



ST ALBANS  
SCHOOL



PART OF HENRY BOOT



**WOOLLAM  
PARK**  
North St Albans

# UTILITIES ASSESSMENT

DECEMBER 2024

## 11127 - Land at North St Albans

### Technical Note 1: Utilities Assessment

Date: December 2024

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## 1 Introduction

**1.1** Planning permission will be sought for the following development:

- (1) Relocation and replacement of existing playing fields and erection of pavilion annex; and
- (2) Construction of up to 1000 new homes (Use Class C3) to include a mix of market housing, affordable housing, age restricted specialist accommodation for the elderly, adult disability service units; a care home (Use Class C2); a local centre (Use Classes E and F); a primary school (Use Class F); the laying out of green infrastructure including habitat creation; drainage infrastructure; earthworks; pedestrian and cycle routes; new means of access and alterations to existing accesses.

The application is submitted as a “hybrid” application. Part (1) is submitted as a full application. Part (2) is submitted as an outline application with approval of means of access sought at the present time, and all other reserved matters to be approved at a later date.

**1.2** The purpose of this note is to outline the utility infrastructure review works undertaken to date.



## Sources of Information

The following bodies have been consulted whilst completing this summary:

- |                     |   |                    |
|---------------------|---|--------------------|
| • UK Power Networks | - | Electricity        |
| • Cadent Gas        | - | Gas                |
| • Affinity Water    | - | Potable Water      |
| • Thames Water      | - | Foul Water         |
| • BT Openreach      | - | Telecommunications |

## 3 Electricity Infrastructure

- 3.1 UK Power Networks (UKPN)** own and operate the electricity network within the vicinity of the site. Location details of their existing infrastructure has been provided and transferred to the combined services plan.
- 3.2 UKPN** operate 11,000V High Voltage above ground cables and underground cables within the development boundary. This infrastructure is under a wayleave agreement with St Albans School and UKPN.
- 3.3** To assist **UKPN** in their capacity assessment of their existing network, a total Electricity Demand of 6,029kVA was provided.
- 3.4** An application was made to UKPN for an Independent Network Operator (IDNO) Point of Connection to confirm the location, cost and timescale associated with the provision of power to the development. A response was received dated 9<sup>th</sup> January 2024. The point of connection is at 11,000V High Voltage and is located at Cell Barnes Primary. There is no reinforcement required to enable this connection.
- 3.5** An application was made to UKPN for an IDNO Point of Connection to confirm the location, cost and timescale associated with the lower load provision of 980kVA, for the development. A response was received dated 2<sup>nd</sup> February 2024 and confirmed capacity directly south of the development, east of Harpenden Road.

## 4 Gas Infrastructure

- 4.1 Cadent Gas** own and operate the gas network within the vicinity of the site. Location details of their existing infrastructure has been provided and transferred to the combined services plan. The Cadent Gas network does not impact the proposed development.
- 4.2** With changes to Future Homes Standards and the introduction of Part L and Part S of the Building Regulations, it has been assumed that gas will not be utilised for this development, and therefore an all-electric heating option is utilised.

## 5 Potable Water Infrastructure

- 5.1 **Affinity Water** own and operate the potable water network within the vicinity of the site. Location details of their existing infrastructure has been provided and transferred to the combined services plan.
- 5.2 A Pre-Development Enquiry request has been submitted to Affinity Water for their requirements to supply the proposed development. A response was received dated 10<sup>th</sup> January 2024, reference DS0057489.
- 5.3 Affinity Water have advised that the proposed development can connect to the 1no. UPT connection off the 400mm DI water main, situated on Harpenden Road.
- 5.4 Affinity Water will upgrade their network as part of this proposed development, the cost of this will be covered by the payment of their infrastructure charges, which are levied on a per property basis.

## 6 Foul Water Sewerage

- 6.1 **Thames Water** own and operate the foul/sewer water network within the vicinity of the site. Location details of their existing infrastructure has been provided and transferred to the combined services plan.
- 6.2 The proposal will be to connect to a 225mm sewer, situated off Harpenden Road however, should that need to alter, Thames Water will cover the cost of any extra distance made to a practicable point of at least the same diameter.
- 6.3 Thames Water have advised that they will fund the reinforcement of the required network, to allow for full capacity. This is to be done over a period of 20 months. Discussions will be ongoing during the planning process.

## 7 Telecommunications

- 7.1 The main incumbent telecommunications provider is **BT Openreach**. Location details of their existing infrastructure has been provided and transferred to the combined services plan.
- 7.2 There is extensive local network to cater for the new proposed development.
- 7.3 New infrastructure to proposed developments is now almost exclusively Fibre to the Premises, offering consumers speeds of over 1Gbps depending on their chosen Internet Service Provider (ISP) and Contract. For developers, there are a range of infrastructure providers, offering a range of financial opportunities including traditional rebates and less prevalent profit-sharing models. Infrastructure providers can usually be separated into two types:
- **Open Network** – A network that offers customers the ability to choose their ISP offering flexibility on speed, cost and contract terms. Examples of these kind of infrastructure providers are BT Openreach and GTC.
  - **Closed Network** – A network where customers can only use the Infrastructure Providers ISP. Examples of these kind of infrastructure providers are Virgin Media, Grain, Hyperoptic.
- 7.4 The proposal for this development is an open network, allowing greatly choice for the end users.

## 8 Diversions

- 8.1** The existing constraints were reviewed to assess the implication of any infrastructure within the development boundary and a combined services plan was produced (a snapshot of which can be seen in Figure 8-1).
- 8.2** Key findings are highlighted below:
- Overhead electricity lines – shown in green, will be diverted within the development boundary
  - Potable water mains – shown in blue, will be lowered at the site access and diverted south of the boundary
  - Telecommunications network – shown in purple, will be undergrounded via Sandridgebury Lane



Figure 8-1: Combined Services Drawing

## 9 Summary

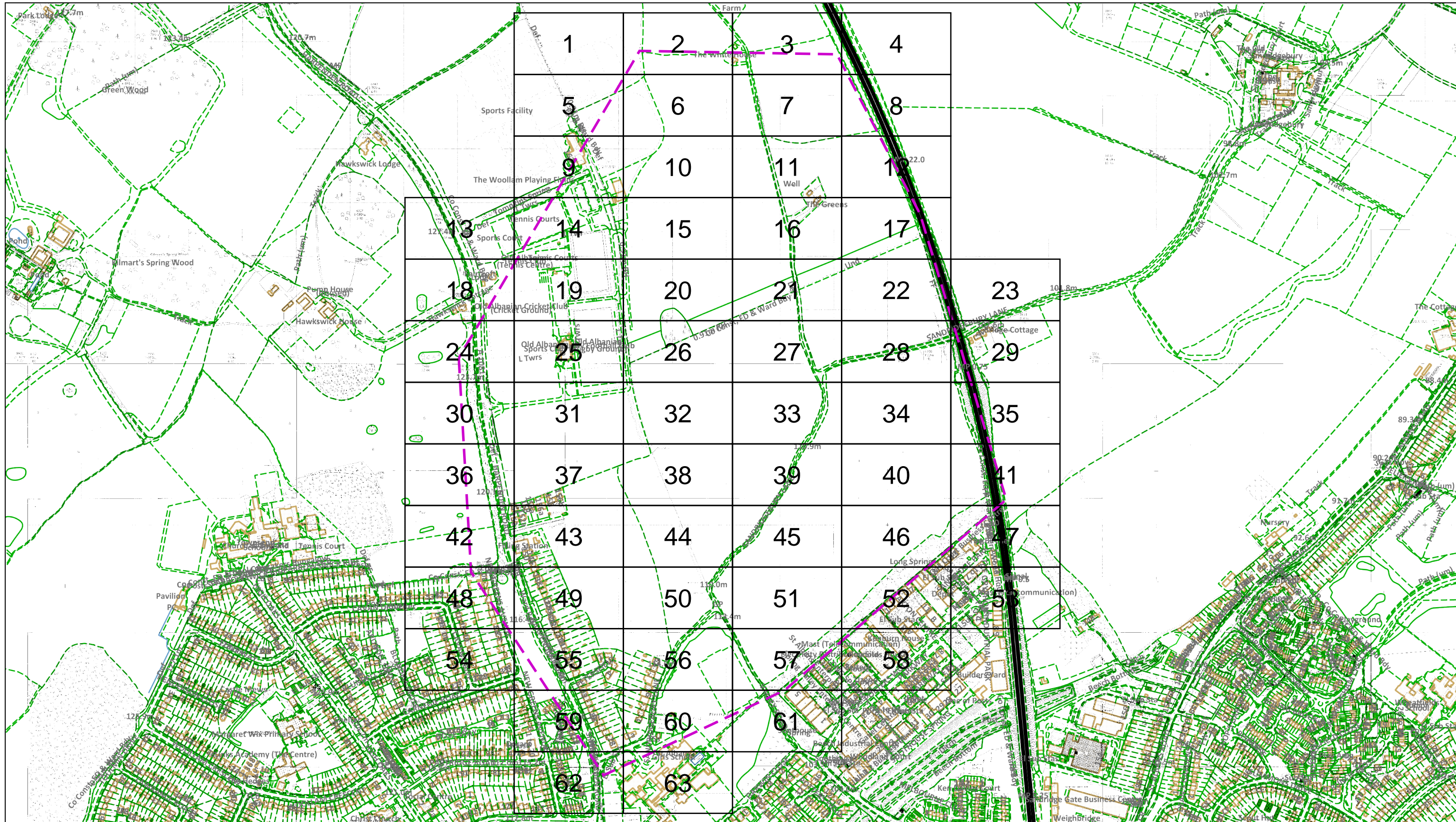
- 9.1 **UK Power Networks** has confirmed that capacity is available within the existing network to power the entire development site, without the need for network reinforcement.
- 9.2 **Affinity Water** has confirmed the current potable water network will cater for the new proposed development, subject to some local reinforcement.
- 9.3 **Thames Water** has confirmed that the network will be reinforced to provide the required connections for the new development.
- 9.4 The telecoms network has ample connectivity to provide fibre to all premises within the development boundary.
- 9.5 All existing infrastructure can be diverted/alterd to enable with the proposed masterplan.

## 10 Limitations

- 10.1 The conclusions and recommendations contained herein are limited to those given the general availability of background information and the planned usage of the Site.
- 10.2 Third Party information has been used in the preparation of this report, which Brookbanks, by necessity assumes is correct at the time of writing. While all reasonable checks have been made on data sources and the accuracy of data, Brookbanks accepts no liability for the same.
- 10.3 The benefits of this report are provided solely to Hallam Land Management Limited, St Albans School, and St Albans School Wollam Trust for the proposed development on the Site only.
- 10.4 Brookbanks excludes third party rights for the information contained in the report.



# Appendix A



Dig Sites Area: Line:

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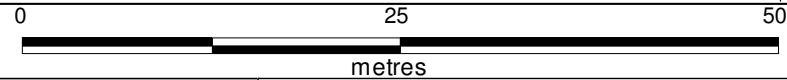
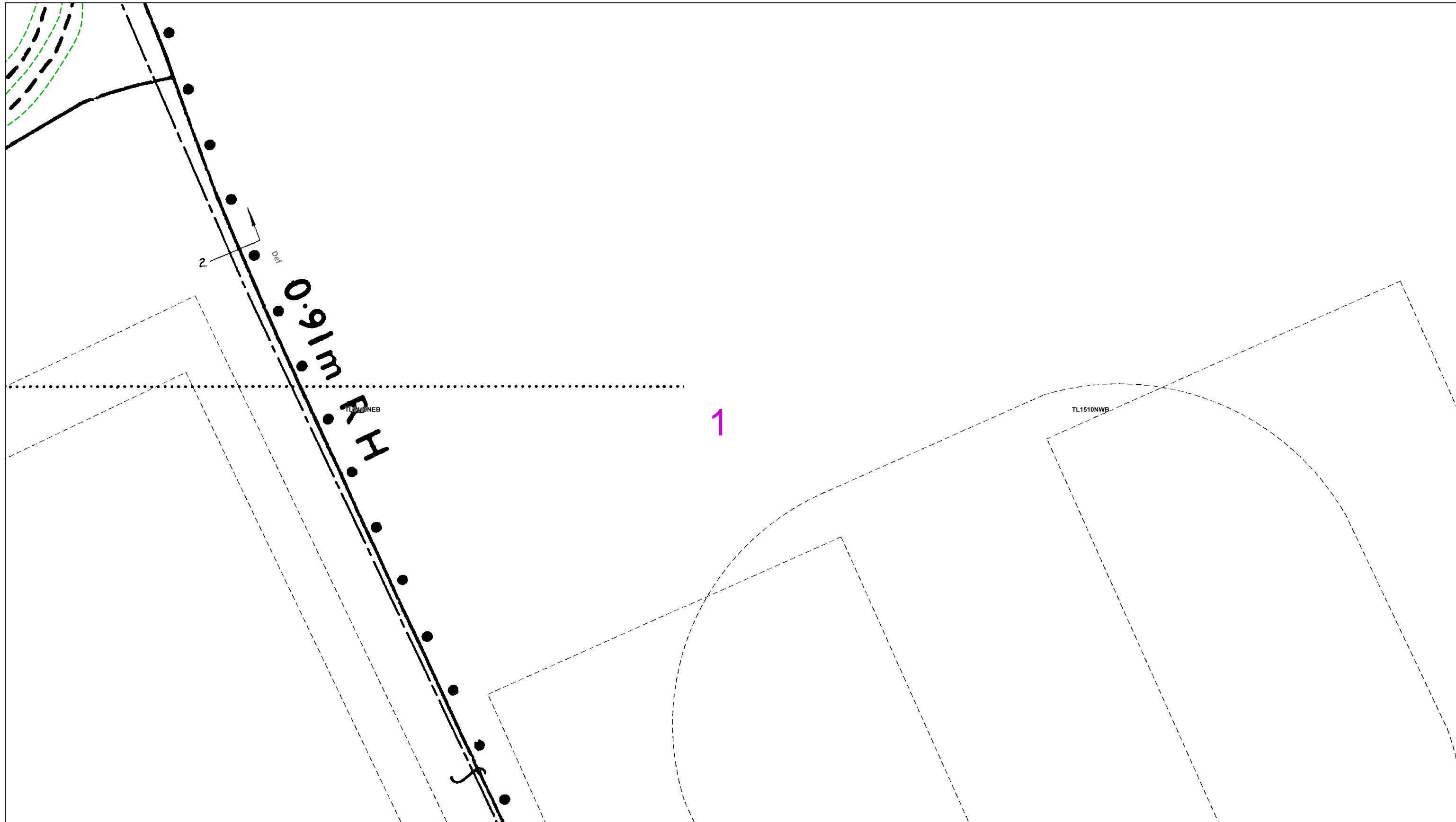


