

# Interpreting CON29DW Sewer Asset Plans

As Wessex Searches, we are the producer of the Official CON29DW search in the Wessex Water region. We believe in producing high quality searches with the client in mind, ensuring that they feel confident and informed about the property they are purchasing.

As well as our guarantee to leave no questions unanswered, our reports will always provide two asset plans for ease of understanding, one sewer plan and one water plan.

We understand that there are many assets in the water and sewerage networks, some of which may not be

familiar. Therefore, as part of a two-part series exploring assets, we will begin by reviewing the meaning of sewer assets.

Some important and key features of our plans are that they use water company records for accuracy; they are always orientated north

for consistency and we reveal the direction of flow through the assets.

*Within the next edition of the Devon and Somerset Law Society newsletter, we will provide explanations of water assets.*


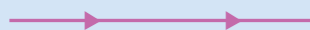





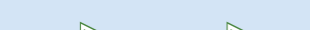











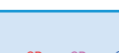

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Asset	Asset name	Description
	<b>Public Foul Sewer</b>	A sewer that carries wastewater from domestic and commercial sources to a Water Recycling Centre.
	<b>Public Combined Sewer</b>	An older sewer that carries a combination of surface water and wastewater to a Water Recycling Centre.
	<b>Public Surface Water Sewer</b>	A sewer that carries surface water (e.g. rainwater from roofs, yards, or car parks etc) to a point of discharge.
	<b>Strategic Sewer</b>	These sewers are essential to the running of the sewerage network. No work permitted or within 6m (horizontal) of this asset.
	<b>Abandoned Sewer</b>	Sewers abandoned in situ. These sewers are sealed and should not be used for connections.
	<b>Private Sewer</b>	Sewers not in the ownership of Wessex Water but recorded to assist with work in the geographical vicinity.
	<b>Public Rising Main/ Standby Rising Main</b>	A pipe that carries a pressurised pumped flow to another part of the sewerage system.
	<b>Public Overflow</b>	A pipe that relieves upstream sewers of flows in excess of the hydraulic capacity.
	<b>Effluent Disposal Main</b>	A pipe that carries treated effluent from a Water Recycling Centre to a watercourse or other point of discharge.
	<b>Culverted Watercourse</b>	A natural (or diverted) watercourse which has been piped.

Asset	Asset name	Description
	<b>Highway Drain</b>	Part of drainage system maintained by the highway authority to drain surface water from the highway.
	<b>Manhole (foul, combined and surface)</b>	An access chamber to the sewerage network.
	<b>Pumping Station</b>	Facility used to lift sewer flows to a higher point in the gravity system, or to pump to another facility.
	<b>Non-return valve</b>	Valve that allows flow to pass in only on direction.
	<b>CSO (Combined Sewer Overflow)</b>	Chamber where excess sewage can be discharged when the capacity of the network is exceeded.
	<b>Bifurcation</b>	Chamber where flow may be split into two or more channels. May operate in both dry and wet weather conditions.
	<b>Rodding Eye</b>	A small hatch in the drainage system that is used for inspection or cleaning.
	<b>Catchpit</b>	A pit on the sewerage network in which matter, that may otherwise block a sewer, is collected, and periodically removed.
	<b>Soakaway</b>	A form of infiltration drainage that allows water (usually surface water) to infiltrate into the ground rather than discharge directly into a sewer.