

**BURLINGTON PROPERTY GROUP**

**OXHEY LANE, CARPENDERS PARK**

**LAND AT CARPENDERS PARK FARM**

**UTILITY ASSESSMENT**

**REPORT REF.  
2403160-ACE-XX-XX-RP-C-0581**

**March 2025**

**HEAD OFFICE (LONDON):** 3rd Floor, The Hallmark Building, 52-56 Leadenhall Street, London, EC3M 5JE **T** | 020 7680 4088

**SUFFOLK:** Suffolk Enterprise Centre, 44 Felaw Street, Ipswich, IP2 8SJ **T** | 01473 407 321

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**NOTTINGHAM:** Office 3, Garage Studios, 41-43 St Mary's Gate, Lace Market, Nottingham, NG1 1PU **T** | 0115 697 0940

**KENT:** Suite 10, Building 40, Churchill Business Centre, Kings Hill, Kent, ME19 4YU **T** | 01732 752 155

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**EDINBURGH:** 4-5 Lochside Way Edinburgh EH12 9DT **T** | 0131 516 8111

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## **Contents**

	<b>Page</b>
<b>1. Introduction .....</b>	<b>1</b>
<b>2. Development Proposals .....</b>	<b>3</b>
<b>3. Utility Service Provision .....</b>	<b>4</b>
<b>4. Gas Supply.....</b>	<b>6</b>
<b>5. Electricity .....</b>	<b>7</b>
<b>6. Potable Water.....</b>	<b>8</b>
<b>7. Telecoms .....</b>	<b>10</b>

## **Appendices**

**Appendix A - Topographical Survey**

**Appendix B - Illustrative Masterplan**

**Appendix C - Landmark Utilities Report Summary**

**Appendix D - Cadent Gas**

**Appendix E - UKPN**

**Appendix F - Affinity Water**

**Appendix G - Openreach**

**Appendix H - Virgin Media**

**Figures**

**Figures 1-1 Site Location Plan**

**Figures 2-1 Illustrative Masterplan Extract**

**Figures 3-1 Potentially Affected Utility Providers**

**Figures 3-2 No Response Utility Providers**

**Figures 3-3 Not Affected Utility Providers**

**Figure 4-1 Extract of Cadent Gas Asset Plans**

**Figure 5-1 Extract of UKPN Asset Plans**

**Figure 6-1 Extract of Affinity Water Asset Plan**

**Figure 7-1 Extract of Openreach Asset Plans**

**Figure 8-1 Extract of Virgin Media Asset Plans**

**Document Control Sheet**

<b>REV</b>	<b>ISSUE PURPOSE</b>	<b>AUTHOR</b>	<b>CHECKED</b>	<b>APPROVED</b>	<b>DATE</b>
-	DRAFT FOR COMMENT	NC	JH	-	18/03/25
-	FINAL FOR PLANNING	NC	JH	DM	25/03/25

**Distribution**

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## **1. Introduction**

- 1.1. Ardent Consulting Engineers (hereafter referred to as Ardent) has been appointed by Burlington Property Group (hereafter referred to as Burlington) to undertake a Utility Assessment for the proposed development on land at Oxhey Lane, Carpenders Park (hereafter referred to as the Site).
- 1.2. In preparation for this assessment, Ardent has referred to asset plans provided for the relevant Statutory Undertakers that provide services in the area.
- 1.3. It should be noted that elements of this report have been produced based on the information received from relevant providers and as such, Ardent cannot accept responsibility for the accuracy of the information.
- 1.4. Copies of the correspondence received from the Statutory Undertakers is included within the appendices of this assessment for further reference.

### ***Site Location***

- 1.5. The Site is located east of Oxhey Lane, Carpenders Park (**Figure 1-1**), approximately centred on National grid reference 512910mE, 193527mN (TQ 12910 93527).



**Figure 1-1: Site Location Plan** (Source: Pegasus Group)

***Existing Site***

- 1.6. The Site is primarily bound by open land, with exception of the western boundary with Oxhey Lane, an existing care home and residential uses beyond.
- 1.7. Given the present un-developed nature of the Site, it would be considered to have no or limited demand on the utility network.
- 1.8. The Site topography has a ridge line falling east to west, that broadly separates the site one-third to the north and two-thirds to the south. Levels across the Site range from a high of approximately 104.25mAOD on the east boundary at the ridge, to low points of approximately 82.70mAOD at the north-west corner, and 79.80mAOD at the south-west corner.
- 1.9. A topographical survey of the Site was carried out in October 2024 by Anthony Brookes Surveys Ltd, and is included in **Appendix A**.

## **2. Development Proposals**

- 2.1. The Development proposals include [DESCRIPTION FROM PLANNING CONSULTANT].
- 2.2. An extract of the illustrative masterplan shown in **Figure 2-1**, and the full drawing provided within **Appendix B**.



**Figure 2-1: Illustrative Masterplan extract** (Source: Pegasus Group)

- 2.3. A primary vehicle access point to the Development is proposed from Oxhey Lane at the north-west corner, with an emergency access to the south-west. A point of non-vehicular access from Oxhey Lane is also provided for, just north of the boundary with the care home.

**3. Utility Service Provision**

- 3.1. Relevant Statutory Authorities were consulted about the proposal to develop the Site, and requested to provide details of any assets they may have in the area.
- 3.2. Currently, enquiries have been limited to asset plan requests, with no capacity assessments requested.
- 3.3. A Landmark Utilities Report was undertaken on 22/04/24 (see **Appendix C**). This identifies a list of potentially affected providers (**Figure 3-1**), along with providers from which no response has been received (**Figure 3-2**), and those which have been confirmed as not affected (**Figure 3-3**).

<b>Affected Utilities</b>			
We have received plans/information from the following companies. Please see the enclosed response.			
Utility	Category	Date Issued	Notes
Affinity Water - (Central Region)	Water Supply	22/04/2024	
Cadent Gas	Gas	22/04/2024	
Environment Agency	Environment Agency	22/04/2024	
Hertfordshire County Council	Council	22/04/2024	
LinesearchbeforeUdig	Other	22/04/2024	
Openreach - [British Telecommunications]	Telecom	22/04/2024	
UK Power Networks	Electricity	22/04/2024	
Utility Assets	Electricity	22/04/2024	
Virgin Media	Telecom	22/04/2024	

**Figure 3-1: Potentially Affected Utility Providers**

<b>No Response Received</b>			
We are still awaiting a full response from the following companies.			
Utility	Category	Date Issued	Notes
Thames Water	Sewerage, Water Supply		
Verizon	Telecom		
London Underground	Rail		Not ordered as requested*
* You have ordered a report without London Underground Ltd plans due to the nature of your works. An additional search of London Underground Ltd is available on request from £200 + VAT from your search provider customer services team.			

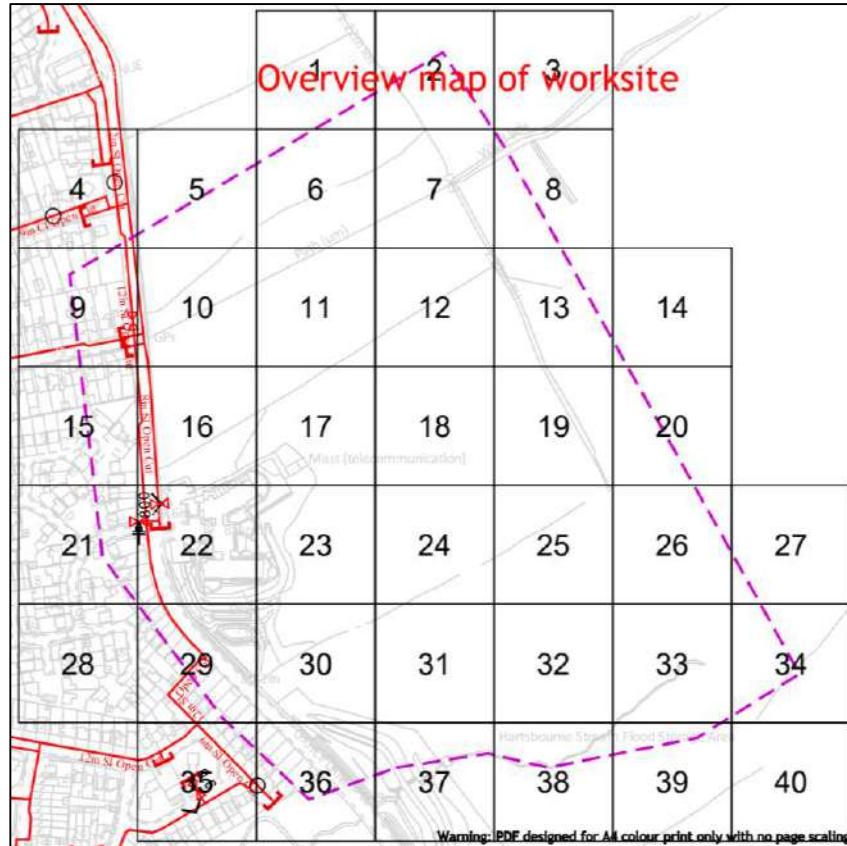
**Figure 3-2: No Response Utility Providers**

<b>Not Affected Utilities</b>			
We have received a not affected/no plant present response from the following companies.			
Utility	Category	Date Issued	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom	22/04/2024	
CityFibre	Telecom	22/04/2024	
Eclipse Power	Electricity	22/04/2024	
GTC	Electricity, Gas, Telecom, Water Supply	22/04/2024	
Network Rail	Rail	22/04/2024	
OCU Group	Telecom	22/04/2024	
SKY Telecommunications Services	Telecom	22/04/2024	
Vodafone	Telecom	22/04/2024	

**Figure 3-3: Not Affected Utility Providers**

## **4. Gas Supply**

### **Cadent Gas**



**Figure 4-1:** Extract of Cadent Gas Asset Plans

1.1. **Figure 4-1** above shows the extent of the Cadent Gas service request, with the received set of asset plans within **Appendix D**. Extents should be verified through a Ground Penetrating Radar (GPR) survey and, where necessary, trial pits.

1.2. The asset plans show that there are no Cadent Gas assets located within the Site boundary, and therefore it is not anticipated that assets will require diversion to facilitate the Development. However, some localised alteration or protection of assets may be necessary to facilitate the proposed points of access.

1.3. Adjacent to the Site western boundary are the following assets:

- An 8-inch low pressure pipe in the nearside of Oxhey Lane running north from the north edge of the care home.
- A 12-inch low pressure pipe in the offside of Oxhey Lane running north from the south edge of the care home.

## 5. Electricity

### UKPN

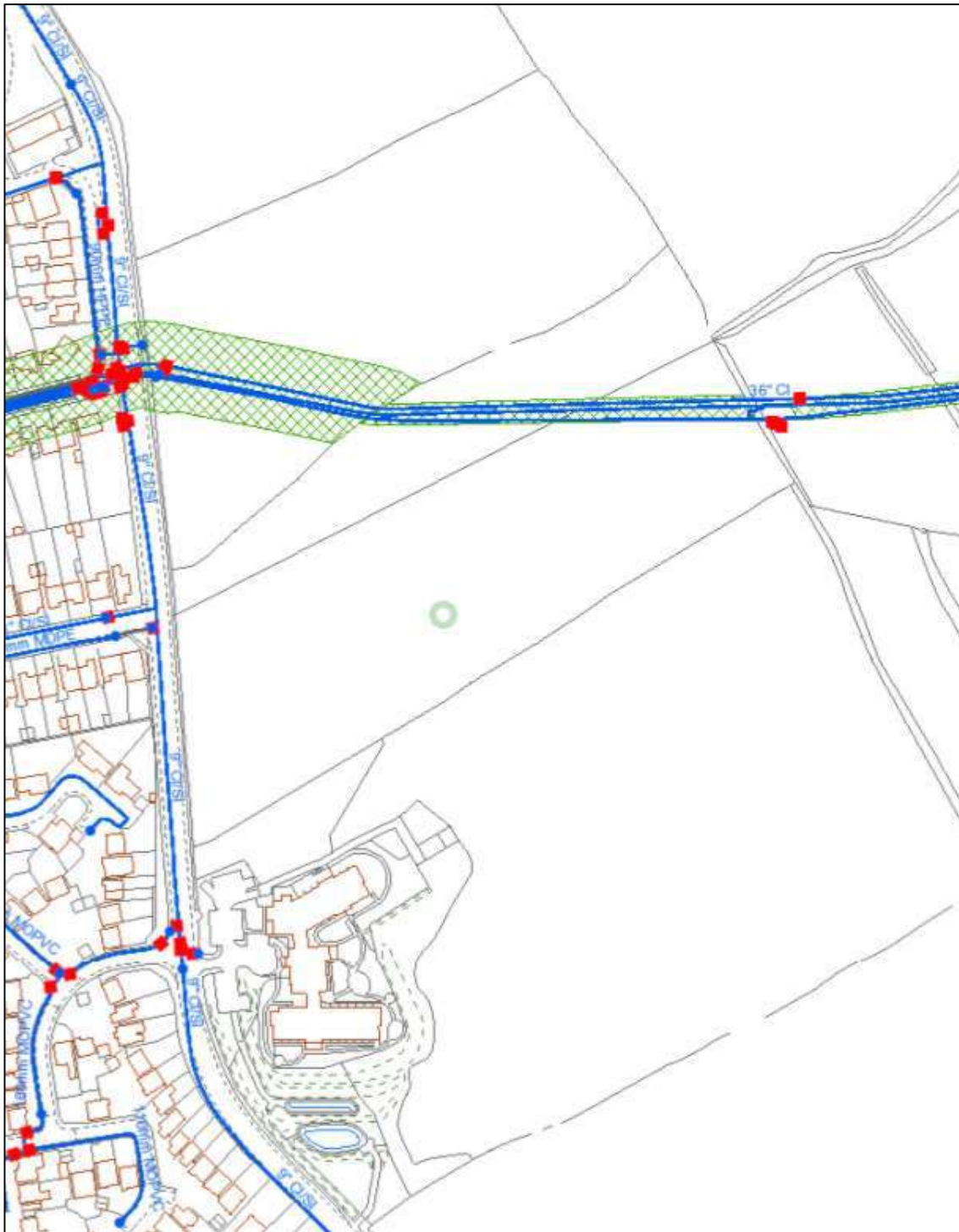


**Figure 5-1:** Extract of UKPN Asset Plans

- 5.1. **Figure 5-1** above shows the extent of the UKPN service request, with the received set of asset plans included within **Appendix E**. Extents should be verified through a GPR survey and, where necessary, trial pits.
- 5.2. The asset plans show high voltage underground cables that pass across the north-east corner of the Site, and in a south-west to north-east direction toward the north boundary, broadly extending on the line of Carpenders Avenue. Therefore, if diversion of these services is to be avoided, Development extents should be planned around them. Notwithstanding this, some localised alterations or protection of assets may still be necessary to facilitate the proposed points of access or other localised crossings of the services.
- 5.3. Adjacent to the Site western boundary (and in addition to the services crossing the Site) are the following assets:
- Low voltage underground cables within the nearside of Oxhey Lane, running north from around the centre of the care home site.

## **6. Potable Water**

### **Affinity Water**

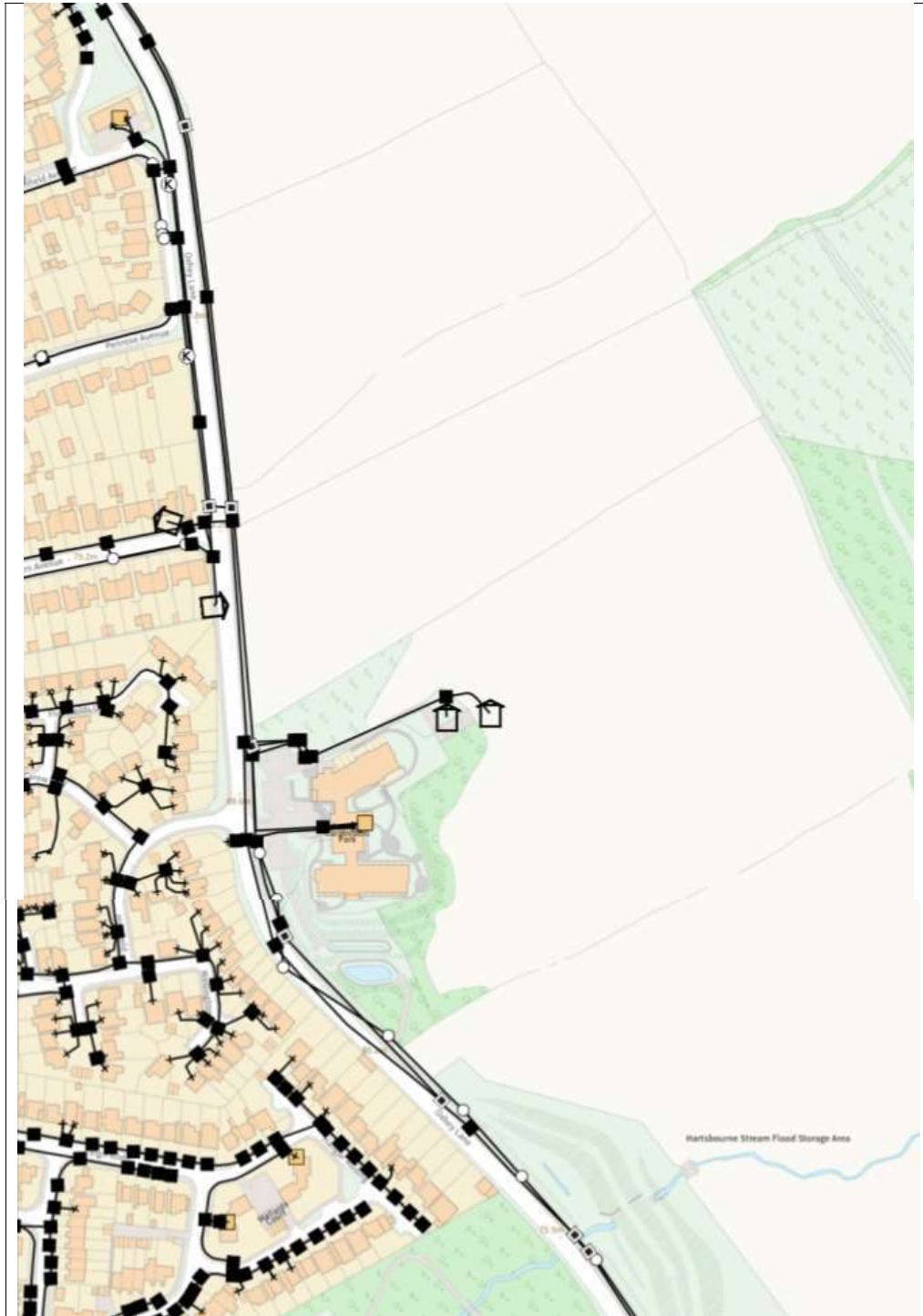


**Figure 6-1:** Extract of Affinity Water Asset Plan

- 6.1. **Figure 6-1** above shows the extent of the Affinity Water services within the Site area, with the received set of asset plans within **Appendix F**. Extents should be verified through a GPR survey and, where necessary, trial pits.
- 6.2. The asset plans show that there are Affinity Water 36-inch cast iron water mains cutting the north-east corner of the Site, and therefore it is not anticipated that assets will require diversion to facilitate the Development. Therefore, if diversion of these services is to be avoided, Development extents should be planned around them. Notwithstanding this, some localised alterations or protection of assets may still be necessary to facilitate the proposed points of access or other localised crossings of the services.
- 6.3. Adjacent to the Site western boundary is a 9-inch cast iron water main running the length of the Site within the offside of Oxhey Lane.