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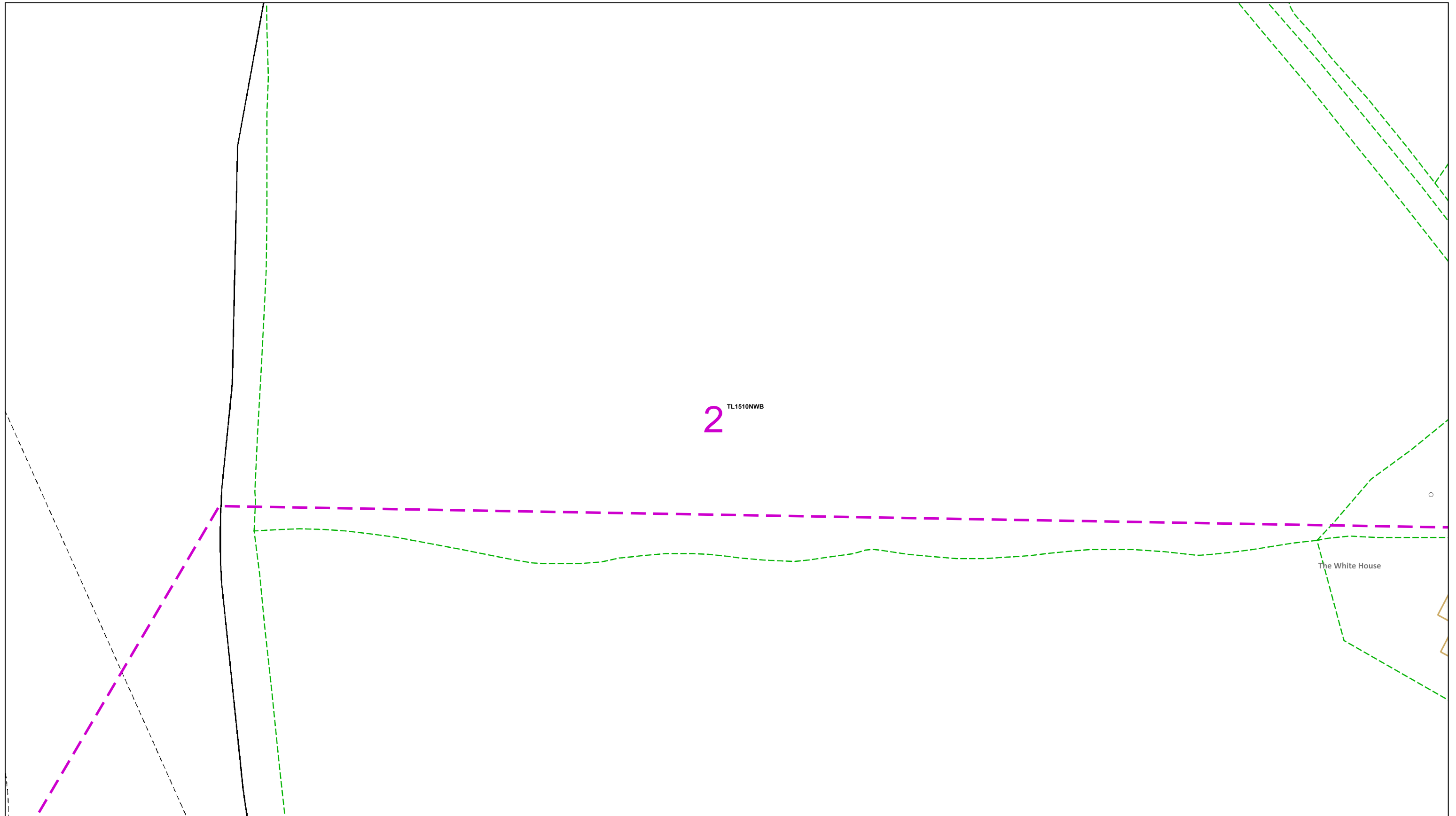
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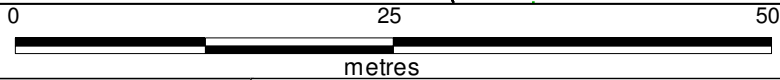
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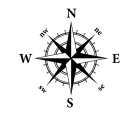
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The White House



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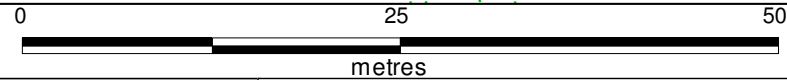
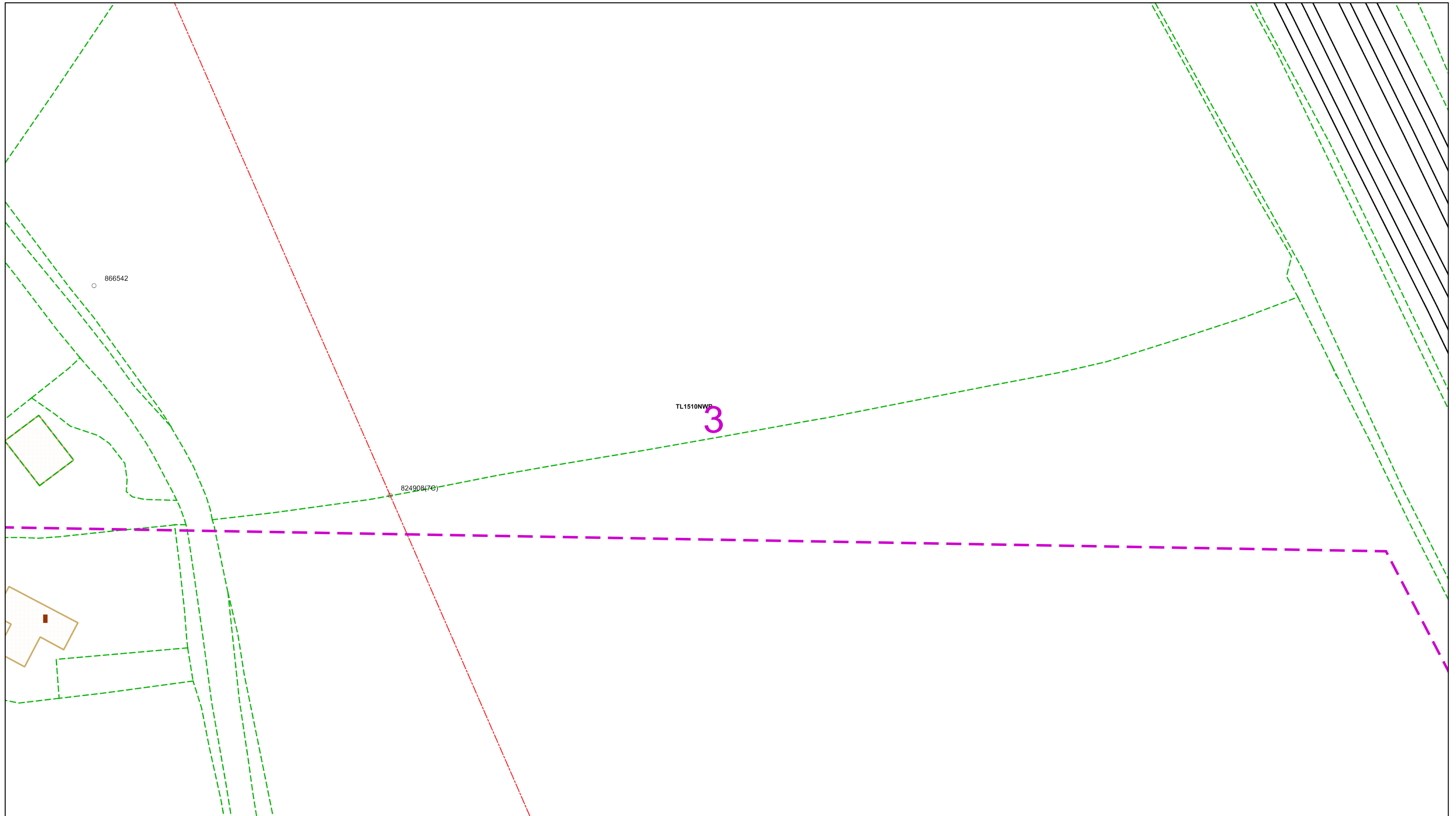
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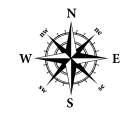
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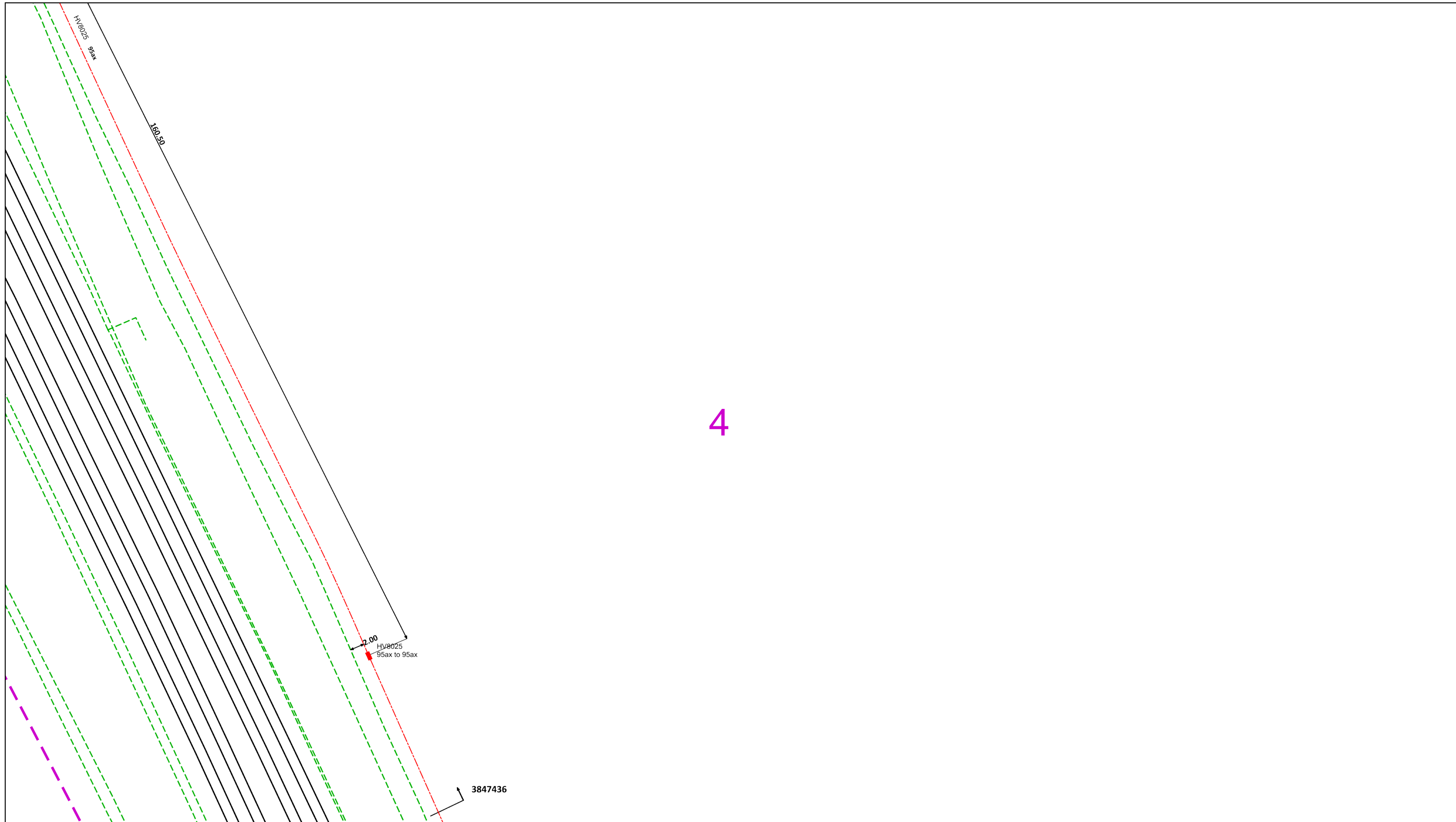
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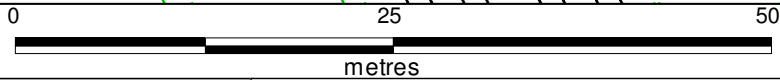


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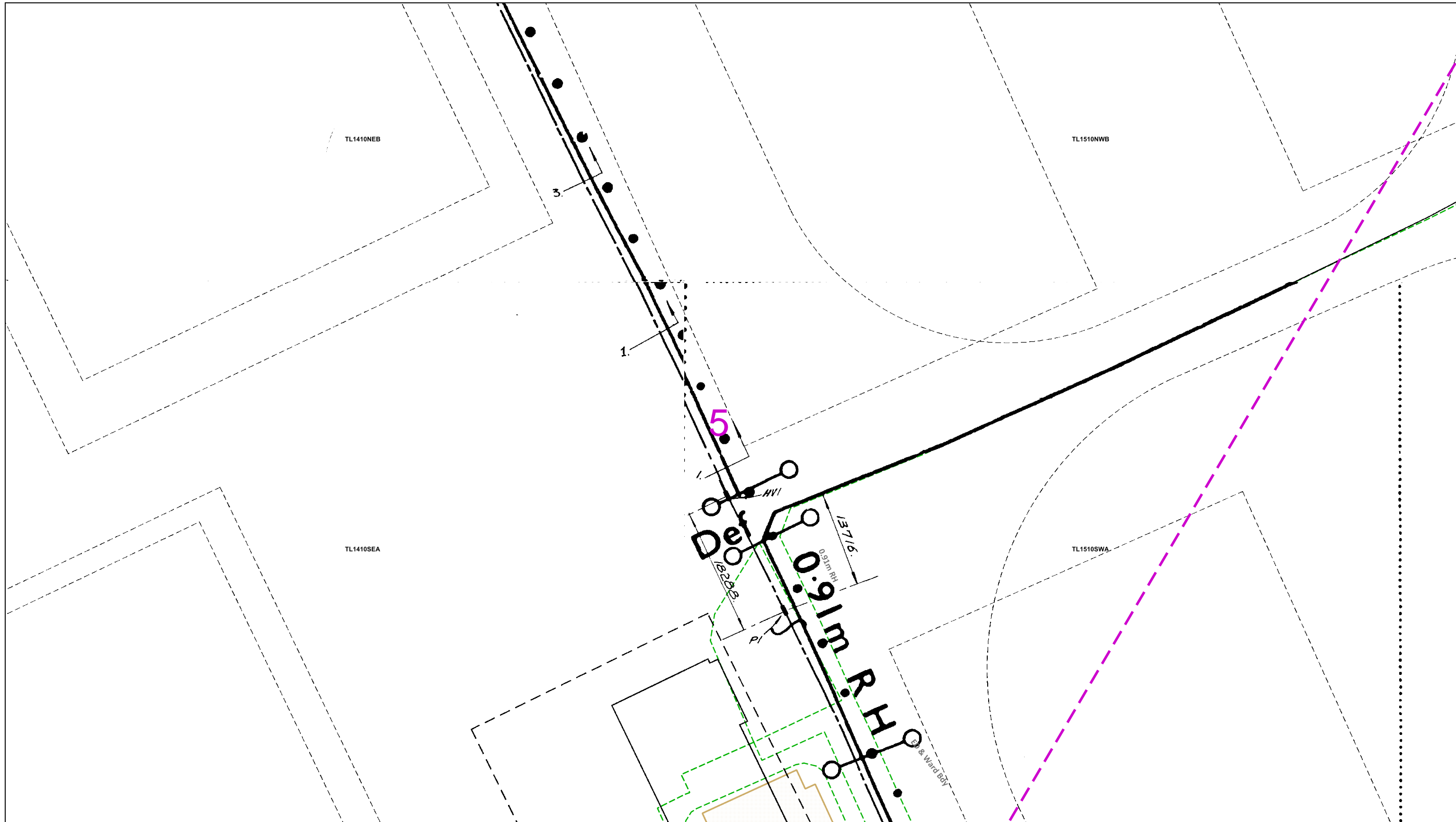


