

## **Appendix F Sewer Asset Map Data**



UK Flood Risk  
41 STANHAM ROAD,  
DARTFORD  
DA1 3AN

**Search address supplied**      Albuhera  
Farm Road  
Northwood  
HA6 2NZ

**Your reference**                      Albuhera Farm Road

**Our reference**                        ALS/ALS Standard/2025\_5263087

**Search date**                            8 December 2025

## Keeping you up-to-date

### Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website [thameswater.co.uk/property-searches](https://thameswater.co.uk/property-searches)

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .



Thames Water Utilities Ltd  
Property Searches,  
Clearwater Court, Vastern Road, Reading RG1 8DB



[property.searches@thameswater.co.uk](mailto:property.searches@thameswater.co.uk)  
[thameswater.co.uk/propertysearches](https://thameswater.co.uk/propertysearches)



0800 009 4540

**Search address supplied:** Albuhera, Farm Road, Northwood, HA6 2NZ

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 and 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 contact details below:

Thames Water Utilities Ltd  
Property Searches  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Email: [property.searches@thameswater.co.uk](mailto:property.searches@thameswater.co.uk)

Web: [thameswater.co.uk/propertysearches](http://thameswater.co.uk/propertysearches)

## Waste Water Services

**Please provide a copy extract from the public sewer map.**

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. The public sewer map 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.**

With regard to the fresh water supply, this site falls within the boundary of another water company. For more information, please redirect your enquiry to the following address:

Affinity Water Ltd  
Tamblin Way

# Asset Location Search



## Property Searches

Hatfield  
AL10 9EZ  
Tel: 0845 7823333

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.



## 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. You can do this by emailing [customer.feedback@thameswater.co.uk](mailto:customer.feedback@thameswater.co.uk) with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over 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](mailto:developer.services@thameswater.co.uk)

### Clean Water queries

Should you require any advice concerning 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](mailto:developer.services@thameswater.co.uk)



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 508020,192216

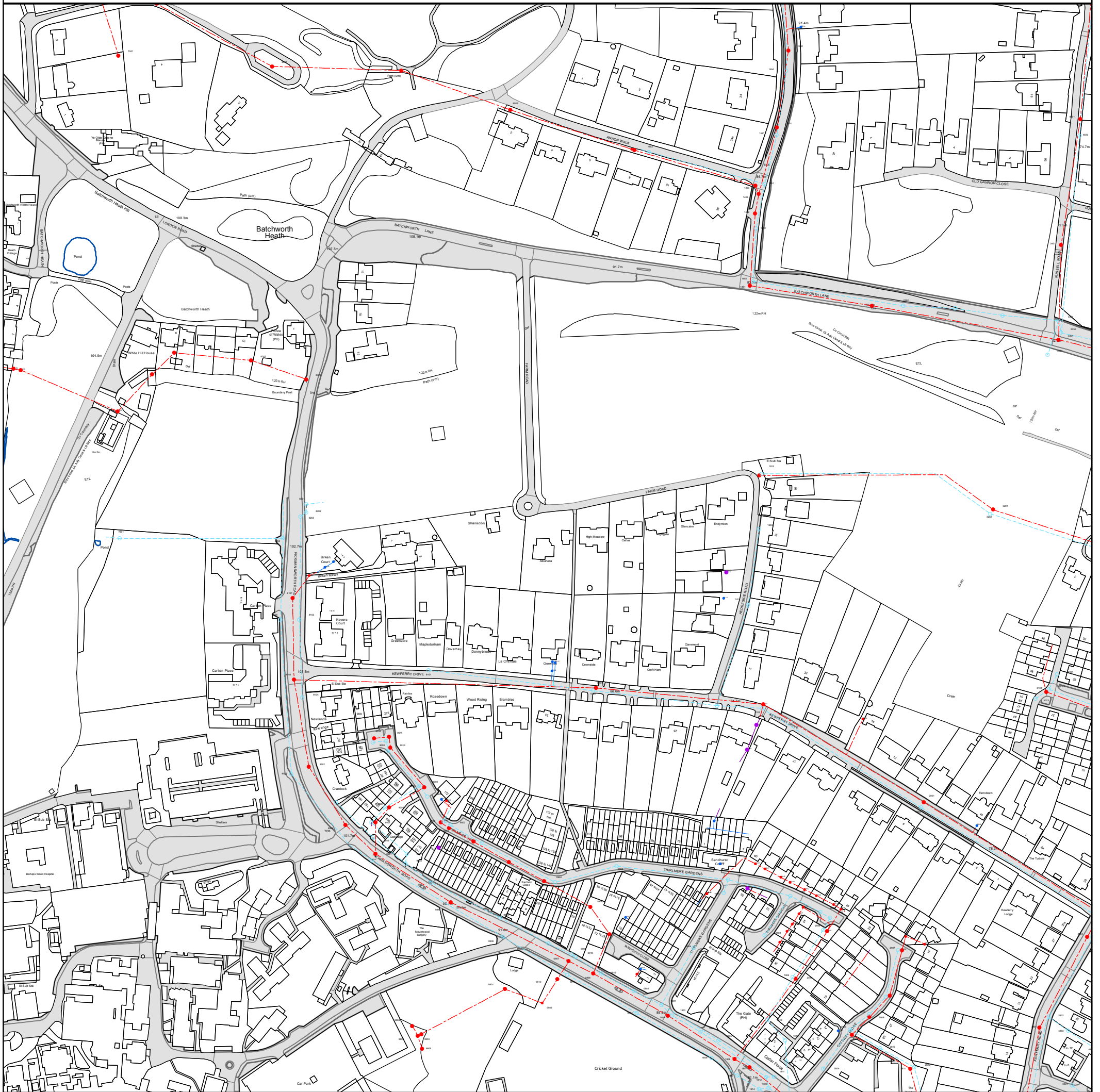
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual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

