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**APPENDIX E – Geodesys Drainage and Water Enquiry**



## COMMERCIALDW Drainage and Water Enquiry

The information in this document refers to:

Site at Corby

This document was ordered by:

TM Property Searches  
200 Delta Business Park  
Swindon  
Wiltshire  
SN5 7XP

Customer reference: 11114292

**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: B965132-1.**

### 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 Limited trading as Geodesys) who has no, nor is 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 Limited trading as Geodesys) who has no, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

This was requested on 01 May 2013 and completed on 02 May 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](mailto: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.***

**The following records were searched in compiling this report:**

- Questions 2, 13 and 14 were answered using The Map of Waterworks
- Questions 12, 18, 21 and 22 were answered using the Water Billing Records
- Questions 20 and 22 were answered using the Sewer Billing Records
- Question 15 was answered using the Register of Properties subject to Poor Water Pressure
- Question 16 and 17 was answered using the Drinking Water Register
- Question 19 was answered using the defined statutory boundaries

These sources are all our own current records and are held by Geodesys, except for the Estate Terrier records which are held by Savills (L&P) Ltd who hold the Estates Management contract for Anglian Water. However where a property is billed by another water company for water and/or sewerage, particular questions could be answered using information provided by the other Water Company possible affected questions are:

- Questions 2, 12 - 14, 16 - 19, 21 and 22

**Lisa Parmenter, Customer Services Team Leader, is the person responsible in respect of the following:**

- (i) any negligent or incorrect entry in the records searched;
- (ii) any negligent or incorrect interpretation of the records searched;
- (iii) any negligent or incorrect recording of that interpretation in the search report; and
- (iv) compensation payments

**Complaint Procedure**

As a minimum standard, Geodesys:

- will endeavour to resolve any telephone contact or complaint at the time of the call, however, if that is not possible, we will advise you on how soon we can respond. If you are not happy with our initial response, we will advise you to contact us via email, fax or letter explaining the reasons why you are not satisfied;
- will investigate and research the matter in detail and provide a written response within 5 working days of receipt of your written complaint;
- will keep you informed of the progress and update you with new timescales if necessary, depending on the scale of investigation required;
- will provide the search free of charge if your search takes us longer than 10 working days to complete and we have not communicated the reasons for the delay.

If you are still not satisfied with our response or action, we will refer the matter to a Senior Manager/Company Director for resolution.

## Order Summary Page

Question	Answer
2 Where relevant, please include a copy of an extract from the map of waterworks	<b>Map Included</b>
12 Is the property connected to mains water supply?	<b>Land/Plot</b>
13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	<b>No</b>
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?	<b>Land/Plot</b>
15 Is the property at risk of receiving low water pressure or flow?	<b>No</b>
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	<b>See Details</b>
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.	<b>See Details</b>
18 Please include details of the location of any water meter serving the property	<b>See Details</b>
19 Who are the sewerage and water undertakers for the area?	<b>Anglian Water Services Limited &amp; Anglian Water Services Limited</b>
20 Who bills the property for sewerage services?	<b>Land/Plot</b>
21 Who bills the property for water services?	<b>Land/Plot</b>
22 What is the current basis for charging for sewerage and water services at the property?	<b>Land/Plot</b>

**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:  
Anglian Water Services Limited  
PO Box 770  
Lincoln  
LN5 7WX  
Tel: 08457 145 145  
www.anglianwater.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 are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, 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.

**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.

**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.

**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 1.65 kilometres to the South of the property. The name of the sewage treatment works is CORBY 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 records confirmed that tests failed to meet the standards of the 2000 regulations or the 2001 Regulations in relation to another substance or substances, and these are 1 test of 932 taken from Wing water treatment works failed to meet the standard for clostridium. Although investigations did not identify the cause, the drinking water supply remained safe to drink. Also, 4 tests of 13 taken from Morcott water treatment works failed to meet the standard for metaldehyde, 5 tests of 25 taken from Wing water treatment works failed to meet the standard for metaldehyde and 1 test of 672 taken from Morcott water treatment works failed to meet the standard for clostridium. The exceedances were caused by elevated pesticide levels in the raw water supplying Morcott and Wing water treatment works. We are working with a wide range of other agencies, including the agricultural community, on ways in which levels of metaldehyde can be reduced in the environment. There is no risk to health.