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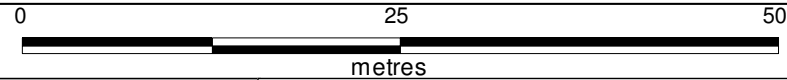
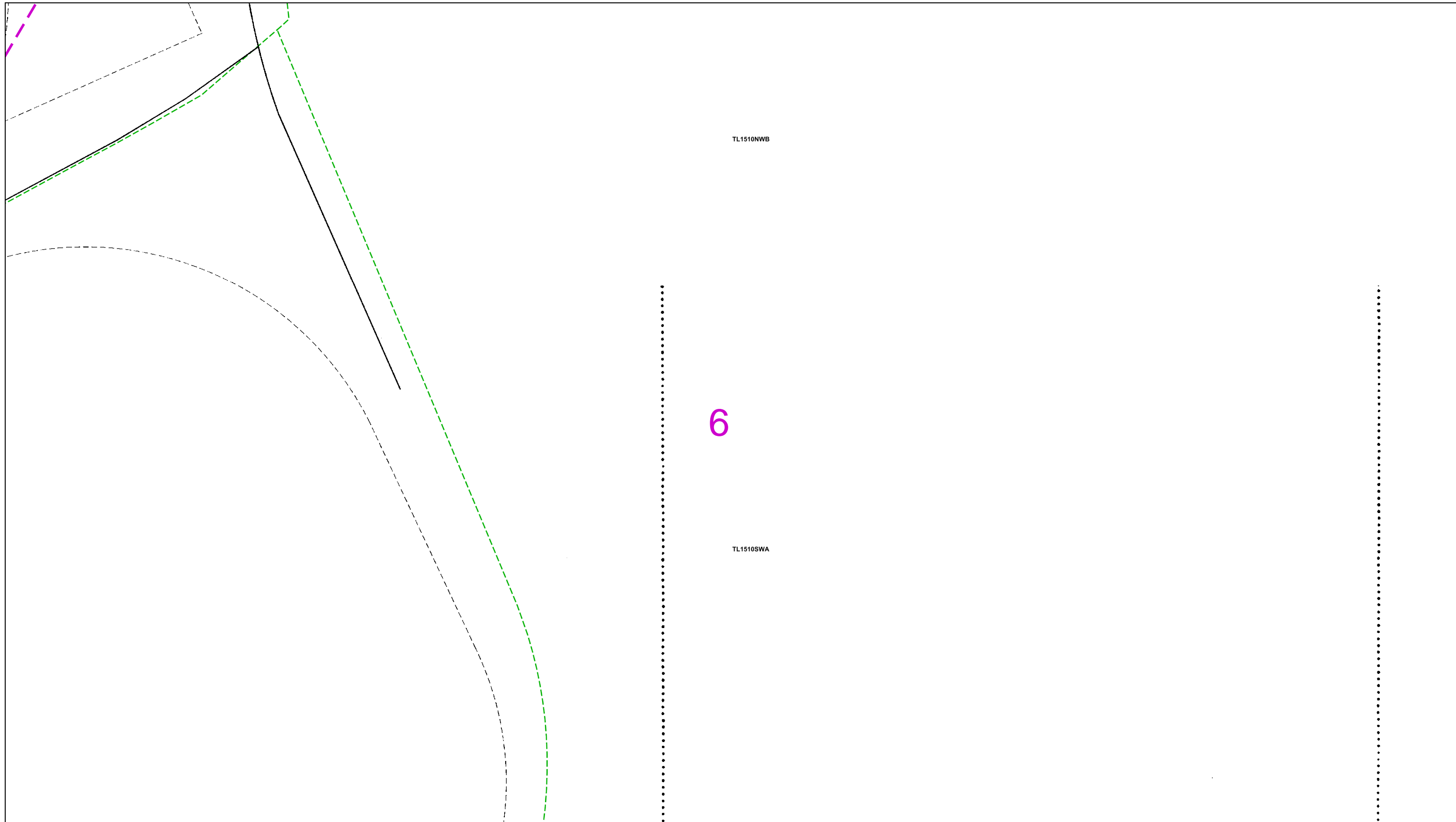
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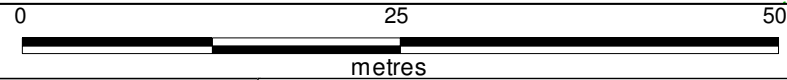
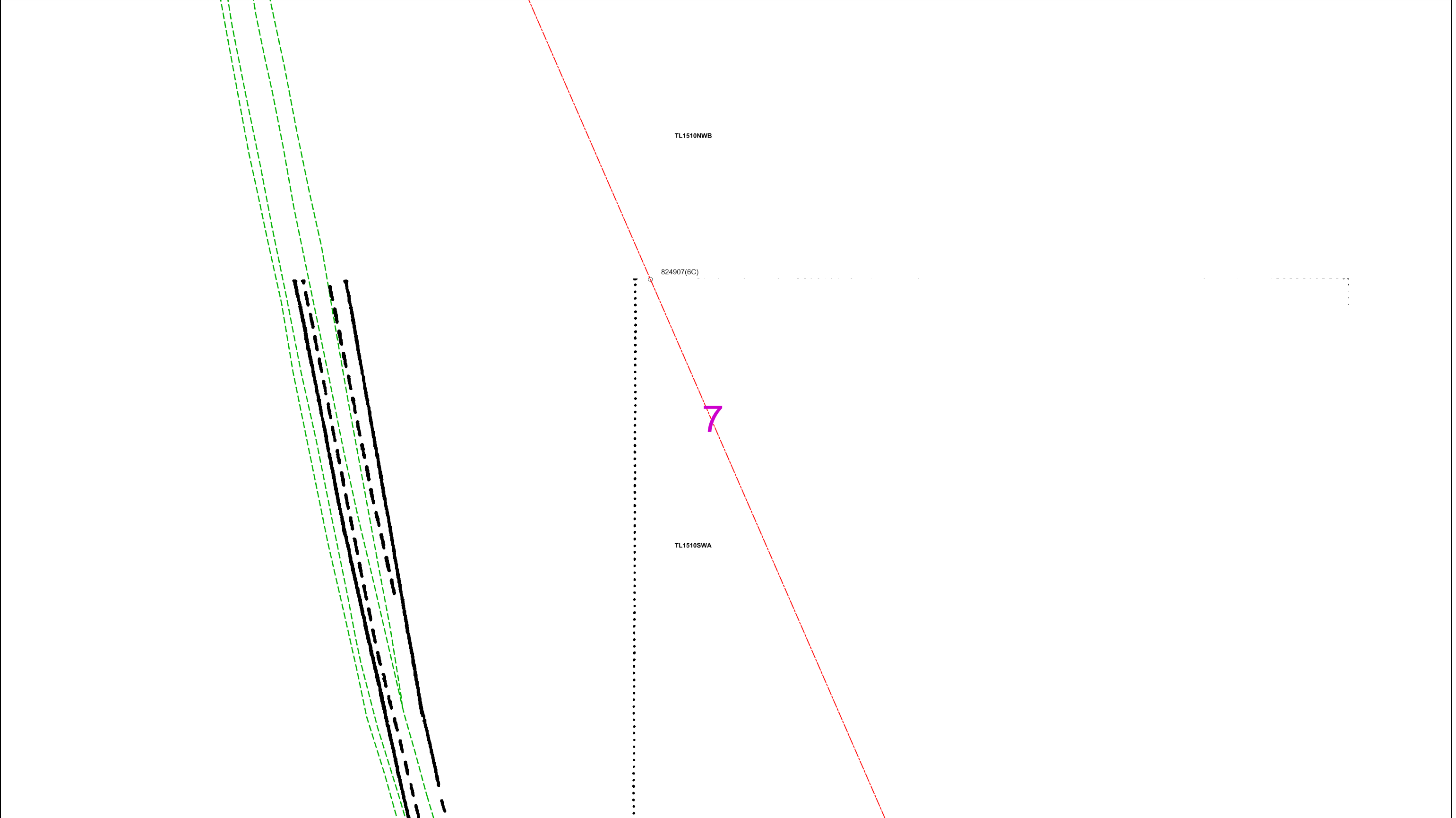
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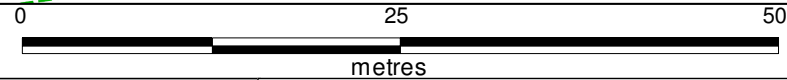
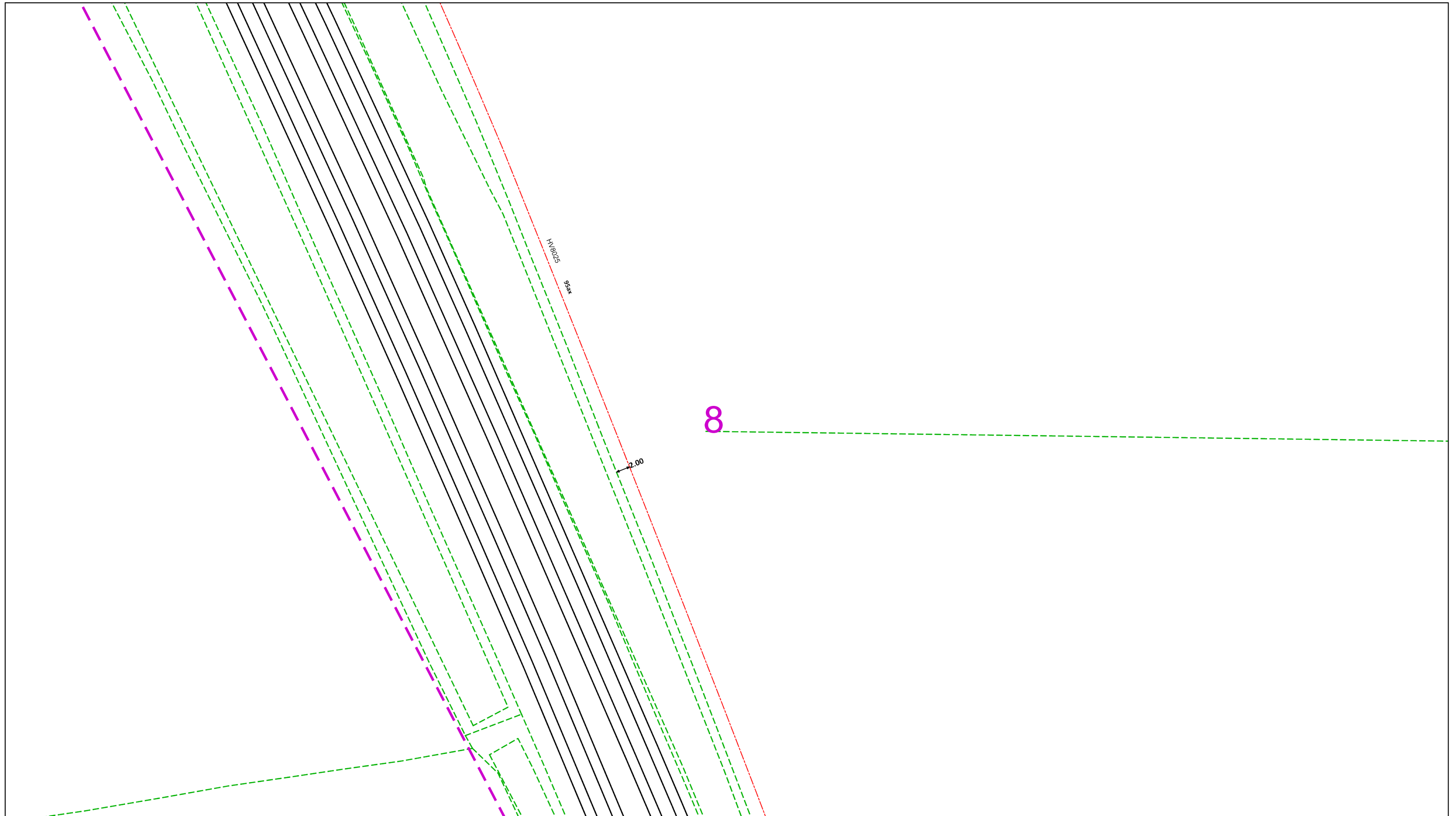
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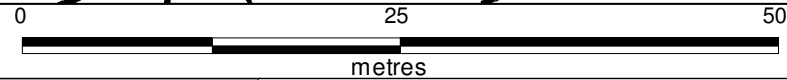
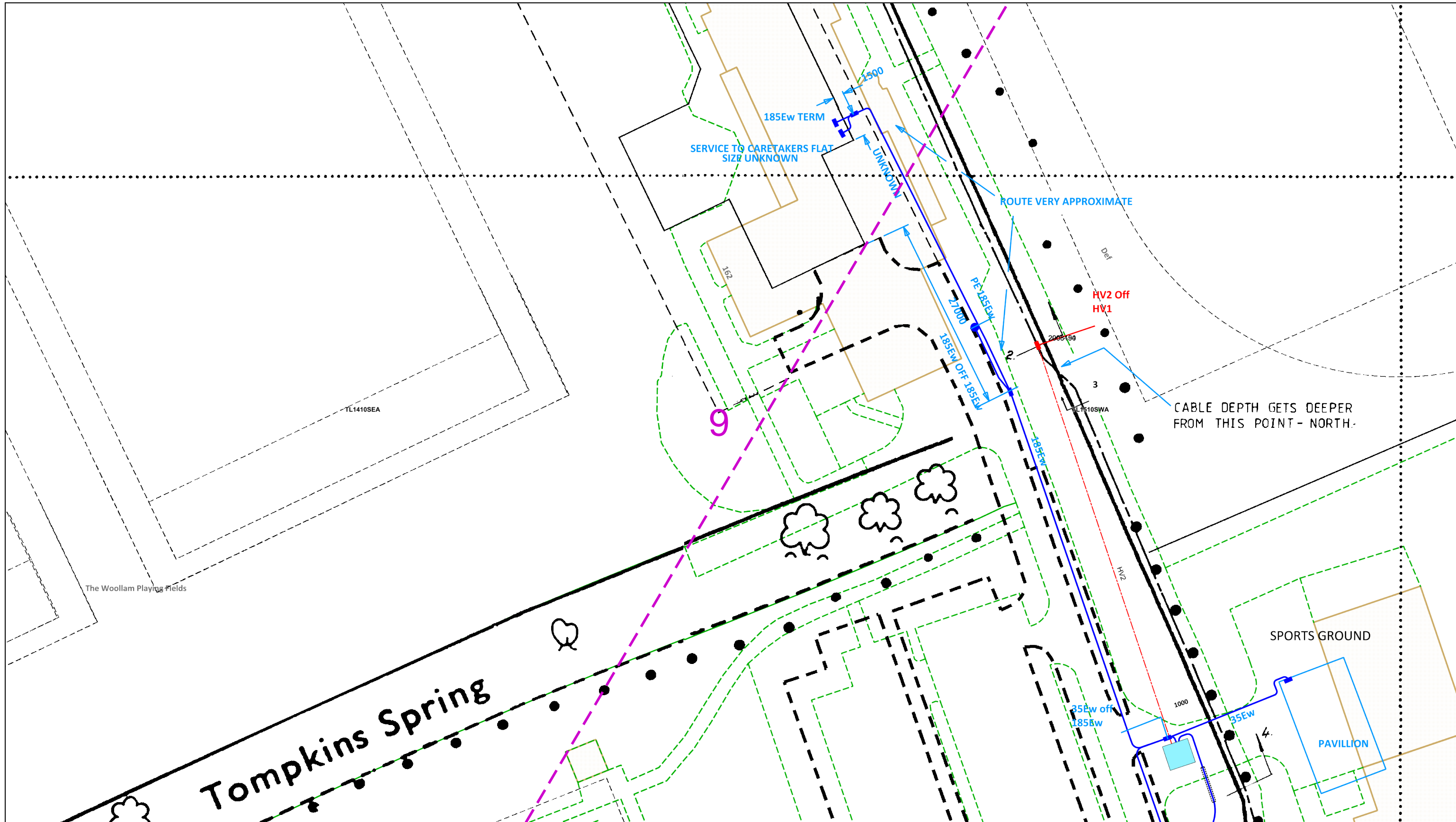
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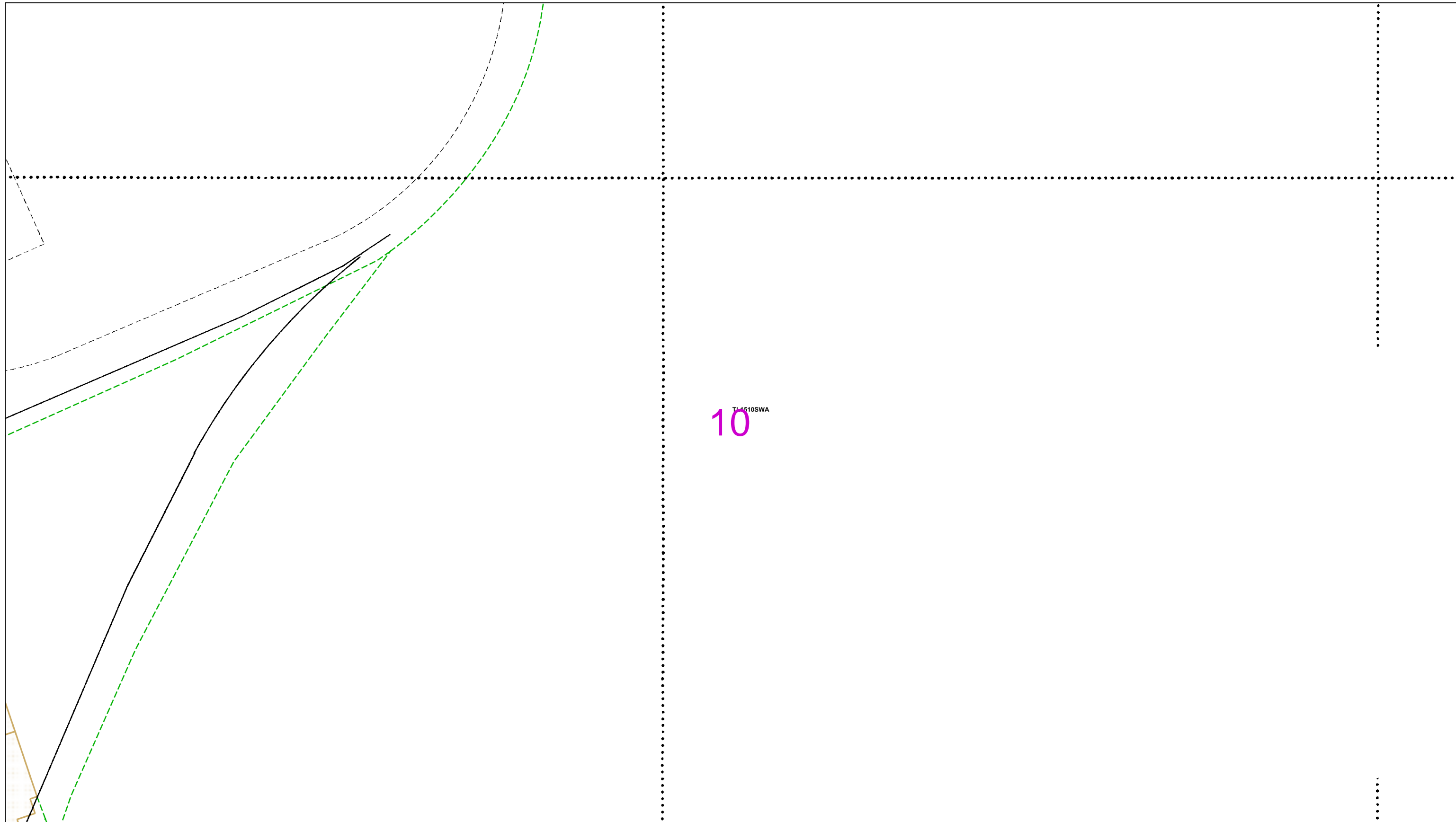
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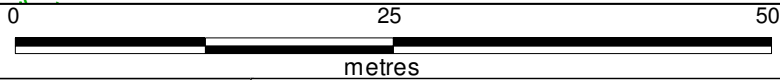
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10



