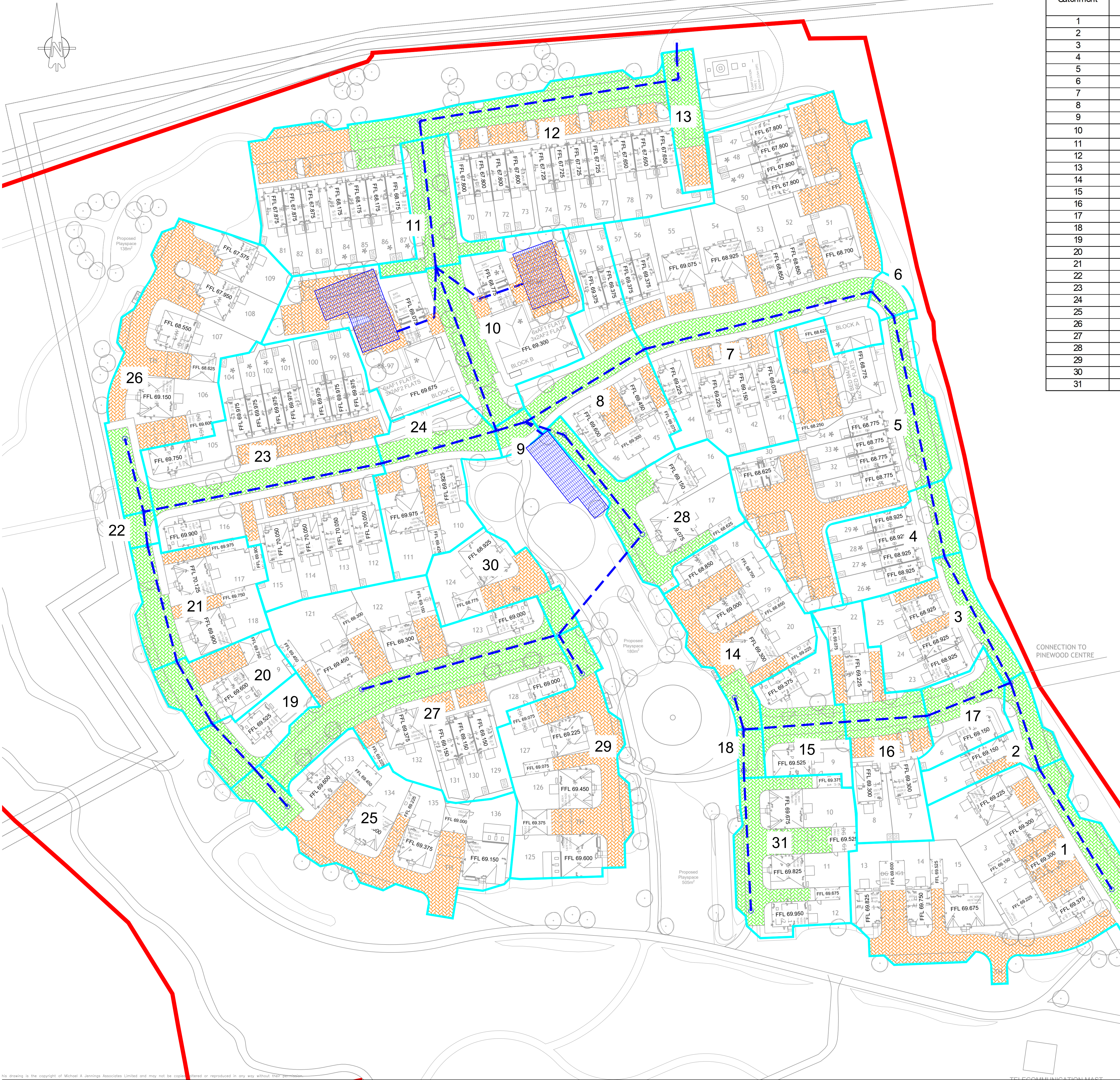




Catchment	Pipe	Roof catchment m2	Roof catchment +10% for urban creep	Parking catchment m2	Road Catchment m2	Total Catchment m2	Ha
1	1.000	615.000	676.500	673	2114	3463.500	0.346
2	1.001	50.000	55.000	39	178	272.000	0.027
3	1.002	163.000	179.300	86	252	517.300	0.052
4	1.003	167.000	183.700	0	146	329.700	0.033
5	1.004	387.000	425.700	742	432	1599.700	0.160
6	1.005	0.000	0.000	0	91	91.000	0.009
7	1.006	900.000	990.000	691	580	2261.000	0.226
8	1.007	262.000	288.200	170	356	814.200	0.081
9	1.008	0.000	0.000	0	88	88.000	0.009
10	1.009	678.000	745.800	646	392	1783.800	0.178
11	1.010	0.000	0.000	79	307	386.000	0.039
12	1.011	813.000	894.300	541	619	2054.300	0.205
13	1.012	0.000	0.000	66	336	402.000	0.040
14	2.000	302.000	332.200	323	104	759.200	0.076
15	2.001	124.000	136.400	0	198	334.400	0.033
16	2.001	201.000	221.100	172	187	580.100	0.058
17	2.002	57.000	62.700	0	231	293.700	0.029
18	3.001	21.000	23.100	66	81	170.100	0.017
19	4.001	58.000	63.800	0	133	196.800	0.020
20	4.002	116.000	127.600	81	159	367.600	0.037
21	4.003	210.000	231.000	85	79	395.000	0.040
22	4.004	0.000	0.000	0	66	66.000	0.007
23	4.005	654.000	719.400	322	573	1614.400	0.161
24	4.006	159.000	174.900	85	304	563.900	0.056
25	5.000	438.000	481.800	497	133	1111.800	0.111
26	6.000	402.000	442.200	552	184	1178.200	0.118
27	7.000	643.000	509.000	302	783	1594.000	0.159
28	7.002	186.000	204.600	382	0	586.600	0.059
29	8.000	372.000	409.200	502	86	997.200	0.100
30	7.001	139.000	152.900	134	76	362.900	0.036
31	3.000	279.000	306.900	383	0	689.900	0.069

- Notes:
- Do not scale from this drawing.
 - All dimensions in metres unless stated otherwise.
 - All levels relate to ordnance datum.
 - This drawing shall be read in conjunction with all other contract documents.
 - Any discrepancies with the drawings shall be reported to the Engineer.

- Key:
- Alternative Catchment Plan
 - Proposed Surface Water Pipe
 - Proposed Surface Water Manhole
 - Non- Infiltrating Permeable Paving with trench
 - Non- Infiltrating Permeable Paving without trench
 - Headwall
 - Catchment Boundary
 - Catchment Reference

P3	19.03.2026	Updated to suit new layout	AP	TSH
P2	06.03.2026	Updated to suit new layout	AP	TSH
P1	12.01.2026	First Issue	AP	TSH
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client				
			MJA CONSULTING CIVIL & STRUCTURAL ENGINEERS Ipsum Court, 24 The Quadrant, Abingdon Science Park, Abingdon Oxon, OX14 3Y5 Tel: 01235 555173 Email: mail@mjaconsulting.co.uk	
Project Pinewood Campus Nine Mile Ride			Scale: 1:500 @A1	Status: Preliminary
Title Catchment Plan for Alternative Drainage Strategy			Drawn: AP Project Engineer: TSH MJA Project No: 7507	Date: 12/01/2026
Drawing Number: 7507-MJA-SW-XX-DR-C-605			Rev: P3	



Appendix H

FLOW CALCULATIONS FOR ALTERNATIVE SURFACE WATER STRATEGY – Option 2

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	100	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	0.750	Preferred Cover Depth (m)	0.900
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	50.0		

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)	Invert Level (m)
SW01	0.346		69.018	1200	483697.748	165900.060	1.068	67.950
SW02	0.027	5.00	68.905	1200	483679.237	165930.831	1.105	67.800
SW03	0.052	5.00	68.787	2100	483671.931	165952.827	1.087	67.700
SW17	0.029	5.00	69.033	1200	483650.700	165944.392	1.233	67.800
SW15	0.091	5.00	69.315	1200	483603.740	165940.894	1.307	68.008
SW14	0.076	5.00	69.146	1200	483601.443	165949.013	1.099	68.047
SW18	0.017	5.00	69.328	1200	483603.779	165930.434	1.228	68.100
SW04	0.033	5.00	68.629	1200	483655.084	165984.916	1.078	67.551
SW05	0.009	5.00	68.498	1200	483641.669	166046.636	1.198	67.300
SW06	0.226		68.547	1500	483636.451	166053.042	1.287	67.260
SW07	0.081	5.00	69.186	1500	483578.520	166037.968	2.183	67.003
SW08	0.009	5.00	69.176	1500	483548.085	166019.392	2.321	66.855
SW09	0.178	5.00	69.536	1500	483540.617	166017.167	2.714	66.822
SW10	0.039	5.00	68.636	1800	483525.177	166058.818	1.999	66.637
SW11	0.205	5.00	67.957	1200	483521.025	166096.233	1.479	66.478
SW12	0.040	5.00	67.538	1800	483587.030	166106.896	1.344	66.194
SW13		5.00	67.487	1500	483586.707	166111.843	1.364	66.123
SW25	0.056	5.00	69.925	1500	483511.454	166008.870	2.345	67.580
SW24	0.161		69.529	1200	483450.615	165996.249	1.679	67.850
SW27	0.118		69.246	1200	483445.760	166015.141	1.306	67.940
SW23	0.007	5.00	69.734	1500	483451.535	165987.789	1.771	67.963
SW22	0.040	5.00	69.558	1200	483459.054	165958.148	1.469	68.089
SW21	0.037	5.00	69.336	1200	483467.947	165942.481	1.173	68.163
SW20	0.020	5.00	69.537	1200	483478.978	165930.670	1.307	68.230
SW26	0.111		69.703	1200	483487.274	165921.210	1.414	68.289
SW28	0.159		69.280	1200	483506.223	165951.106	1.902	67.378
SW29		5.00	68.853	1200	483556.503	165965.133	1.687	67.166
SW30	0.059	5.00	68.650	1200	483577.901	165990.722	1.621	67.029
OUTFALL			67.000	1200	483586.850	166116.170	0.953	66.047
2		5.00	69.436	1200	483557.971	166016.080	2.538	66.898
SW32	0.036		68.750		483552.669	165973.846	1.542	67.208
SW31	0.100		68.953		483562.507	165955.156	1.453	67.500
Tank		5.00	69.000	1200	483552.542	166016.104	2.120	66.880
Tank 1B			69.000		483562.196	166000.782	2.120	66.880
SW18A	0.069	5.00	69.726	1200	483605.597	165894.625	1.477	68.249
SW10A			68.700	1200	483523.404	166051.080	2.028	66.672