## **7. Telecoms**

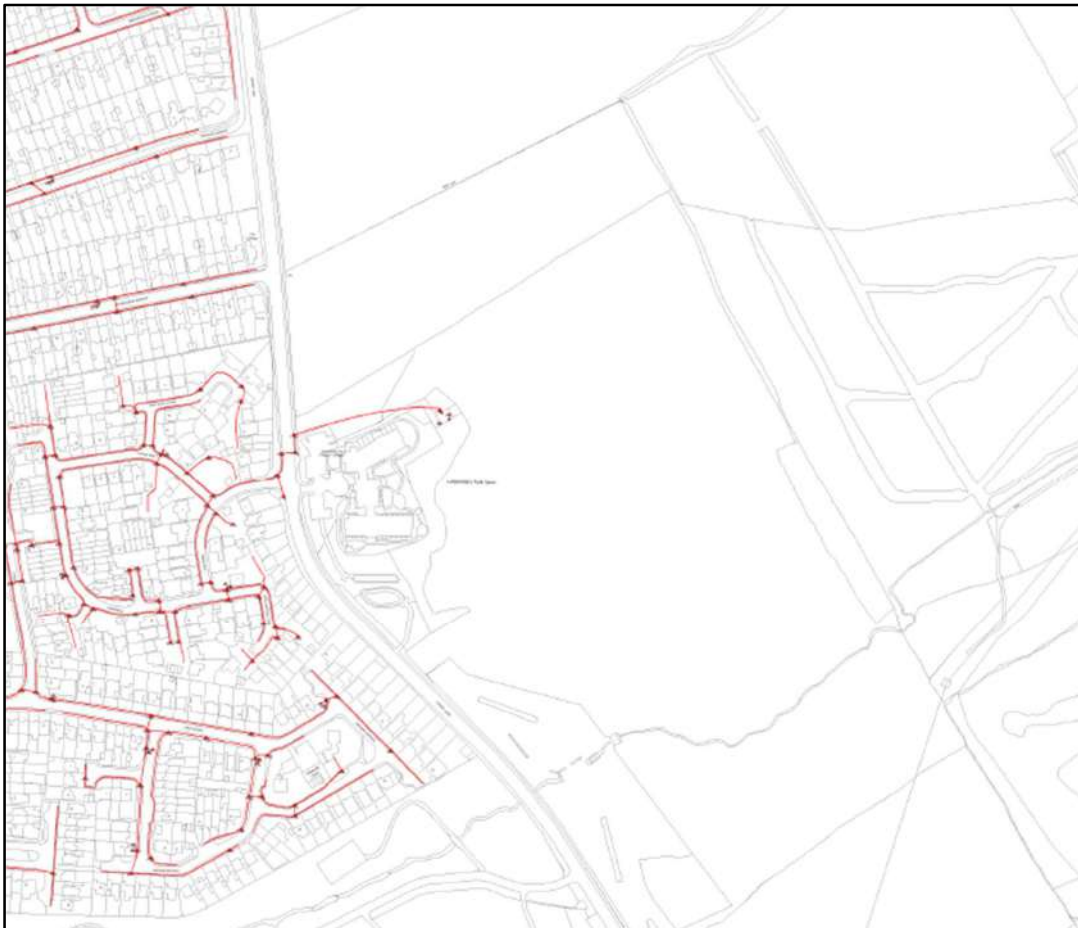
### **Openreach**



**Figure 7-1:** Extract of Openreach Asset Plans

- 7.1. **Figure 7-1** above shows the extent of the Openreach service within the Site area, with the received set of asset plans within **Appendix G**. Extents should be verified through a GPR survey and, where necessary, trial pits.
- 7.2. Apart from localised connections to on the north boundary of the care home, the asset plans show that there are no Openreach assets located within the Site boundary, and therefore it is not anticipated that assets will require diversion to facilitate the Development. However, some localised alteration or protection of assets may be necessary to facilitate the proposed points of access.
- 7.3. Adjacent to the Site western boundary are a combination of overhead and underground services within Oxhey Lane, along the full length of the site boundary.

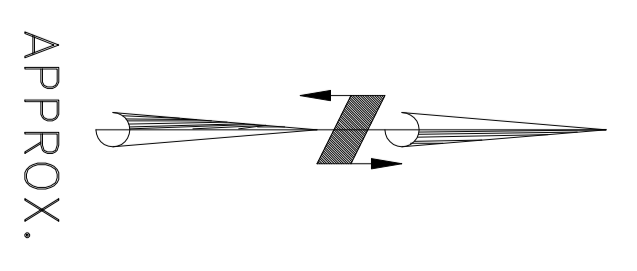
**Virgin Media**



**Figure 8-1:** Extract of Virgin Media Asset Plans

- 7.4. **Figure 8-1** above shows the extent of the Virgin Media service request, with the received set of asset plans within **Appendix H**. Extents should be verified through a GPR survey and, where necessary, trial pits.
  
- 7.5. Apart from localised connections on the north boundary of the care home, the asset plans show that there are no Virgin Media assets located within the Site boundary, and therefore it is not anticipated that assets will require diversion to facilitate the Development. However, some localised alteration or protection of assets may be necessary to facilitate the proposed points of access.
  
- 7.6. Adjacent to the Site western boundary is a Virgin Media duct running towards the care home within Oxhey Lane. Virgin media cabinets are situated between the care home and western boundary of the site.

## **Appendix A**



**STANDARD REFERENCES**

ABBREVIATIONS	
30	banked bottom
31	bar
32	barbed wire
33	barrier
34	barrel
35	barrel
36	barrel
37	barrel
38	barrel
39	barrel
40	barrel
41	barrel
42	barrel
43	barrel
44	barrel
45	barrel
46	barrel
47	barrel
48	barrel
49	barrel
50	barrel
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85	barrel
86	barrel
87	barrel
88	barrel
89	barrel
90	barrel
91	barrel
92	barrel
93	barrel
94	barrel
95	barrel
96	barrel
97	barrel
98	barrel
99	barrel
100	barrel

**Notes:**

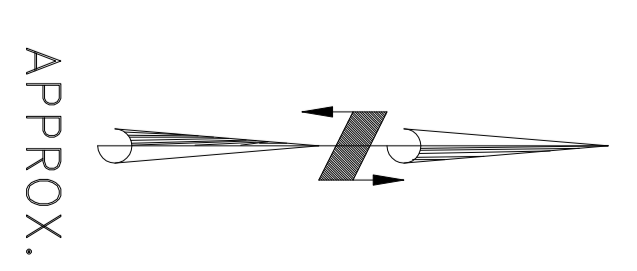
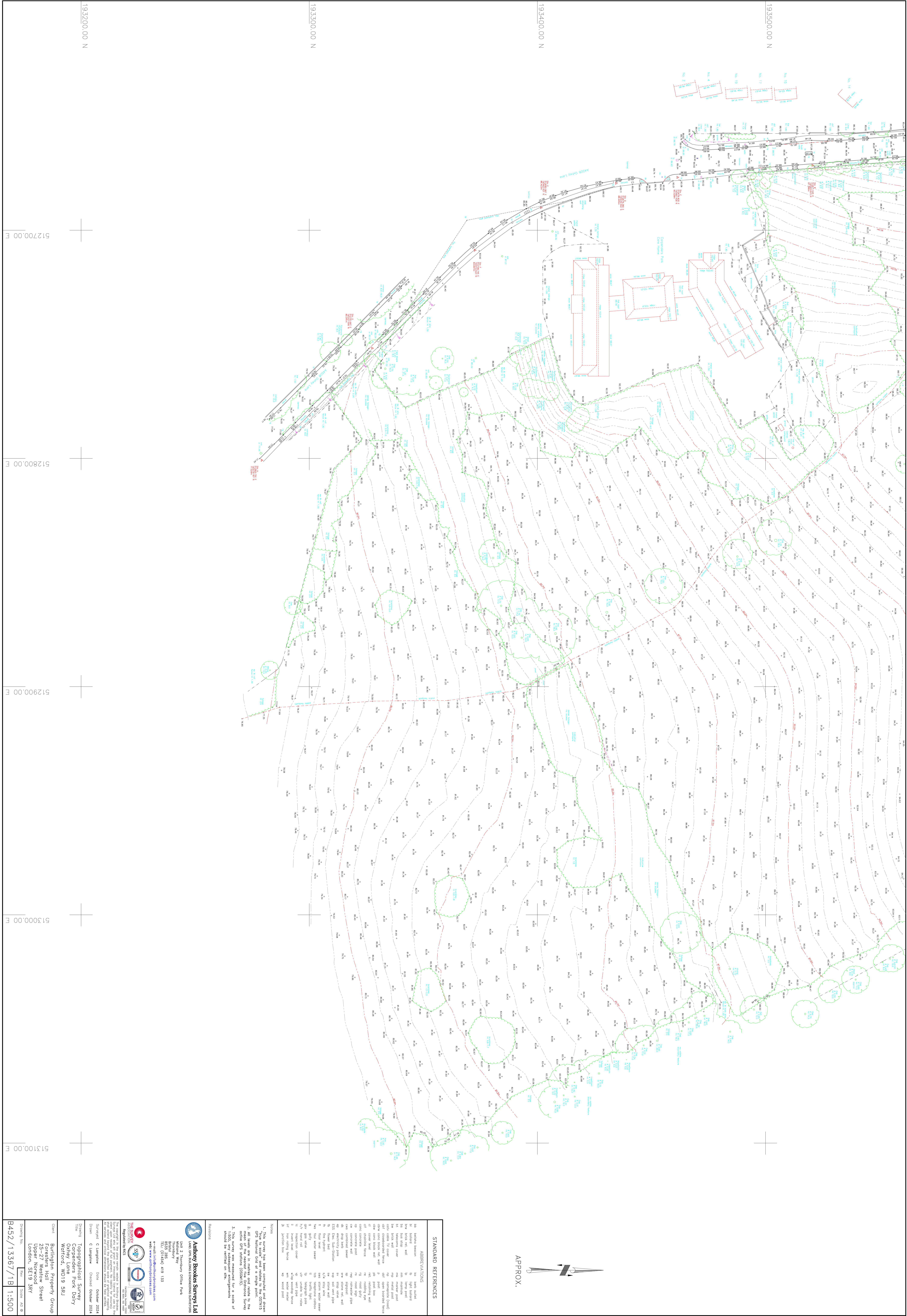
- This survey has been conducted and all data is to be used for the purposes of the proposed development.
- All levels are in meters and refer to the datum of the Ordnance Survey (OSBM13).
- This survey was measured for a scale of 1:500 and should be verified on the ground.

**Anthony Brookes Surveys Ltd**  
 LAND SURVEYING ENGINEERS SURVEYORS  
 Unit 2, Thornbury Office Park  
 Thornbury  
 Bristol BS35 2ES  
 TEL: (01454) 419 133  
[www.anthonysurveys.com](http://www.anthonysurveys.com)

**THE SURVEY**  
 Registered by:  
 The Institution of Surveyors (I.S.)  
 The Institution of Civil Engineers (ICE)  
 The Institution of Mechanical Engineers (IMECH)  
 The Institution of Electrical Engineers (IET)

**Client:** Burlington Property Group  
 25, Upper Mallow Street  
 London, SE19 3RY

**Drawing No:** BAS2/1367/1A  
**Scale:** 1:500



**STANDARD REFERENCES**

ABBREVIATIONS	
30	30°
36	36°
45	45°
54	54°
63	63°
72	72°
81	81°
90	90°
100	100°
110	110°
120	120°
135	135°
150	150°
165	165°
180	180°
195	195°
210	210°
225	225°
240	240°
270	270°
300	300°
315	315°
330	330°
345	345°
360	360°
1/4	1/4 inch
1/2	1/2 inch
3/4	3/4 inch
1	1 inch
2	2 inches
3	3 inches
4	4 inches
5	5 inches
6	6 inches
8	8 inches
10	10 inches
12	12 inches
15	15 inches
20	20 inches
24	24 inches
30	30 inches
36	36 inches
45	45 inches
54	54 inches
63	63 inches
72	72 inches
81	81 inches
90	90 inches
100	100 inches
110	110 inches
120	120 inches
135	135 inches
150	150 inches
165	165 inches
180	180 inches
195	195 inches
210	210 inches
225	225 inches
240	240 inches
270	270 inches
300	300 inches
315	315 inches
330	330 inches
345	345 inches
360	360 inches

**NOTES**

- The survey was carried out using a total station and a GPS receiver. The survey was carried out on a clear day with good visibility.
- All levels are in meters and refer to the datum of the Ordnance Survey (OSBM15).
- This survey was measured for a scale of 1:500 and should be verified on the ground.

**Anthony Brookes Surveys Ltd**  
 Unit 2 Thornbury Office Park  
 Thornbury  
 Bristol BS35 2ES  
 TEL: (01454) 419 133  
[www.anthonysurveys.com](http://www.anthonysurveys.com)

**THE SURVEY**  
 Registered by NCS

**Client:** Burlington Property Group  
 25 Upper Norwood Street  
 London, SE19 3RY

**Drawn:** C. Langdon  
 Checked: C. Langdon  
 Date: October 2024

**Project:** Topographical Survey  
 Carpenders Park Dairy  
 Wotton, WMI9 5RL

**Drawing No:** BA52/1367/1B  
**Scale:** 1:500

## **Appendix B**

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KEY - ILLUSTRATIVE MASTERPLAN

- SITE BOUNDARY
- PROPOSED VEHICULAR ACCESS
- PROPOSED PEDESTRIAN ACCESS
- PROPOSED EMERGENCY ACCESS
- PROW
- OPEN SPACE
- RESIDENTIAL PARCELS
- PROPOSED SUDS
- EXISTING VEGETATION
- INDICATIVE PROPOSED PLANTING
- PROPOSED LEISURE ROUTE
- INDICATIVE STREETS

DRAFT

LAND AT CARPENDERS PARK FARM - ILLUSTRATIVE MASTERPLAN



## **Appendix C**

# Landmark Combined Utilities Report - Express



## Search Details

Prepared for: Amphlett Lissimore  
Matter: 0199707  
Client address: Greystoke House, 80-86, Westow Street, London, SE19 3AF

**Property:**  
Carpenders Park Dairy, Oxhey Lane, Watford, WD1 4RJ

**Local Authority:**  
Landmark  
Imperium, Imperial Way, Reading, Berkshire, RG2 0TD






<b>Date Returned:</b> 22/04/2024	<b>Property type:</b> Agriculture / Large Site
-------------------------------------	---

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at [www.infotrack.co.uk](http://www.infotrack.co.uk) or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit [www.propertycodes.org.uk](http://www.propertycodes.org.uk) for more information.





InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT  
T: 0207 186 8090 E: helpdesk@infotrack.co.uk

# Utilities Report

Utility Type		
	<b>Electricity</b>	STATUS: AFFECTED NUMBER AFFECTED: 2
	<b>Gas</b>	STATUS: AFFECTED NUMBER AFFECTED: 1
	<b>Water &amp; Sewerage</b>	STATUS: AFFECTED NUMBER AFFECTED: 1
	<b>Telecoms</b>	STATUS: AFFECTED NUMBER AFFECTED: 2
	<b>Other</b>	STATUS: AFFECTED NUMBER AFFECTED: 3

Total Number of Utility Companies Contacted: 19

## Report Information

	Works Description: Other
	Batch: A

Status: Awaiting Further Responses

This report is issued for the site described as:  
**Site off Oxhey Lane, Watford**

Report Number:  
**222324**

National Grid Reference:  
1) 512665 193639; 2) 512902 193793; 3) 513128 193366; 4) 512945 193315; 5) 512895 193553;

Customer Reference:  
**342982537\_1**

Report Date:  
22/04/2024

## CONTACT DETAILS

If you require any assistance, please contact our customer services team on:

**0330 036 6619**

or by email at:

**helpdesk@landmark.co.uk**

# Utilities Report

## Understanding this report

We have asked a comprehensive list of Utility companies whether they have any apparatus or underground services in the vicinity of the site.

---

### **Report Summary**

The table provides a breakdown of the number of responses received by utility category; however, it must be noted that some utility companies provide services across multiple categories. As a result, the total number of responses gathered will often be greater than the total number of utility companies contacted.

### **Location Map**

This shows the plan that was dispatched to the Utility companies. The companies have been asked to return information on the area outlined, which will encompass your chosen site.

### **Request Status Report**

This will confirm the current status of the information requests. We list which responses we have received and whether the company is affected. The Status Report will be divided into the following sections.

**Affected Utilities** – We have received plans/information

**No Response Received** – We are still awaiting a full response

**Not affected Utilities** – We have received a not affected/no plant present response

### **Responses**

Affected responses are listed by company. Any responses from companies confirming they are not affected are provided at the back of the report for your records.

### **'Awaiting Further Responses' or 'Pack Complete'?**

We do not include Local Authority requests when indicating if the pack is 'Complete' or 'Awaiting Further Responses' as Local Authorities are not obliged to reply to these enquiries.

The local authority for the area is contacted to see if they have any council owned property that may be affected by works. In general, these plant enquiries go to the highways department for responses regarding street lighting and drainage. However, the responses we receive can vary each time depending on resources available at the council and we often don't receive replies from local authorities at all

# Utilities Report



## Landmark Utilities Report Service PAS 128 Statement

---

**Prepared for:** Landmark Information Group Ltd

**Practitioner:** Atkins

**Report Number:** 222324

**Client Reference:** 342982537\_1

**Site Name:** Site off Oxhey Lane, Watford

**Date of Order:** 16/04/2024

**Date of Issue:** 22/04/2024

Thank you for using our Utility Report Service.

This report has been completed in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution.

Positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.


Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from mapping systems where available.