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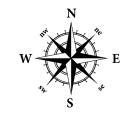
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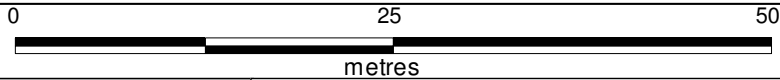
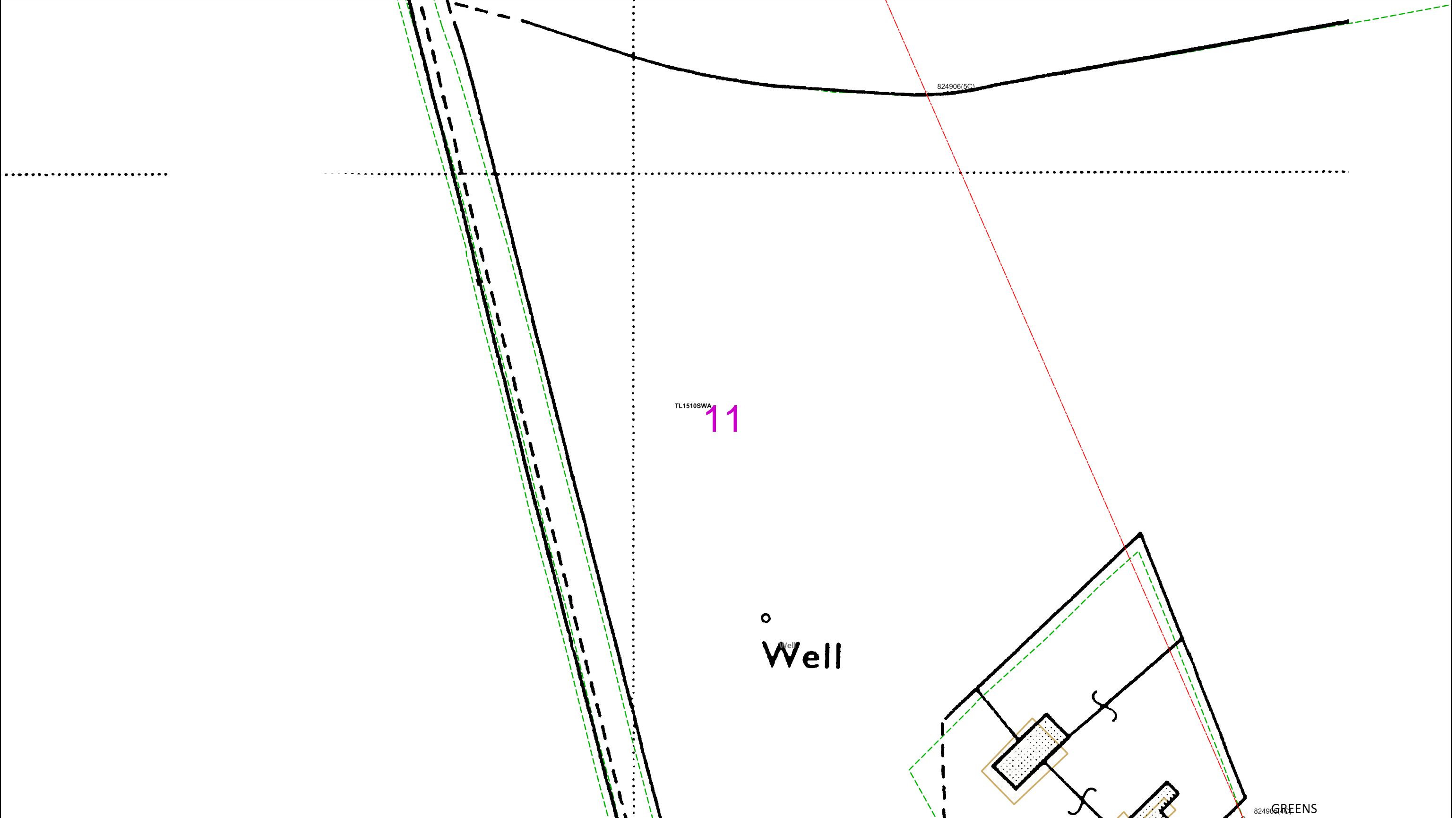