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Easting (m)	Northing (m)	Depth (m)	Invert Level (m)
Tank 2B		5.00	68.750	1200	483513.391	166047.208	2.032	66.718
Tank 2C			68.700		483504.668	166042.040	1.982	66.718
Tank 3		5.00	68.650	1200	483547.533	166054.718	1.907	66.743
Tank 3B			68.500		483560.340	166060.298	1.757	66.743
SW10B			68.675	1200	483536.282	166050.833	1.982	66.693
SW04B	0.160		68.553	1200	483651.283	166002.865	1.077	67.476

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
7.003	2	SW08	10.430	0.600	66.898	66.855	0.043	242.6	300	5.17	50.0
1.004	SW05	SW06	8.262	0.600	67.300	67.260	0.040	208.0	300	5.13	50.0
2.000	SW14	SW15	8.438	0.600	68.047	68.008	0.039	216.4	300	5.13	50.0
3.001	SW18	SW15	10.500	0.035	68.100	68.008	0.092	114.1	300	5.37	50.0
4.004	SW23	SW24	8.510	0.600	67.963	67.850	0.113	75.3	300	5.08	50.0
7.001	SW29	SW30	33.439	0.600	67.166	67.029	0.137	244.1	300	5.56	50.0
1.012	SW13	OUTFALL	18.355	0.600	66.123	66.047	0.076	241.5	300	5.30	50.0
1.007	SW08	SW09	7.792	0.600	66.855	66.822	0.033	236.1	300	5.30	50.0
12.000	Tank	SW08	5.539	0.600	66.880	66.864	0.016	346.2	300	5.11	50.0
10.001	SW10A	SW10	7.661	0.600	66.672	66.640	0.032	239.4	300	5.30	50.0
10.000	Tank 2B	SW10A	10.736	0.600	66.718	66.672	0.046	233.4	300	5.17	50.0
11.001	SW10B	SW10	13.678	0.600	66.693	66.637	0.056	245.0	300	5.42	50.0

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
7.003	1.005	71.0	0.0	2.238	2.021	0.000	0.0	0	0.000
1.004	1.086	76.8	1.2	0.898	0.987	0.009	0.0	26	0.402
2.000	1.065	75.3	10.3	0.799	1.007	0.076	0.0	75	0.752
3.001	0.476	33.6	2.3	0.928	1.007	0.017	0.0	53	0.272
4.004	1.813	128.2	0.9	1.471	1.379	0.007	0.0	18	0.538
7.001	1.002	70.8	0.0	1.387	1.321	0.000	0.0	0	0.000
1.012	1.007	71.2	0.0	1.064	0.653	0.000	0.0	0	0.000
1.007	1.019	72.0	1.2	2.021	2.414	0.009	0.0	27	0.388
12.000	0.839	59.3	0.0	1.820	2.012	0.000	0.0	0	0.000
10.001	1.012	71.5	0.0	1.728	1.696	0.000	0.0	0	0.000
10.000	1.025	72.4	0.0	1.732	1.728	0.000	0.0	0	0.000
11.001	1.000	70.7	0.0	1.682	1.699	0.000	0.0	0	0.000

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
11.000	Tank 3	SW10B	11.903	0.600	66.743	66.693	0.050	240.0	300	5.20	50.0

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
11.000	1.010	71.4	0.0	1.607	1.682	0.000	0.0	0	0.000

Simulation Settings

Rainfall Methodology	FEH-22	Skip Steady State	x	1 year (l/s)	9.2
Rainfall Events	Singular	Drain Down Time (mins)	240	100 year (l/s)	34.6
Summer CV	0.750	Additional Storage (m³/ha)	20.0	Check Discharge Volume	✓
Winter CV	0.840	Starting Level (m)		100 year 360 minute (m³)	707
Analysis Speed	Detailed	Check Discharge Rate(s)	✓		

Storm Durations

15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
100	40	0	0

Pre-development Discharge Rate

Site Makeup	Greenfield	Growth Factor 1 year	0.85
Greenfield Method	IH124	Growth Factor 100 year	3.19
Positively Drained Area (ha)	2.398	Betterment (%)	0
SAAR (mm)	662	QBar	10.8
Soil Index	4	Q 1 year (l/s)	9.2
SPR	0.47	Q 100 year (l/s)	34.6
Region	6		

Pre-development Discharge Volume

Site Makeup	Greenfield	Return Period (years)	100
Greenfield Method	FSR/FEH	Climate Change (%)	0
Positively Drained Area (ha)	2.398	Storm Duration (mins)	360
Soil Index	4	Betterment (%)	0
SPR	0.47	PR	0.458
CWI	99.556	Runoff Volume (m³)	792

Node SW13 Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	x	Sump Available	✓
Invert Level (m)	66.123	Product Number	CTL-SHE-0155-1190-1200-1190
Design Depth (m)	1.200	Min Outlet Diameter (m)	0.225
Design Flow (l/s)	11.9	Min Node Diameter (mm)	1500

Node SW23 Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	x	Sump Available	✓
Invert Level (m)	67.963	Product Number	CTL-SHE-0066-2500-1771-2500
Design Depth (m)	1.771	Min Outlet Diameter (m)	0.100
Design Flow (l/s)	2.5	Min Node Diameter (mm)	1200

Node SW03 Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	x	Sump Available	✓
Invert Level (m)	67.700	Product Number	CTL-SHE-0225-2700-1087-2700
Design Depth (m)	1.087	Min Outlet Diameter (m)	0.300
Design Flow (l/s)	27.0	Min Node Diameter (mm)	1800

Node SW10 Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	x	Sump Available	✓
Invert Level (m)	66.637	Product Number	CTL-SHE-0140-1150-1999-1150
Design Depth (m)	1.999	Min Outlet Diameter (m)	0.225
Design Flow (l/s)	11.5	Min Node Diameter (mm)	1500

Node SW12 Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	x	Sump Available	✓
Invert Level (m)	66.194	Product Number	CTL-SHE-0207-2300-1344-2300
Design Depth (m)	1.344	Min Outlet Diameter (m)	0.225
Design Flow (l/s)	23.0	Min Node Diameter (mm)	1800

Node SW04 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	36.243	Invert Level (m)	67.551
Underdrain Slope (1:X)	243.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets SW03

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	33.0	0.0	0.067	252.0	0.0	0.867	0.0	0.0
0.066	33.0	0.0	0.866	252.0	0.0	1.077	0.0	0.0

Node SW05 Porous Paving Storage Structure

Underdrain Link Type	Circular	Underdrain Slope (1:X)	253.0
Underdrain Diameter (mm)	300	Underdrain Height above base (m)	0.000
Underdrain Velocity	Colebrook-White	Base Inf Coefficient (m/hr)	0.00000
Underdrain ks (mm) / n	0.600	Side Inf Coefficient (m/hr)	0.00000
Underdrain Length (m)	44.578	Safety Factor	2.0

Node SW05 Porous Paving Storage Structure

Porosity	0.30	Time to half empty (mins)
Invert Level (m)	67.300	

Inlets SW04B

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	40.0	0.0	0.186	1159.0	0.0	0.987	0.0	0.0
0.185	40.0	0.0	0.986	1159.0	0.0	1.197	0.0	0.0

Node SW07 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	59.787	Invert Level (m)	67.003
Underdrain Slope (1:X)	233.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets SW06

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	54.8	0.0	1.169	1102.0	0.0	1.970	0.0	0.0
1.168	54.8	0.0	1.969	1102.0	0.0	2.180	0.0	0.0

Node SW08 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	35.619	Invert Level (m)	66.855
Underdrain Slope (1:X)	240.0	Time to half empty (mins)	0
Underdrain Height above base (m)	0.000		

Inlets SW07

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	32.0	0.0	1.440	331.0	0.0	2.110	0.0	0.0
1.430	32.0	0.0	2.100	331.0	0.0	2.320	0.0	0.0

Node SW20 Porous Paving Storage Structure

Underdrain Link Type	Circular	Underdrain Height above base (m)	0.000
Underdrain Diameter (mm)	300	Base Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Side Inf Coefficient (m/hr)	0.00000
Underdrain ks (mm) / n	0.600	Safety Factor	2.0
Underdrain Length (m)	12.500	Porosity	0.30
Underdrain Slope (1:X)	213.0	Invert Level (m)	68.230

Node SW20 Porous Paving Storage Structure

Time to half empty (mins)