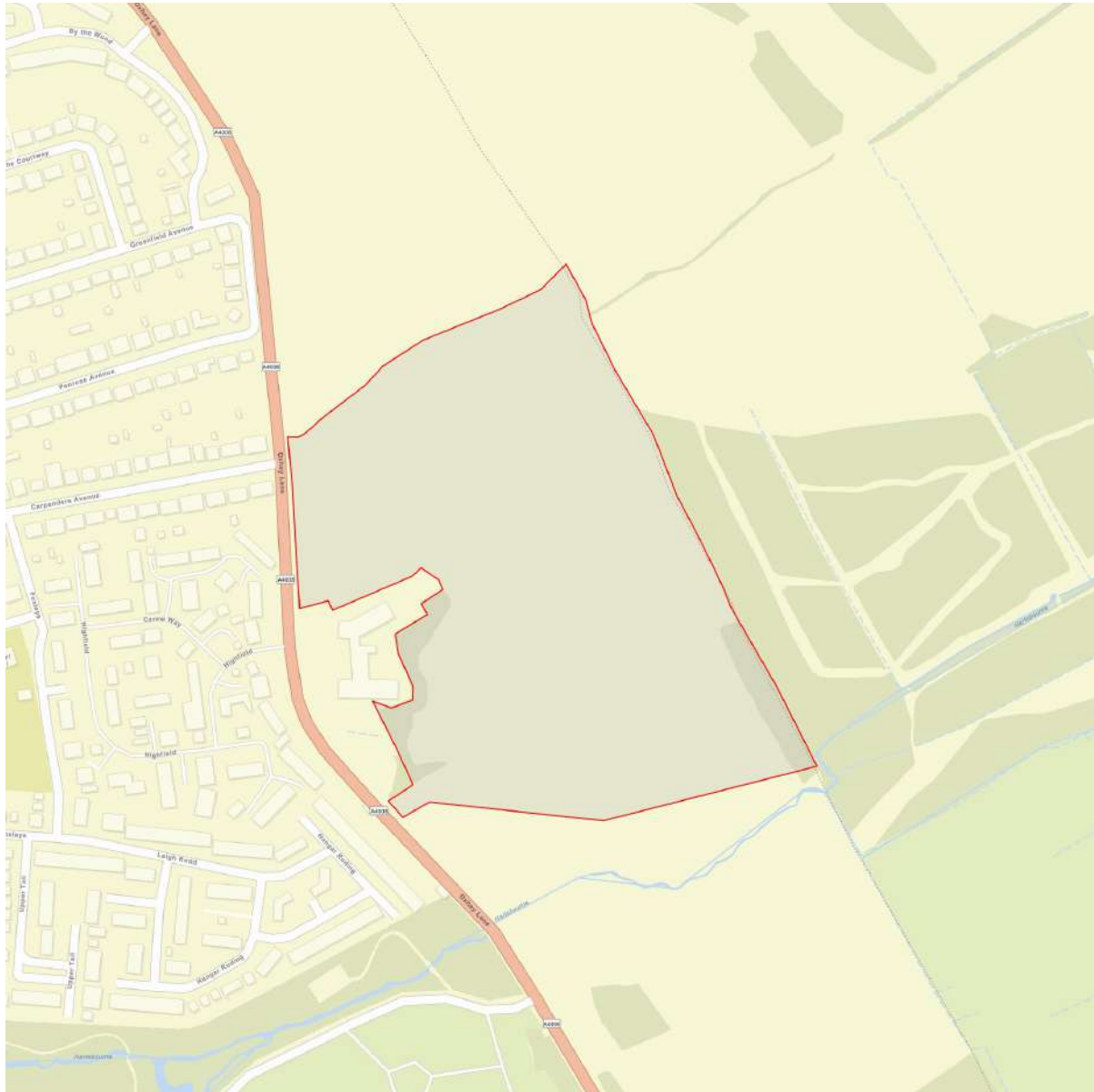
Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on for a period of up to four working weeks. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

Any responses contained within this report have been obtained between the start date of the order and the date of issue.

If you want to discuss your report further with us, please contact Landmark Customer Services.

# Utilities Report

 Search data map



**Please ensure that search data covers the COMPLETE AREA within the boundary lines on this map. This is marked by **

Landmark will not be held responsible for any incident or accident arising from the use of the information associated with this particular Statutory Search. The details provided are given in good faith, but no liability whatsoever can be accepted in respect thereof.

**Client Reference:**  
342982537\_1

**Route:**  
Site off Oxhey Lane, Watford

**Postcode:**  
WD19 5RJ

**OSGR:**  
512896 193553

**Check by:**  
BR

# Utilities Report

## Request Status Report

**Route:**  
Site off Oxhey Lane, Watford

**Date Requested:**  
16/04/2024

**Checked and Validated By:**  
EA

**Postcode:**  
WD19 5RJ

**Client Reference:**  
342982537\_1

**Validation Date:**  
22/04/2024

**OSGR:**  
512896 193553

**Report Number:**  
222324

### Affected Utilities

We have received plans/information from the following companies. Please see the enclosed response.

Utility	Category	Date Issued	Notes
Affinity Water - (Central Region)	Water Supply	22/04/2024	
Cadent Gas	Gas	22/04/2024	
Environment Agency	Environment Agency	22/04/2024	
Hertfordshire County Council	Council	22/04/2024	
LinesearchbeforeUdig	Other	22/04/2024	
Openreach - [British Telecommunications]	Telecom	22/04/2024	
UK Power Networks	Electricity	22/04/2024	
Utility Assets	Electricity	22/04/2024	
Virgin Media	Telecom	22/04/2024	

# Utilities Report

## No Response Received

We are still awaiting a full response from the following companies.

Utility	Category	Date Issued	Notes
Thames Water	Sewerage, Water Supply		
Verizon	Telecom		
London Underground	Rail		Not ordered as requested*

\* You have ordered a report without London Underground Ltd plans due to the nature of your works. An additional search of London Underground Ltd is available on request from £200 + VAT from your search provider customer services team.

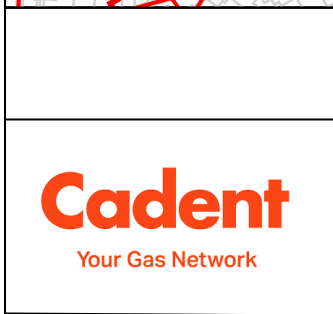
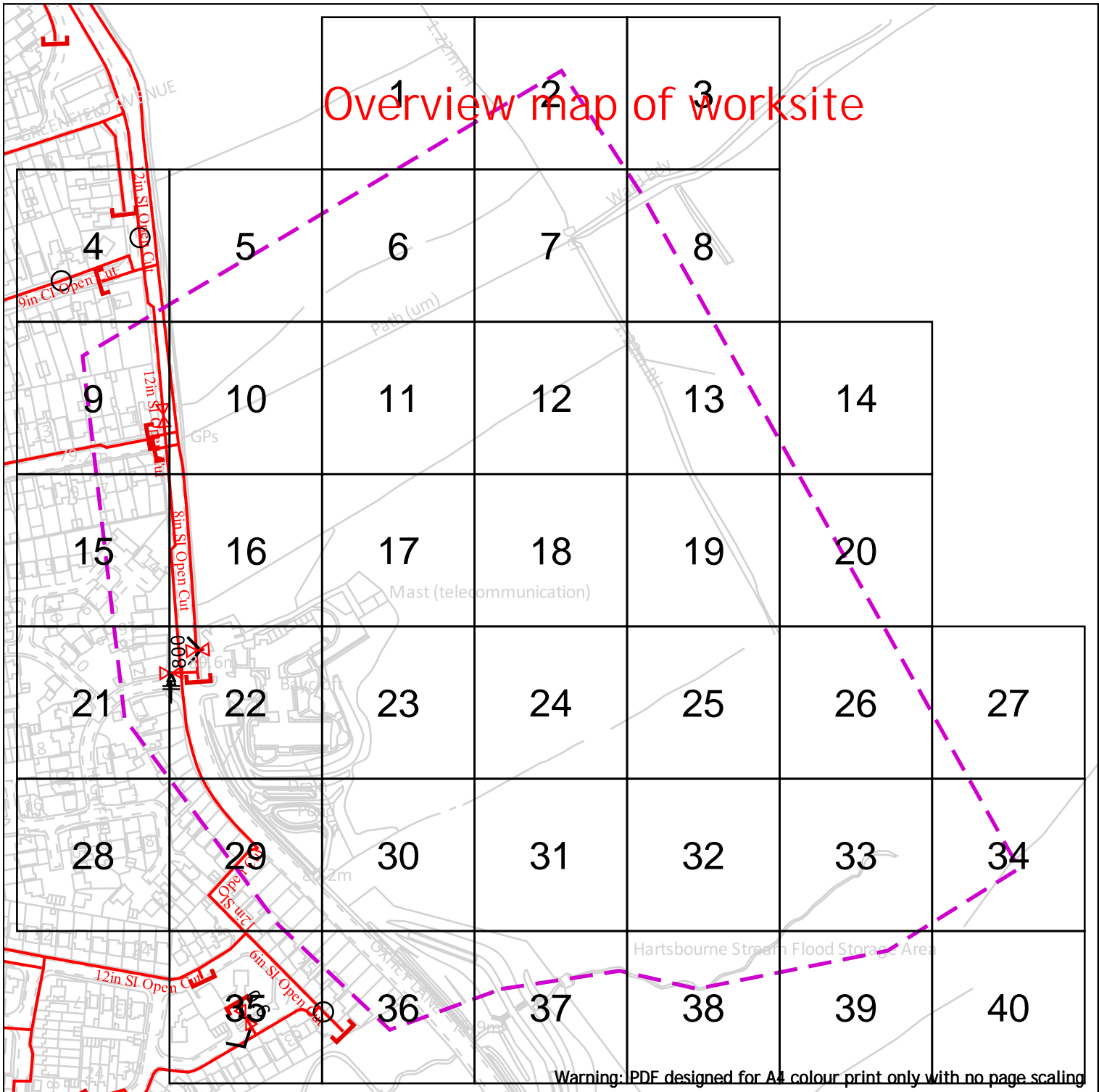
## Not Affected Utilities

We have received a not affected/no plant present response from the following companies.

Utility	Category	Date Issued	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom	22/04/2024	
CityFibre	Telecom	22/04/2024	
Eclipse Power	Electricity	22/04/2024	
GTC	Electricity, Gas, Telecom, Water Supply	22/04/2024	
Network Rail	Rail	22/04/2024	
OCU Group	Telecom	22/04/2024	
SKY Telecommunications Services	Telecom	22/04/2024	
Vodafone	Telecom	22/04/2024	

## **Appendix D**

# Overview map of worksite



<p><b>Dig Sites</b></p> <p>— LP Mains</p> <p>— MP Mains</p> <p>— IP Mains</p> <p>— LHP Mains</p>	<p><b>Area:</b> </p> <p><b>Line:</b> </p> <p> Valve</p> <p> Depth of cover</p> <p> Syphon</p>	<p> Diameter Change</p> <p> Material Change</p> <p> Out of Standard Service</p>	<p>Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.</p> <p>Out-of-standard service symbology may be used to indicate one or more of the following:</p> <ul style="list-style-type: none"> <li>• Identification of shallow services</li> <li>• Identification of dual services</li> <li>• Recording of non-perpendicular services</li> </ul> <p>A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.</p>
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Date Requested: 17/04/2024  
 Job Reference: 33130041  
 Site Location: 512850 193557  
 Requested by: Mr Ben Evans  
 Your Scheme/Reference: LM 222324/SJ  
 View extent: 100m, 100m

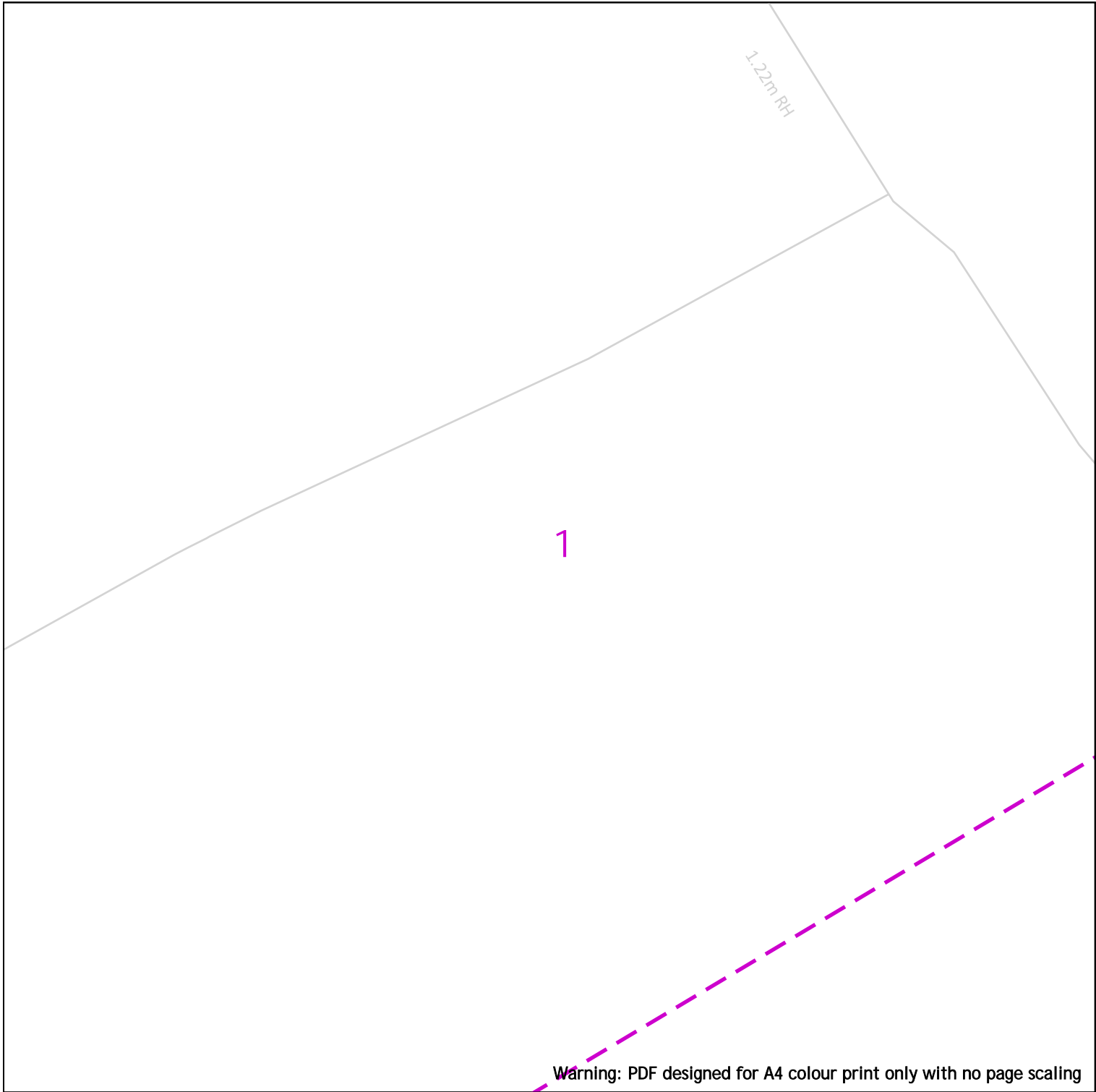
**IMPORTANT NOTICES**

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**In case of emergency call - 0800 111 999**

Scale: 1:3588 (When plotted at A4)

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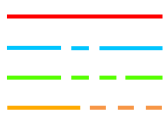
Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area:

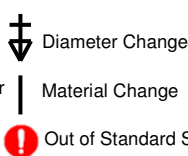
Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
Out of Standard Service

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222324/SJ

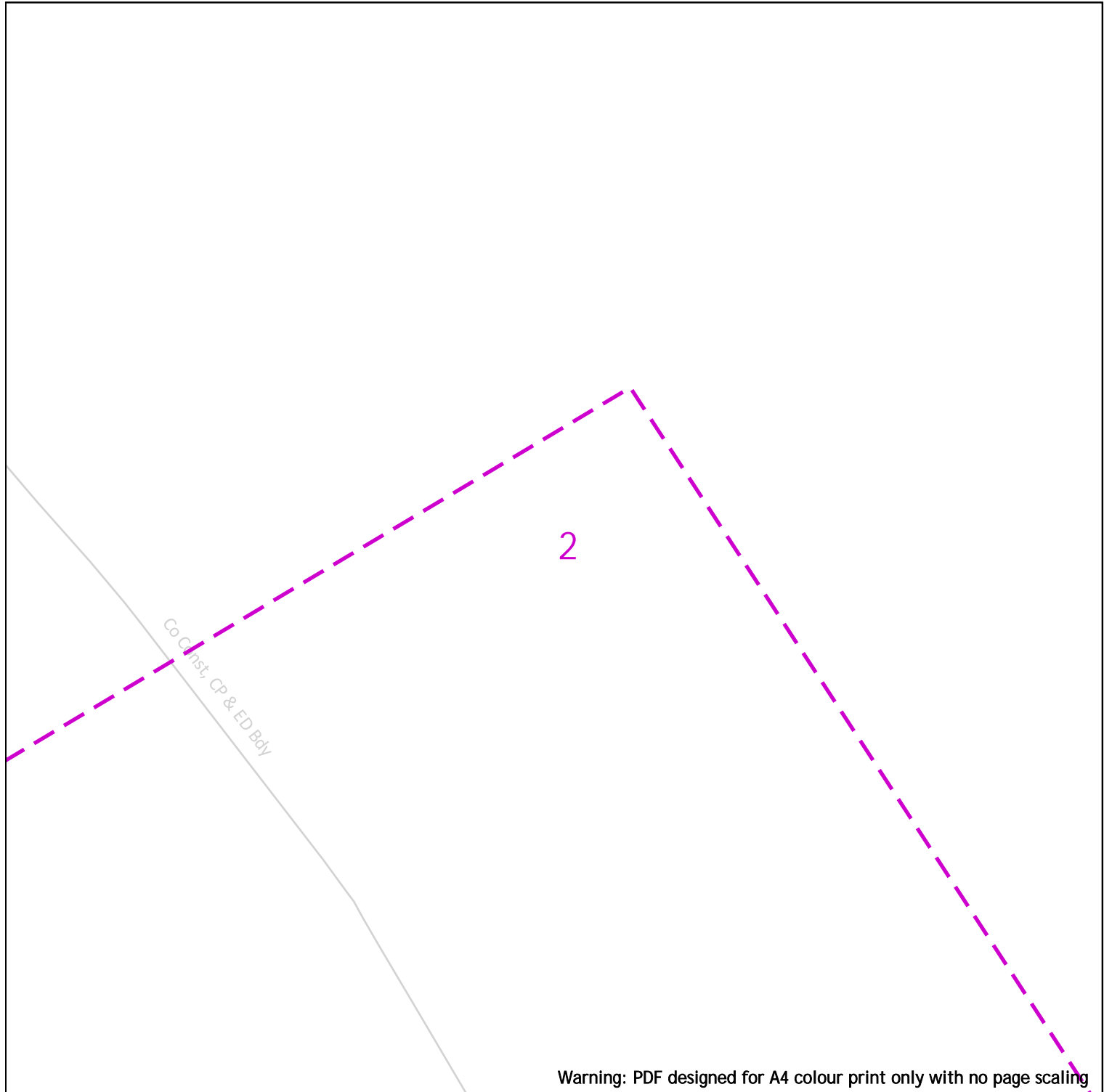
View extent: 100m, 100m

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Scale: 1:500 (When plotted at A4)



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Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

- Valve
- Depth of cover
- Syphon

- Diameter Change
- Material Change
- Out of Standard Service

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View extent: 100m, 100m

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Dig Sites

Area:

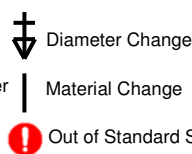
Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
Out of Standard Service