**Informative** Anglian Water investigates all infringements of drinking water quality standards thoroughly and takes appropriate corrective actions to resolve any problems. If there was any risk to public health from the quality of drinking water supplied, the Company would inform customers immediately, advise them not to drink the water until the risk had been removed and would take appropriate steps to advise and protect their customers. The information provided above is based on a full calendar year. For more up to date and detailed information please see the water quality report provided at the back of this search. You can also visit [www.anglianwater.co.uk](http://www.anglianwater.co.uk), or telephone 0845 0709109 or write to Geodesys, PO Box 485, Huntingdon, Cambridgeshire, PE29 6YB. Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000. Water quality is normally tested at the tap used for domestic consumption, usually the kitchen. However, the owner/occupier is responsible for any deterioration in water quality that is a result of the supply pipe and the plumbing within the property and results in the standards not being met. In England and Wales these regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 Regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value which would be detrimental to public health. If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your water company for further advice (Telephone Anglian Water Customer Services on: 08457 145 145). The water company undertakes a monitoring programme to establish water quality that includes random sampling from properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the supply pipe and the plumbing within the property. Samples are taken from a random selection of addresses within a water supply zone and the results of these samples represent the zonal performance. Water Quality zones are allowed to have a population equivalent of up to 86,000 and can cover large geographical areas. There is only a small possibility that the results of samples reported were taken from the property in question. The data collected by the company is subject to external review by the drinking water inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the company's operations can be examined.

**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](http://www.anglianwater.co.uk) is the sewerage undertaker for the area and Anglian Water Services Limited, PO Box 770, Lincoln, LN5 7WX, Tel: 08457 145 145, [www.anglianwater.co.uk](http://www.anglianwater.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](mailto: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.

# 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.

# COMMERCIALDW

## 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.

'Property' means the address or location supplied by the Customer in the Order.

'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

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

### 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 Customer.

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 the 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.

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

The Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort under statute or statutory duty or otherwise at all) shall be limited to £2 million. 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**

CommDWTCs v 4 - April 2013



Ordnance Survey Mapping © Crown Copyright 1000018507 Date: 01/05/13 Scale: 1:2500 Map Centre: 490897,290803 Title: B965132-1 Clean 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. 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. © 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.

	Potable Water		Fitting
	Raw Water		Hydrant
	Decommissioned Water		

Please Note: Not all fittings are shown on the map



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



Ordnance Survey Mapping © Crown Copyright 1000018507 Date: 01/05/13 Scale: 1:2500 Map Centre: 490897.290803 Title: B965132-1 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, © 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.

	<b>Foul Sewer</b>
	<b>Surface Sewer</b>
	<b>Combined Sewer</b>
	<b>Final Effluent</b>
	<b>Rising/Vacuum Main*</b>
	<b>Private Sewer*</b>
	<b>Decommissioned Sewer*</b>
	<b>Outfall*</b>
	<b>Inlet*</b>
	<b>Manhole*</b>
	<b>Sewage Treatment Works</b>
	<b>Pumping Station</b>

Please Note: Not all fittings are shown on the map  
\*Colour denotes effluent type



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







## Drinking Water Quality Report for the Desborough Public Water Supply Zone

Report period: January 2012 to December 2012

### Your drinking water supply

Anglian Water's region is divided into 158 water supply areas called Public Water Supply Zones, each providing our customers with an excellent drinking water supply. We carry out around 146,000 tests each year on drinking water samples taken from customer taps. The number of drinking water samples we take, and the tests we carry out, are specified in the current Water Supply (Water Quality) Regulations and our regulator, the Drinking Water Inspectorate, carry out regular audits to make sure we comply with these regulations.

During the period of this report, all samples taken in this Public Water Supply Zone fully met all the legal limits specified in the current Water Supply (Water Quality) Regulations, except for one sample taken from Wing water treatment works which did not meet the legal limit for *Clostridia perfringens*. Although investigations did not identify the cause, the drinking water supply remained safe to drink. Also, samples taken from Morcott and Wing water treatment works did not meet the legal limit for the pesticide metaldehyde. The exceedances were caused by elevated pesticide levels in the raw water supplying Morcott and Wing water treatment works. We are working with a wide range of other agencies, including the agricultural community, on ways in which levels of metaldehyde can be reduced in the environment. There is no risk to health.