Inlets

SW26

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	11.3	0.0	0.436	600.0	0.0	1.096	0.0	0.0
0.435	11.3	0.0	1.095	600.0	0.0	1.306	0.0	0.0

Node SW21 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	16.160	Invert Level (m)	68.163
Underdrain Slope (1:X)	241.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets

SW20

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	14.5	0.0	0.301	161.0	0.0	0.986	0.0	0.0
0.300	14.5	0.0	0.985	161.0	0.0	1.171	0.0	0.0

Node SW12 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	66.947	Invert Level (m)	66.194
Underdrain Slope (1:X)	236.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets

SW11

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	60.0	0.0	0.473	1166.0	0.0	1.133	0.0	0.0
0.472	60.0	0.0	1.132	1166.0	0.0	1.343	0.0	0.0

Node SW13 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	16.982	Invert Level (m)	66.123
Underdrain Slope (1:X)	240.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets
SW12

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	15.3	0.0	0.492	191.0	0.0	1.153	0.0	0.0
0.491	15.3	0.0	1.152	191.0	0.0	1.363	0.0	0.0

Node SW17 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	47.091	Invert Level (m)	67.800
Underdrain Slope (1:X)	226.0	Time to half empty (mins)	79
Underdrain Height above base (m)	0.000		

Inlets
SW15

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	42.0	0.0	0.362	385.0	0.0	1.022	0.0	0.0
0.361	42.0	0.0	1.021	385.0	0.0	1.230	0.0	0.0

Node SW29 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	9.510	Invert Level (m)	67.166
Underdrain Slope (1:X)	226.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets
SW32

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	8.6	0.0	0.815	90.0	0.0	1.475	0.0	0.0
0.814	8.6	0.0	1.474	90.0	0.0	1.685	0.0	0.0

Node SW11 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	37.645	Invert Level (m)	66.478
Underdrain Slope (1:X)	233.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets
SW10

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	34.0	0.0	0.606	307.0	0.0	1.266	0.0	0.0
0.605	34.0	0.0	1.265	307.0	0.0	1.476	0.0	0.0

Node SW10 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	44.421	Invert Level (m)	66.640
Underdrain Slope (1:X)	244.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets SW09

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	40.0	0.0	1.123	1002.0	0.0	1.784	0.0	0.0
1.122	40.0	0.0	1.783	1002.0	0.0	1.994	0.0	0.0

Node SW22 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	18.116	Invert Level (m)	68.089
Underdrain Slope (1:X)	244.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets SW21

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	16.3	0.0	0.598	159.0	0.0	1.258	0.0	0.0
0.597	16.3	0.0	1.257	159.0	0.0	1.468	0.0	0.0

Node SW23 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	30.580	Invert Level (m)	67.963
Underdrain Slope (1:X)	243.0	Time to half empty (mins)	160
Underdrain Height above base (m)	0.000		

Inlets SW22

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	27.5	0.0	0.901	257.0	0.0	1.561	0.0	0.0
0.900	27.5	0.0	1.560	257.0	0.0	1.771	0.0	0.0

Node SW09 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	30.320	Invert Level (m)	66.822
Underdrain Slope (1:X)	40.0	Time to half empty (mins)	0
Underdrain Height above base (m)	0.000		

Inlets SW25

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	27.0	0.0	1.843	345.0	0.0	2.503	0.0	0.0
1.842	27.0	0.0	2.502	345.0	0.0	2.713	0.0	0.0

Node SW25 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	62.200	Invert Level (m)	67.580
Underdrain Slope (1:X)	230.0	Time to half empty (mins)	0
Underdrain Height above base (m)	0.000		

Inlets SW24

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	56.0	0.0	1.472	573.0	0.0	2.132	0.0	0.0
1.471	56.0	0.0	2.131	573.0	0.0	2.342	0.0	0.0

Node SW29 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	52.000	Invert Level (m)	67.166
Underdrain Slope (1:X)	245.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets SW28

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	47.0	0.0	0.815	768.0	0.0	1.475	0.0	0.0
0.814	47.0	0.0	1.474	768.0	0.0	1.685	0.0	0.0

Node SW24 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	19.438	Invert Level (m)	67.850
Underdrain Slope (1:X)	215.0	Time to half empty (mins)	0
Underdrain Height above base (m)	0.000		

Inlets

SW27

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	17.5	0.0	0.806	546.0	0.0	1.466	0.0	0.0
0.805	17.5	0.0	1.465	546.0	0.0	1.676	0.0	0.0

Node SW02 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	35.905	Invert Level (m)	67.800
Underdrain Slope (1:X)	240.0	Time to half empty (mins)	120
Underdrain Height above base (m)	0.000		

Inlets

SW01

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	32.0	0.0	0.235	700.0	0.0	0.895	0.0	0.0
0.234	32.0	0.0	0.894	700.0	0.0	1.105	0.0	0.0

Node SW03 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	22.141	Invert Level (m)	67.700
Underdrain Slope (1:X)	221.0	Time to half empty (mins)	202
Underdrain Height above base (m)	0.000		

Inlets

SW02

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	20.0	0.0	0.216	178.0	0.0	0.876	0.0	0.0
0.215	20.0	0.0	0.875	178.0	0.0	1.086	0.0	0.0

Node SW03 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	22.845	Invert Level (m)	67.700
Underdrain Slope (1:X)	229.0	Time to half empty (mins)	196
Underdrain Height above base (m)	0.000		

Inlets SW17

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	21.0	0.0	0.213	227.0	0.0	0.873	0.0	0.0
0.212	21.0	0.0	0.872	227.0	0.0	1.083	0.0	0.0

Node SW29 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	11.700	Invert Level (m)	67.166
Underdrain Slope (1:X)	35.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets SW31

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	10.5	0.0	0.815	461.0	0.0	1.475	0.0	0.0
0.814	10.5	0.0	1.474	461.0	0.0	1.685	0.0	0.0

Node Tank Tank Storage Structure

Invert Level (m) 66.880 | Time to half empty (mins) | Analyse flow through structure x

Inlets Tank 1B

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	157.5	1.200	157.5

Node 2 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	32.252	Invert Level (m)	66.898
Underdrain Slope (1:X)	246.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets SW30

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	29.0	0.0	1.667	477.0	0.0	2.327	0.0	0.0
1.666	29.0	0.0	2.326	477.0	0.0	2.537	0.0	0.0

Node Tank 2B Tank Storage Structure

Invert Level (m) 66.718 | Time to half empty (mins) | Analyse flow through structure x

Inlets Tank 2C

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	238.0	0.800	238.0

Node SW18 Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	35.850	Invert Level (m)	68.100
Underdrain Slope (1:X)	240.0	Time to half empty (mins)	0
Underdrain Height above base (m)	0.000		

Inlets SW18A

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	32.0	0.0	0.354	383.0	0.0	1.014	0.0	0.0
0.353	32.0	0.0	1.013	383.0	0.0	1.224	0.0	0.0

Node Tank 3 Tank Storage Structure

Invert Level (m) 66.743 | Time to half empty (mins) | Analyse flow through structure x

Inlets Tank 3B

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	152.0	1.200	152.0

Node SW04B Porous Paving Storage Structure

Underdrain Link Type	Circular	Base Inf Coefficient (m/hr)	0.00000
Underdrain Diameter (mm)	300	Side Inf Coefficient (m/hr)	0.00000
Underdrain Velocity	Colebrook-White	Safety Factor	2.0
Underdrain ks (mm) / n	0.600	Porosity	0.30
Underdrain Length (m)	18.347	Invert Level (m)	67.476
Underdrain Slope (1:X)	245.0	Time to half empty (mins)	
Underdrain Height above base (m)	0.000		

Inlets
SW04

Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)	Depth (m)	Area (m ²)	Inf Area (m ²)
0.000	17.0	0.0	0.067	146.0	0.0	0.867	0.0	0.0
0.066	17.0	0.0	0.866	146.0	0.0	1.077	0.0	0.0

Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 99.51%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
60 minute winter	SW01	59	68.742	0.793	132.9	0.0000	0.0000	OK
60 minute winter	SW02	60	68.723	0.923	76.7	137.0360	0.0000	OK
60 minute winter	SW03	60	68.697	0.997	56.5	81.1445	0.0000	OK
60 minute winter	SW17	61	68.710	0.910	76.4	60.6663	0.0000	OK
60 minute winter	SW15	61	68.722	0.714	82.3	0.0000	0.0000	OK
60 minute winter	SW14	61	68.722	0.675	29.2	1.6971	0.0000	SURCHARGED
60 minute winter	SW18	61	68.723	0.623	30.6	28.7133	0.0000	SURCHARGED
480 minute winter	SW04	472	68.475	0.924	29.2	55.4873	0.0000	OK
480 minute winter	SW05	480	68.455	1.155	36.4	255.5976	0.0000	FLOOD RISK
480 minute winter	SW06	480	68.454	1.195	46.3	0.0000	0.0000	OK
480 minute winter	SW07	480	68.445	1.442	47.0	76.5536	0.0000	OK
600 minute winter	SW08	600	68.433	1.578	49.9	23.5261	0.0000	SURCHARGED
600 minute winter	SW09	600	68.433	1.611	55.1	15.4983	0.0000	OK
600 minute winter	SW10	600	68.419	1.782	55.1	173.0083	0.0000	OK
2880 minute winter	SW11	3060	67.440	0.962	14.7	34.2387	0.0000	OK
2880 minute winter	SW12	3060	67.425	1.231	15.0	194.3188	0.0000	OK
2880 minute winter	SW13	3060	67.291	1.168	12.2	37.6759	0.0000	FLOOD RISK
480 minute winter	SW25	472	68.440	0.860	27.7	16.0886	0.0000	OK
480 minute winter	SW24	472	68.446	0.596	23.4	7.1792	0.0000	OK
480 minute winter	SW27	464	68.449	0.509	9.1	0.0000	0.0000	OK
360 minute winter	SW23	360	69.075	1.112	3.9	20.6295	0.0000	SURCHARGED
360 minute winter	SW22	352	69.080	0.991	4.8	20.5447	0.0000	OK
360 minute winter	SW21	352	69.086	0.923	4.6	29.2365	0.0000	OK
360 minute winter	SW20	352	69.091	0.861	8.4	76.2907	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute winter	SW01	Porous Paving	SW02	37.6	0.549	0.527		
15 minute winter	SW02	Porous Paving	SW03	34.4	0.560	0.462		
15 minute winter	SW03	Porous Paving	SW04	21.1	0.452	0.298		
15 minute summer	SW17	Porous Paving	SW03	29.6	0.420	0.404		
15 minute winter	SW15	Porous Paving	SW17	31.5	0.448	0.427		
15 minute winter	SW14	2.000	SW15	53.7	1.392	0.713	0.5942	
15 minute summer	SW18	3.001	SW15	34.2	0.857	1.018	0.7394	
15 minute summer	SW04	Porous Paving	SW04B	29.2	0.594	0.414		
15 minute winter	SW05	1.004	SW06	-104.7	1.901	-1.364	0.5818	
60 minute winter	SW06	Porous Paving	SW07	23.9	0.354	0.330		
30 minute summer	SW07	Porous Paving	SW08	38.1	0.607	0.534		
15 minute winter	SW08	1.007	SW09	132.0	1.874	1.833	0.5487	
15 minute winter	SW09	Porous Paving	SW10	36.8	0.522	0.519		
4320 minute winter	SW10	Porous Paving	SW11	10.7	0.258	0.147		
15 minute winter	SW11	Porous Paving	SW12	21.9	0.311	0.304		
15 minute winter	SW12	Porous Paving	SW13	19.0	0.308	0.266		
8640 minute summer	SW13	1.012	OUTFALL	11.9	0.739	0.167	0.2953	3144.5
15 minute summer	SW25	Porous Paving	SW09	54.2	0.852	0.307		
120 minute winter	SW24	Porous Paving	SW25	18.1	0.320	0.248		
180 minute winter	SW27	Porous Paving	SW24	14.1	0.440	0.187		
60 minute winter	SW23	4.004	SW24	1.9	0.869	0.015	0.3440	
15 minute summer	SW22	Porous Paving	SW23	10.8	0.190	0.153		
15 minute winter	SW21	Porous Paving	SW22	16.7	0.387	0.236		
15 minute summer	SW20	Porous Paving	SW21	26.6	0.438	0.373		

Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 99.51%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
360 minute winter	SW26	352	69.094	0.805	11.0	0.0000	0.0000	OK
600 minute winter	SW28	600	68.439	1.061	10.1	0.0000	0.0000	OK
600 minute winter	SW29	600	68.437	1.271	17.1	153.8554	0.0000	SURCHARGED
600 minute winter	SW30	600	68.437	1.408	19.7	0.0000	0.0000	OK
8640 minute summer	OUTFALL	4200	66.129	0.082	11.9	0.0000	0.0000	OK
600 minute winter	2	600	68.433	1.535	19.0	18.7447	0.0000	SURCHARGED
600 minute winter	SW32	600	68.438	1.230	2.3	0.0000	0.0000	OK
600 minute winter	SW31	600	68.439	0.938	6.3	0.0000	0.0000	OK
600 minute winter	Tank	600	68.433	1.553	20.1	188.3040	0.0000	SURCHARGED
600 minute winter	Tank 1B	600	68.433	1.553	9.9	0.0000	0.0000	OK
60 minute winter	SW18A	61	68.728	0.479	26.5	0.0000	0.0000	OK
600 minute winter	SW10A	600	68.419	1.747	25.7	1.9757	0.0000	FLOOD RISK
600 minute winter	Tank 2B	600	68.419	1.701	25.6	190.9853	0.0000	SURCHARGED
600 minute winter	Tank 2C	600	68.419	1.701	12.7	0.0000	0.0000	OK
600 minute winter	Tank 3	600	68.419	1.676	20.1	183.6030	0.0000	FLOOD RISK
600 minute winter	Tank 3B	600	68.419	1.676	10.0	0.0000	0.0000	OK
600 minute winter	SW10B	600	68.419	1.726	20.3	1.9520	0.0000	FLOOD RISK
480 minute winter	SW04B	472	68.463	0.987	37.1	36.8866	0.0000	OK
Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute winter	SW26	Porous Paving	SW20	36.6	0.565	0.482		
15 minute winter	SW28	Porous Paving	SW29	25.3	0.359	0.357		
15 minute summer	SW29	7.001	SW30	91.2	1.379	1.288	2.3548	
15 minute winter	SW30	Porous Paving	2	33.0	0.469	0.468		
15 minute summer	2	7.003	SW08	105.8	1.503	1.490	0.7345	
15 minute summer	SW32	Porous Paving	SW29	21.5	0.306	0.292		
180 minute summer	SW31	Porous Paving	SW29	49.6	0.868	0.263		
15 minute summer	Tank	12.000	SW08	-235.8	-3.427	-3.975	0.3901	
15 minute winter	SW18A	Porous Paving	SW18	24.5	0.375	0.343		
15 minute winter	SW10A	10.001	SW10	-169.1	-2.401	-2.365	0.5395	
15 minute winter	Tank 2B	10.000	SW10A	-169.3	-2.655	-2.338	0.7560	
15 minute winter	Tank 3	11.000	SW10B	-143.0	-2.217	-2.003	0.8382	
15 minute winter	SW10B	11.001	SW10	-144.2	-2.048	-2.040	0.9632	
30 minute winter	SW04B	Porous Paving	SW05	25.8	0.424	0.371		



Appendix I

THAMES WATER SEWER RECORDS

Asset Location Search



Property Searches

Tetra Tech Europe
3 Sovereign Square 3 Sovereign Square

LEEDS
LS1 4ER

Search address supplied Pinewoods Campus
1
Geranium Close
Crowthorne
RG45 6UY

Your reference Pinewood Campus Wokingham

Our reference ALS/ALS Standard/2024_5017273

Search date 8 July 2024

Notification of Price Changes

From 1st April 2024 Thames Water Property Searches will be increasing the prices of its CON29DW Residential and Commercial searches along with the Asset Location Search. Costs will rise in line with RPI as per previous years, which is sat at 6%.

Customers will be emailed with the new prices by February 28th 2024.

Any orders received with a higher payment prior to the 1st April 2024 will be non-refundable. For further details on the price increase please visit our website at www.thameswater-propertysearches.co.uk.



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



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



0800 009 4540

Search address supplied: Pinewoods Campus, 1, Geranium Close, Crowthorne, RG45 6UY

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 0800 009 4540, 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:

SU8366SE
SU8366SW
SU8365NE
SU8365NW

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.

Following examination of our statutory maps, Thames Water has been unable to find

Asset Location Search



Property Searches

any plans of water mains within this area. If you require a connection to the public water supply system, please write to:

New Connections / Diversions
Thames Water
Network Services Business Centre
Brentford
Middlesex
TW8 0EE

Tel: 0845 850 2777
Fax: 0207 713 3858
Email: developer.services@thameswater.co.uk

The following quartiles have not been printed as they are out of Thames' water catchment area. For details of the assets requested please contact the water company indicated below:

SU8366SE	South East
SU8366SW	South East
SU8365NE	South East
SU8365NW	South East

South East Water Ltd
Rocfort Road
Snodland
Kent
ME6 5AH

Tel: 0845 301 0845
Website: www.southeastwater.co.uk

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

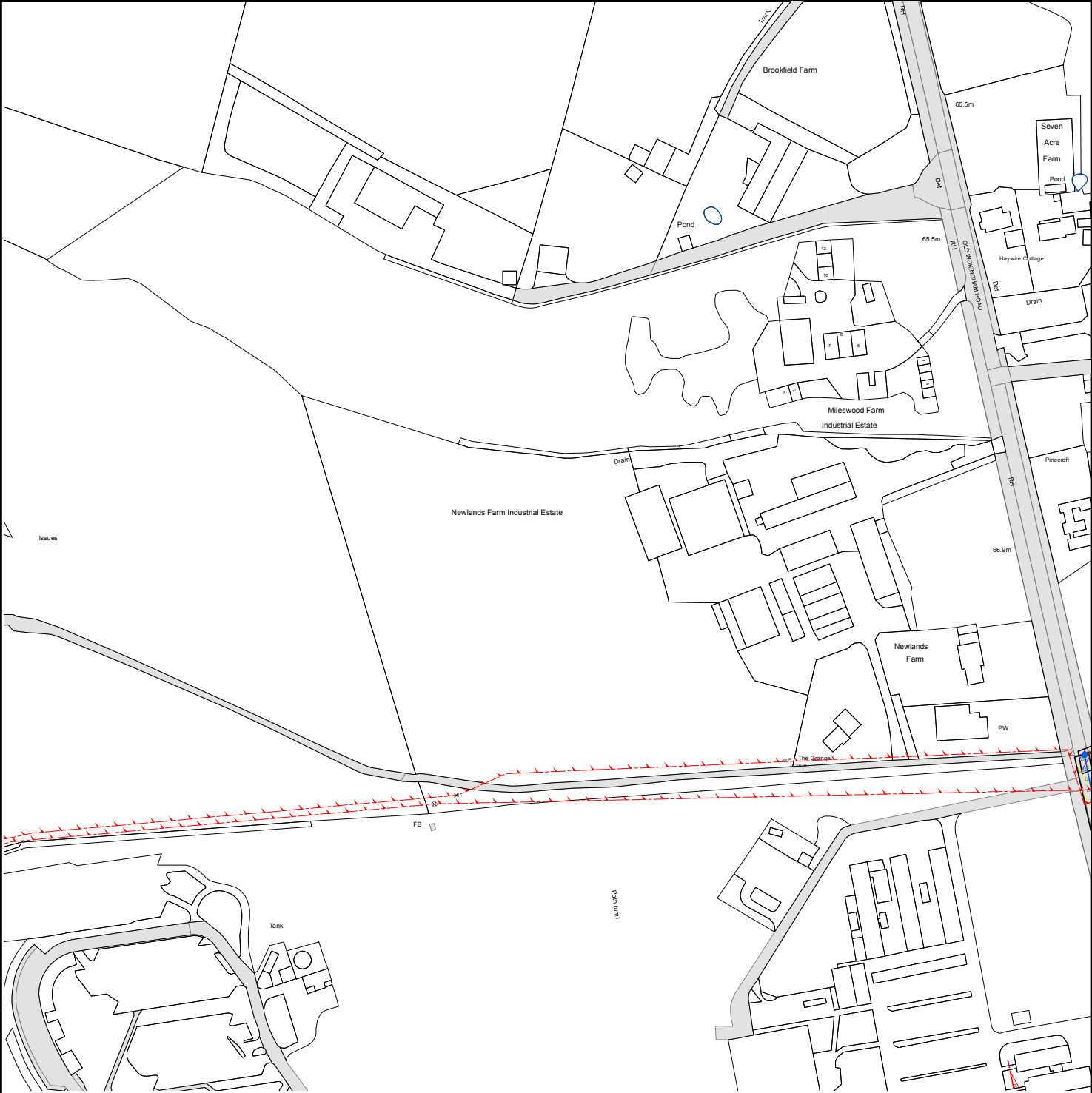
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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



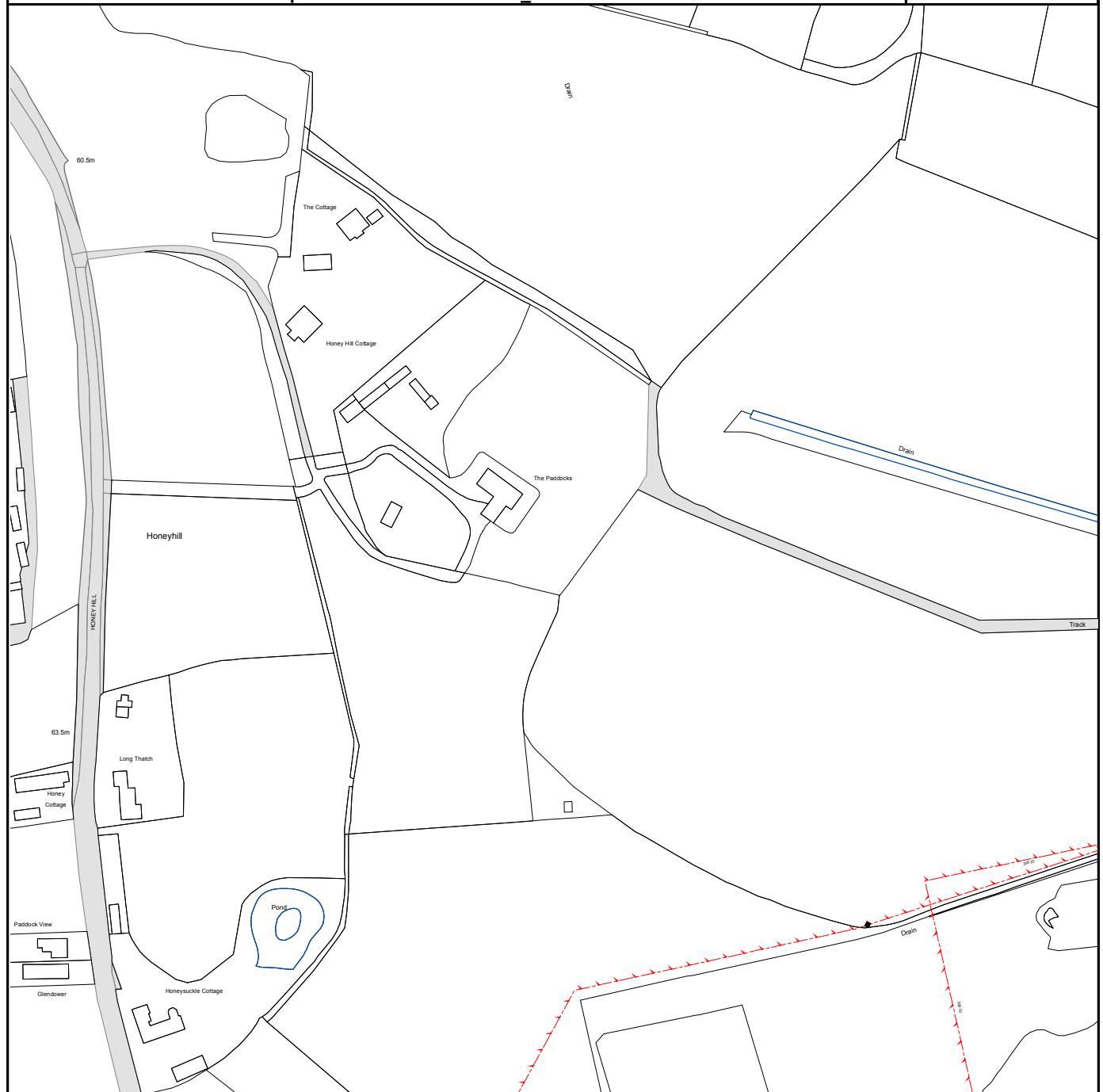
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 483750,166250

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 (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

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
9101 911B	68.43 n/a	67.51 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 483250,166250

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.

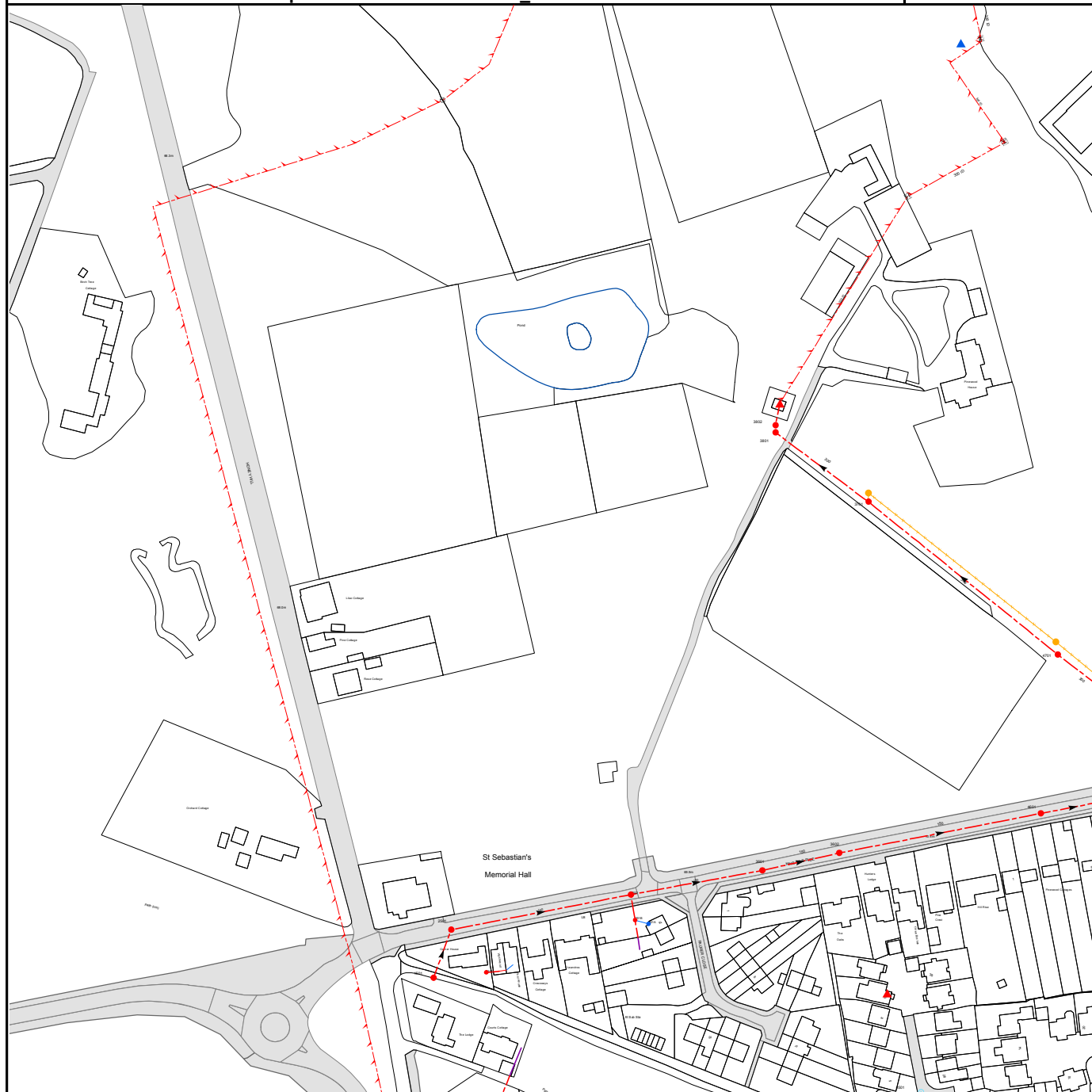
Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

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
n/a	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.		