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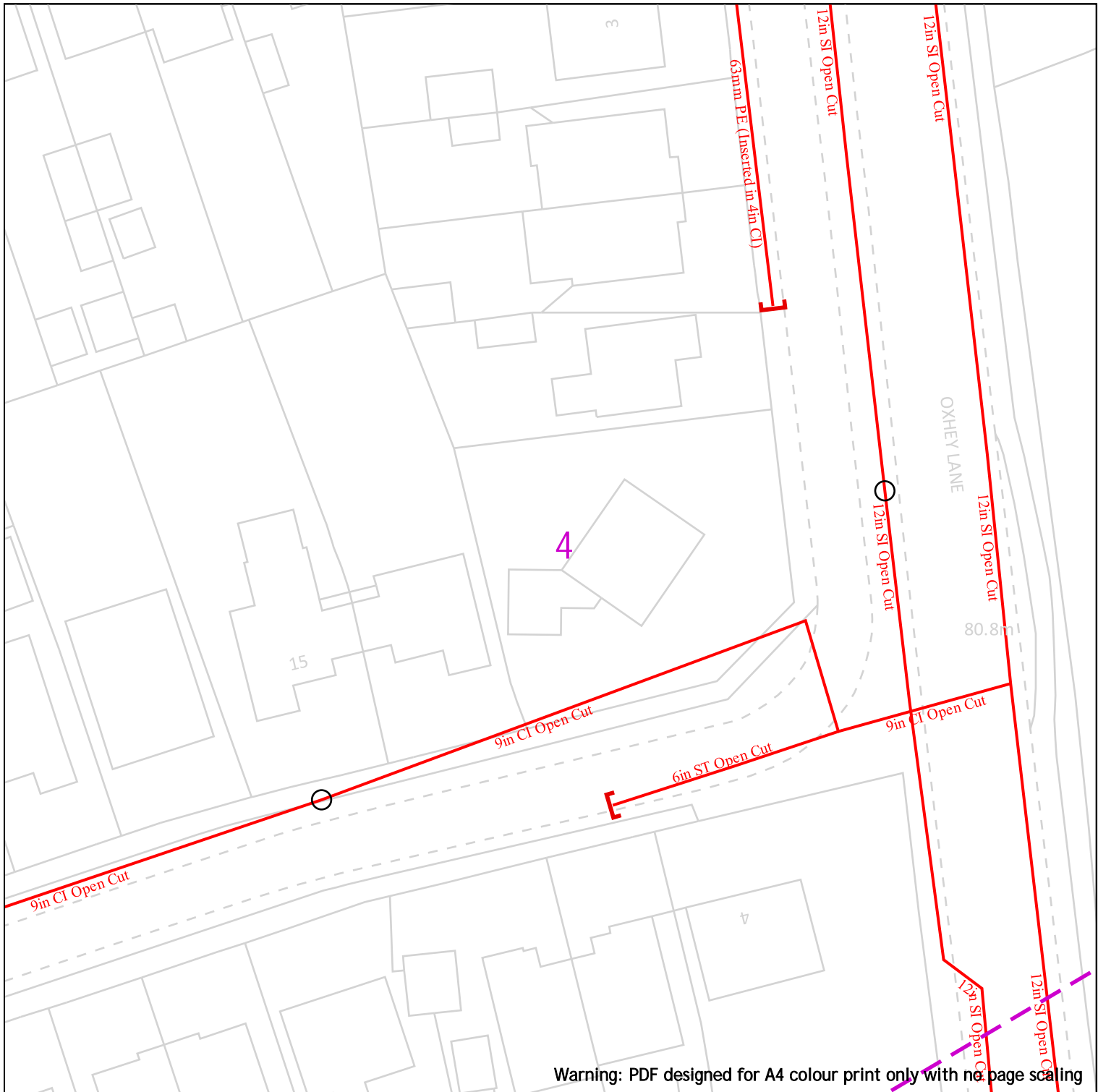
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<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>
	LP Mains	
	MP Mains	
	IP Mains	
	LHP Mains	
	Syphon	

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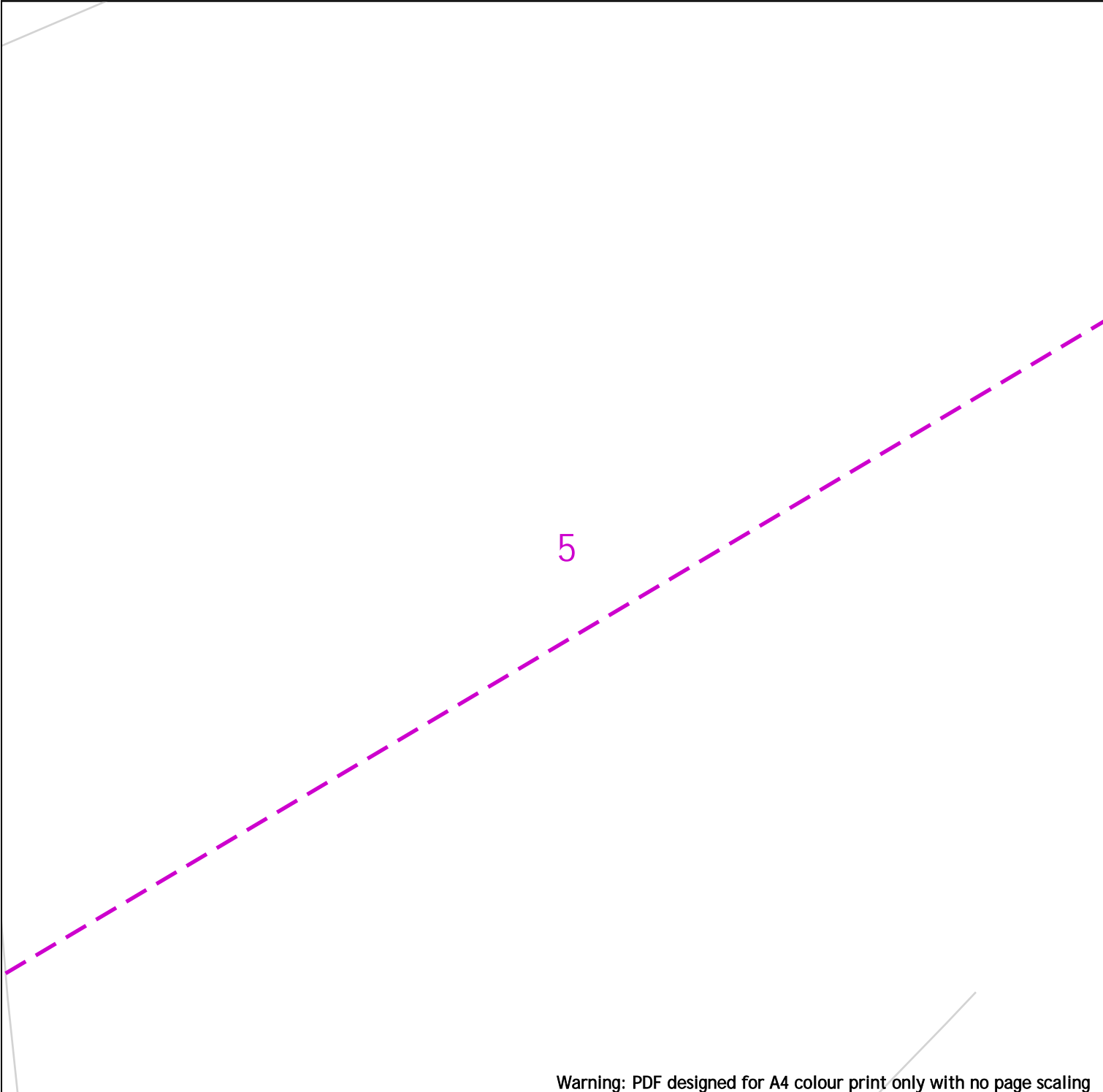
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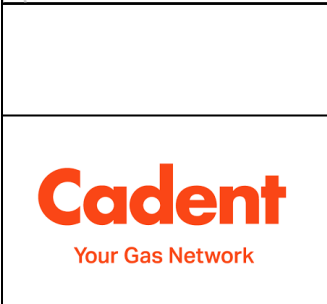
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**25m**

<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>
	LP Mains	Valve
	MP Mains	Diameter Change
	IP Mains	Depth of cover
	LHP Mains	Material Change
	Syphon	Out of Standard Service

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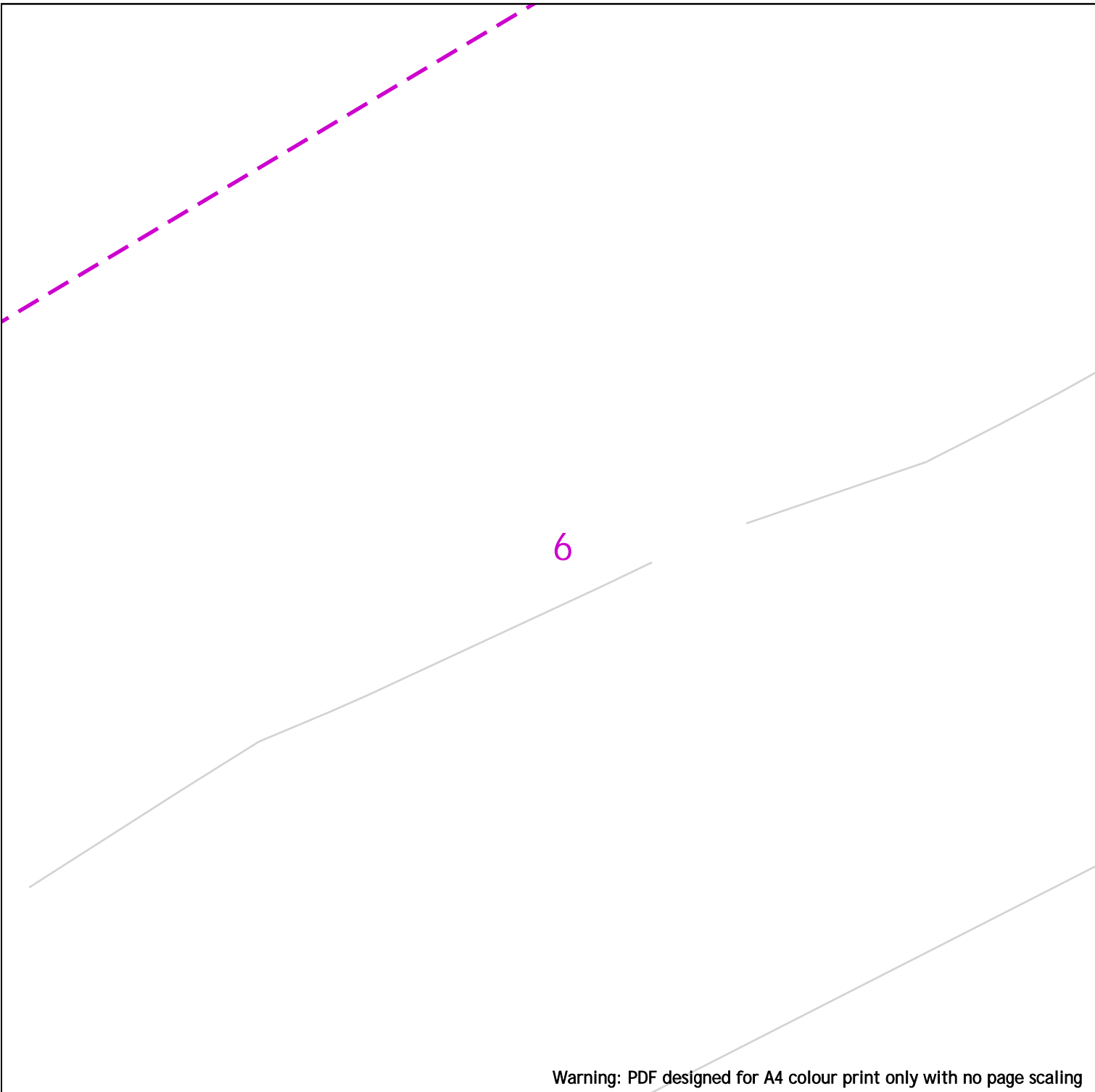
Date Requested: 17/04/2024  
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 Site Location: 512850 193557  
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 View extent: 100m, 100m  
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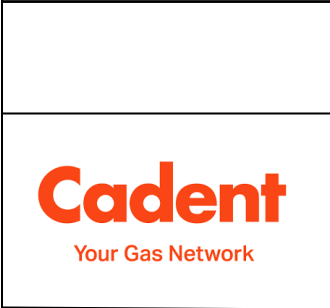
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25m

<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>
	LP Mains	Valve
	MP Mains	Diameter Change
	IP Mains	Depth of cover
	LHP Mains	Material Change
	Syphon	Out of Standard Service

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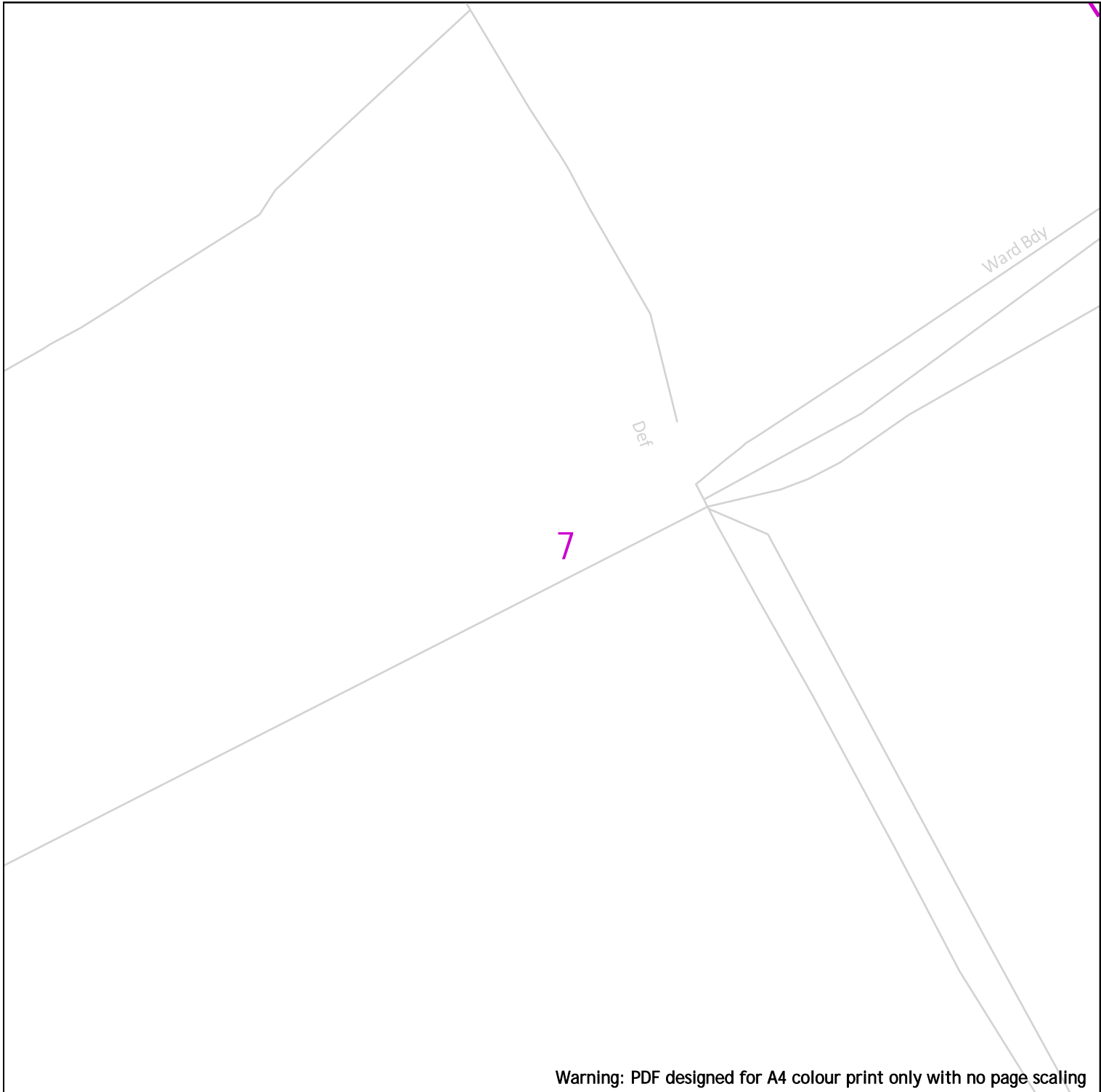
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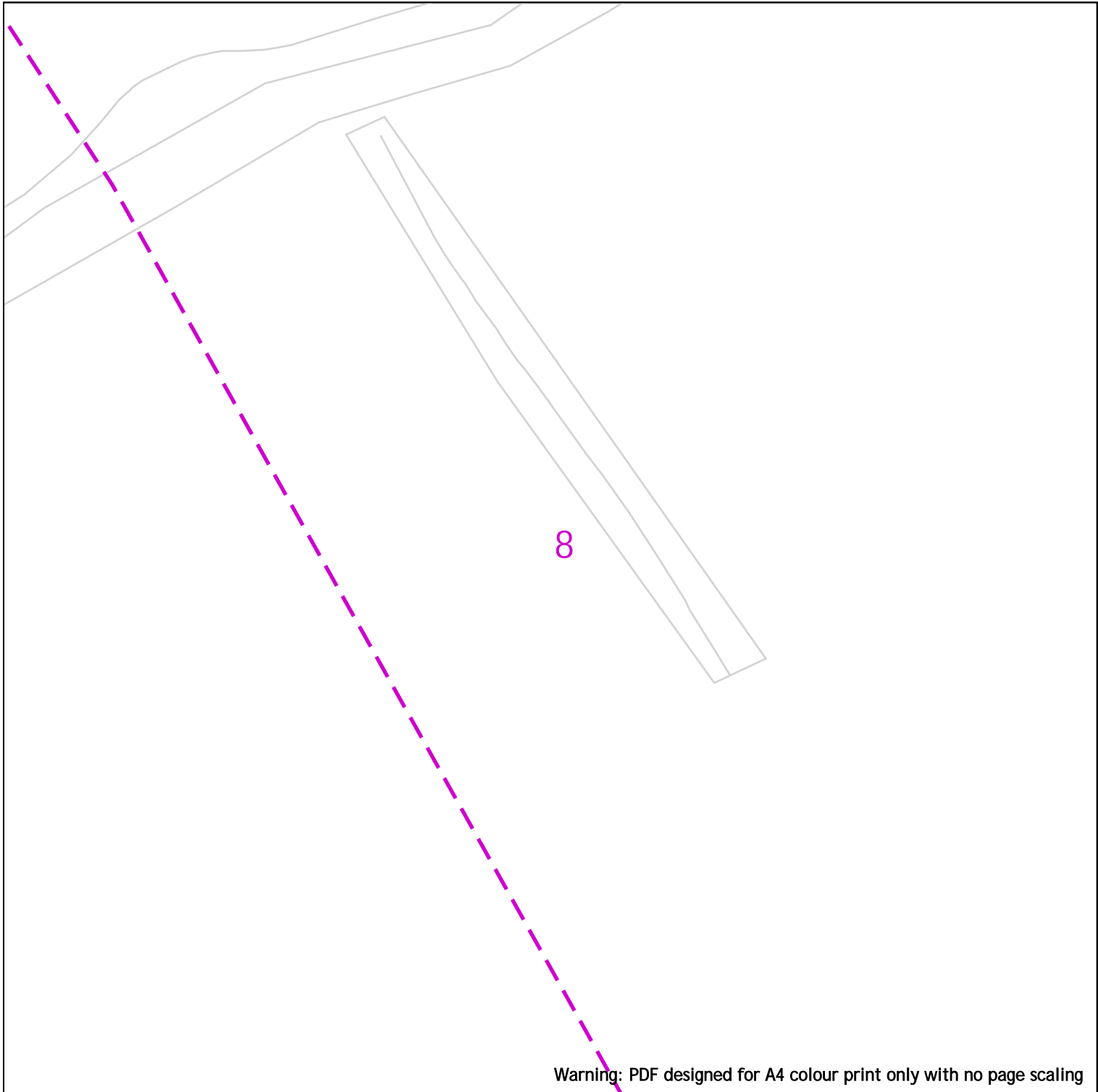
		<p>Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.</p> <p>Out-of-standard service symbology may be used to indicate one or more of the following:</p> <ul style="list-style-type: none"> <li>• Identification of shallow services</li> <li>• Identification of dual services</li> <li>• Recording of non-perpendicular services</li> </ul> <p>A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.</p>	
	<p><b>Dig Sites</b></p> <p>Area:  Line: </p> <p>  LP Mains   MP Mains   IP Mains   LHP Mains </p> <p>  Valve   Depth of cover   Syphon </p>	<p>  Diameter Change   Material Change   Out of Standard Service </p>	