### Source:

Your drinking water supply comes from a surface water source (either river or reservoir).

### Hardness:

Your drinking water supply is classified as hard. We've included the following information to help you set your domestic appliances, the hardness has been shown in different units below:

Calcium (mg/l)	Calcium carbonate (mg/l)	Degrees Clark (°C)	Degrees French (°f)	Degrees German (°dH)	millimoles (mmol/l of Ca)
106	265	18.444	26.5	15.052	2.65

(mg/l = milligrammes per litre or the same as parts per million)

### Fluoride:

We don't add fluoride to your drinking water supply, but there is naturally occurring fluoride present in all drinking water supplies.

### Chlorine:

Disinfection is important to ensure there are no harmful organisms in the water. We use chlorine to disinfect drinking water supplies. We also add a small amount of ammonia in this process, so your drinking water supply is chloraminated.

### Lead:

If you live in a house built before 1970, you may have lead pipework. If you think you may have lead pipework, call our Lead Advice Line on 0845 070 3445 to arrange for a free lead test.

### Work in your area:

To make sure the quality of the drinking water we supply remains excellent, we sometimes need to carry out work to ensure we continue to meet the legal limits specified in the Water Supply (Water Quality) Regulations 2000 (as amended). This work is known as a Programme of Work. Our Regulator, the Drinking Water Inspectorate closely monitors the progress of this work and will formally sign it off when it is completed. The table below shows what we are doing in your area:

Parameter	Programme of Work	Completion Date
Metaldehyde and total pesticides	Catchment Management	31/03/2015

### Drinking water sample results:

The results of tests carried out on drinking water samples taken from customer taps in this Public Water Supply Zone for the period are shown in the following table:

Parameter	Legal Limit	Units	Number of samples taken	Minimum	Average	Maximum	Number of samples not meeting legal limit
<b>MICROBIOLOGICAL PARAMETERS</b>							
Clostridium perfringens	0	No. per 100 ml	932	0	0	1	1
Coliform bacteria	0	No. per 100 ml	235	0	0	0	0
Colony counts (2day)	No abnormal change	No. per 1 ml	78	0	2	29	0
Colony counts (3day)	No abnormal change	No. per 1 ml	78	0	4	81	0
E. coli	0	No. per 100 ml	235	0	0	0	0
Enterococci	0	No. per 100 ml	8	0	0	0	0
<b>CHEMICAL PARAMETERS</b>							
1,2 dichloroethane	3	µg/l	38	<0.024	<0.075	<0.12	0
Alkalinity	No legal limit applies	mg/l CaCO <sub>3</sub>	1	129	129	129	0
Aluminium	200	µg/l Al	45	<2	<2.1	3.5	0
Ammonium	0.5	mg/l NH <sub>4</sub>	78	<0.009	<0.156	0.247	0
Antimony	5	µg/l Sb	8	0.45	0.64	0.9	0
Arsenic	10	µg/l As	8	0.47	0.56	0.65	0
Benzene	1	µg/l	38	<0.048	<0.054	<0.06	0
Benzo(a)pyrene	0.01	µg/l	8	<0.001	<0.001	<0.001	0
Boron	1	mg/l B	38	0.078	0.095	0.111	0
Bromate	10	µg/l BrO <sub>3</sub>	38	<0.15	<1.3	3.62	0
Cadmium	5	µg/l Cd	8	<0.007	<0.013	0.05	0
Calcium	No legal limit applies	mg/l Ca	5	82.3	88.5	96.6	0
Chloride	250	mg/l Cl	38	75.2	82.9	97.8	0
Chlorine (free)	No legal limit applies	mg/l	476	0.01	0.06	0.2	0
Chlorine (total)	No legal limit applies	mg/l	238	0.11	0.58	1.09	0
Chromium	50	µg/l Cr	8	<1.5	<1.6	1.9	0
Colour	20	mg/l Pt/Co	45	0.4	0.8	1.1	0
Conductivity	2500	µS/cm @ 20 °C	625	655	713	790	0
Copper	2	mg/l Cu	8	0.019	0.04	0.086	0
Cyanide	50	µg/l CN	38	<1	<1	<1	0
Fluoride	1.5	mg/l F	39	0.239	0.258	0.279	0
Gross alpha activity	0.1	Bq/l	13	<0.022	<0.042	<0.057	0
Gross beta activity	1	Bq/l	13	0.213	0.262	0.307	0
Hardness: Total	No legal limit applies	mg/l Ca	5	98	106	114	0
Iron	200	µg/l Fe	78	<6	<27	181	0
Lead	25	µg/l Pb	8	<0.017	<0.707	4.39	0
Magnesium	No legal limit applies	mg/l Mg	5	9.68	10.52	11.2	0
Manganese	50	µg/l Mn	45	<1	<1	2.2	0
Mercury	1	µg/l Hg	37	<0.029	<0.029	<0.029	0
Nickel	20	µg/l Ni	8	2.19	2.62	3.48	0
Nitrate	50	mg/l NO <sub>3</sub>	71	11.9	16.8	21.3	0
Nitrite	0.5	mg/l NO <sub>2</sub>	71	<0.005	<0.051	0.328	0
Nitrite/Nitrate	1		71	0.238	0.352	0.452	0
Odour	Acceptable to consumers and no abnormal change	Dilution No.	45	0	0	0	0
PAH - sum of 4	0.1	µg/l	8	0	0	0	0
pH (Hydrogen ion)	6.5 - 9.5	pH value	45	7.23	7.34	7.48	0
Phosphorus	No legal limit applies	µg/l P/l	238	577	812	1000	0
Potassium	No legal limit applies	mg/l K	1	10.7	10.7	10.7	0
Selenium	10	µg/l Se	8	<0.193	<0.553	1.43	0
Sodium	200	mg/l Na	8	53.1	57.3	65	0
Solvents - sum of 2	10	µg/l	38	0	0	0	0
Sulphate	250	mg/l SO <sub>4</sub>	38	127	137	153	0
Taste	Acceptable to consumers and no abnormal change	Dilution No.	45	0	0	0	0
Temperature	No legal limit applies	°C	238	3.7	12.1	19.9	0
Tetrachloromethane	3	µg/l	38	<0.042	<0.062	<0.08	0
Total organic carbon (TOC)	No abnormal change	mg/l C	38	3.19	3.68	4.3	0
Trihalomethanes: Total	100	µg/l	8	15.3	22.3	26.7	0
Turbidity	4	NTU	77	<0.06	<0.16	1.11	0
<b>PESTICIDES</b>							
2,4-D	0.1	µg/l	38	<0.005	<0.005	0.006	0