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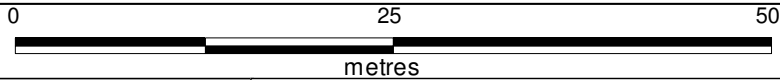
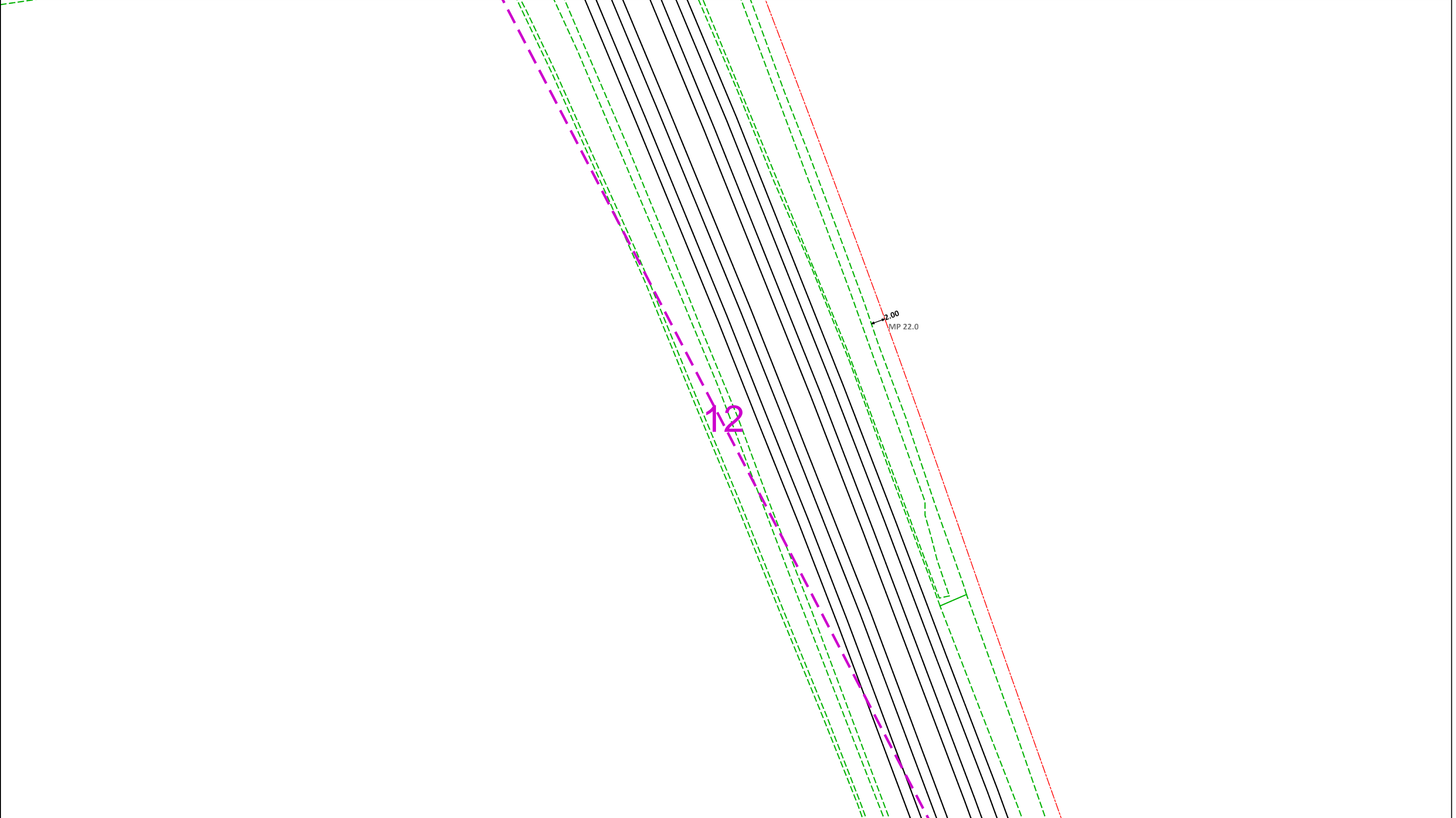
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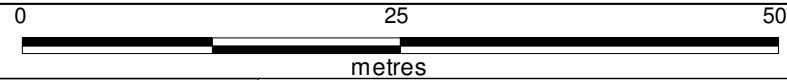
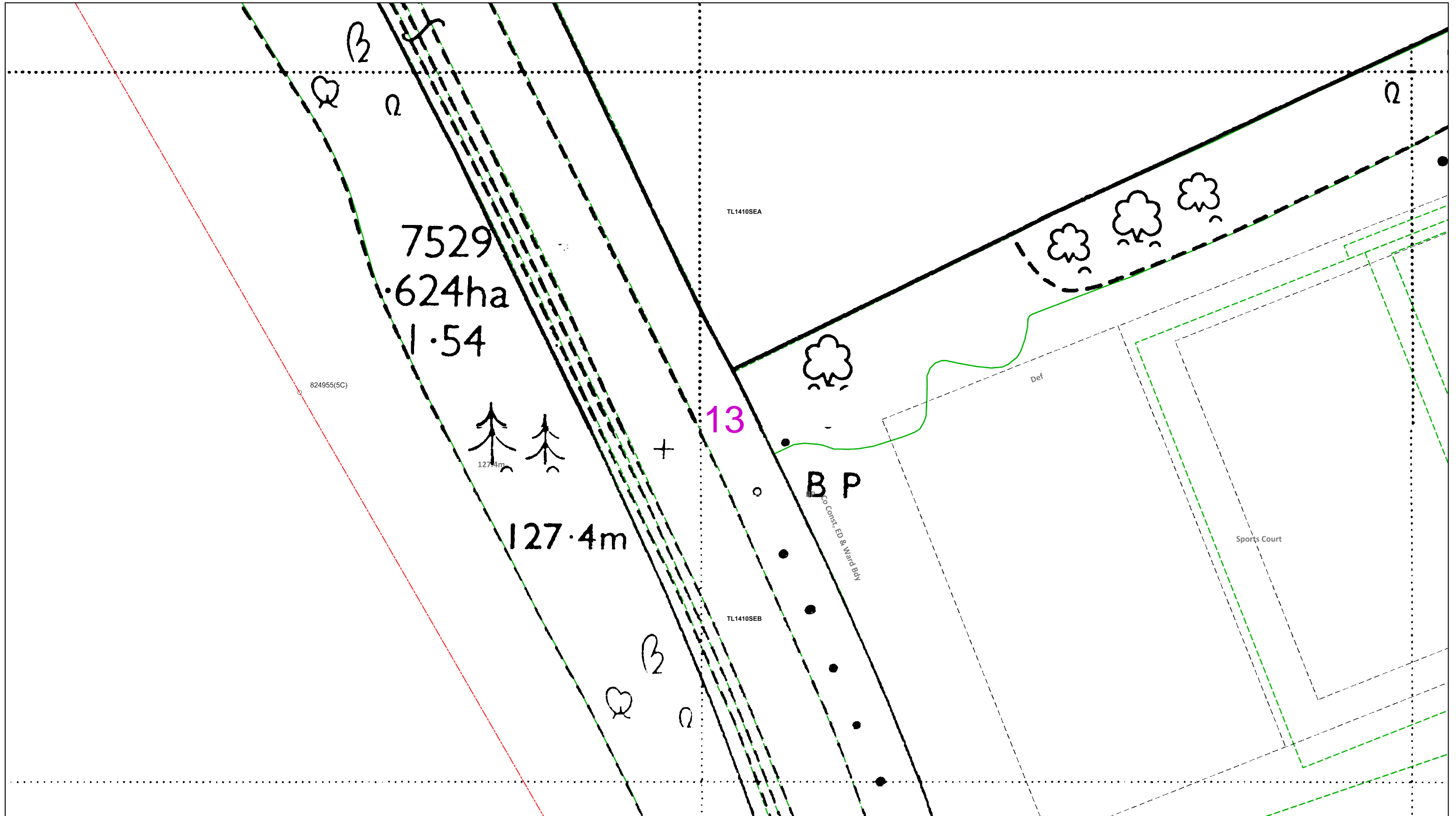
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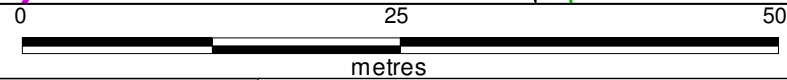
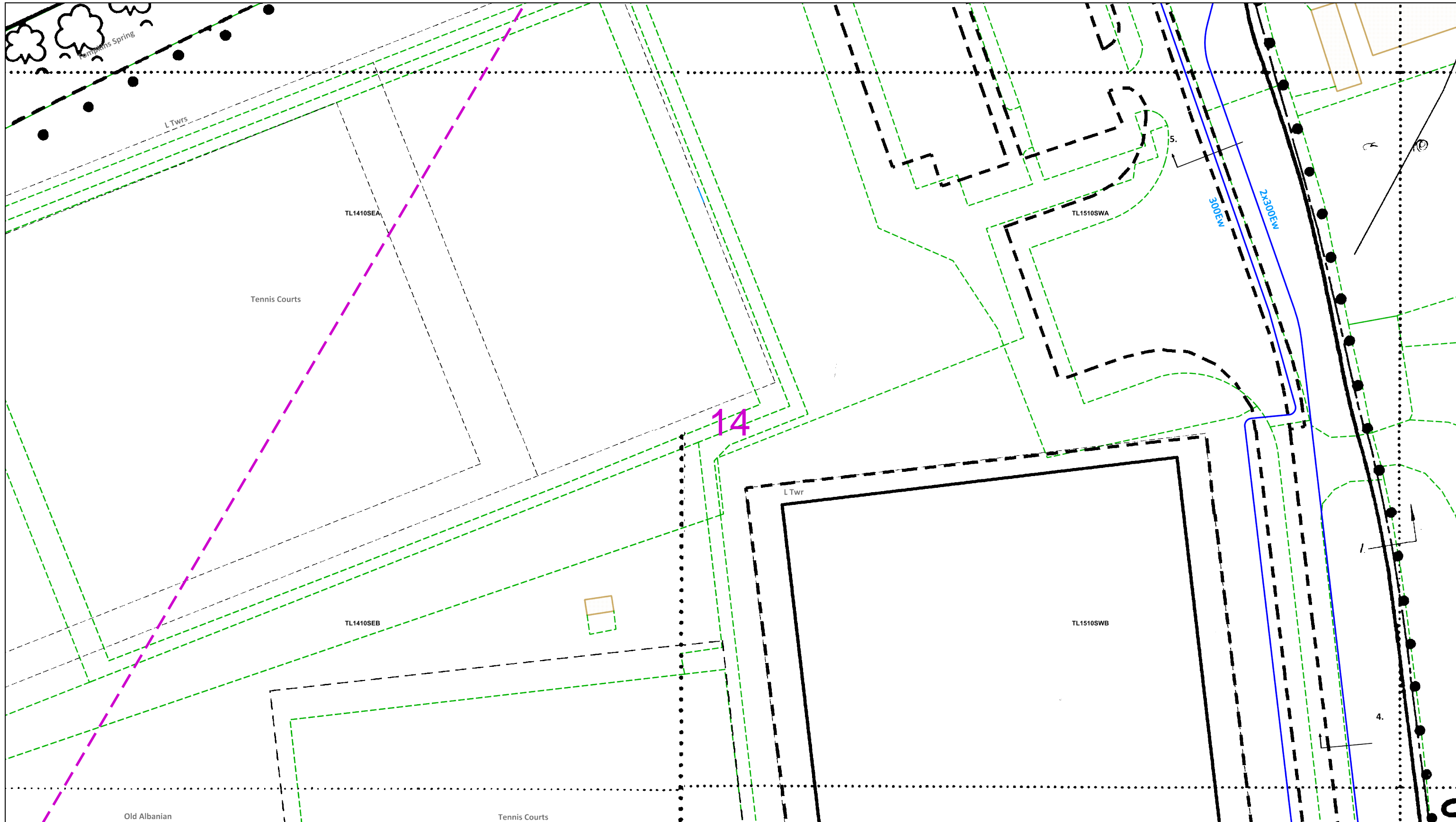
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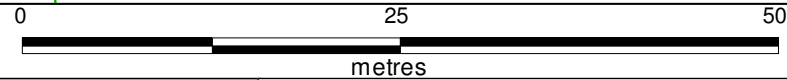
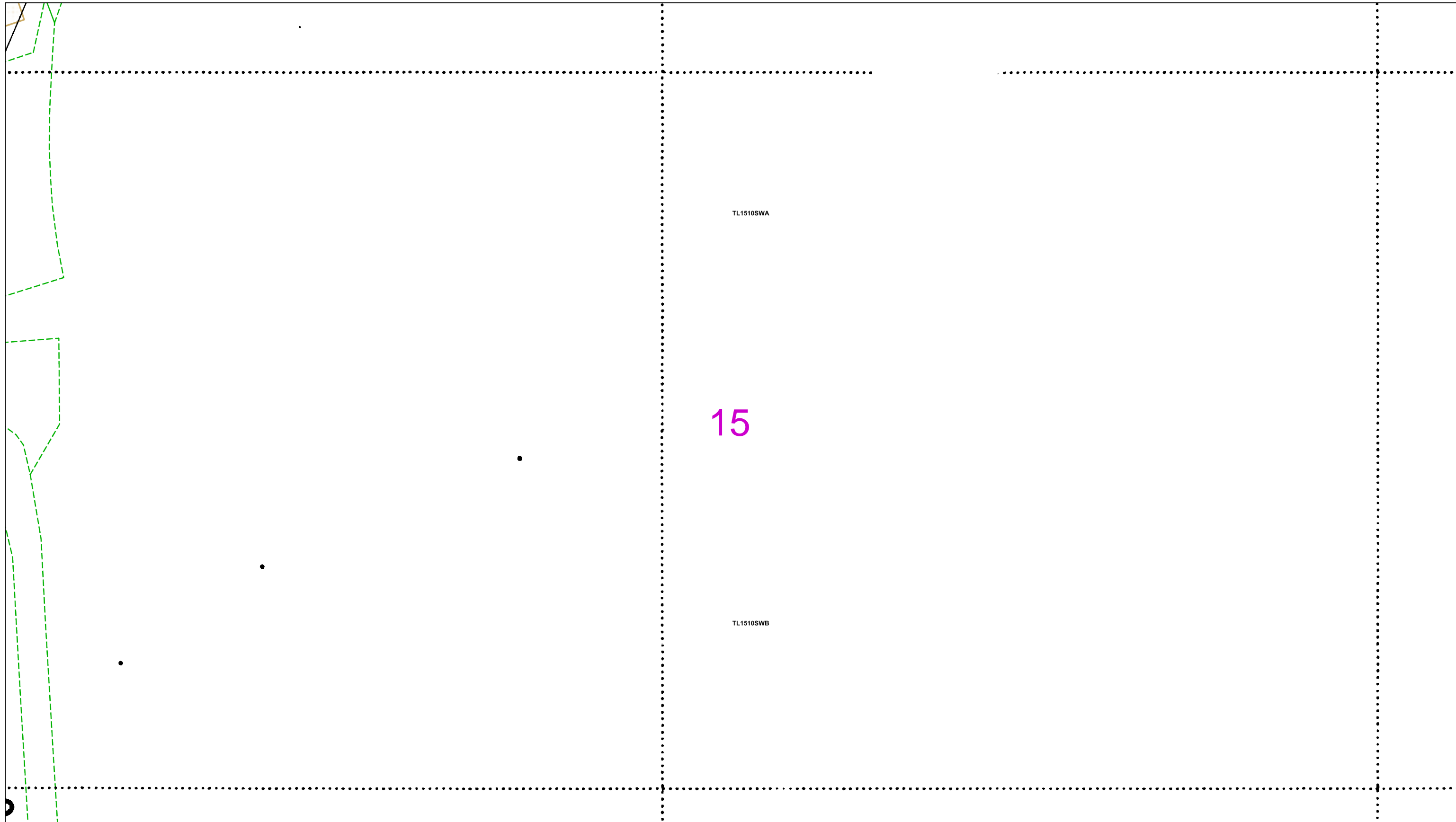
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 Mr Adam Melia  
 Your Scheme/Reference: North of St Albans  
 Scale: 1:500 (When plotted at A3)

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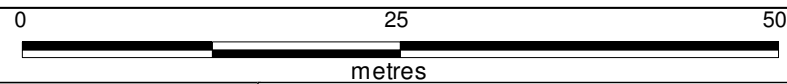
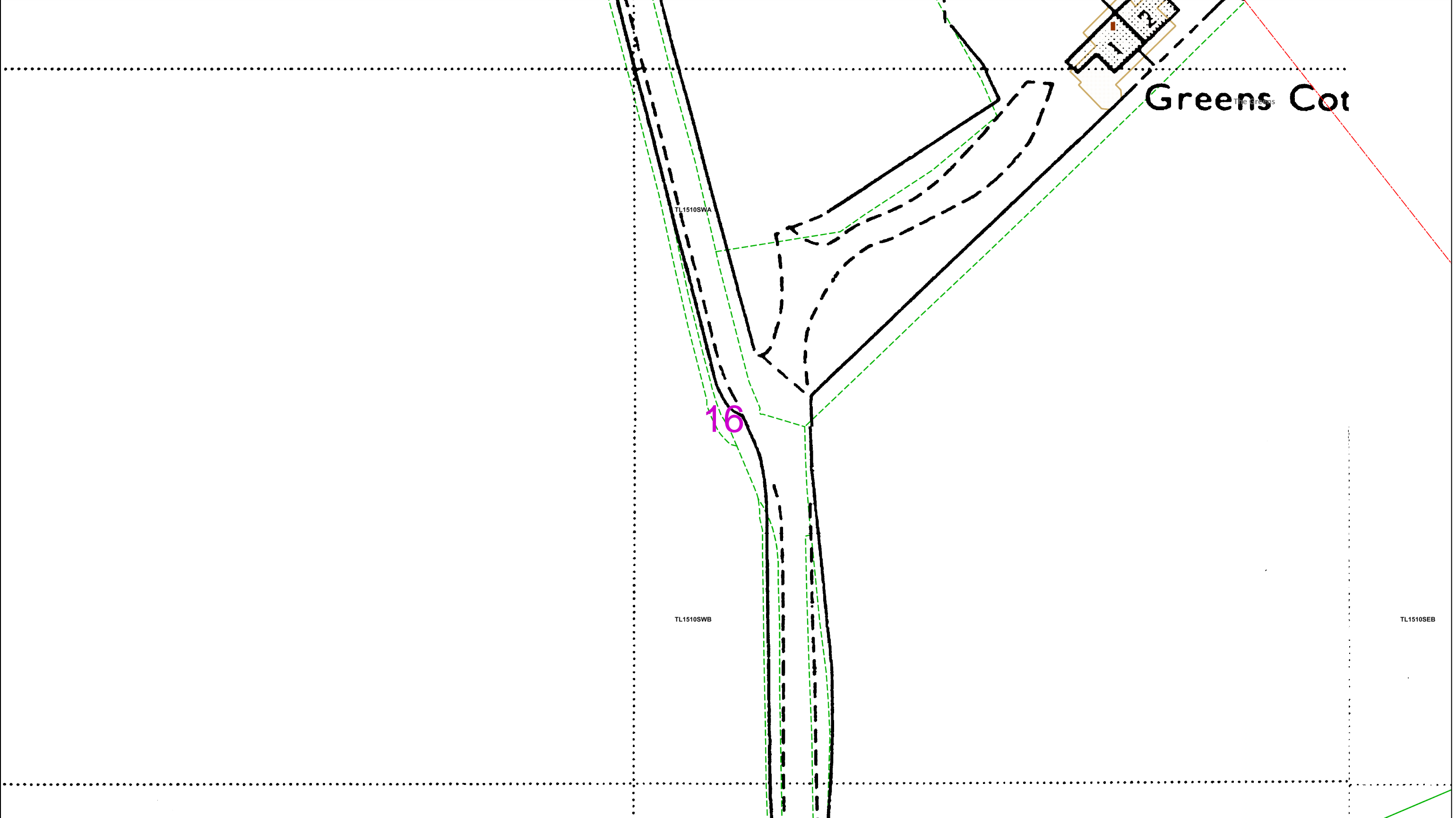
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# Greens Cot