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Dig Sites

Area:

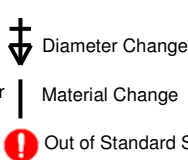
Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
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**Cadent**  
Your Gas Network

**IMPORTANT NOTICES**

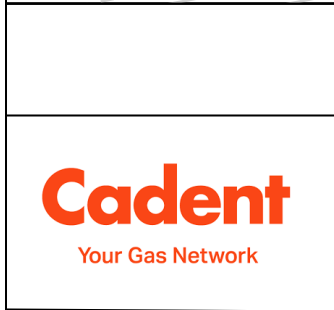
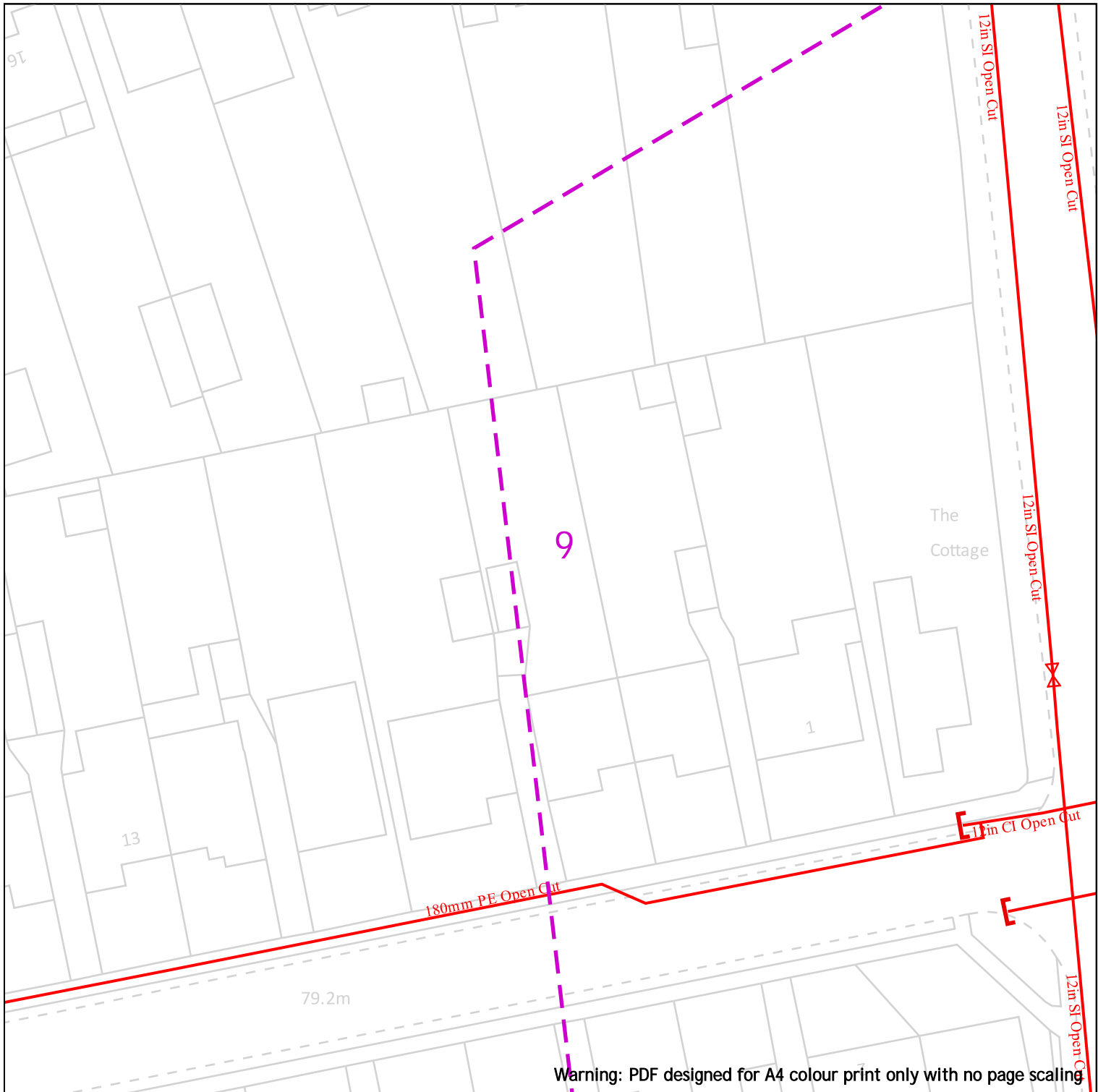
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Your Scheme/Reference: LM  
222324/SJ

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



**25m**

<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>	
	LP Mains		
	MP Mains		
	IP Mains		
	LHP Mains		

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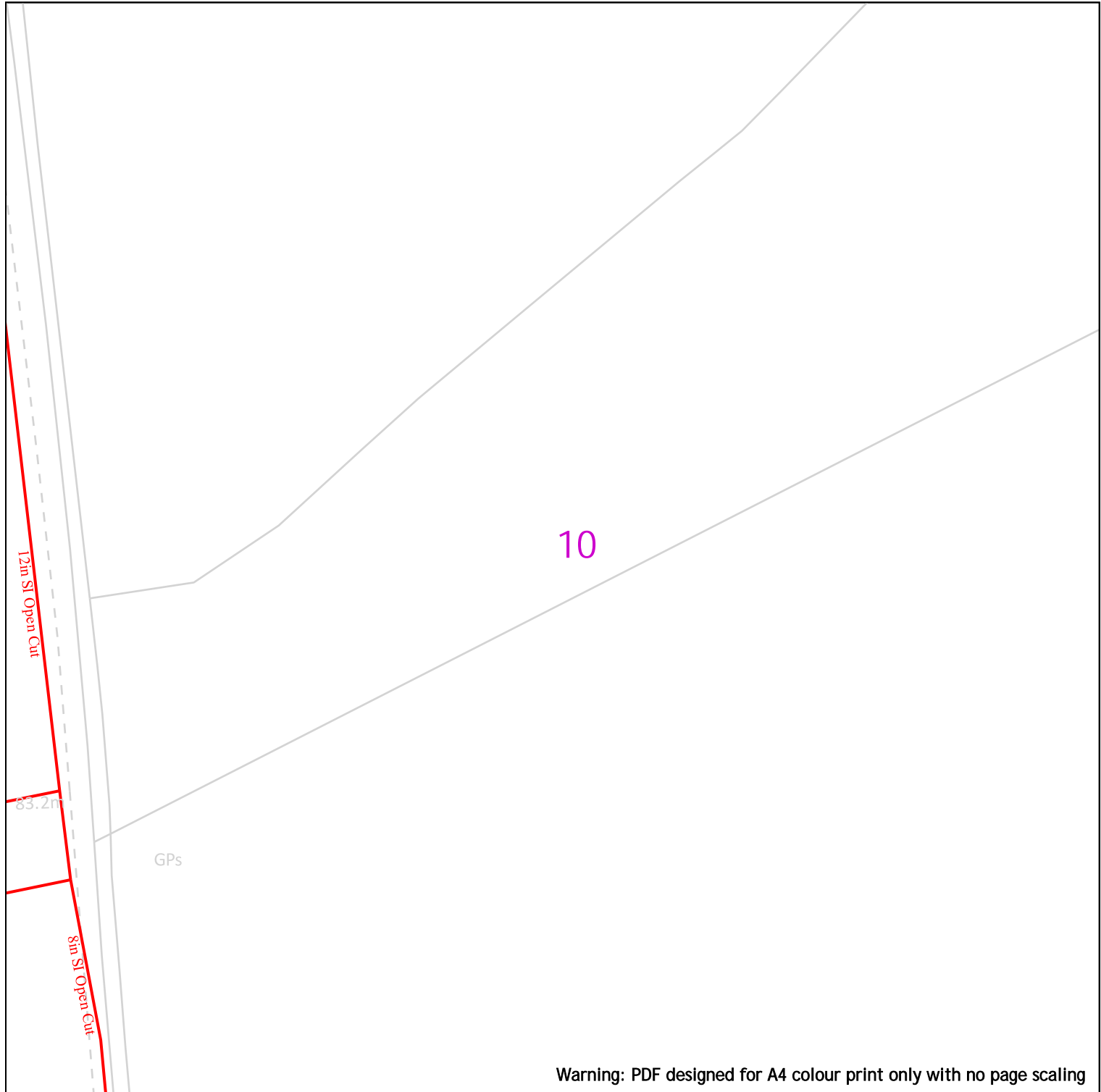
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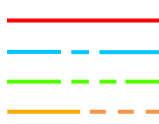
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Dig Sites

Area:

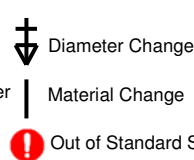
Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
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Scale: 1:500 (When plotted at A4)

Path (um)

11

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Dig Sites

Area:

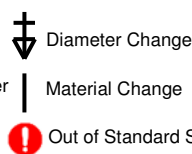
Line:



LP Mains  
MP Mains  
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LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
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Scale: 1:500 (When plotted at A4)

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**In case of emergency call - 0800 111 999**

1.22m RH

12

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Dig Sites

Area:

Line:



LP Mains



MP Mains



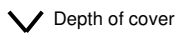
IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.



Date Requested: 17/04/2024  
Job Reference: 33130041  
Site Location: 512850 193557  
Requested by: Mr Ben Evans

Your Scheme/Reference: LM  
222324/SJ

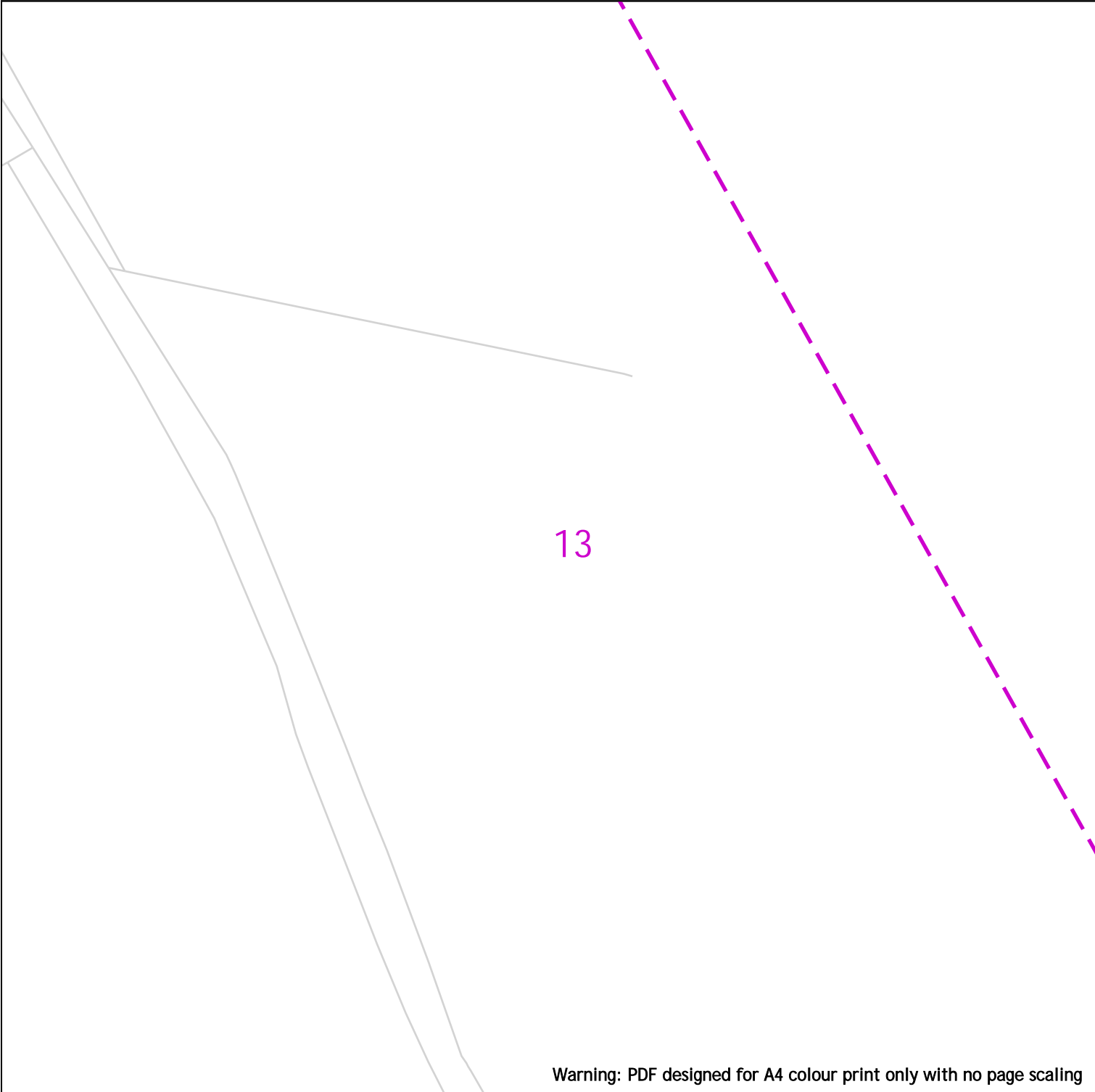
View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

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Dig Sites	Area:	Line:
	LP Mains	
	MP Mains	
	IP Mains	
	LHP Mains	
		Valve
		Depth of cover
		Syphon
		Out of Standard Service
		Diameter Change
		Material Change

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 View extent: 100m, 100m  
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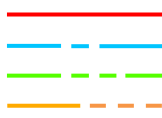
Warning: PDF designed for A4 colour print only with no page scaling



Dig Sites

Area:

Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve

Depth of cover

Syphon



Diameter Change

Material Change

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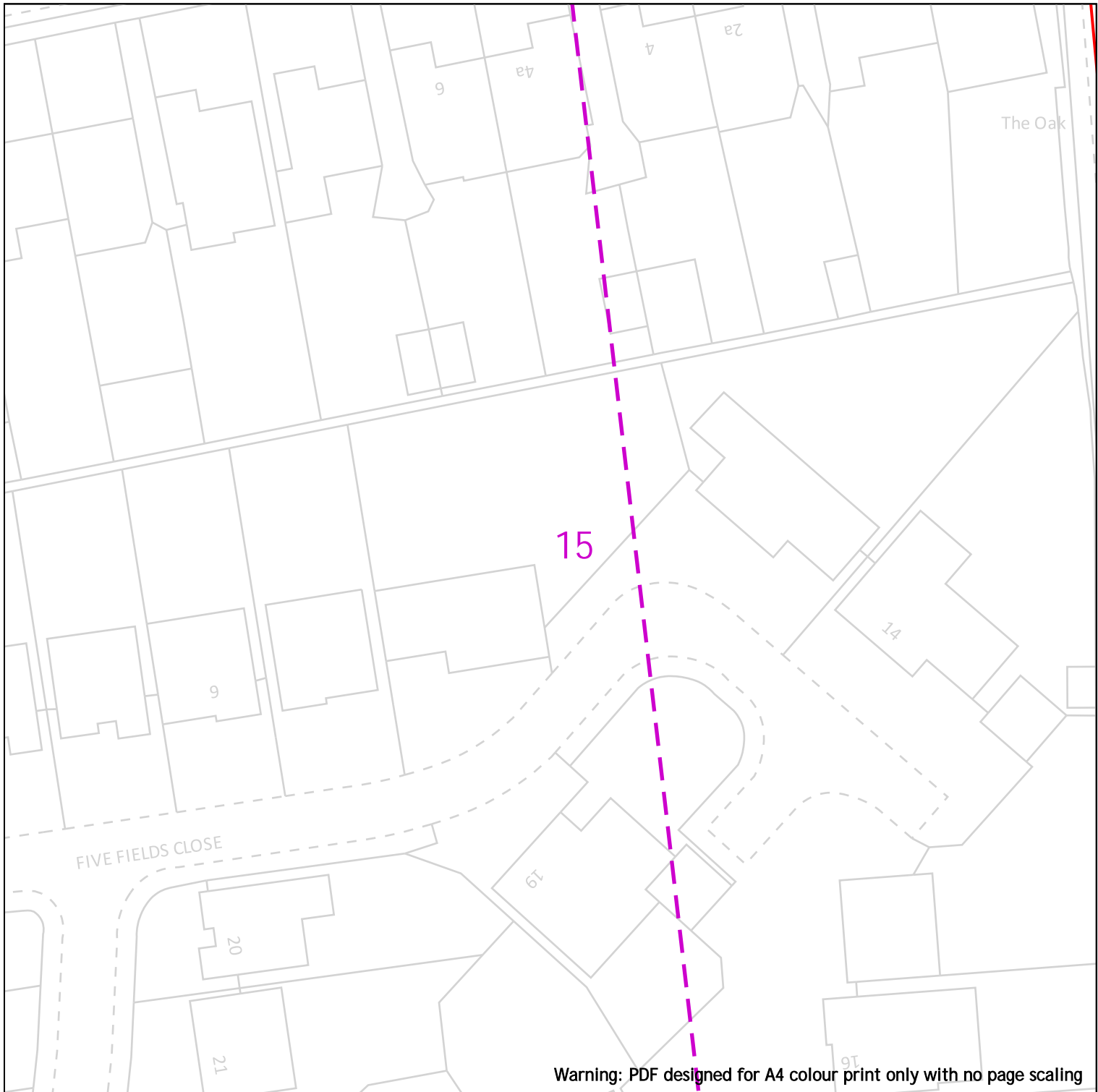
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<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>
	LP Mains	Valve
	MP Mains	Diameter Change
	IP Mains	Depth of cover
	LHP Mains	Material Change
	Syphon	Out of Standard Service