Atrazine	0.1	µg/l	38	<0.002	<0.002	<0.004	0
Bentazone	0.1	µg/l	38	<0.004	<0.004	<0.004	0
Bromacil	0.1	µg/l	38	<0.003	<0.003	<0.003	0
Carbetamide	0.1	µg/l	38	<0.009	<0.009	0.012	0
Chlorotoluron	0.1	µg/l	38	<0.003	<0.003	<0.003	0
Clopyralid	0.1	µg/l	38	<0.007	<0.033	0.055	0
Cyanazine	0.1	µg/l	38	<0.004	<0.004	<0.004	0
Dichloroprop	0.1	µg/l	38	<0.002	<0.002	<0.003	0
Diuron	0.1	µg/l	38	<0.006	<0.006	<0.006	0
Isoproturon	0.1	µg/l	38	<0.003	<0.003	<0.003	0
Linuron	0.1	µg/l	38	<0.003	<0.003	<0.003	0
MCPA	0.1	µg/l	38	<0.004	<0.004	<0.004	0
MCPP (Mecoprop)	0.1	µg/l	38	<0.003	<0.003	0.005	0
Metaldehyde	0.1	µg/l	38	0.048	0.087	0.207	9
Monuron	0.1	µg/l	38	<0.005	<0.005	<0.005	0
Pesticides - Total	0.5	µg/l	38	0.088	0.15	0.363	0
Prometryne	0.1	µg/l	38	<0.003	<0.003	<0.003	0
Propazine	0.1	µg/l	38	<0.002	<0.002	0.005	0
Propyzamide	0.1	µg/l	38	<0.004	<0.009	0.082	0
Quinmerac	0.1	µg/l	38	<0.006	<0.017	0.029	0
Simazine	0.1	µg/l	38	<0.004	<0.005	0.011	0
Terbutryne	0.1	µg/l	38	<0.002	<0.002	0.004	0
Trietazine	0.1	µg/l	38	<0.002	<0.002	0.003	0