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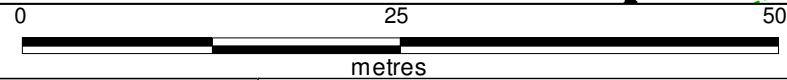
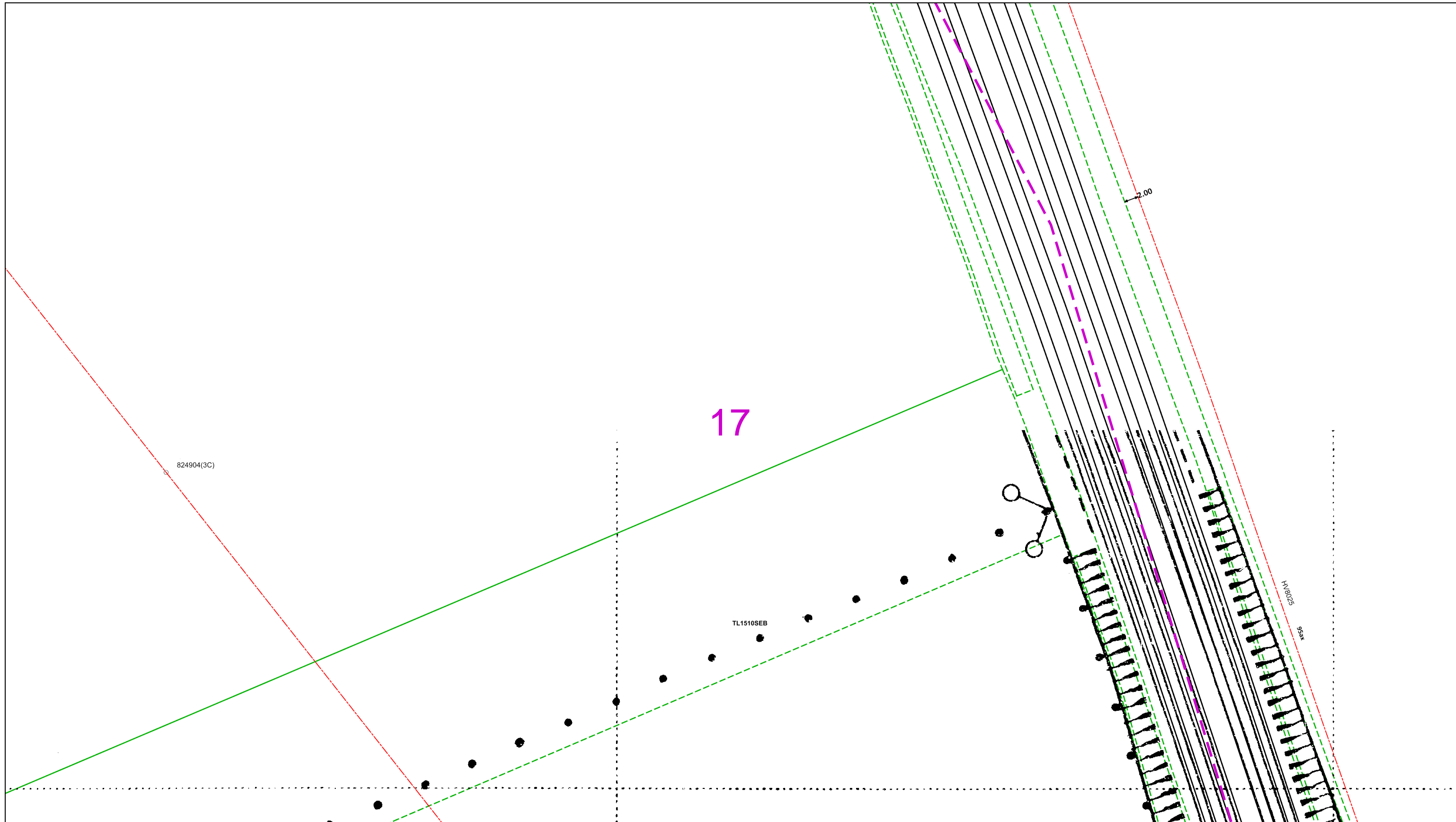
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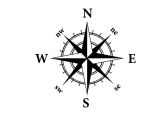
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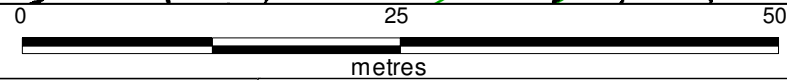
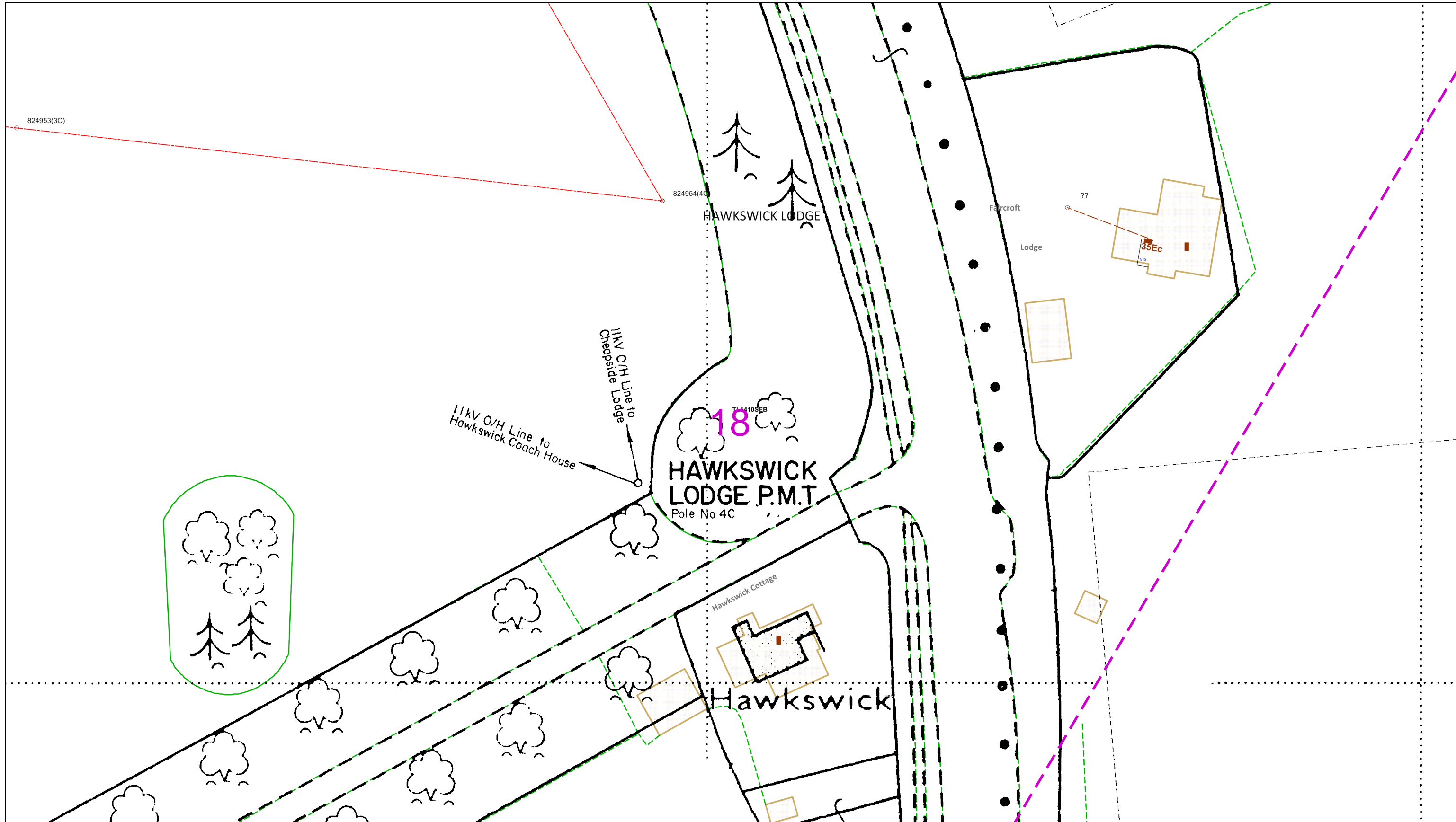
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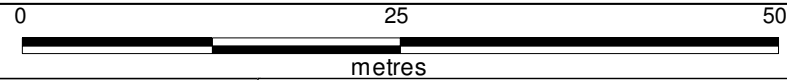
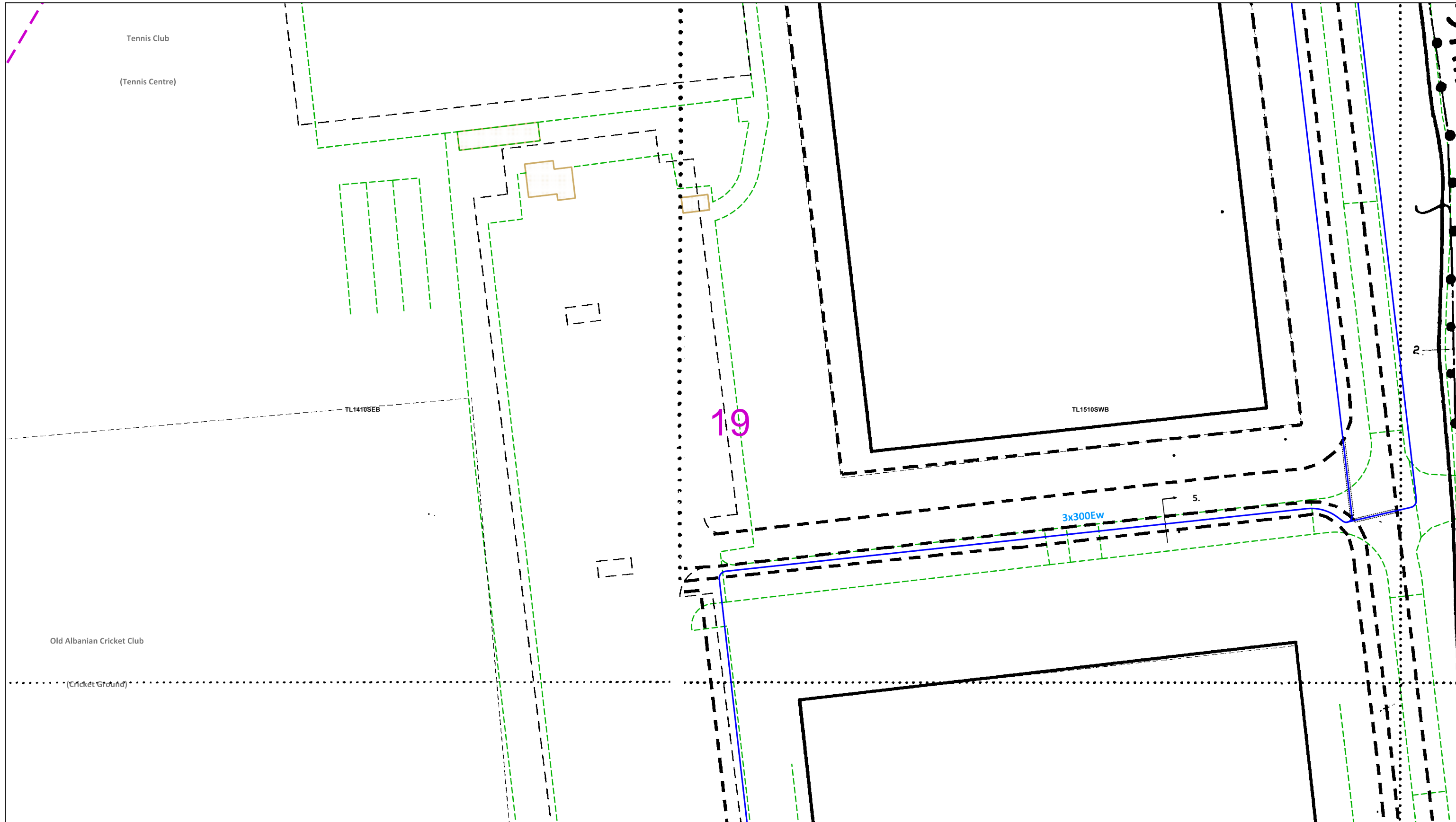
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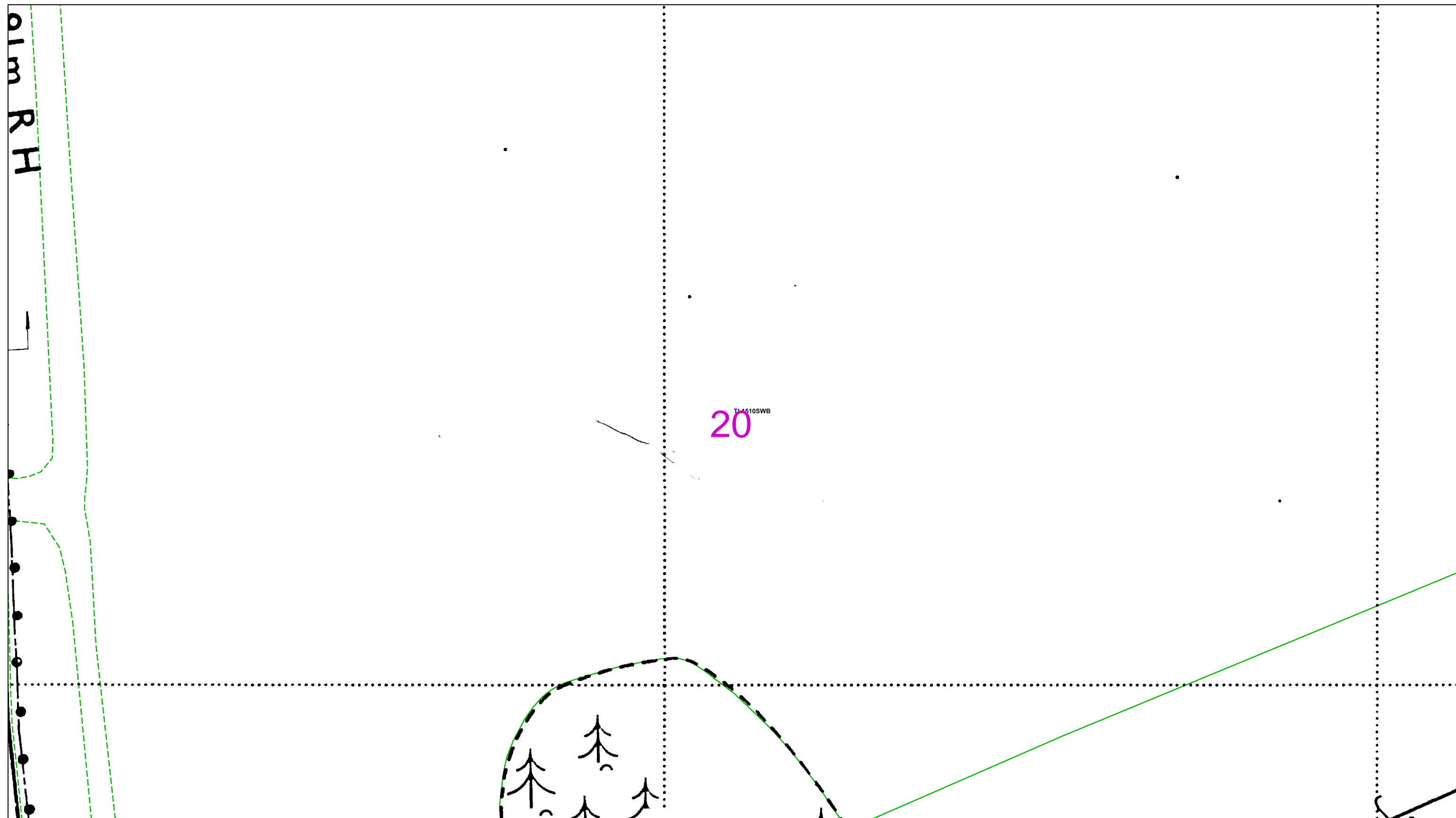
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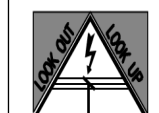
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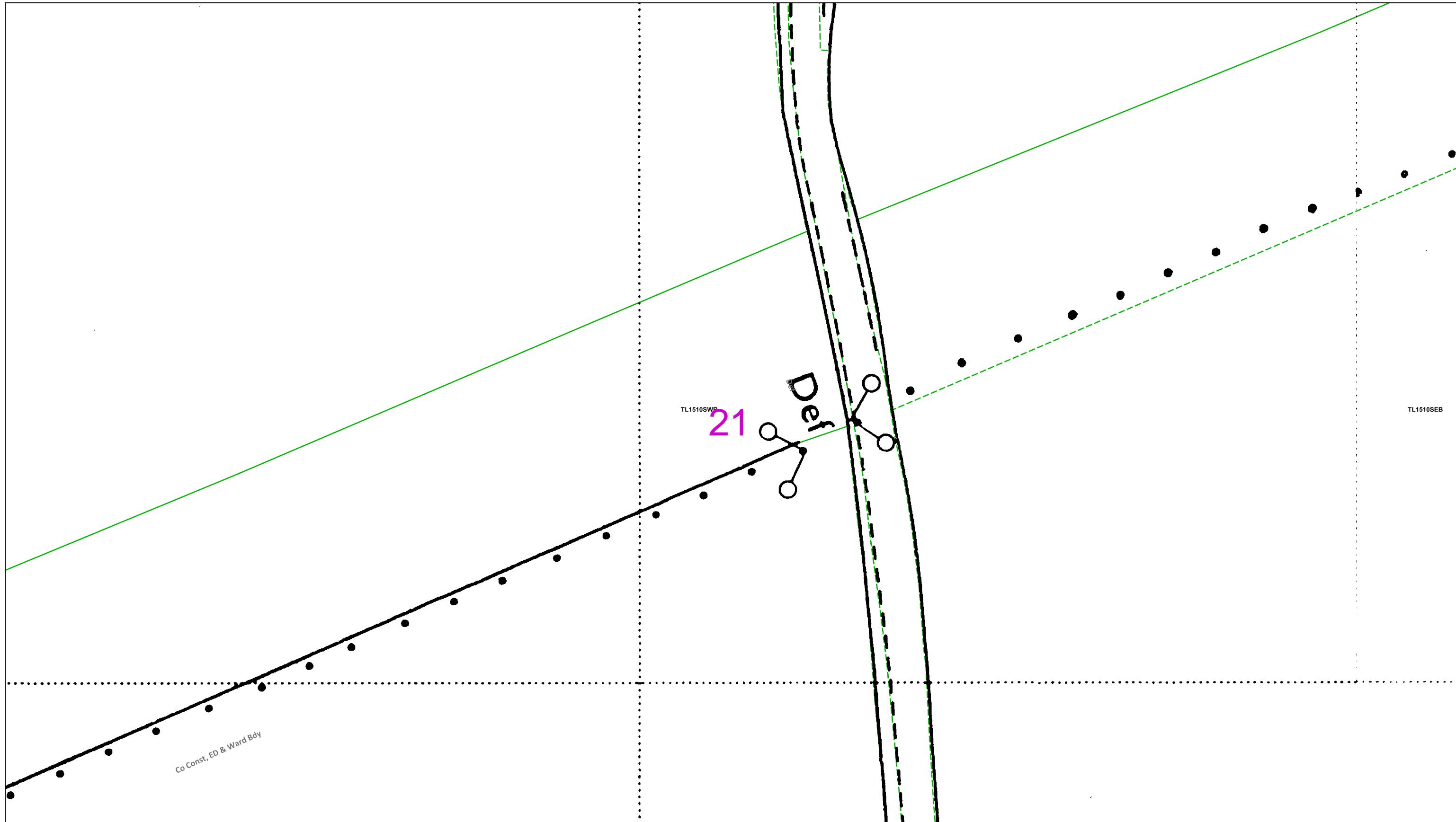
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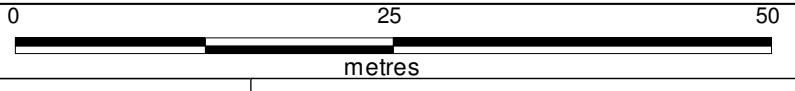
<p>0 25 50 metres</p>	<p>Dig Sites Area:  Line: </p>	<p>The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.</p>	
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TL1510SWP  
21