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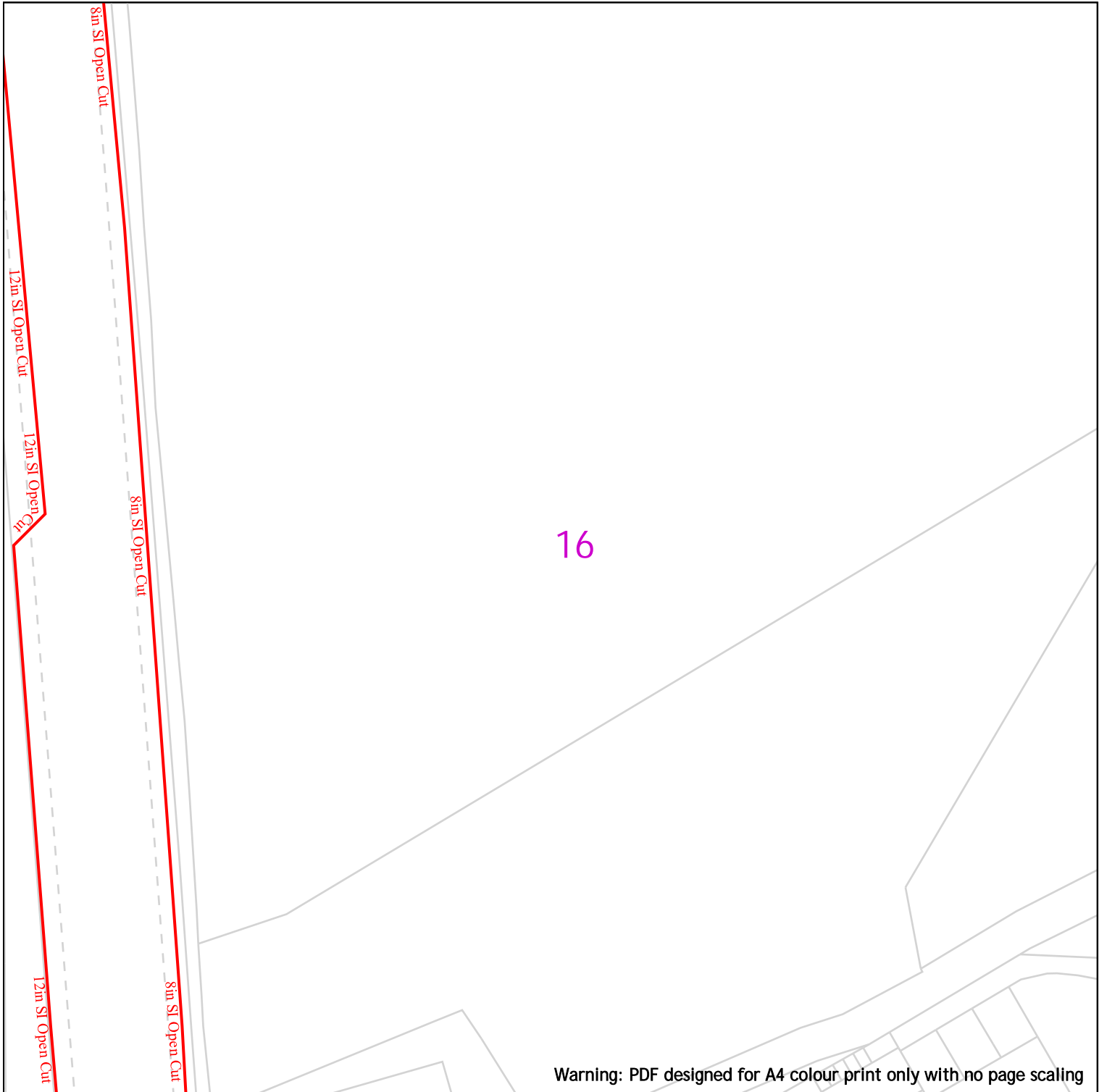
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 View extent: 100m, 100m

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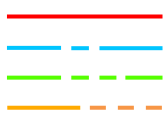
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Dig Sites

Area:

Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve

Depth of cover

Syphon



Diameter Change

Material Change

Out of Standard Service

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Your Scheme/Reference: LM  
222324/SJ

View extent: 100m, 100m

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**In case of emergency call - 0800 111 999**

Scale: 1:500 (When plotted at A4)

17

Mast (telecommunication)

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Dig Sites

Area:

Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve

Depth of cover

Syphon



Diameter Change



Material Change



Out of Standard Service

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**Cadent**  
Your Gas Network

Date Requested: 17/04/2024  
Job Reference: 33130041  
Site Location: 512850 193557  
Requested by: Mr Ben Evans

Your Scheme/Reference: LM  
222324/SJ

View extent: 100m, 100m







































Scale: 1:500 (When plotted at A4)

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	<table border="0"> <tr> <td>Dig Sites</td> <td>Area: </td> <td>Line: </td> <td></td> </tr> <tr> <td></td> <td>LP Mains</td> <td> Valve</td> <td> Diameter Change</td> </tr> <tr> <td></td> <td>MP Mains</td> <td> Depth of cover</td> <td> Material Change</td> </tr> <tr> <td></td> <td>IP Mains</td> <td> Syphon</td> <td> Out of Standard Service</td> </tr> <tr> <td></td> <td>LHP Mains</td> <td></td> <td></td> </tr> </table> <p>Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.</p> <p>Out-of-standard service symbology may be used to indicate one or more of the following:</p> <ul style="list-style-type: none"> <li>• Identification of shallow services</li> <li>• Identification of dual services</li> <li>• Recording of non-perpendicular services</li> </ul> <p>A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.</p>	Dig Sites	Area: 	Line: 			LP Mains	 Valve	 Diameter Change		MP Mains	 Depth of cover	 Material Change		IP Mains	 Syphon	 Out of Standard Service		LHP Mains		
Dig Sites	Area: 	Line: 																			
	LP Mains	 Valve	 Diameter Change																		
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	IP Mains	 Syphon	 Out of Standard Service																		
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<p>Date Requested: 17/04/2024                  Job Reference: 33130041                  Site Location: 512850 193557                  Requested by: Mr Ben Evans</p> <p>Your Scheme/Reference: LM                  222324/SJ</p> <p>View extent: 100m, 100m</p> <p>Scale: 1:500 (When plotted at A4)</p>	<p><b>IMPORTANT NOTICES</b></p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p> <p style="text-align: center;"><b>In case of emergency call - 0800 111 999</b></p> <p><small>Crown Copyright © - This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886</small></p>																				

19

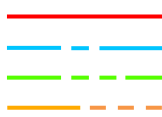
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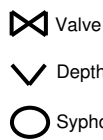
Dig Sites

Area:

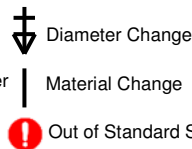
Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
Out of Standard Service

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20

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Dig Sites

Area:

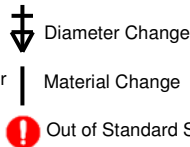
Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
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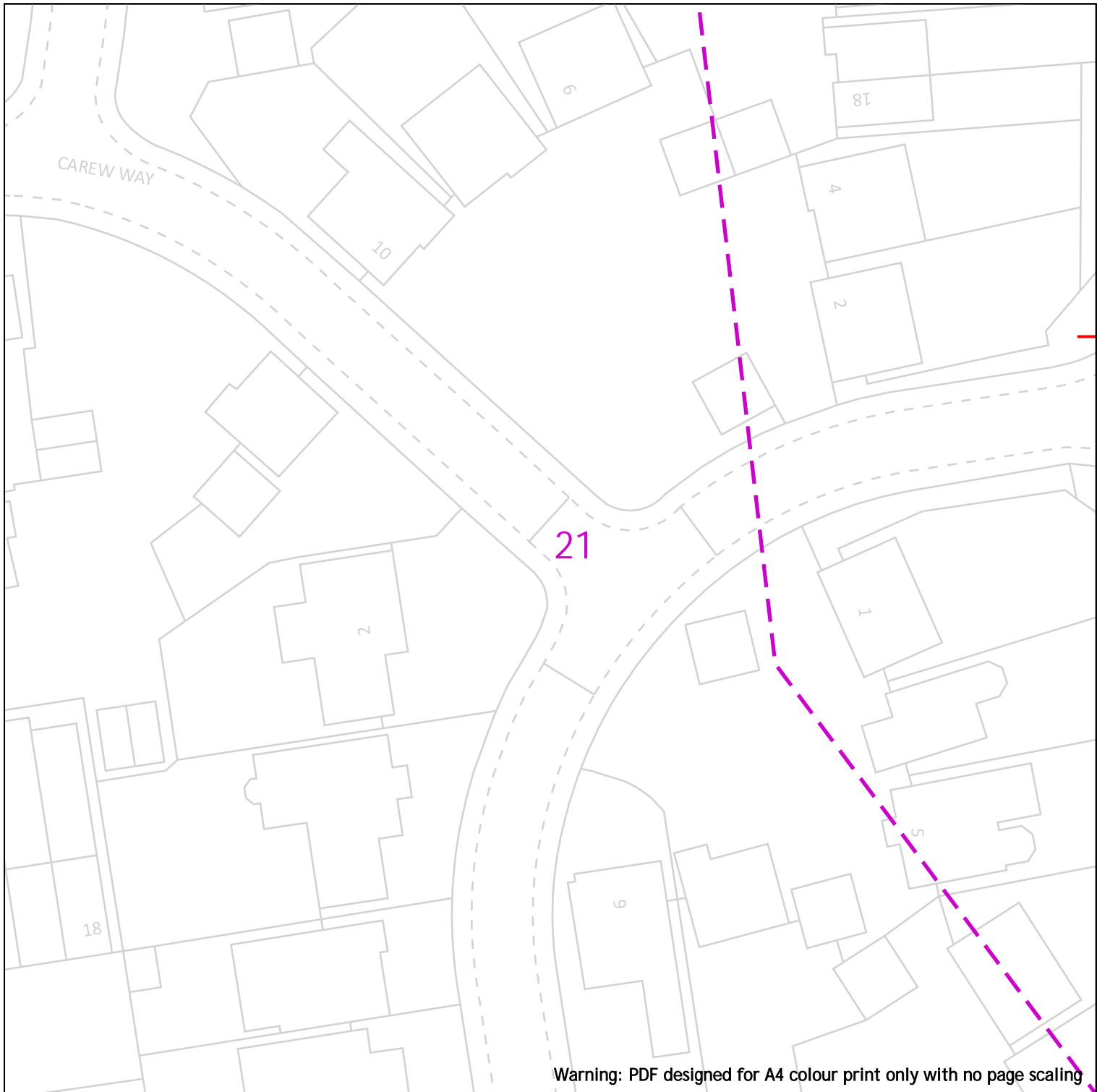
View extent: 100m, 100m

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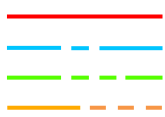
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25m

**Dig Sites**



**Area:**

LP Mains  
MP Mains  
IP Mains  
LHP Mains

**Line:**



Valve

Depth of cover

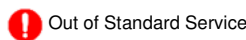
Syphon



Diameter Change



Material Change



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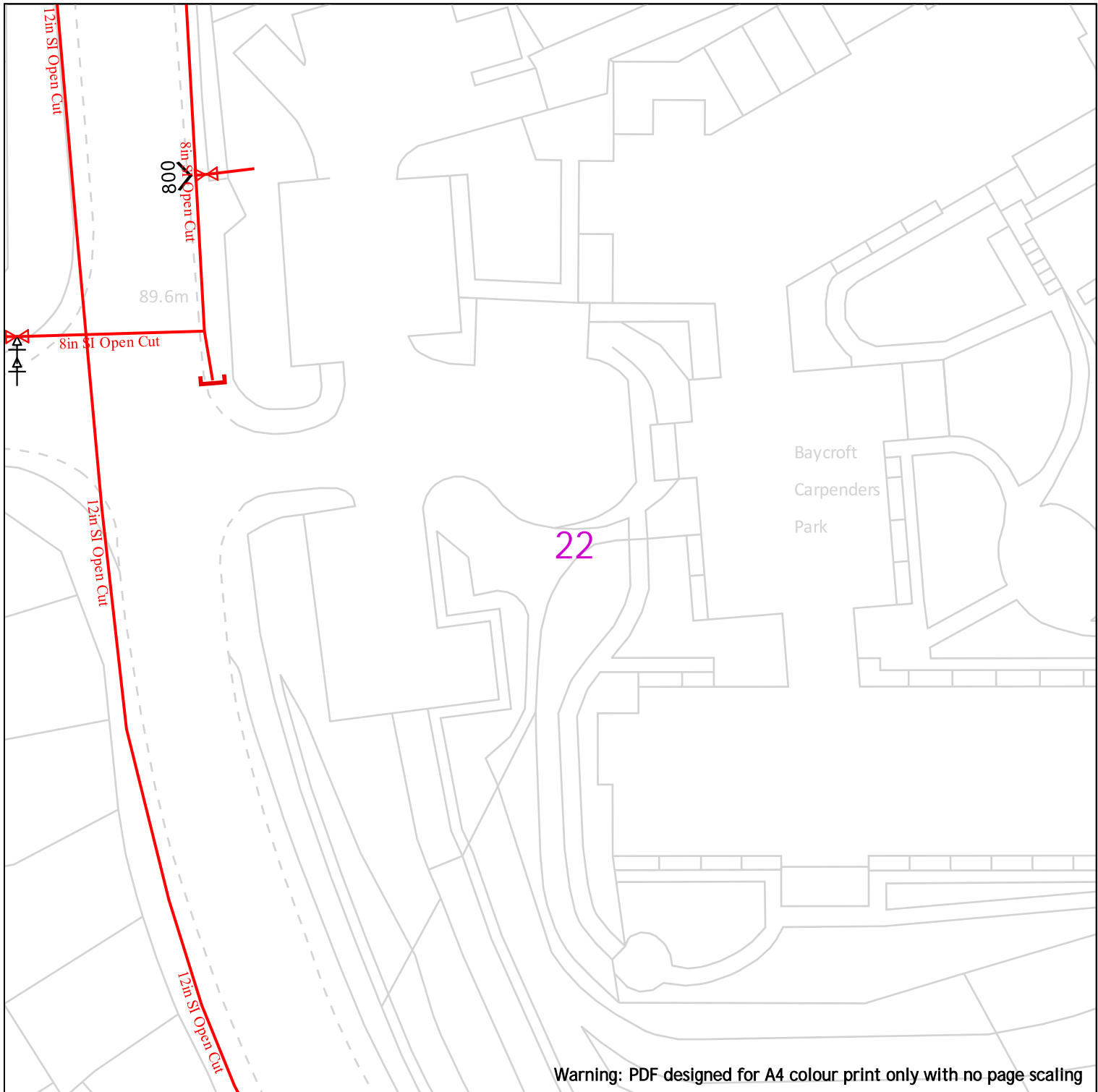
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Your Scheme/Reference: LM  
222324/SJ

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)



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<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>
	LP Mains	Valve
	MP Mains	Diameter Change
	IP Mains	Depth of cover
	LHP Mains	Material Change
	Syphon	Out of Standard Service

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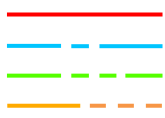
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Dig Sites

Area:

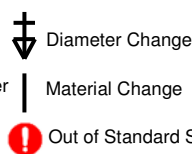
Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.



Date Requested: 17/04/2024  
Job Reference: 33130041  
Site Location: 512850 193557  
Requested by: Mr Ben Evans

Your Scheme/Reference: LM  
222324/SJ

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

IMPORTANT NOTICES

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**In case of emergency call - 0800 111 999**

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Dig Sites

Area: 

Line: 



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
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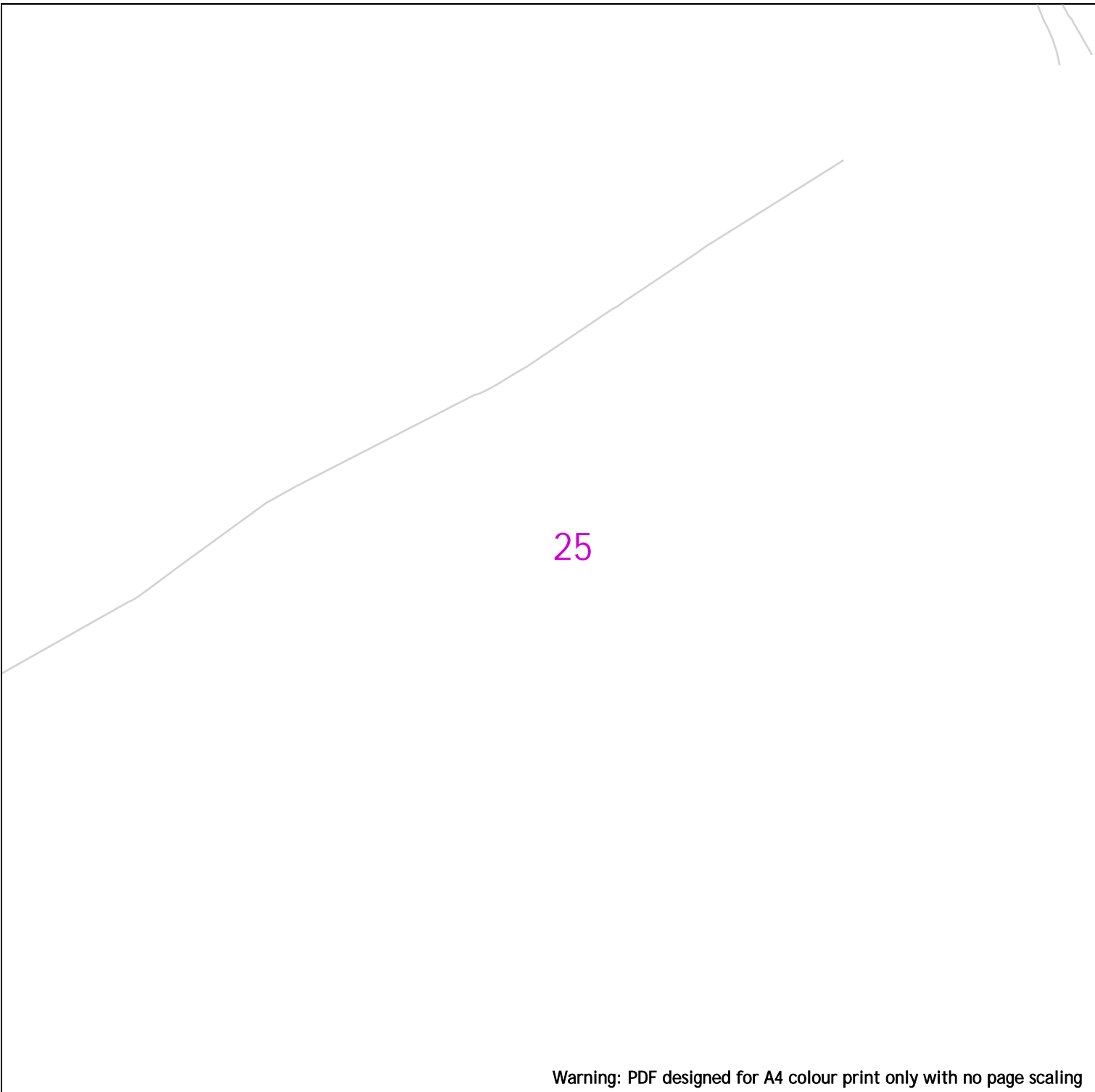
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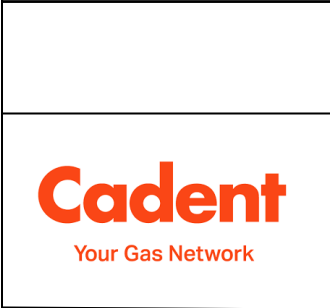
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25m