GLOSSARY		
Parameter	What it means	Legal limit
1,2-dichloroethane	Used in industrial processes. Trace amounts may be found in some water sources. Removed by water treatment.	3 µg/l
Acrylamide	A monomer not found naturally in water but found in polyacrylamide which can be used for water treatment. Use of polyacrylamide is tightly controlled.	0.1 µg/l
Alkalinity	Alkalinity is the amount of calcium and magnesium salts dissolved in the water. Known as temporary hardness and removed by boiling.	No legal limit applies
Aluminium	Naturally present in some water sources. Can be used in water treatment processes but is then removed. Anglian Water do not use aluminium in any water treatment process.	200 µg/l
Ammonium (ammonia and ammonium ions)	Naturally present in most water sources. Can be added as part of the disinfection process to maintain chlorine in the distribution system (known as chloramination).	0.5 mg/l
Antimony	Not found naturally in drinking water. Traces found in water are likely to be due to contact with brass fittings or lead solder.	5 µg/l
Arsenic	Low levels can occur naturally in some groundwater sources. Arsenic is removed by water treatment.	10 µg/l
Benzene	Used in the petrochemical and plastics industry. May be present in water sources due to industrial pollution but is removed by treatment.	1 µg/l
Benzo(a)pyrene	One of several compounds known as poly aromatic hydrocarbons (PAHs). Coal tar was historically used to line water mains to prevent corrosion; trace levels can be found in drinking water where coal tar linings are still present.	0.01 µg/l
Boron	Low levels may occur naturally in some water sources. Industrial discharges or detergents in treated sewage effluents can increase levels in surface waters.	1 mg/l
Bromate	May occasionally be detected in groundwater sources caused by industrial pollution. Can also be formed by the reaction of naturally occurring bromide with oxidants (such as ozone) used in the disinfection of drinking water.	10 µg/l
Cadmium	Low levels may occur naturally in some groundwater sources. Cadmium is removed by water treatment.	5 µg/l
Calcium	Occurs naturally in water as it passes through mineral deposits and rock strata.	No legal limit applies
Chloride	A common component of salt and found naturally in most water sources.	250 mg/l
Chlorine (free) Chlorine (total)	Anglian Water disinfects all water supplies using chlorine. The concentration of chlorine used is carefully controlled to ensure disinfection of the water is maintained whilst minimising any taste or odour issues for customers.	No legal limit applies
Chromium	Rarely found in drinking water. Traces may be found if water has passed through rock strata containing naturally occurring chromium.	50 µg/l
<i>Clostridium perfringens</i>	Organisms found in the gut of warm blooded animals. Their presence in treated water indicates possible contamination and requires investigation.	0 per 100 ml
Coliform bacteria	Organisms found in the environment (soil, water and vegetation). Their presence in treated water indicates possible contamination and requires investigation.	0 per 100 ml
Colony counts - 2 day at 37°C - 3 day at 22°C	Are a measure of naturally occurring harmless bacteria found in drinking water.	No. per 1ml - No abnormal change
Colour	Slight tingeing of the water can occur naturally in some water sources. It is removed by water treatment.	20 mg/l Pt/Co scale
Conductivity	A measure of the amount of naturally occurring dissolved inorganic substances in water.	2500 µS/cm at 20°C
Copper	Rarely found in water sources. Can occur in drinking water which has been in contact with copper pipes and fittings in households. May cause blue/green staining.	2.0 mg/l