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
991A	n/a	n/a
991B	n/a	n/a
991C	n/a	n/a
991D	n/a	n/a
6562	n/a	n/a
6561	n/a	n/a
6556	n/a	n/a
6551	n/a	n/a
6550	n/a	n/a
7508	76.15	75.25
6558	70.65	69.44
6553	70.2	68.85
6557	70.6	69.17
7515	70.45	69.7
6560	n/a	n/a
6559	70.65	69.67
6564	70.45	69.9
6552	70.2	70
6554	70.2	69
7511	72.4	71.3
7514	70.6	68.85
7509	74.8	73.7
7512	73.25	72.6
7510	73	70.48
7513	n/a	n/a
7505	n/a	n/a
7502	72.85	71.1
651E	n/a	n/a
7501	72.6	72
651D	n/a	n/a
7603	n/a	n/a
8502	n/a	n/a
8501	72.8	71.23
7504	72.85	71.55
7507	n/a	n/a
7506	n/a	n/a
7503	72.85	72.25
7601	73.25	70.75
7604	n/a	n/a
7602	73	70.39
551C	n/a	n/a
551D	n/a	n/a
551E	n/a	n/a
651C	n/a	n/a
6565	73	72.25
6555	72.4	71
651A	n/a	n/a
5504	n/a	n/a
5505	n/a	n/a
551B	n/a	n/a
551A	n/a	n/a
5506	n/a	n/a
5515	n/a	n/a
5507	n/a	n/a
5516	n/a	n/a
5508	n/a	n/a
5517	n/a	n/a
5502	n/a	n/a
5509	n/a	n/a
5501	n/a	n/a
5518	n/a	n/a
5510	n/a	n/a
5511	n/a	n/a
5652	n/a	n/a
561C	n/a	n/a
561B	n/a	n/a
561A	n/a	n/a
5655	n/a	n/a
5654	n/a	n/a
5650	68.13	66.43
5601	68.44	65.76
5602	68.41	65.51
5513	n/a	n/a
5514	n/a	n/a
5512	n/a	n/a
5503	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.		



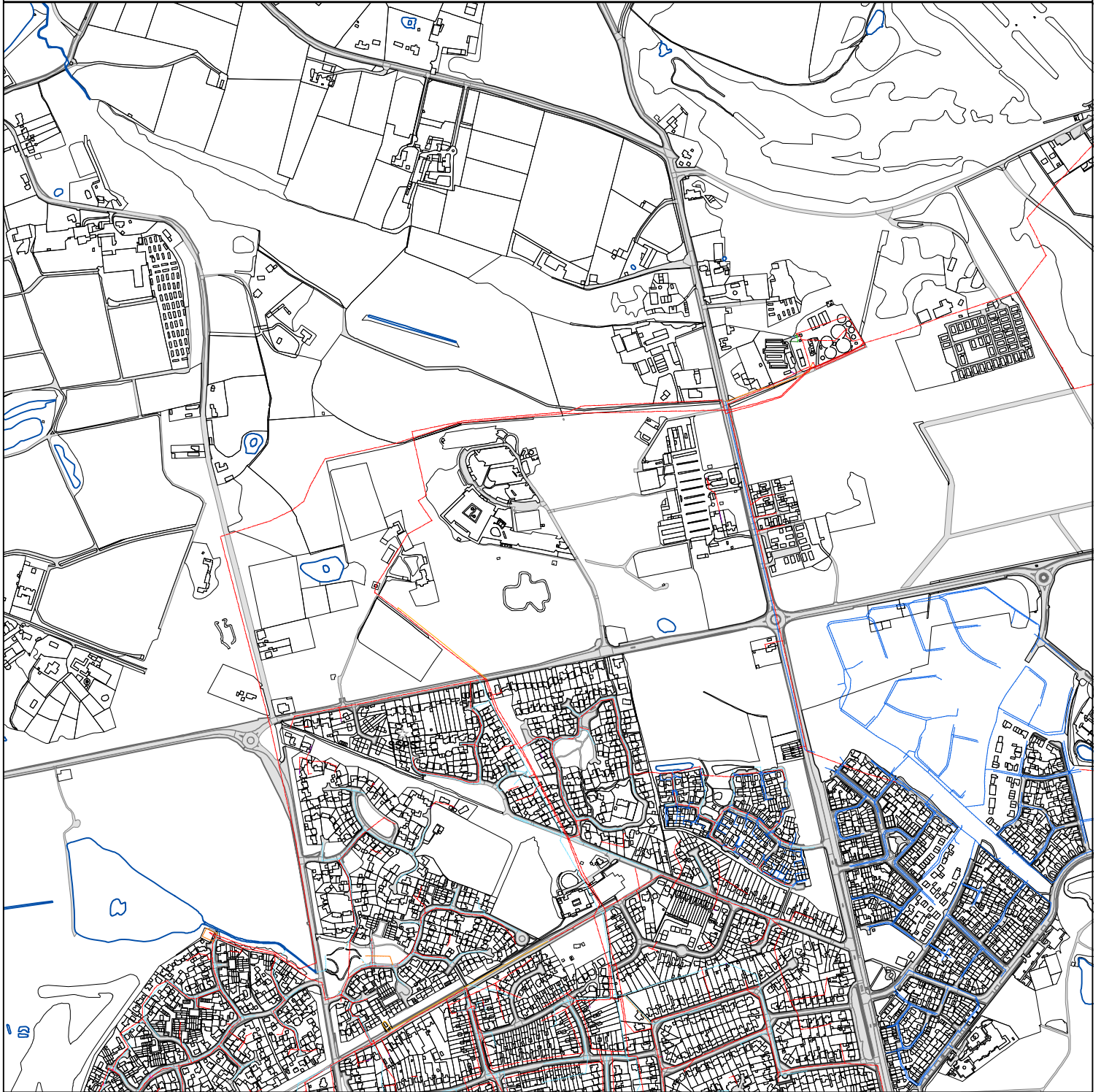
The width of the displayed area is 500m and the centre of the map is located at OS coordinates 483250,165750

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
4601	68.89	67.34
4701	n/a	n/a
4501	n/a	n/a
1501	70.17	68.96
251C	n/a	n/a
2501	70.03	68.72
251A	n/a	n/a
251B	n/a	n/a
2502	69.82	68.21
3601	70.31	67.87
3602	70.51	67.69
3701	65.94	64.45
3801	65.52	64.08
3802	65.38	64.03
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.		



0 45 90 180 270 360
Meters

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 before any works are undertaken. Crown copyright Reserved

Scale: 1:7160
Width: 2000m
Printed By: Skrishna1
Print Date: 08/07/2024
Map Centre: 483668,165886
Grid Reference: SU8365NE

Comments:

ALS/ALS Standard/2024_5017273

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
5805	77.04	74.24
5407		
5051	70.26	69.48
5655		
5905	72.89	70.78
3007	67.85	64.93
5652		
5951	77.38	76.53
5423		
3251	71.13	69.69
6004	72.95	71.96
6551		
9003	75.8	74.03
9050	75.76	74.42
5150	71.56	70.15
5903	75.6	73.82
5958	75.55	74.8
1008		
7102	72.94	71.22
7903	74.86	73.73
5201	73.17	70.43
6455	73	70.22
7104		
7201	71.7	69.76
6350	70.31	68.54
6002	74.33	73.34
7952		
5001		
7513		
7511	72.4	71.3
7510	73	70.48
6556		
2002	66.96	62.96
2350	71.6	69.52
5505		
1007		
8904	74.82	73.22
8403	74.65	72.68
9101	68.43	67.51
6452		
2004	67.17	63.53
5510		
3450	71.58	69.05
3352	71.53	68.83
3157	67.48	65.91
3006	67.65	65.04
6552	70.2	70
6052	71.72	70.8
6469		
7509	74.8	73.7
4151	70.09	68.25
4001		
4404		
0951	66.88	64.49
2951	69.6	67.96
2352	71.78	68.32
2450	71.54	69.12
9956		
0050	77.16	76.2
0201	77.86	75.91
0250	77.96	76.79
9003		
1901	80.15	78.49
1006		
7203	71.88	70.24
6050	74.17	73.39
3252	68.86	67.23
5907	75.41	72.05
5151	72.02	70.41
6906	77.36	76.47
7359		
7906	75.09	74.11
7251	71.92	70.32
3906	67.95	65.56
3155	67.14	65.72
3601	70.31	67.87
3902	67.9	66.69
3802	65.38	64.03
0052	65.63	63.86
9205	76.12	74.51
9206	76.65	74.97

