The information in this document refers to:

Land South of
Rampton Road
Cottenham
CB24 8TJ

This document was ordered by:

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

Customer reference: 21458161000

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: B1130043-1.

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) and KYLIE SALMONS (Cambridge Water Company Plc) who have no, nor are likely to have, any personal or business relationship with any person involved in the sale of the property.

The report was completed by Sharon Bish (Anglian Water Services Limited trading as Geodesys) and KYLIE SALMONS (Cambridge Water Company Plc) who have no, nor are likely to have, any personal or business relationship with any person involved in the sale of the property.

This was requested on 13 October 2014 and completed on 15 October 2014

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

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

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

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

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

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

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

Important Consumer Protection Information from the PCCB

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

The Search Code:

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

The Code’s core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

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

Please ask your search provider if you would like a copy of the Search Code.
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<td>24</td>
<td>Are there any trade effluent consents relating to this site/property</td>
</tr>
</tbody>
</table>
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: Cambridge Water Company Plc 90 Fulbourn Road Cambridge Cambs CB1 9JN Tel: 01223 403000 www.cambridge-water.co.uk The ‘water mains’ in this context are those which are vested in and maintainable by the water company under statute. Assets other than public water mains may be shown on the plan, for information only. Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal, please refer to Question 23. The enclosed extract of the public water main record shows known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

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

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

Informative  Anglian Water Services Limited is not responsible for any private drains and sewers that connect the property to the public sewerage system, and does not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

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

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

Informative  Anglian Water Services Limited is not responsible for private drains and sewers that connect the property to the public sewerage system, and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company tel: 0800 169 3271. If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.
**Question 5**  Is a surface water drainage charge payable?

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

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

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

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

**Informative**  The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public sewer running within the boundary may restrict further development. Anglian Water has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work. Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.

**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 6.24 kilometres to the East of the property. The name of the sewage treatment works is WATERBEACH 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** Records confirm that water mains or service pipes serving the property 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 properties who will want to know whether or not the property will be linked to the mains water supply. Please note this could relate to a piece of land and is not subject to an adoption agreement.

**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 Cambridge Water has a continuing programme of water quality monitoring, which involves the routine sampling and analysis for bacteriological and chemical parameters taken randomly from customers’ taps in all of its Water Quality Supply Zones. Cambridge North zone supplies approximately 85750 people. In 2013 all water samples taken in the Cambridge North supply zone were compliant with the 2000 Regulations (amended 2010).

Informative 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 Cambridge Water Company Plc on: 01223 403000).

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.

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.

If any sample exceeds the prescribed concentration all appropriate means are taken to protect public health in consultation with the Primary Care Trust & Local health Protection unit and local authority. Cambridge 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 content of water is complex and varies from area to area, often because of the different rocks through which it filters. Water naturally contains a range of trace substances at levels which are suitable for drinking. In fact many of these substances are essential for health. All water supplied by Cambridge water is groundwater (from underground aquifers).

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 N/A.

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: 03457 145 145, www.anglianwater.co.uk is the sewerage undertaker for the area and Cambridge Water Company Plc, 90 Fulbourn Road, Cambridge, Cambs, CB1 9JN, Tel: 01223 403000, www.cambridge-water.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.

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, e.g. 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, i.e. 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:

<table>
<thead>
<tr>
<th>Pipe Diameter</th>
<th>Width or Strip</th>
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</thead>
<tbody>
<tr>
<td>Up to 149mm</td>
<td>4.5m</td>
</tr>
<tr>
<td>150 - 449mm</td>
<td>6.0m</td>
</tr>
<tr>
<td>450 - 749mm</td>
<td>9.0m</td>
</tr>
<tr>
<td>750 and above</td>
<td>12.0m</td>
</tr>
</tbody>
</table>

If you require a copy of an agreement please contact Savills, Trinity Court, Trinity Street, Peterborough, PE1 1DA. A fee may be charged for this service. Please quote the date of the Report plus the Report Reference. You may also make contact either by telephone on 01733 209932 or by email to AWSEstates@savills.com
Question 24  Are there any trade effluent consents relating to this site/property

Answer  Records indicate that there are no trade effluent consents relating to this site/property.