<i>Cryptosporidium</i>	A parasite that can cause severe gastroenteritis. Continuous monitoring is carried out at any water treatment works classified as being at significant risk.	No legal limit applies
Cyanide	Rarely found in drinking water. Traces may be found if water has passed through rock strata containing naturally occurring cyanide.	50 µg/l
<i>E. coli</i> and Enterococci	Organisms found in the gut of warm blooded animals. Their presence in treated water indicates possible contamination and requires investigation.	0 per 100 ml
Epichlorohydrin	Not found naturally in water but found in polyamine which can be used for water treatment. Use of polyamines is tightly controlled.	0.1 µg/l
Fluoride	Occurs naturally in many water sources at varying concentrations. Fluoride is added to some drinking water supplies at the request of the Strategic Health Authority.	1.5 mg/l
Gross alpha activity Gross beta activity	Both of these are measured as part of the calculation of the Total Indicative Dose (TID) for radiation (see below).	0.1 Bq/l 1 Bq/l
Hardness (total)	Hardness is due to the calcium and magnesium salts dissolved in the water. The geology of the Anglian Water area means all our water is hard.	No legal limit applies
Iron	Naturally occurring in many water sources. Can be present in drinking water due to the corrosion of iron water mains. Can also be used in water treatment processes but is then removed.	200 µg/l
Lead	Lead is very occasionally found in water sources. It is more usually found in drinking water due to contact with lead pipes in properties built before 1970. Anglian Water dose phosphate to water supplies in areas where lead could leach from pipework, but the only permanent solution for householders is replacement of any lead pipework.	25 µg/l to 2013. Then 10 µg/l on and after 25/12/2013.
Magnesium	Occurs naturally in water as it passes through mineral deposits and rock strata.	No legal limit applies
Manganese	Occurs naturally in many water sources and is removed by water treatment.	50 µg/l
Mercury	Rarely found in drinking water. Traces may be found if water has passed through rock strata containing naturally occurring mercury.	1 µg/l
Nickel	Occurs naturally in some groundwater sources. It can be found in drinking water due to contact with modern nickel coatings on domestic taps and fittings.	20 µg/l
Nitrate	Occurs naturally in most water sources. Increased levels in water sources can occur as a result of fertiliser use. Dilution with low nitrate water sources and water treatment reduces nitrate levels.	50 mg/l
Nitrite	Occurs naturally at low levels in some water sources but is removed by treatment. It is sometimes produced as a by-product when ammonia and chlorine are used together to disinfect the water.	0.5 mg/l (at customer taps), 0.1 mg/l (at water treatment works)
Odour	A measure of the aesthetic quality of drinking water. Unusual odours or tastes may indicate a problem which needs investigating.	Acceptable to consumers and no abnormal change
Pesticides – organochlorine compounds (aldrin, dieldrin, heptachlor, heptachlor epoxide)	Persistent in the environment but no longer used in the UK. Treatment processes are used to remove any pesticide residues where present.	0.03 µg/l
Pesticides – other than organo chlorine compounds	Traces of pesticides can occasionally be found in water sources as a result of agricultural and non agricultural use of pesticides in the environment. Treatment processes are used to remove any pesticide residues where present. Monitoring is carried out for the most widely used pesticides in the area of supply.	0.1 µg/l
Pesticides - total	This is the sum of the concentrations of the individual pesticides detected.	0.5 µg/l
pH (hydrogen ion)	A measure of the acidity or alkalinity of water; pH values below 7 are acidic, 7 is neutral and above 7 are alkaline. A low pH can result in pipe corrosion.	6.5 (min) - 9.5
PAHs (sum of 4)	Polycyclic aromatic hydrocarbons (PAHs) may be found in drinking water where coal tar was historically used to line water mains to prevent corrosion. Those measured are benzo (b)fluoranthene, benzo(k)fluoranthene, benzo(ghi)perylene and indeno(1,2,3-cd)pyrene.	0.1 µg/l (sum of 4)
Phosphorus	Occurs naturally in water but can be added during water treatment in the form of phosphate to minimise the pick up of lead from lead pipework.	No legal limit applies
Potassium	Occurs naturally in water as it passes through mineral deposits and rock strata.	No legal limit applies
Selenium	Rarely found in drinking water. Traces may be found if water has passed through rock strata containing naturally occurring selenium.	10 µg/l
Sodium	Low levels occur naturally in many water sources. Domestic water softeners can increase the sodium concentration. Softened water should not be used for drinking, cooking and preparing babies' feeds.	200 mg/l
Solvents (tetrachloroethane and trichloroethene)	This standard is the sum of both solvents. Traces may be found in water sources due to industrial pollution. Solvents are removed using specialist treatment.	10 µg/l for the sum of both
Sulphate	Occurs naturally in many water sources after contact with mineral deposits and rock strata.	250 mg/l
Taste	A measure of the aesthetic quality of drinking water. Unusual odours or tastes may indicate a problem which needs investigating.	Acceptable to consumers and no abnormal change
Temperature	This is a measure of the water temperature when samples are taken.	No legal limit applies
Tetrachloromethane	A solvent sometimes found in water sources due to industrial pollution. Solvents are removed using specialist treatment.	3 µg/l
Total Indicative Dose (TID)	TID is the effective dose of radiation exposure the body may receive through drinking water. It is required to be measured if the gross alpha or gross beta activities (see above) exceed the screening values.	0.1 mSv/year
Total Organic Carbon (TOC)	A measure of the total amount of organic matter in the water.	No abnormal change
Trihalomethanes (THMs) (total)	Can be formed during the disinfection of water supplies if chlorine reacts with naturally occurring organic substances.	100 µg/l
Tritium	Tritium is a radioactive isotope of hydrogen which is found naturally in water at very low levels.	100 Bq/l
Turbidity	This is a measure of the cloudiness of the water.	4 NTU at customer taps 1 NTU at water treatment works
Vinyl chloride	Not found naturally in water. May be found in water pipes containing polyvinyl chloride	0.5 µg/l