REFERENCE	COVER LEVEL	INVERT LEVEL
5404		
5509		
5654		
5518		
3051	67.92	65.43
3009	67.34	64.44
5901	78.41	77.51
5414		
3159	67.51	65.76
4050	67.42	65.92
6150	72.43	70.88
9901	78.28	76.63
9252	76.17	75.27
9202	76.1	74.71
5513		
5009		
1202	78.85	78.09
9054		
7002	73.59	72.39
5507		
5250	73.14	70.39
5412		
7901	75	73.5
9203	76.39	75.07
6457	73.85	72.75
6352		
5856		
7514	70.6	68.85
7505		
7353	73	70.67
7502	72.85	71.1
6904	77.69	75.85
2351	72.29	69.39
5251	73.03	69.85
0150	76.63	75.58
8502		
8501	72.8	71.23
9150		
6101	73.18	71.84
2803	71.79	69.08
5003	70.27	68.6
5514		
3150	66.75	65.41
3106	67.23	65.3
3301	71.22	68.21
6560		
7950	74.85	73.7
6353		69.47
7202	71.09	69.22
2001	66.93	62.92
4203	72.8	70.08
4408		
0902	66.83	64
2052	67.08	65.84
2302	71.83	67.67
2053	67.09	65.29
0954	69.5	68.31
2903	83.99	82.2
0101	67.84	66.93
0952	77.56	76.56
0104		
0101	77.2	76.35
1201		
1950	80.49	79.29
6565	73	72.25
3201	68.99	66.73
3053	67.41	66
5511		
5953	76.67	75.72
7603		
7601	73.25	70.75
7907	75.49	74.46
7356	74.8	74.2
3153	66.68	65.08
3104	67.28	65.5
3102	66.7	64.7
3801	65.52	64.08
0003	65.63	63.52
3158	69.28	68.02
9902	77.38	
1901	68.1	65.9

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ALS/ALS Standard/2024_5017273

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
1001	66.11	63.39
9903	69.21	66.49
2953	68.76	67.23
9905	68.66	65.85
0950	77.55	76.95
0051	76.58	75.78
0802	71.37	69.25
0151	77.96	77.18
1201	78.76	77.29
4601	68.89	67.34
8954	67.59	66.11
0054	65	63.61
0952	66.89	64.77
6555	72.4	71
8003	74.08	72.3
8951	74.75	73.03
8055	74.82	73.4
4353	72.18	70.23
7001	73.5	
7604		
5004	70.3	68.3
5908	72.25	69.56
5508		
5515		
5516		
3101	66.72	64.36
3302	71.32	68.32
3151	66.6	65.04
5006	71.86	70.24
4202	72.39	69.91
3154	67.22	65.43
3103	67.4	65.21
3056	67.34	65.79
6550		
3156	66.71	65.21
5517		
5409		
1950	68.06	66.51
9904	68.58	65.64
0001	76.62	75.25
9004		
1006	67.07	64.29
9950	68.89	66.63
0901	77.47	76.61
0953	79.11	78.04
0152	78.37	77.33
7205	71.12	69.03
7508	76.15	75.25
9051		
9050		
5504		
5804	77.16	75.31
5902	78.11	75.62
4250	71.86	69.07
0903	79.12	77.53
1053	68.33	66.84
8301		
1202	67.86	
0955	67.78	65.45
0051	65.8	64.24
0152	64.76	63.56
0153	64.61	63.53
8905	66.88	65.25
8901	67.57	65.8
8951	67.62	66.35
0001	66.28	63.59
7103	72.95	71.21
9350	76.72	75.81
9251	75.92	75.04
5252	72.65	71.06
6554	70.2	69
6355		69.14
5056	71.17	69.99
5956		
5952	77.08	76.13
5501		
7007	74.36	73.62
3903	68.55	67.15
1055	66.72	64.72
1501	70.17	68.96
4254	71.47	69.44

REFERENCE	COVER LEVEL	INVERT LEVEL
9957		
2501	70.03	68.72
2401	78.2	73.32
0001	69.69	67.91
3401	78.13	73.79
0951	77.54	76.64
0004	77.42	76.12
1005		
1207		
8904	67.77	65.88
0005	65.04	62.98
0903	66.94	64.22
8950	68.25	66.75
6553	70.2	68.85
8004	74.02	72.66
0252	76.84	76
2950	71.12	69.42
7905	75.35	74.15
7250	72.03	71.24
9250	76.34	75.53
6102	72.98	71.13
5002	72.62	70.03
5405		
5506		
3050	67.6	65.56
3055	67.23	66.07
3451	71.74	69.69
5950	77.4	76.36
5410		
3602	70.51	67.69
3304	72	69.56
3250	70.75	69.84
3701	65.94	64.45
3011	66.85	63.81
3202	71.17	67.31
5408		
1105	64.73	62.27
1050	66.14	63.71
0003	76.76	75.38
9954	68.59	66.2
9053		
2202	69.33	
9002		
0105	77.99	
0103	78.32	76.17
7053	74.18	73.36
8251	74.89	73.96
1203	79.54	78.92
9901	68.83	66
5503		
5955	72.5	70.56
5957	72.52	71.27
5961		
4201	71.9	69.73
0904	79.16	77.78
1054	67.04	64.99
9255	75.35	74.45
4156	70.73	67.63
0053	65.51	63.8
0004	65.53	63.37
0150	64.88	63.61
0104	64.54	62
8955	66.87	65.63
8907	66.25	64.83
8957	66.25	64.55
7951	75.28	74.21
7150	72.67	70.91
9151		
5050		
6467		
5512		
6451	73	72.4
5005	70.91	68.99
5502		
5411		
5007		
7515	70.45	69.7
5413		
1052	67.93	66.47
4406		
4350	71.42	69.33

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REFERENCE	COVER LEVEL	INVERT LEVEL
4403		
4104	70.84	67.5
1951	68.42	67.14
3350	71.72	68.91
0906	67.77	64.92
7357	73.25	72.65
0953	67.29	64.98
1103	66.13	63.03
1151	66.22	64.12
1007	66.76	64.08
2902		
2204	68.79	
7504	72.85	71.55
8006		
8906	74.83	73.93
9852	79.86	79.07
9253	76.28	75.3
6051	75.02	73.28
6564	70.45	69.9
8201	74	73.02
8902	75.25	73.54
7354	73.85	72.6
8001	74.85	73.26
0901	67.33	65.17
8953	66.83	65.87
8952	67.05	65.73
8956	66.95	65.48
4701		
4003	69.28	67.79
0002	76.24	74.77
8052		
4051		
4401		
4351	71.51	69.2
4154	68.57	66.61
4402		
6354		69.32
6458		
1101	66.24	63.72
1005	67.33	65.53
1150	66.22	64.28
1004		
7004	74.24	73.28
8250	74.8	74
4152	70.06	67.57
4252	72.78	69.68
6950	78.18	77.54
6470		
7252	71.97	70.23
2902	71.02	68.91
0102	64.76	62.5
0101	64.95	62.72
2151	66.3	63.72
0050	66.31	64.03
3057	67.41	65.38
3952	67.86	66.11
7101		
7507		
9002	75.69	74
8350	73.94	72.84
8905	74.48	72.93
7301	70.47	68.49
7909	75.25	74.3
6905	77.58	76.69
9952	68.42	66.21
9902	68.26	65.31
9201	75.36	73.75
6103		
3008	67.68	64.68
6902	77.7	76.72
6951	76.7	75.72
7602	73	70.39
641F		68.58
641A		67.65
641E		68.62
641C		68.85
831C		
391C		
501B		
1501	74.98	72.48
291A		

REFERENCE	COVER LEVEL	INVERT LEVEL
4204	71.32	69.57
4407		
1056	66.66	65.27
3950		
7512	73.25	72.6
7355		
8903	66.75	65.5
1104	65.88	62.53
1004	67.85	65.99
3303	71.98	69.18
2901	82.47	80.34
2201	68.76	
8953	74.68	73.57
8351	74.8	73.95
8056	73.51	72.5
9301		
6557	70.6	69.17
6456	74	73.25
6351		
8950	75.17	73.24
7352	72.4	71.12
7908	76.28	75.3
8051	74.95	73.75
0950	67.24	65.81
8902	66.99	65.42
8906	66.9	65.05
4854	73.03	71.8
4101	70.06	66.43
8852		
0202	76.97	75.83
8002	75.12	73.17
4501		
4103	68.62	65.81
4502		
4157	70.31	67.92
6472		
6901	78.36	77.16
9052		
1102	66.33	63.59
1051	67.39	65.85
9001	75.37	73.66
7953		
7253	71.19	69.64
8203	74.84	73.29
4002		
6450	69.5	68.16
6559	70.65	69.67
7902	74.99	73.57
7206		
0905	67.24	64.4
0103	64.63	62.3
2003	67.44	63.21
2901	70.07	68.07
3253	70.98	67.98
3010	67.1	65.04
7050	73.39	71.27
7506		
7503	72.85	72.25
8401		
8903	74.95	73.36
7501	72.6	72
7302	73.45	72.85
7204	71.13	69.45
9958		
9951	68.32	65.94
9953	69.11	67.11
6561		
3052	67.69	65.42
3105	66.75	64.59
6003	74.34	73.45
6466	69.57	67.99
641D		67.84
641G		68.04
631A		69.23
641B		67.72
831B		
391B		
391D		
1601	75.25	71.13
151A		
291B		

