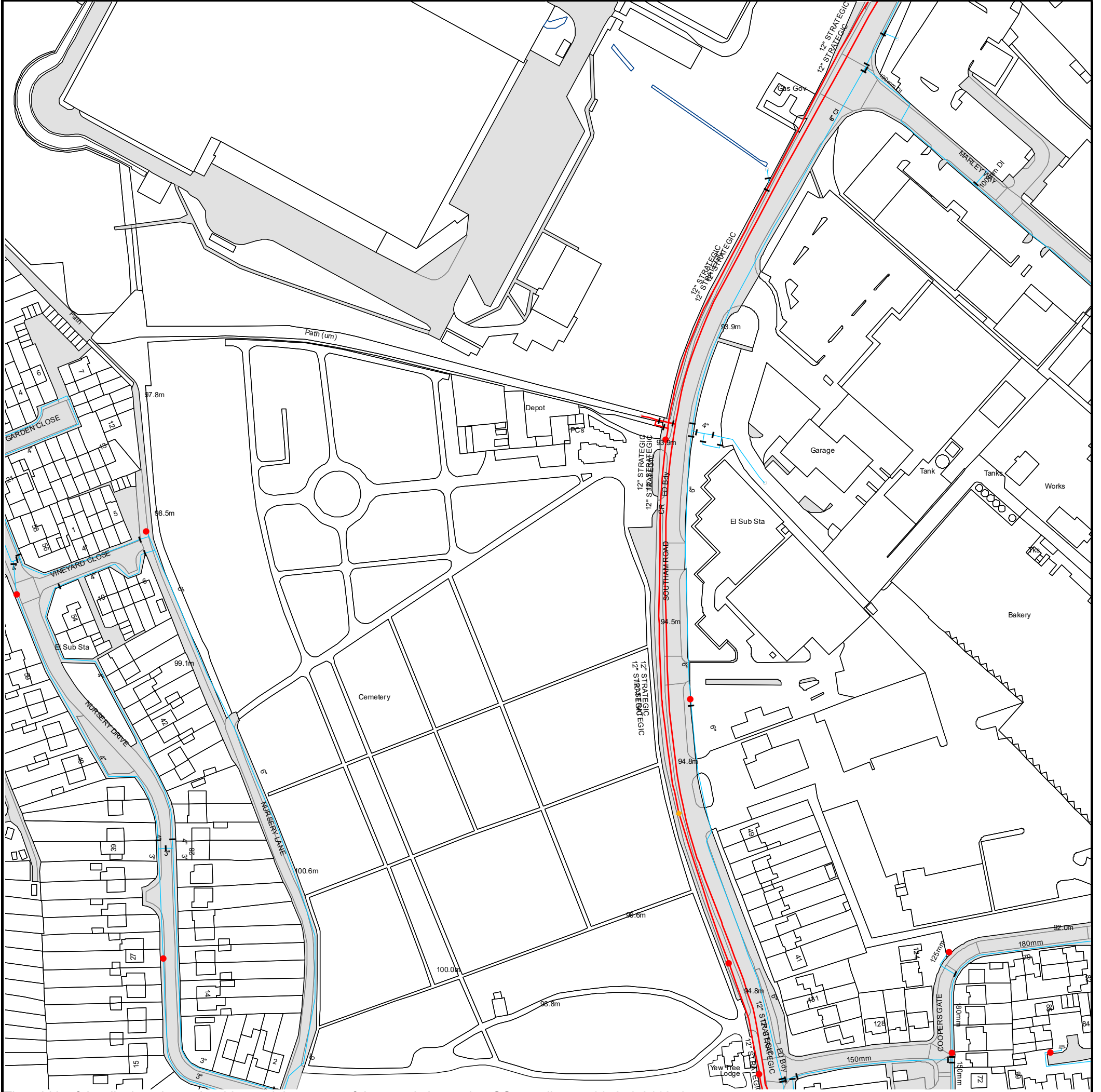
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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 444750,241250

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The width of the displayed area is 500m and the centre of the map is located at OS coordinates 445250,241250








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ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)


- 
Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 
Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 
Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 
Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 
Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- 
Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- 
Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

Hydrants








-  Single Hydrant

Meters










-  Meter

End Items

Symbol indicating what happens at the end of a water main.

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply



Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

Other Symbols

-  Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
-  **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

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Call 0845 070 9148 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, 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 practise 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.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search 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 products and services comply with industry registration rules and standards and relevant laws
- 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 TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

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

Appendix 4 – Private Asset Plans



Enzygo specialise in a wide range of technical services:

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