<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>
	LP Mains	Valve
	MP Mains	Diameter Change
	IP Mains	Depth of cover
	LHP Mains	Material Change
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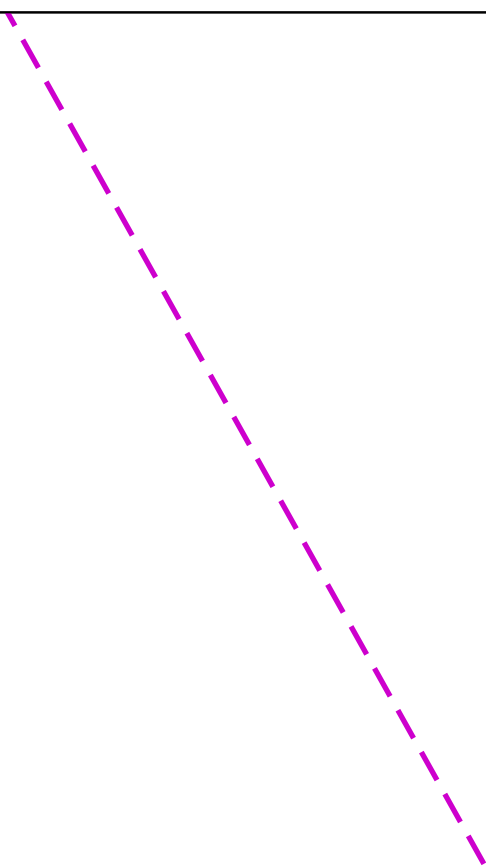
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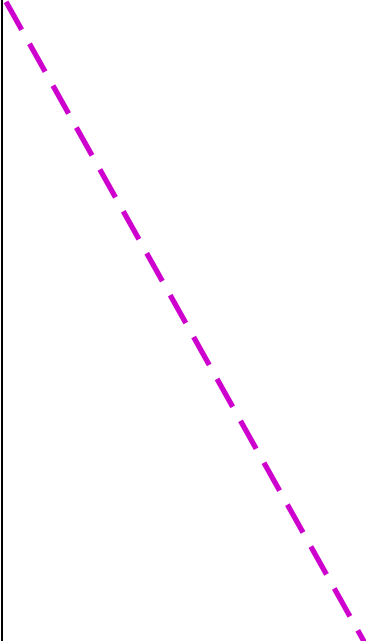
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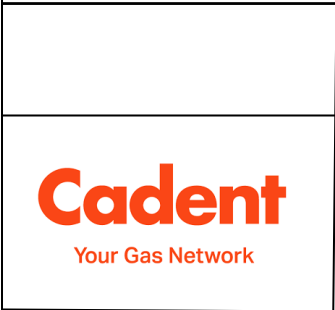
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**Dig Sites**      **Area:**      **Line:**

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	IP Mains		Syphon		Out of Standard Service
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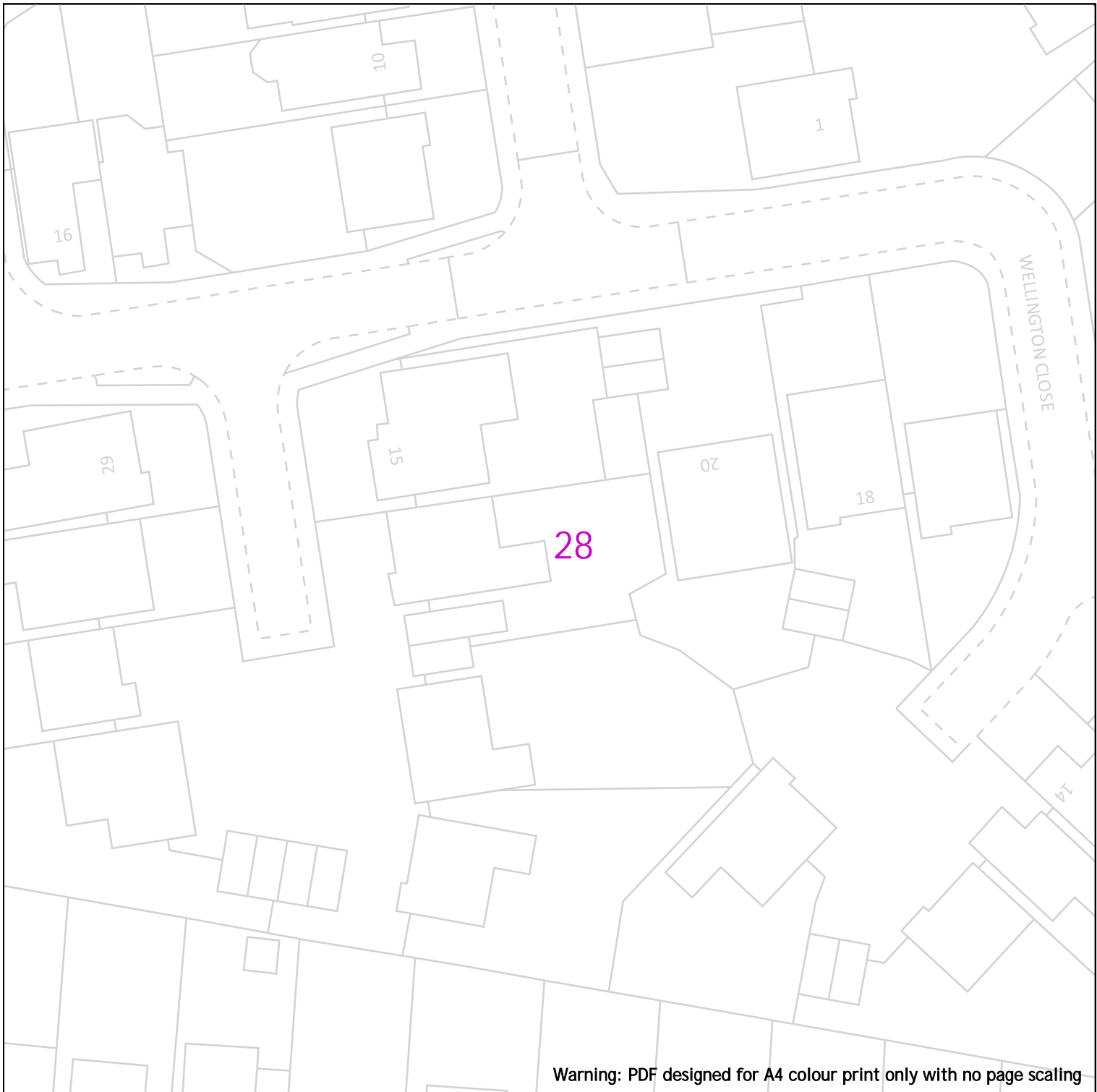
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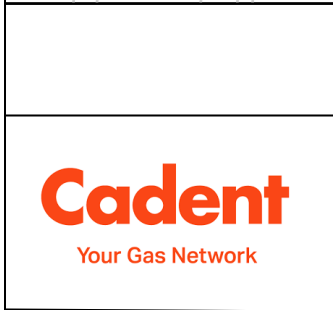
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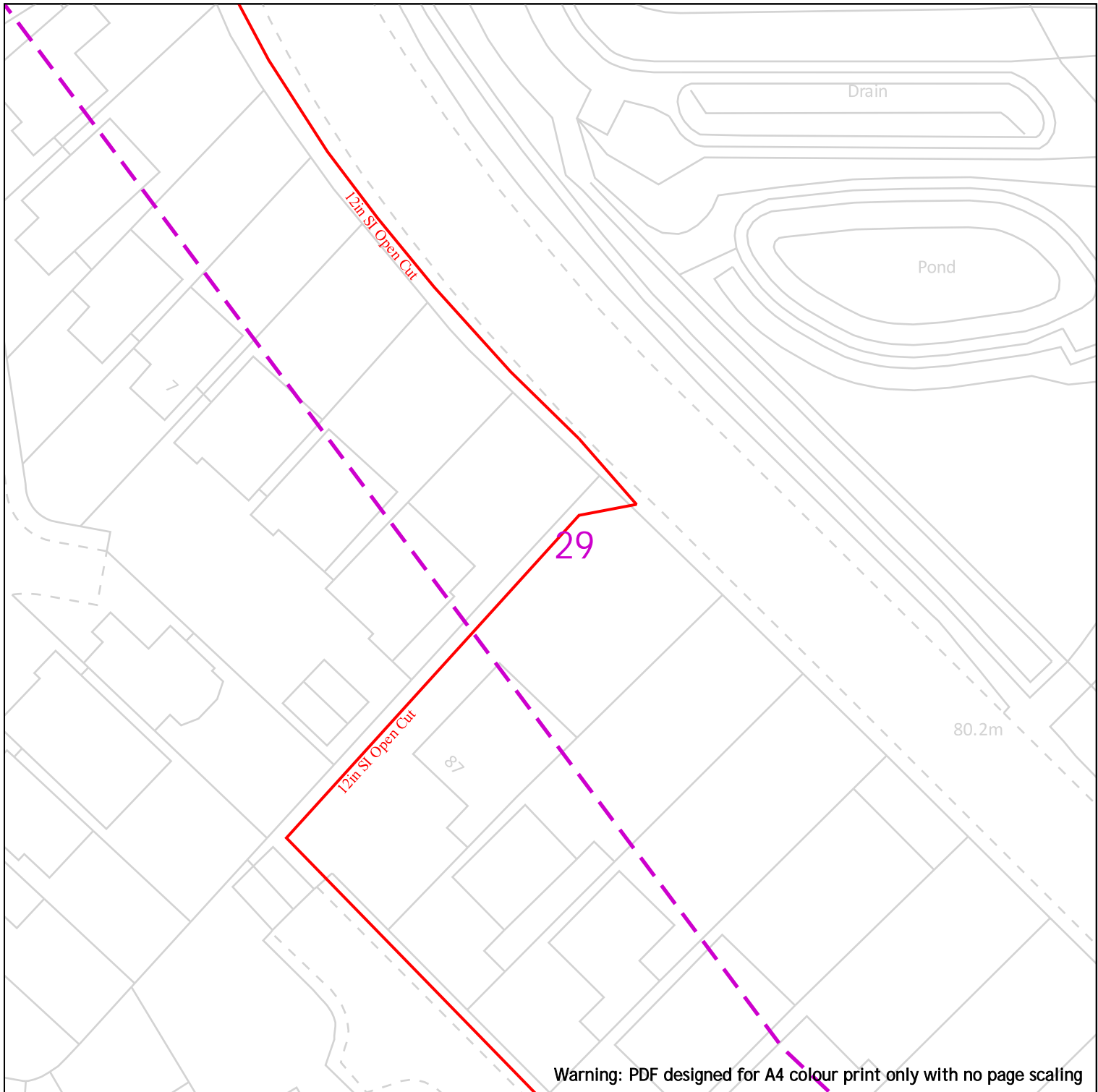
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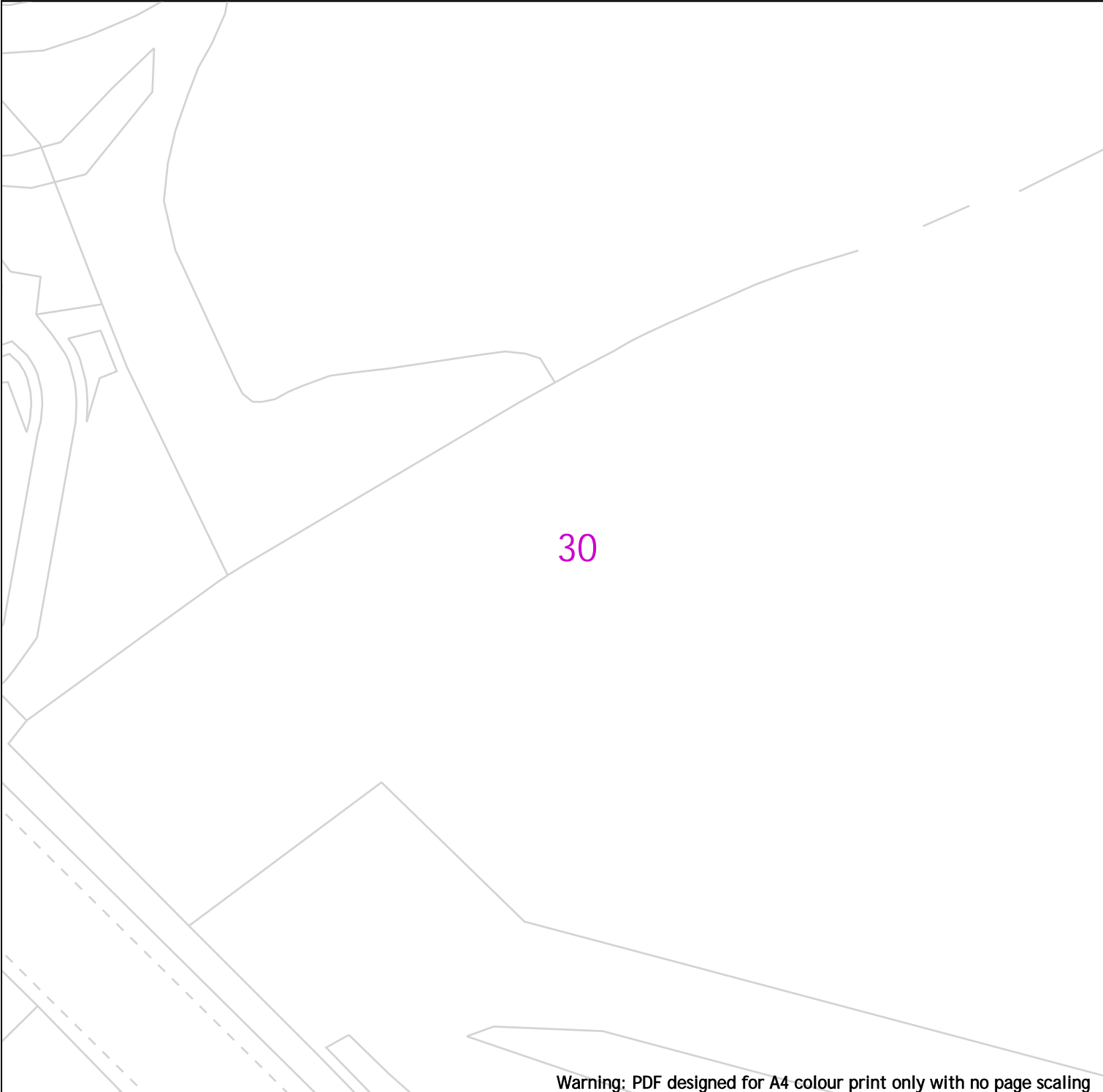
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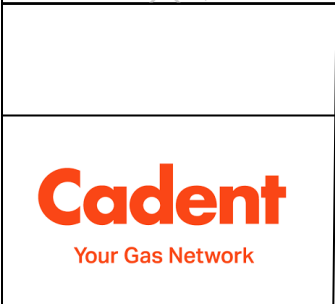
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25m

Dig Sites	Area:	Line:
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





























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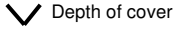











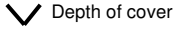











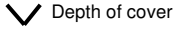





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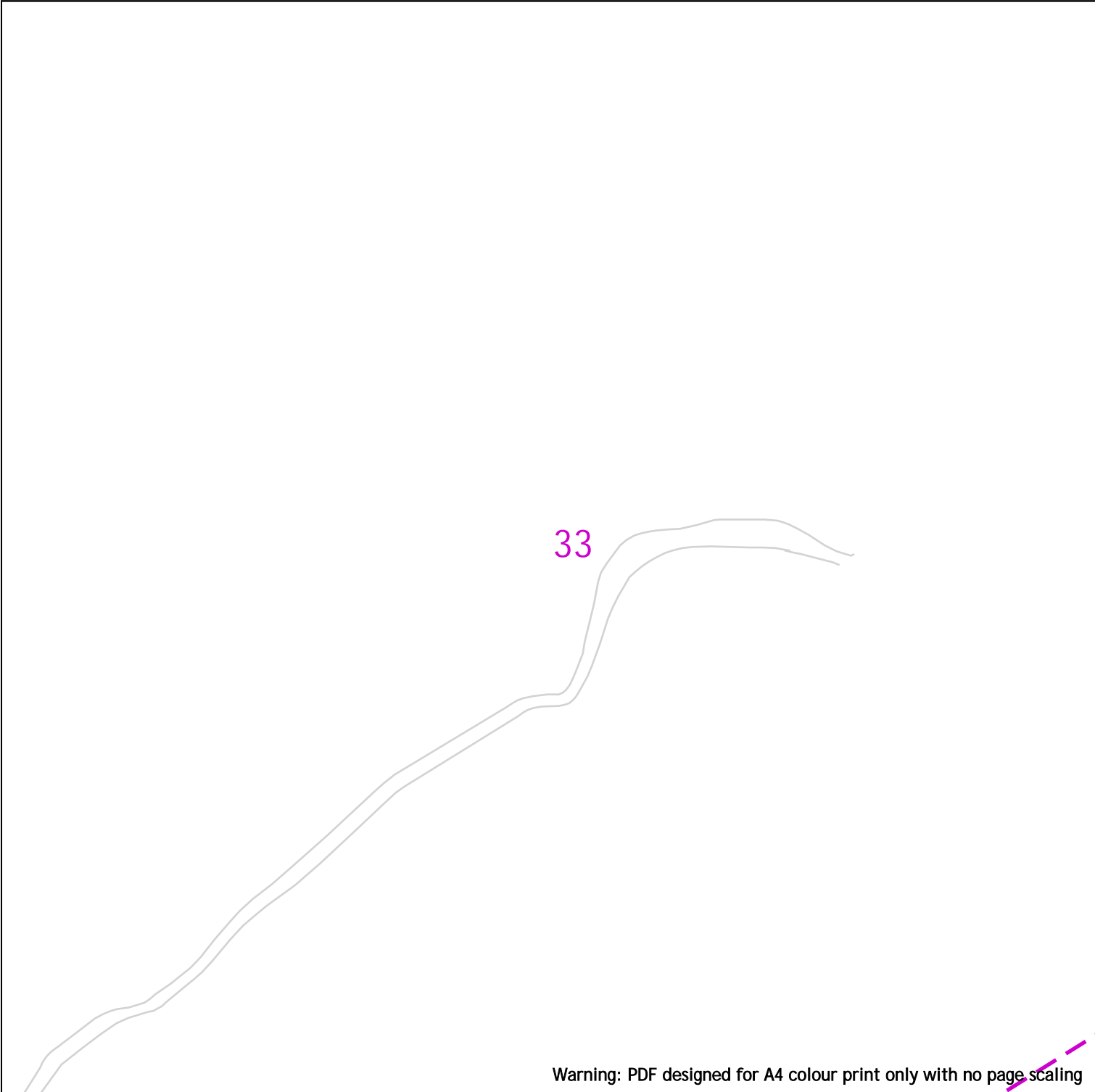
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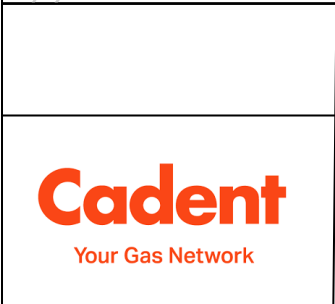
																					