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REFERENCE	COVER LEVEL	INVERT LEVEL
291C		
001E		
091A		
2203	69.23	
4251	72.32	69.47
5101	72.88	70.82
1205	68.44	
8901	76.96	75.24
6471		
5650	68.13	66.43
191D		
4102	68.98	66.01
8005	73.5	71.66
7358	74.8	73.7
9851	80.08	78.99
0801	72.12	69.85
9955	68.71	66.44
8050		
2051	66.7	65.24
1003	68.26	66.39
0151	64.73	63.89
8402	72.65	70.95
6468		
0904	67.53	65.18
7051	73.63	72.5
7054	73.93	72.86
7052	73.39	72.51
5202	73.11	70.21
4301		
5401	72.73	70.52
6101	73.01	71.74
3201		
5201	71.58	70.31
0902	70.68	68.69
0901	70.87	68.9
201A		
2152		
5008	70.23	68.1
5055		
9204	76.5	75.18
191B		
241A		
521A		
541B		
241C		
001A		
641J		
071A		
091B		
821A		
561B		
5601	68.44	65.76
091A		
001C		
641H		
001A		
651A		
551A		
551C		
551E		
591A		
5904	76.52	73.32
331A		
001B		
421A		
991A		
1003		
1001		
811B		
091D		
3801	70.01	67.97
381B		
501D		
821C		
821E		
0701	74.03	
1203	67.34	66.76
2502	69.82	68.21
151B		
6053		
091F		

REFERENCE	COVER LEVEL	INVERT LEVEL
001D		
191E		
6907	76.66	75.76
4153	68.86	66.94
7954	75.92	74.69
5954	75.65	74.14
8202	72.92	71.2
2903	69.72	67.72
2904	68.77	66.8
3351	71.44	68.61
191C		
2952	69.86	68.45
6903	77.19	76.34
0251	77.27	76.22
6562		
7904	74.84	73.84
9254	75.79	75.01
4352	71.88	69.94
6558	70.65	69.44
9001		
5406		
0102	77.8	76.15
4405		
7003	73.64	72.46
7005	73.94	72.9
7006	74.39	73.29
701A		
6001	74.94	73.88
3301		
6201		
5301	71.64	
5402	74.22	71.14
6501	74.08	71.84
091E		
981E		
701B		
7956	74.89	73.99
5906	72.94	72.12
7955	75.21	74.22
191A		
411A		
241B		
521B		
391A		
541A		
381D		
071B		
641I		
091C		
561A		
5602	68.41	65.51
561C		
091C		
091B		
001C		
0002	65.75	63.69
001B		
551B		
551D		
651C		
591B		
631B		
331B		
001D		
3905	68.71	67.29
901A		
1002		
811A		
001A		
3904		
381A		
5052	70.54	69.74
821B		
821D		
501A		
1204	67.19	64.38
251A		
251B		
4855	74.4	73.5
091G		
911B		

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REFERENCE	COVER LEVEL	INVERT LEVEL
121A		
911A		
931A		
111A		
651D		
701C	73.09	71.42
701E	73.1	71.16
701G	73.1	72.4
991B		
611A		
511A		
441B		
441D		
011C		
011E		
291D		
911B		
911D		
241D		
921B		
021A	75.22	75.16
031R	76.68	75.038
031K	76.744	75.1
031G	77.18	75.25
931K	75.866	74.422
031C	77.17	75.44
031A	76.77	74.94
121B	78.85	77.01
131C	78.67	77.245
041H	76.419	74.86
121D	78.52	76.67
941I	75.739	74.365
021B	77.39	75.45
031I	76.74	74.77
941D	75.22	73.73
941L	75.3	74.075
021D	77.87	76
931G	76.546	74.966
031O	77.448	75.981
931B	75.85	74.01
131D	78.097	76.672
041I	76.206	74.655
031D	77.57	75.72
021C	77.87	76
031B	76.77	74.77
141B	77.466	76.041
931E	76.28	74.44
021F	77.181	75.526
841D	75.43	73.5
131B	79.295	77.87
041B	76.42	74.52
941H	75.438	74.285
041A	77.77	75.93
041L	76.6	75.432
031L	76.74	75.315
031J	77.139	75.714
841C	75.1	73.04
031Q	76.884	75.165
021J		
033D		
931S		
941R		
033R		
942M		
942P		
031Z		
033H		
042Y		
131F		
042M		
942B		
033G		
041V		
032R		
032Z		
131R		
033L		
033Y		
121F		
021I		
931Y		

REFERENCE	COVER LEVEL	INVERT LEVEL
191F		
891A		
251C		
011A		
651E		
701D	73.1	71.63
701F	73.05	71.53
991A		
991C		
611B		
441A		
441C		
011B		
011D		
011F		
991D		
911C		
501E		
921A		
021E	77.373	75.948
141A	77	75.34
041C	76.62	75.08
841B	75.43	73.13
041E	75.89	74.16
941J	75.644	74.288
941B	75.61	73.79
931H	76.293	74.808
941G	75.667	74.416
931C	76.19	74.27
141C	77.162	75.801
941A	75.68	73.65
041F	75.93	74.11
031E	77.59	75.76
041K	75.897	74.397
041J	75.95	74.448
031F	77.42	75.57
041G	77.737	76.319
941C	75.76	73.92
931I	76.18	74.57
121C	78.86	77.01
031P	77.608	76.158
131A	78.2	76.34
031N	77.17	75.528
931J	76.204	74.848
031H	76.9	74.91
941F	76.3	74.43
941K	75.534	74.235
041D	76.12	74.49
041M	76.107	74.862
941E	75.33	73.64
841E	75.736	74.539
841F	75.3	74.06
841A	75.42	73.27
931F	76.56	74.63
031M	77.548	76.048
141D	76.89	75.72
121A	78.52	76.67
032S		
043K		
941M		
931U		
043I		
131T		
131U		
942D		
042Z		
942J		
032U		
131K		
931Z		
043M		
032P		
021H		
841G		
131M		
942K		
032I		
841J		
041N		
131I		
131J		

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REFERENCE	COVER LEVEL	INVERT LEVEL
043N		
021G		
043J		
031W		
042R		
032D		
131O		
041X		
033P		
932E		
033N		
043C		
841R		
942S		
042H		
042I		
931M		
841Q		
033V		
033M		
033J		
032B		
041T		
032N		
021L		
042T		
932F		
941N		
121E		
941X		
941O		
131S		
942L		
032J		
042Q		
932H		
131V		
942G		
942U		
033T		
941P		
032K		
841I		
931W		
931P		
032O		
032C		
942R		
042P		
021K		
043A		
032V		
042V		
131X		
032Y		
931X		
931N		
932B		
033S		
042F		
942E		
941T		
121H		
033Q		
841M		
042U		
941V		
131P		
031V		
034B		
033O		
032Q		
841H		
042C		
031Y		
421C		
341A		
241E		
991B		
191G		
121J		

REFERENCE	COVER LEVEL	INVERT LEVEL
033X		
932K		
931V		
941U		
931Q		
032M		
141E		
033F		
042K		
932J		
032W		
033A		
041U		
042A		
033E		
032E		
041Y		
131H		
032L		
841N		
841P		
032G		
841K		
032T		
121I		
131W		
043G		
831D		
043H		
942N		
942O		
033C		
043D		
033Z		
032H		
942T		
031S		
931R		
041Q		
041Z		
841O		
131E		
043E		
931L		
043L		
041P		
942H		
042B		
932I		
041O		
121G		
942C		
041R		
033W		
932D		
031T		
043O		
032A		
042E		
042D		
131L		
041W		
942Q		
032F		
042L		
932L		
131N		
131Q		
841L		
942I		
034A		
131G		
042N		
042S		
421B		
411B		
341B		
991A		
391E		
491A		
841S	74.36	72.56

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REFERENCE	COVER LEVEL	INVERT LEVEL
043P	76.107	74.862

REFERENCE	COVER LEVEL	INVERT LEVEL
201C		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

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

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer:
	Proposed:
	Culverted Watercourse:
	Discommissioned Sewer:
	Ownership of this drainage network is currently unknown:

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

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:

Operational Controls

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

	Ancillary:
	Control Valve:
	Drop Pipe:
	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.

	Inlet:
	Outfall:
	Undefined End:

Other Symbols

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

	Change of Characteristic Indicator:
	Invert Level:
	Public / Private Pumping Station:

Areas

Lines denoting areas of underground surveys, etc.

	Agreement:
	Chamber:
	Operational Site:

Ducts or Crossings

	Casement:
	Conduit Bridge:
	Subway:
	Tunnel:

5) 'm' or 'ft' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. 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, please contact Property Searches on 0800 009 4540.

Payment Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment within 14 days of the date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service or will be held to be invalid.
4. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
5. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
6. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 980 8800.

If you are unhappy with our service, you can speak to your original goods or customer service provider. If you are still not satisfied with the outcome provided, we will refer the matter to a Senior Manager for resolution who will provide you with a response.

If you are still dissatisfied with our final response, and in certain circumstances such as you are buying a residential property or commercial property within certain parameters, The Property Ombudsman will investigate your case and give an independent view. The Ombudsman can award compensation of up to £25,000 to you if he finds that you have suffered actual financial loss and/or aggravation, distress, or inconvenience because of your search not keeping to the Code. Further information can be obtained by visiting www.tpos.co.uk or by sending an email to admin@tpos.co.uk.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0300 034 2222 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking
Please Call 0800 009 4540 quoting your invoice number starting CBA or ADS	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

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

Tetra Tech Europe

Search address supplied Pinewoods Campus
1
Geranium Close
Crowthorne
RG45 6UY

Your reference Pinewood Campus Wokingham

Our reference SFH/SFH Standard/2024_5017274

Received date 8 July 2024

Search date 8 July 2024



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



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



0800 009 4540

Search address supplied: Pinewoods Campus,1,Geranium
Close,Crowthorne,RG45 6UY

This search is recommended to check for any sewer flooding in a specific address or area

TWUL, trading as Property Searches, are 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) and any negligent or incorrect recording of that interpretation in the search report
- (iv) compensation payments



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



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



0800 009 4540

History of Sewer Flooding

Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “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 presented 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 the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0800 316 9800 or website www.thameswater.co.uk



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



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