Informative  The Trade effluent consent applies to premises in the vicinity of the premises the subject of this search, but it is for the applicant to satisfy itself as to the suitability of the consent for its client’s requirements. If, in the case of any trade premises, any trade effluent is discharged without such consent or other authorisation, the occupier of the premises shall be guilty of an offence. The occupier of any trade premises in the area of Anglian Water Services Limited may only discharge any trade effluent proceeding from those premises into Anglian Water Services Limited’s sewers if he does so with Anglian Water Services Limited’s consent. Please note any existing consent is dependant on the business being carried out at the property and will not transfer automatically upon change of ownership. For further information, including copies of consent, please contact Anglian Water, Water Quality and Environmental Performance Department, Environmental Standards Team, Anglian House, Ambury Road South, Huntingdon, Cambridgeshire, PE29 3NZ or telephone 01480 323971.
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;

*later 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 adoption 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);

*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); or

(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 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) Section 199 was amended by Section 7(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 ANY Water Limited trading as GEODESYS who produce the Report; its registered office being at Angle House, Ashbury Rd, Huntingdon, PE29 3NJ, and whose principle place of trading is at Osprey House, 1 Percy Road, Huntingdon, PE29 6SZ, company number 2366656. “Order” means any request completed by the Customer requesting the Report. “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 any Order for a Report is a 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 received and sent to the Client.

2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection.

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.

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

3.0 Liability

3.1 The Company shall not be liable to the Customer, the Client or the Purchaser for any failure, defect or non-performance of its obligations arising from any failure of, or defect in any machine, processing system or transmission link or anything beyond the Company’s reasonable control or the acts or omissions of any third party.

3.2 Where a Report is requested for an address falling within a geographical area where two different companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by 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.

For more information, please contact us on:
0845 070 9109
www.geodesys.com

CommDW-standard TCs v5 - July 2013

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 each acknowledge that the Report is confidential and is intended for the personal use of the Customer and the Purchaser and shall not be used or copied (in whole or in part) for any other use whatsoever, whether for commercial gain or otherwise. 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 each 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 Information contained in the Report is 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 each agrees to indemnify the Company against any losses, costs, claims and damage suffered by the Company as a result of any breach by the relevant party of the terms of paragraphs 4.1 to 4.5 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 debit card payment 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 any sub-contractors or advisors to 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.
The 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 changed in accordance with The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The contents of this map do not reflect these changes. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever is accepted for any error or omission. This information is valid for the date printed. This plan is produced by Anglian Water Services Ltd. trading as GEODESYS from Ordnance Survey digital map data which is protected by Crown copyright and remains the property of Ordnance Survey, (c)Crown copyright, 100022432. 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.
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Manhole Reference | Liquid Type | Cover Level | Invert Level | Depth to Invert
7307              | F           | -           | 9.348        | -              |
7702              | F           | -           | -            | -              |
7703              | F           | -           | -            | -              |
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Appendix 6 – Soakaway Testing
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Dear Neil,

**Land off Rampton Road, Cottenham**

Enzygo Limited undertook soakaway tests at the above named site on the 24th September 2015. Three trial pits (Figure 1 overleaf) were excavated to depths of 2.00m below ground level (BGL) and the tests undertaken from water depths of 1.00m bgl.

Soakaway pits were excavated as narrow as feasible to allow water to accumulate within the pit to the test level. A trailer mounted water bowser was used for the water supply with a large outlet valve. Trial pit sides remained relatively stable and vertical during excavation and soakaway testing.

Infiltration rates permitted only one test attempt on each pit. Only one test pit completed a single test attempt while the two remaining pits had infiltration rates insufficient to complete a single test run and calculate an infiltration rate. A low minimum infiltration rate was recorded for one test pit, SA3.

Results are summarised in Table 1, overleaf.

We hope that this is of assistance.

Yours sincerely,

Scott Dawson
Environmental Consultant
Table 1 – Soakaway test results

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<th>Exploratory Hole</th>
<th>Depth (m bgl)</th>
<th>Test No</th>
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<th>Design Soil Infiltration Rate (m/hr)</th>
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Figure 1 – Soakaway pit locations