(PVC). Concentrations are strictly controlled by product specification.

Further information can be found on the Anglian Water and Drinking Water inspectorate websites:

[www.anglianwater.co.uk](http://www.anglianwater.co.uk)

[www.dwi.gov.uk](http://www.dwi.gov.uk)


Units	
<	Below the limit of detection of our analysis
mg/l	Milligrammes per litre or parts per million
µg/l	Microgrammes per litre or parts per billion
Pt/Co	Platinum/Cobalt
µS/cm	Micro Siemens per centimetre
Bq/l	Becquerel per litre
mSv/year	Micro Sieverts per year
NTU	Nephelometric Turbidity Units



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**APPENDIX F – MicroDrainage Calculations**




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Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m <sup>3</sup> )	Status
15 min Summer	9.814	0.814	406.6	803.7	Flood Risk
30 min Summer	9.841	0.841	422.5	835.7	Flood Risk
60 min Summer	9.843	0.843	423.9	838.6	Flood Risk
120 min Summer	9.794	0.794	394.6	781.0	Flood Risk
180 min Summer	9.740	0.740	359.4	719.3	Flood Risk
240 min Summer	9.694	0.694	327.4	667.0	O K
360 min Summer	9.622	0.622	276.2	588.9	O K
480 min Summer	9.571	0.571	239.2	534.2	O K
600 min Summer	9.533	0.533	211.6	493.7	O K
720 min Summer	9.502	0.502	190.0	462.2	O K
960 min Summer	9.450	0.450	154.3	409.0	O K
1440 min Summer	9.385	0.385	113.3	344.4	O K
2160 min Summer	9.329	0.329	82.2	291.0	O K
2880 min Summer	9.295	0.295	65.0	258.6	O K
4320 min Summer	9.252	0.252	46.1	218.4	O K
5760 min Summer	9.225	0.225	36.1	194.0	O K
7200 min Summer	9.206	0.206	29.6	177.1	O K
8640 min Summer	9.192	0.192	25.3	164.4	O K
10080 min Summer	9.181	0.181	22.1	154.5	O K
15 min Winter	9.895	0.895	451.6	900.0	Flood Risk
30 min Winter	9.916	0.916	462.0	926.3	Flood Risk
60 min Winter	9.891	0.891	449.8	895.6	Flood Risk
120 min Winter	9.800	0.800	398.3	787.9	Flood Risk

Storm Event	Rain (mm/hr)	Time-Peak (mins)
15 min Summer	210.406	15
30 min Summer	123.814	23
60 min Summer	72.858	40
120 min Summer	42.874	74
180 min Summer	31.440	104
240 min Summer	25.229	136
360 min Summer	18.501	196
480 min Summer	14.846	258
600 min Summer	12.516	318
720 min Summer	10.887	378
960 min Summer	8.488	500
1440 min Summer	5.977	738
2160 min Summer	4.209	1104
2880 min Summer	3.282	1468
4320 min Summer	2.293	2204
5760 min Summer	1.778	2936
7200 min Summer	1.460	3672
8640 min Summer	1.243	4400
10080 min Summer	1.084	5136
15 min Winter	210.406	15
30 min Winter	123.814	25
60 min Winter	72.858	44
120 min Winter	42.874	76