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

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

<b>Manhole Reference</b>	<b>Manhole Cover Level</b>	<b>Manhole Invert Level</b>
011B	n/a	n/a
011A	n/a	n/a
011C	n/a	n/a
0101	87.39	84.97
9101	97.11	95.67

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 15 30 60 90 120  
Meters

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**Scale:** 1:2865  
**Width:** 800m  
**Printed By:** SAsok1  
**Print Date:** 08/12/2025  
**Map Centre:** 508020,192219  
**Grid Reference:** TQ0892SW

**Comments:**

# ALS/ALS Standard/2025\_5263087

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

REFERENCE	COVER LEVEL	INVERT LEVEL
3350	73.12	70.6
2814		
0904		
2902	84.73	80.62
3352	73.64	71.75
3351	72.36	70.66
1202		
9015		
1403	86.66	84.72
1404	86.25	84.31
1203	85.8	84.58
1819		
1820		
9912	94.8	
9003		
1811	80.77	79.59
0803	89.9	88.26
0908	90.15	89.01
0913	90.05	88.12
3202		
9805		
9005		
9911	96.56	95.55
1813	80.67	78.86
1103	81.34	79.6
9501	106.13	104.46
1451	86.66	84.31
1818		
9502		
9907		
9017		
9910	92.59	
0907	88.86	86.27
0910		
2812	78.7	76.87
1804		
1401	83.24	
3801	74.53	72.01
3354	72.52	71.14
2801	79	77.45
4550	75.09	72.2
2807	78.97	77.67
2808	79.13	77.55
2301	77.89	75.84
2002	79.58	77.56
3353	74	73.22
0101	87.39	84.97
0905		
2809	79.17	77.46
1805	82.38	80.27
1503	96.19	92.61
1808		
1803	83.94	82.04
7301	106.06	103.98
8102	103.08	101.65
8002	104.69	103.27
8501		
8003	103.7	102.81
8203	102.54	100.44
8202	102.01	100.35
8301		
8005	101.01	99.95
8008		
8007		
9002		
9008		
7201		
3401		
9011		
8001	104.37	102.33
0801	85.57	84.27
1906		
3101		
991A		
901B		
191E		
191G		
291C		
1902	81.23	80.47
1901	82.6	81.47
291B		

REFERENCE	COVER LEVEL	INVERT LEVEL
4803		
3102		
0906		
3201		
3301	73.26	
1201		
9802	94.87	94.12
1402	85.75	83.95
1452	84.75	83.14
1814	80.85	79.51
9909	90.65	
1550	90.87	87.79
1502	91.62	
9004		
9001		
1501	88.46	85.12
0901		
0902		
2804	79.44	78.47
9803	94.87	88.8
9006		
9101	97.11	95.67
9801	91.43	88.45
9016		
9905		
1903		
1812	80.71	79.32
4801		
9908		
9804		
1809	82.48	81.1
0911	88.83	87.35
0909	88.91	87.65
2811	78.71	77.11
1904		
1101	84.62	83.31
3103		
3104		
3802	74.61	73.01
2907	78.82	77.72
4501	75.11	72.35
0802	86.52	85.05
2802	79.12	77.26
2810	79	77
1104		
0102	88.01	86.56
0912	87.47	86.08
2803	79.21	77.16
1801	84.16	83.46
2350	76.11	74.93
1552	95.28	95.25
1802	84.18	81.74
0903		
8302	105.97	103.34
8204		
8101	103.15	100.59
8105		
7501	110.97	109.04
8104		
8201	102.02	100.19
8006		
8009		
8901		
9007		
9014		
9013		
101B		
1102	81.32	78.84
1807	81.58	78.91
1551	87.99	84.75
2001	79.57	76.77
4904	75.77	72.51
1450	83.2	81.32
8103	104.19	100.31
8004	102.68	100.5
191F		
191H		
291D		
1905		
191A		
291A		

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
















REFERENCE	COVER LEVEL	INVERT LEVEL
191B		
191D		
901A		
191J		
291F		
2901		
2905		
091A		
101A		
2908	78.82	78.02
291H		
821B		
891A		
261A		
091D		
631D		
631B		
011A		
011B		
121A		

REFERENCE	COVER LEVEL	INVERT LEVEL
191C		
9009		
191I		
291E		
291G		
2904		
091C		
201A		
1810	81.72	80.6
291I		
821A		
811A		
301A		
101C		
731A		
631C		
281A		
011C		
111A		









# 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
-  Sludge Sewer
-  Foul Trunk Sewer
-  Surface Trunk Sewer
-  Combined Trunk Sewer
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Vacuum
-  Thames Water Proposed
-  Vent Pipe
-  Gallery

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

-  Sewer
-  Culverted Watercourse
-  Proposed
-  Decommissioned Sewer
-  Content of this drainage network is currently unknown
-  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
-  Meter
-  Dam Chase
-  Vent
-  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
-  Drop Pipe
-  Control Valve
-  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
-  Public / Private Pumping Station
-  Invert Level
-  Summit

## Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Chamber
-  Operational Site

## Ducts or Crossings

-  Casement
  -  Conduit Bridge
  -  Subway
  -  Tunnel
- Ducts may contain high voltage cables. Please check with Thames Water.

5) 'na' or 'of' 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.