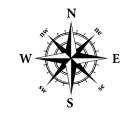
TL1510SEB

Co Const, ED & Ward Bdy



Dig Sites Area: [dashed box] Line: [dashed line]

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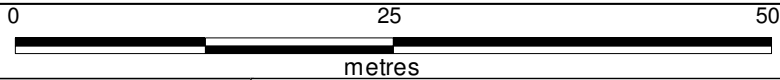
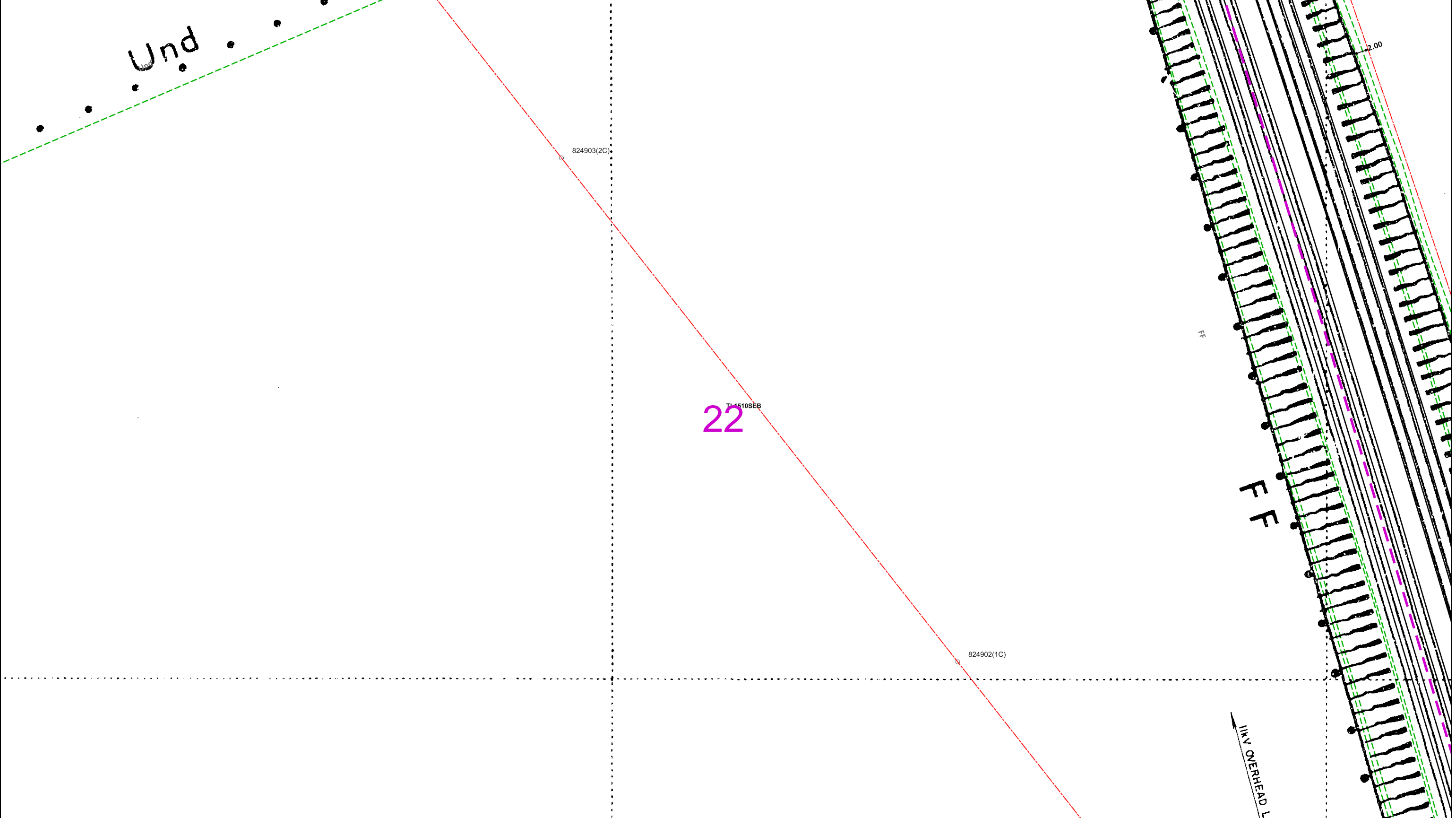
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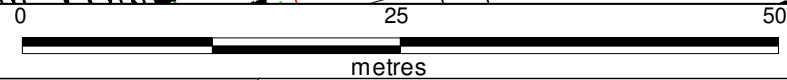
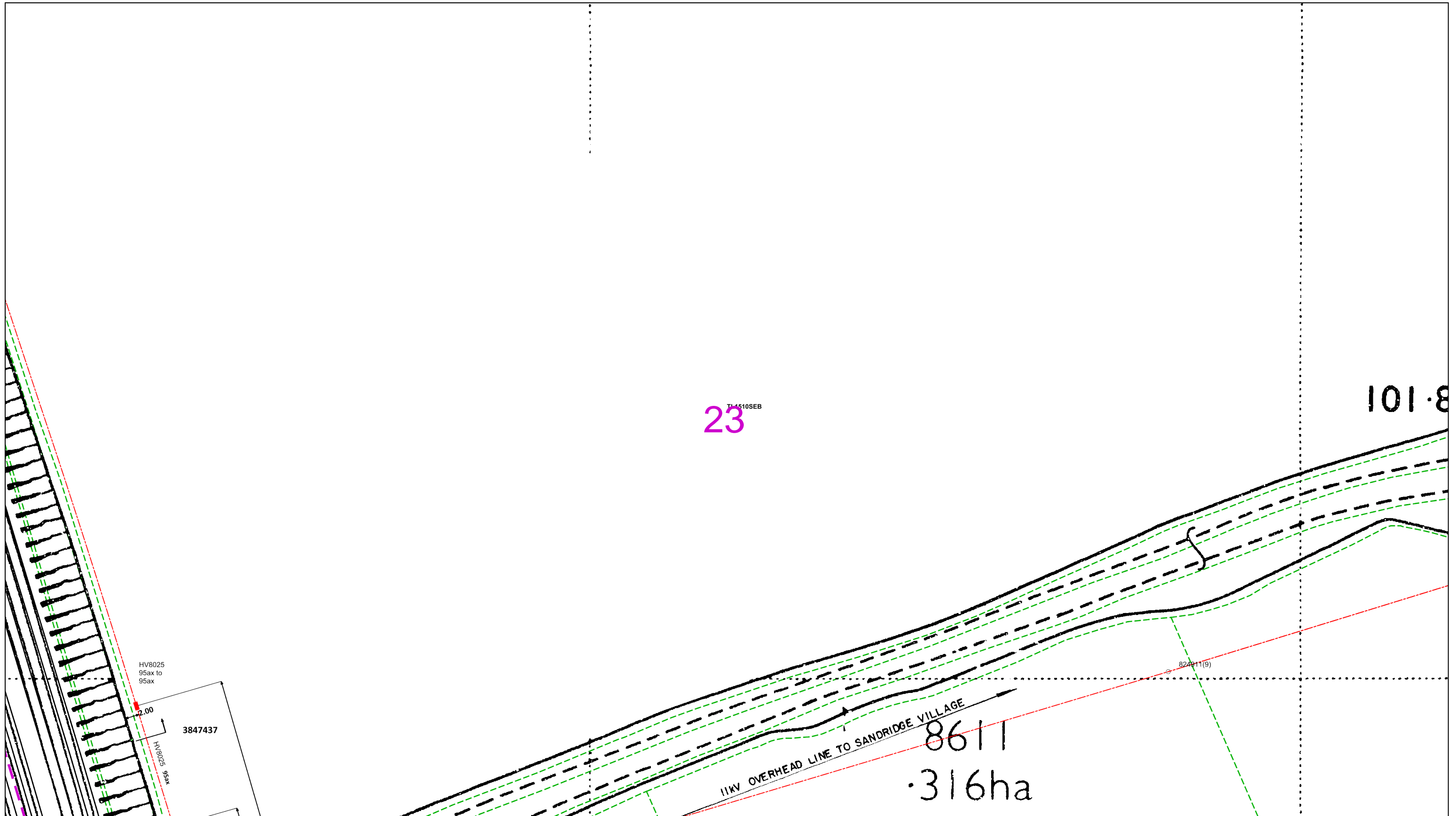
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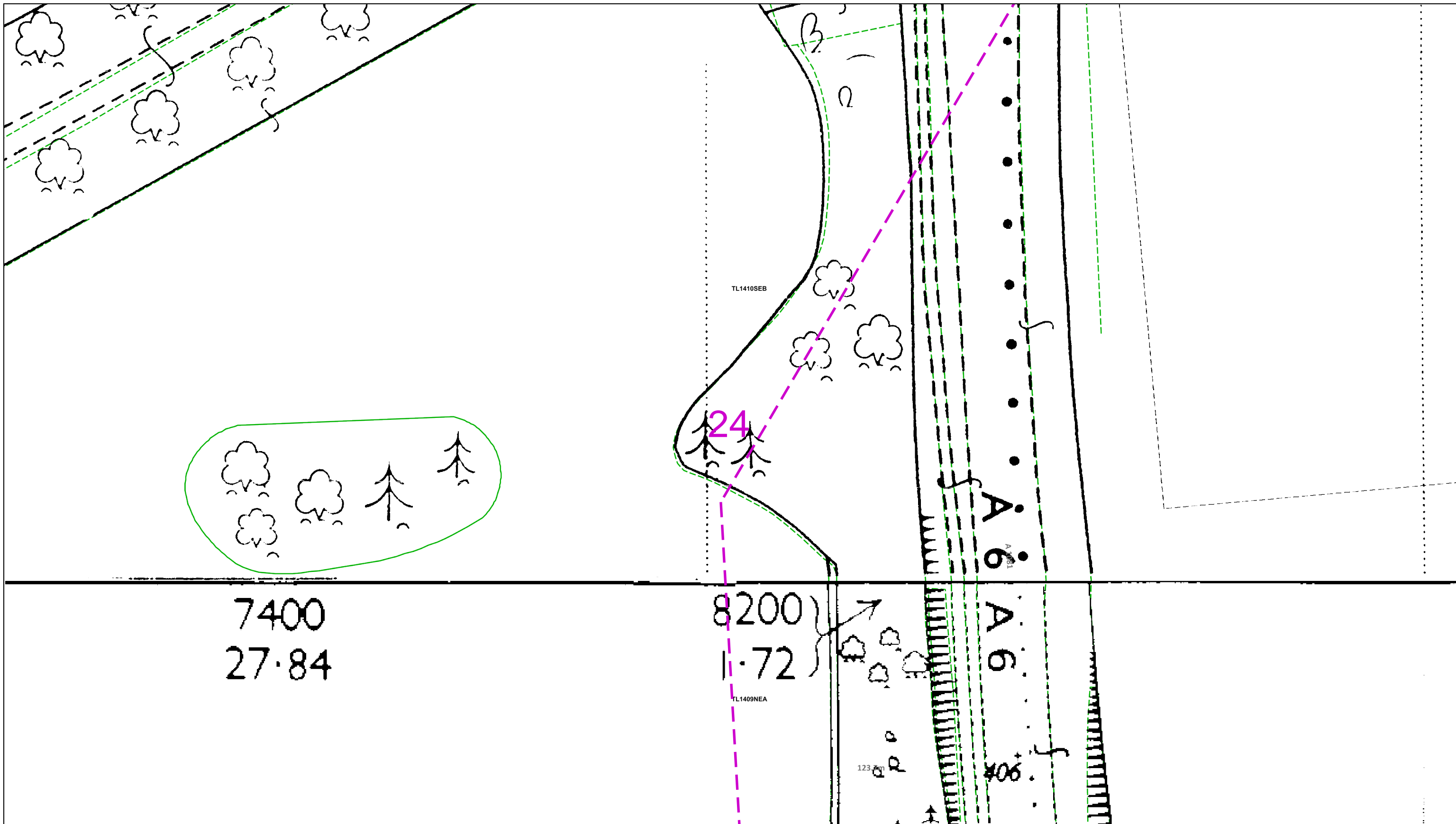
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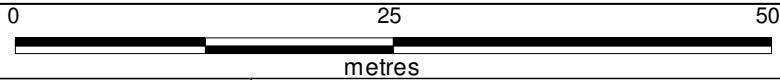