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Summary of Results for 100 year Return Period (+40%)

<b>Storm Event</b>	<b>Max Level (m)</b>	<b>Max Depth (m)</b>	<b>Max Control (l/s)</b>	<b>Max Volume (m<sup>3</sup>)</b>	<b>Status</b>
180 min Winter	9.721	0.721	346.5	697.8	Flood Risk
240 min Winter	9.660	0.660	303.6	630.3	O K
360 min Winter	9.576	0.576	242.5	538.9	O K
480 min Winter	9.519	0.519	202.0	480.0	O K
600 min Winter	9.479	0.479	174.2	438.6	O K
720 min Winter	9.448	0.448	153.3	407.5	O K
960 min Winter	9.398	0.398	121.2	357.5	O K
1440 min Winter	9.337	0.337	86.4	298.9	O K
2160 min Winter	9.287	0.287	61.5	251.1	O K
2880 min Winter	9.256	0.256	48.0	222.8	O K
4320 min Winter	9.219	0.219	33.8	188.1	O K
5760 min Winter	9.195	0.195	26.2	167.1	O K
7200 min Winter	9.179	0.179	21.5	152.6	O K
8640 min Winter	9.167	0.167	18.4	142.0	O K
10080 min Winter	9.157	0.157	16.0	133.5	O K

<b>Storm Event</b>	<b>Rain (mm/hr)</b>	<b>Time-Peak (mins)</b>
180 min Winter	31.440	108
240 min Winter	25.229	140
360 min Winter	18.501	202
480 min Winter	14.846	262
600 min Winter	12.516	324
720 min Winter	10.887	384
960 min Winter	8.488	504
1440 min Winter	5.977	750
2160 min Winter	4.209	1108
2880 min Winter	3.282	1472
4320 min Winter	2.293	2204
5760 min Winter	1.778	2936
7200 min Winter	1.460	3632
8640 min Winter	1.243	4392
10080 min Winter	1.084	5144



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Rainfall Details


Rainfall Model	FEH
Return Period (years)	100
Site Location	GB 490800 290900 SP 90800 90900
C (1km)	-0.025
D1 (1km)	0.350
D2 (1km)	0.250
D3 (1km)	0.231
E (1km)	0.305
F (1km)	2.549
Summer Storms	Yes
Winter Storms	Yes
Cv (Summer)	0.750
Cv (Winter)	0.840
Shortest Storm (mins)	15
Longest Storm (mins)	10080
Climate Change %	+40

Time / Area Diagram

Total Area (ha) 2.500

<b>Time</b>	<b>Area</b>
<b>(mins)</b>	<b>(ha)</b>

0-4 2.500

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Model Details

Storage is Online Cover Level (m) 10.000

Tank or Pond Structure

Invert Level (m) 9.000

Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )
0.000	816.0	1.400	0.0	2.800	0.0	4.200	0.0
0.200	898.0	1.600	0.0	3.000	0.0	4.400	0.0
0.400	983.0	1.800	0.0	3.200	0.0	4.600	0.0
0.600	1070.0	2.000	0.0	3.400	0.0	4.800	0.0
0.800	1161.0	2.200	0.0	3.600	0.0	5.000	0.0
1.000	1254.0	2.400	0.0	3.800	0.0		
1.200	0.0	2.600	0.0	4.000	0.0		

Hydro-Brake® Outflow Control

Design Head (m) 1.000 Hydro-Brake® Type Md4 Invert Level (m) 9.000  
Design Flow (l/s) 496.7 Diameter (mm) 589

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	5.5	1.200	530.4	3.000	472.6	7.000	715.3
0.200	27.6	1.400	519.7	3.500	506.9	7.500	740.4
0.300	67.5	1.600	488.6	4.000	541.0	8.000	764.7
0.400	122.6	1.800	460.2	4.500	573.6	8.500	788.2
0.500	188.5	2.000	443.4	5.000	604.5	9.000	811.0
0.600	260.1	2.200	437.9	5.500	634.0	9.500	833.3
0.800	398.1	2.400	440.7	6.000	662.2		
1.000	495.5	2.600	448.8	6.500	689.2		

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Micro Drainage

Source Control W.12.6

Event: 30 min Winter