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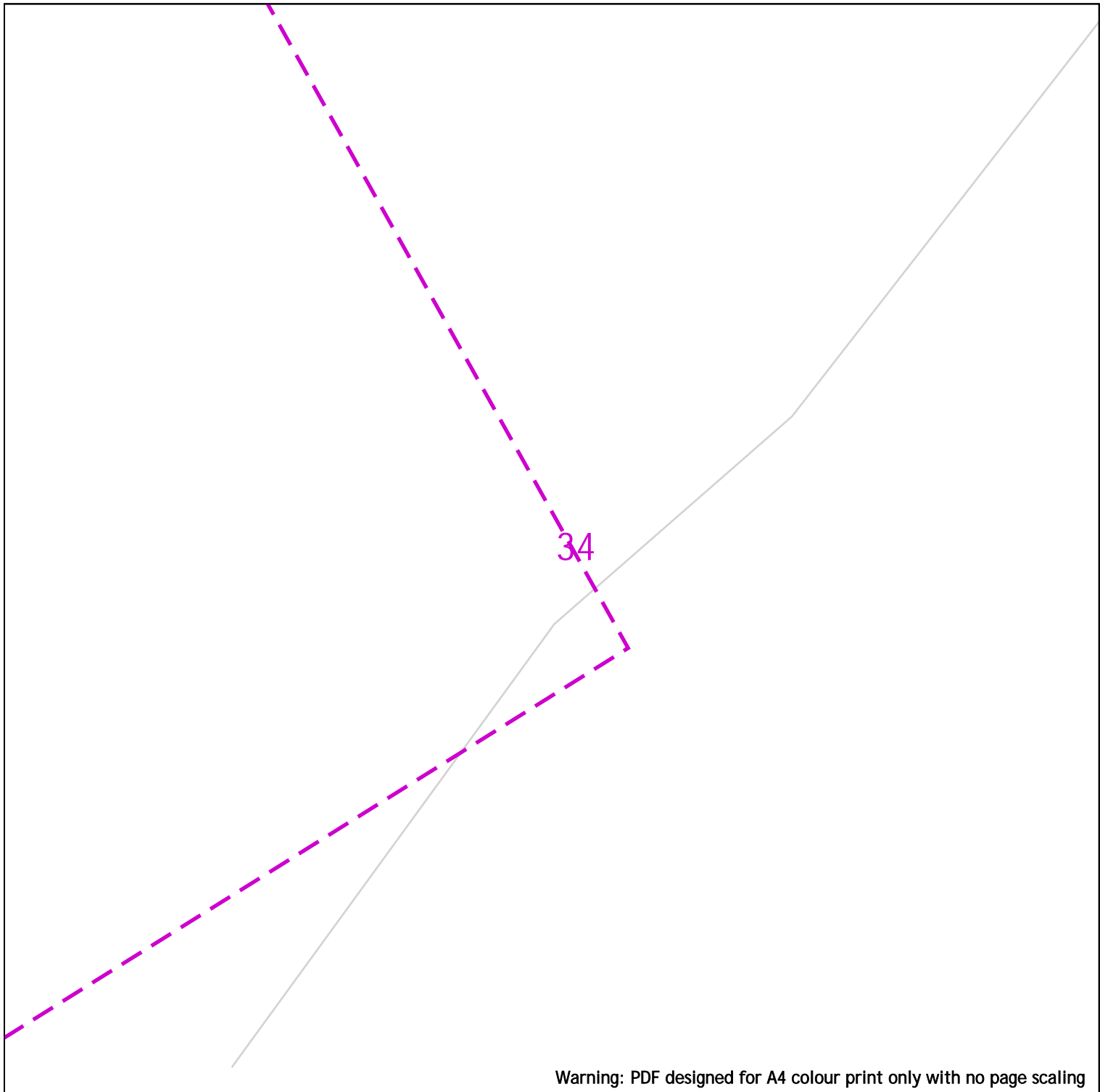
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 Requested by: Mr Ben Evans  
 Your Scheme/Reference: LM 222324/SJ  
 View extent: 100m, 100m  
 Scale: 1:500 (When plotted at A4)

**IMPORTANT NOTICES**

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**In case of emergency call - 0800 111 999**

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25m

Dig Sites

Area:

Line:



- LP Mains
- MP Mains
- IP Mains
- LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

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Your Scheme/Reference: LM  
 222324/SJ

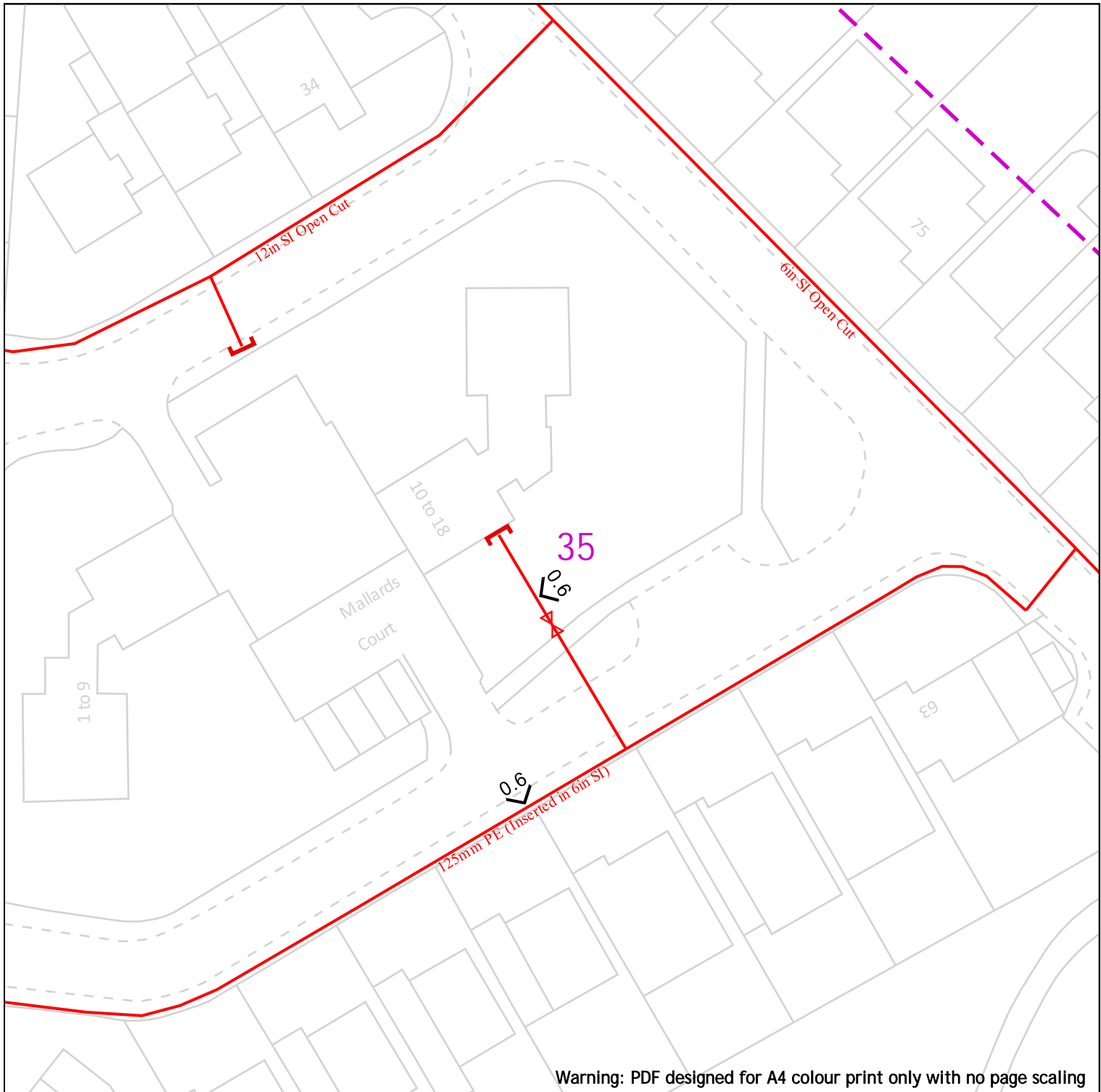
View extent: 100m, 100m

**IMPORTANT NOTICES**

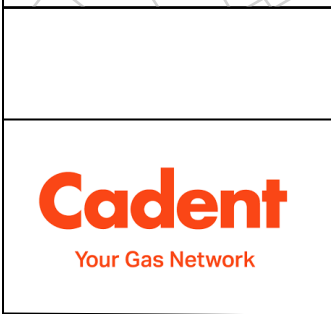
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25m

<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>
	LP Mains	Valve
	MP Mains	Depth of cover
	IP Mains	Syphon
	LHP Mains	Diameter Change
		Material Change
		Out of Standard Service

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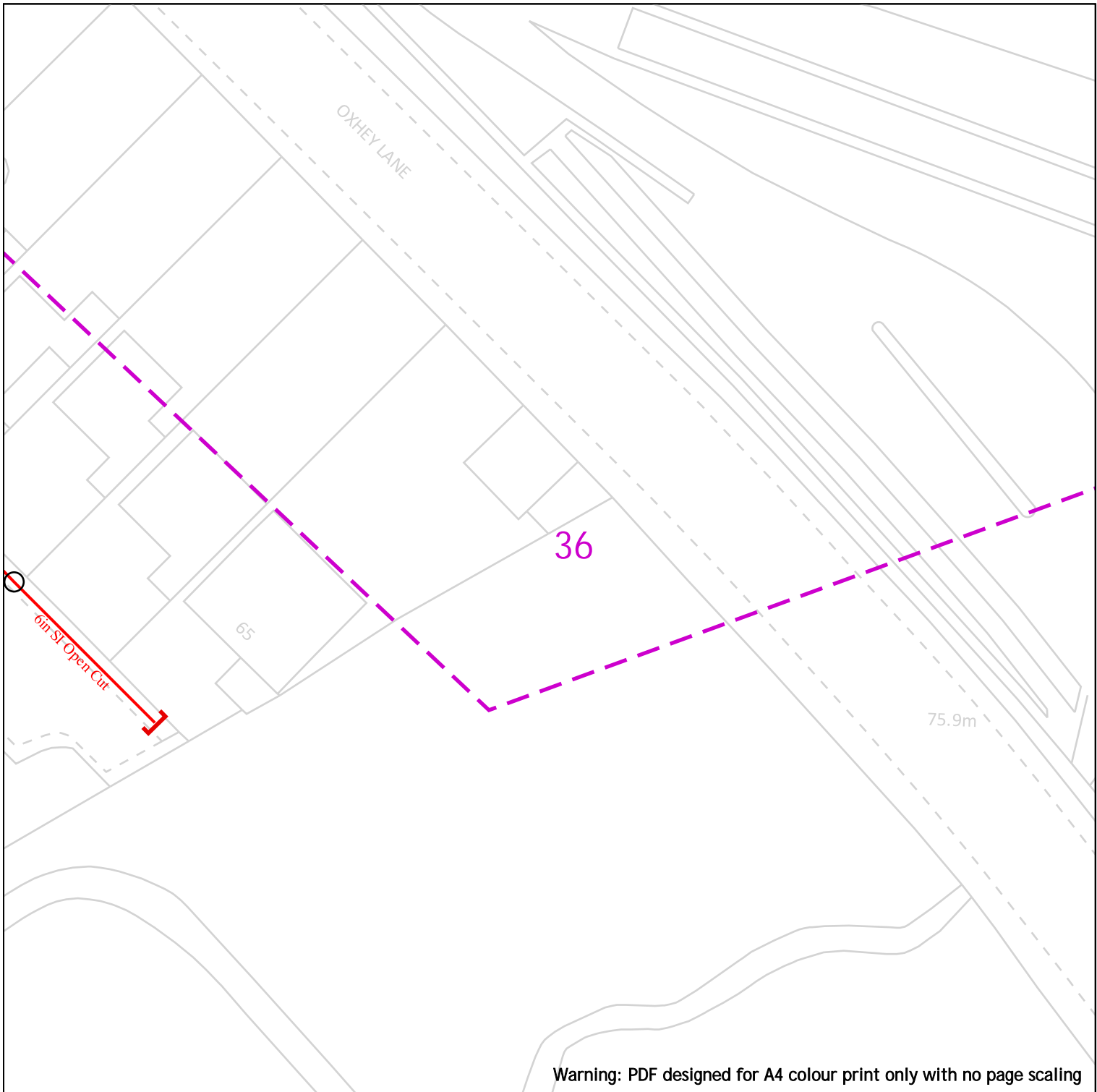
- Identification of shallow services
- Identification of dual services
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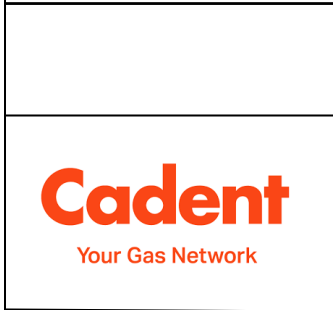
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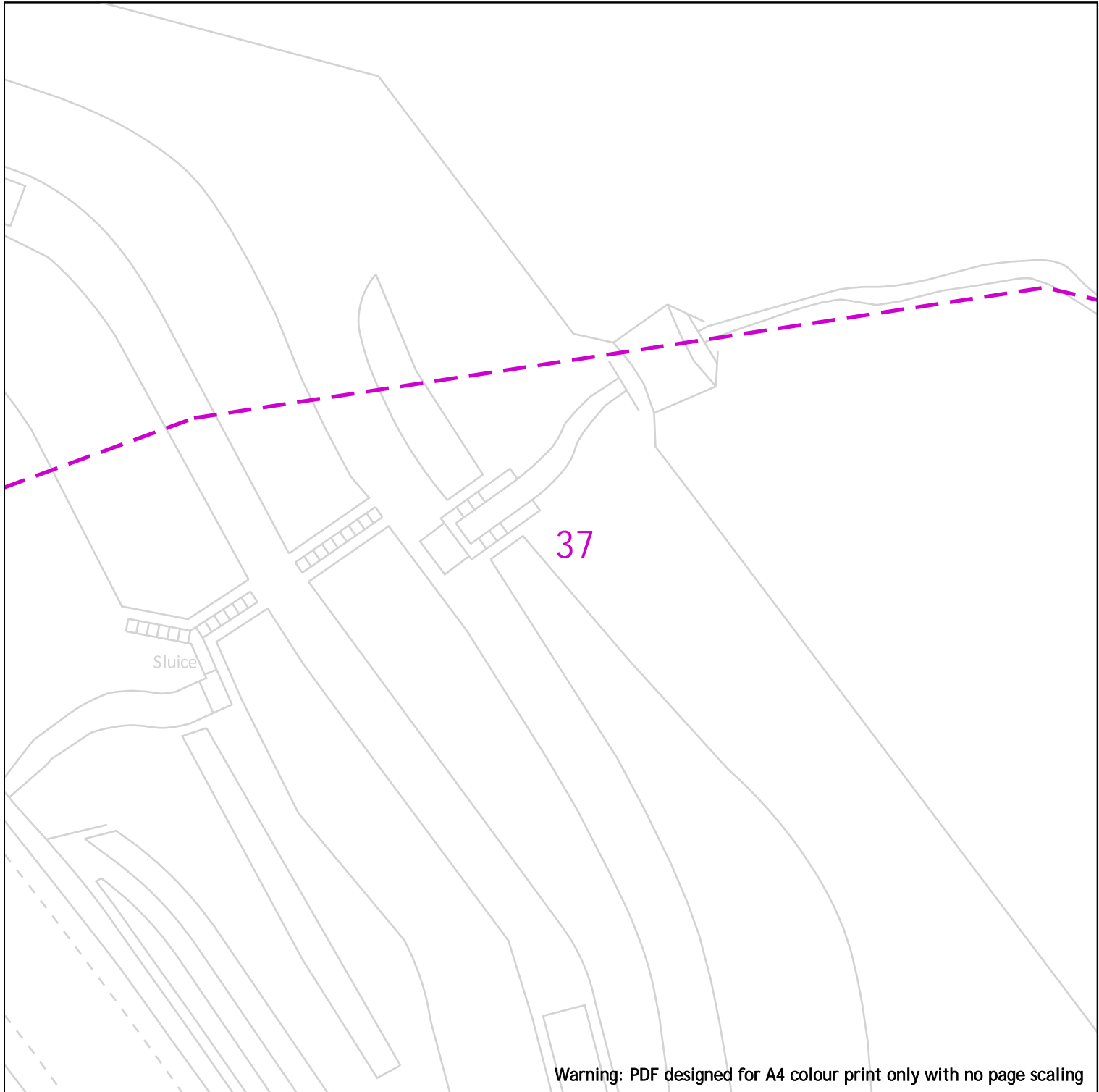
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		<p>Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.</p> <p>Out-of-standard service symbology may be used to indicate one or more of the following:</p> <ul style="list-style-type: none"> <li>• Identification of shallow services</li> <li>• Identification of dual services</li> <li>• Recording of non-perpendicular services</li> </ul> <p>A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.</p>	
<p><b>Dig Sites</b></p> <p>Area: </p> <p>Line: </p>	<p>LP Mains </p> <p>MP Mains </p> <p>IP Mains </p> <p>LHP Mains </p>	<p> Valve</p> <p> Depth of cover</p> <p> Syphon</p>	<p> Diameter Change</p> <p> Material Change</p> <p> Out of Standard Service</p>

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Dig Sites

Area:

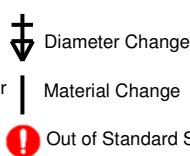
Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
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**Cadent**  
Your Gas Network

Date Requested: 17/04/2024  
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Your Scheme/Reference: LM  
222324/SJ

View extent: 100m, 100m

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Hartsbourne Stream Flood Storage Area

38

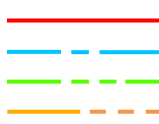
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Dig Sites

Area:

Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
Out of Standard Service

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39

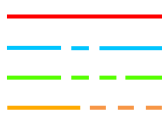
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Dig Sites

Area:

Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
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40

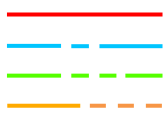
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Dig Sites

Area:

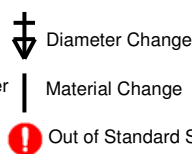
Line:



LP Mains  
MP Mains  
IP Mains  
LHP Mains



Valve  
Depth of cover  
Syphon



Diameter Change  
Material Change  
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