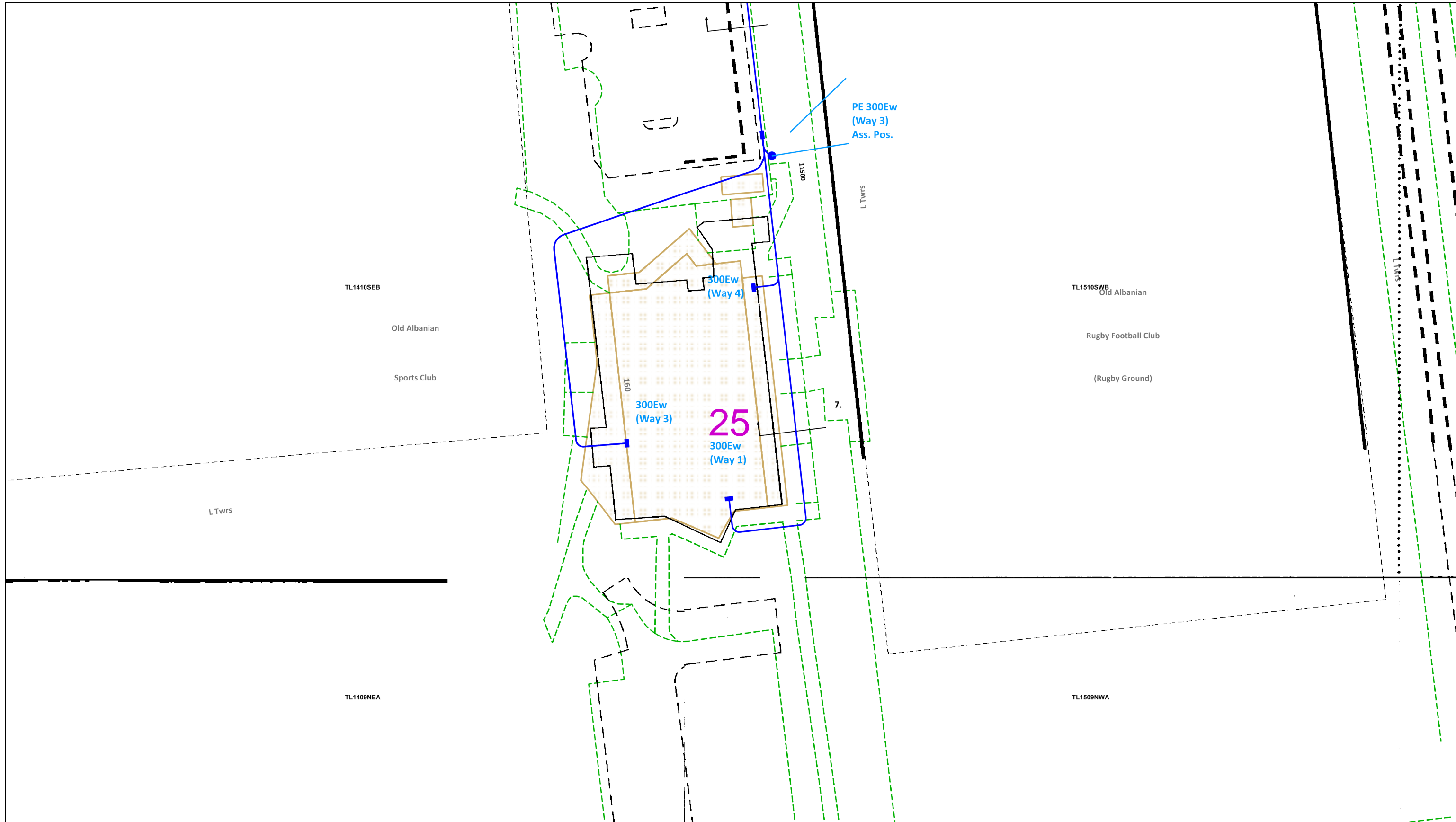
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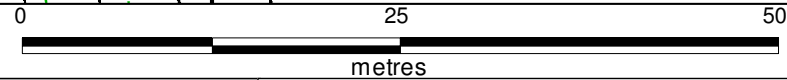
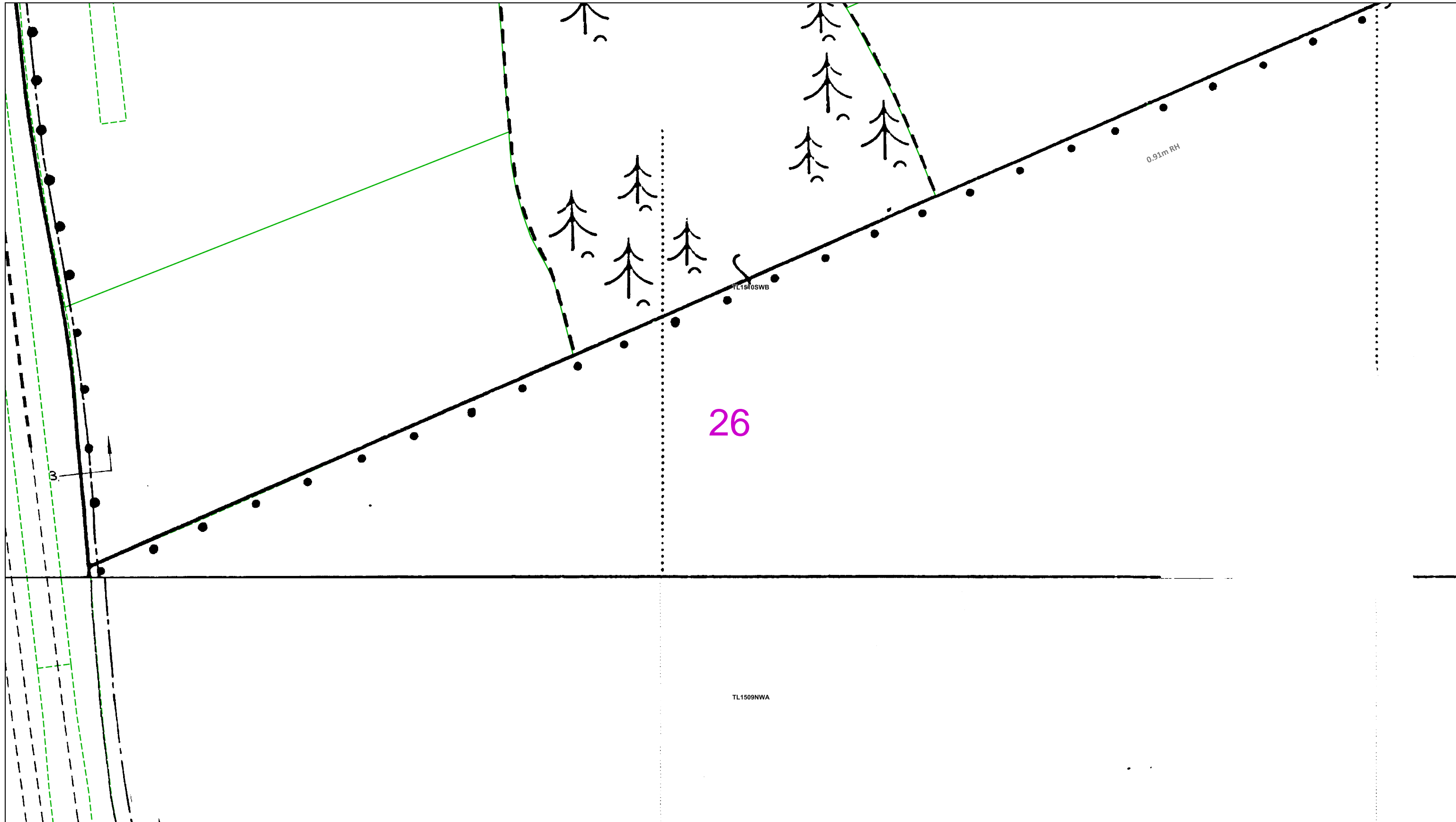
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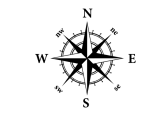
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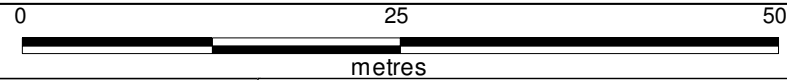
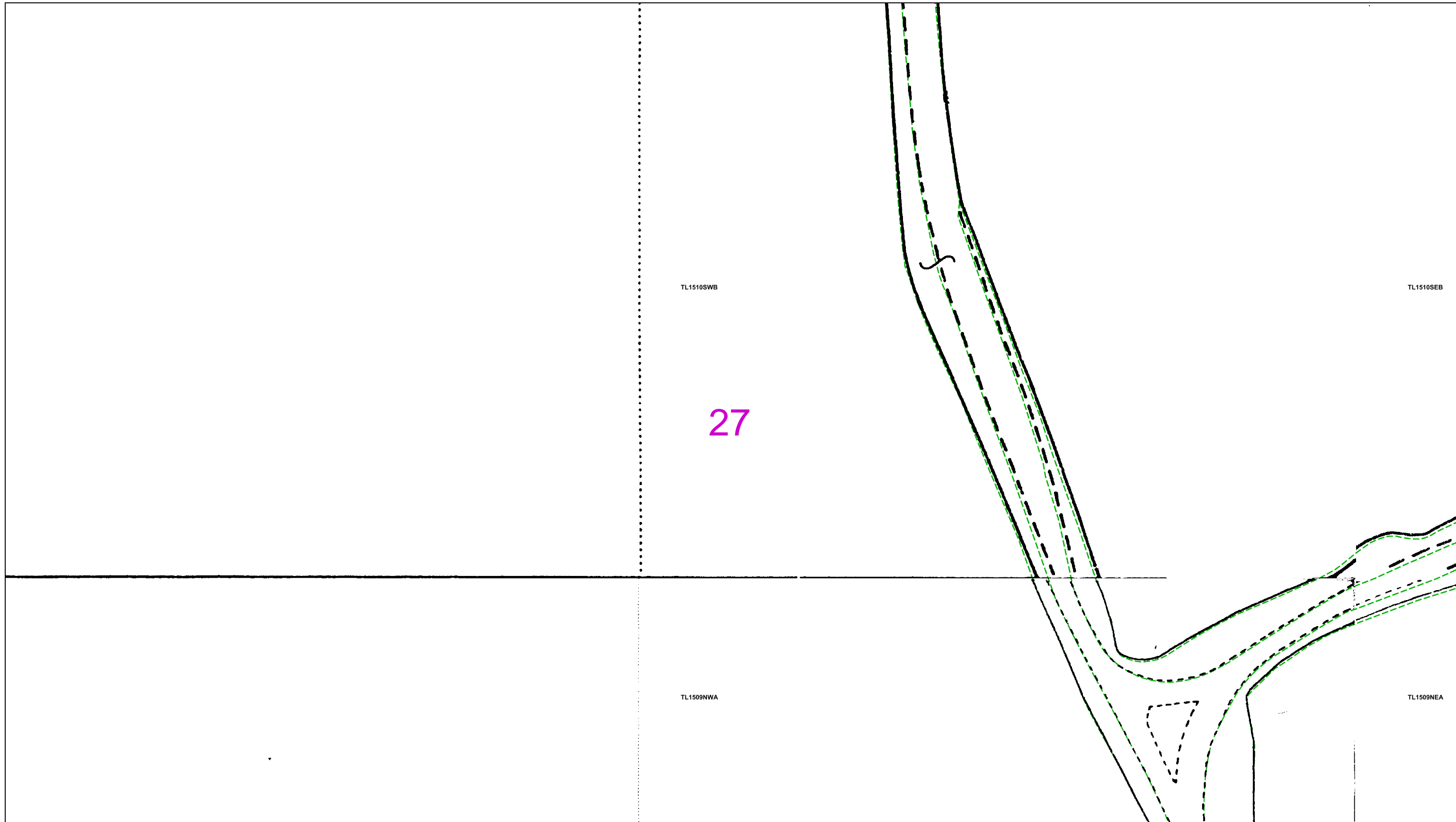


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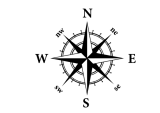
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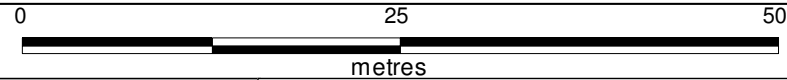
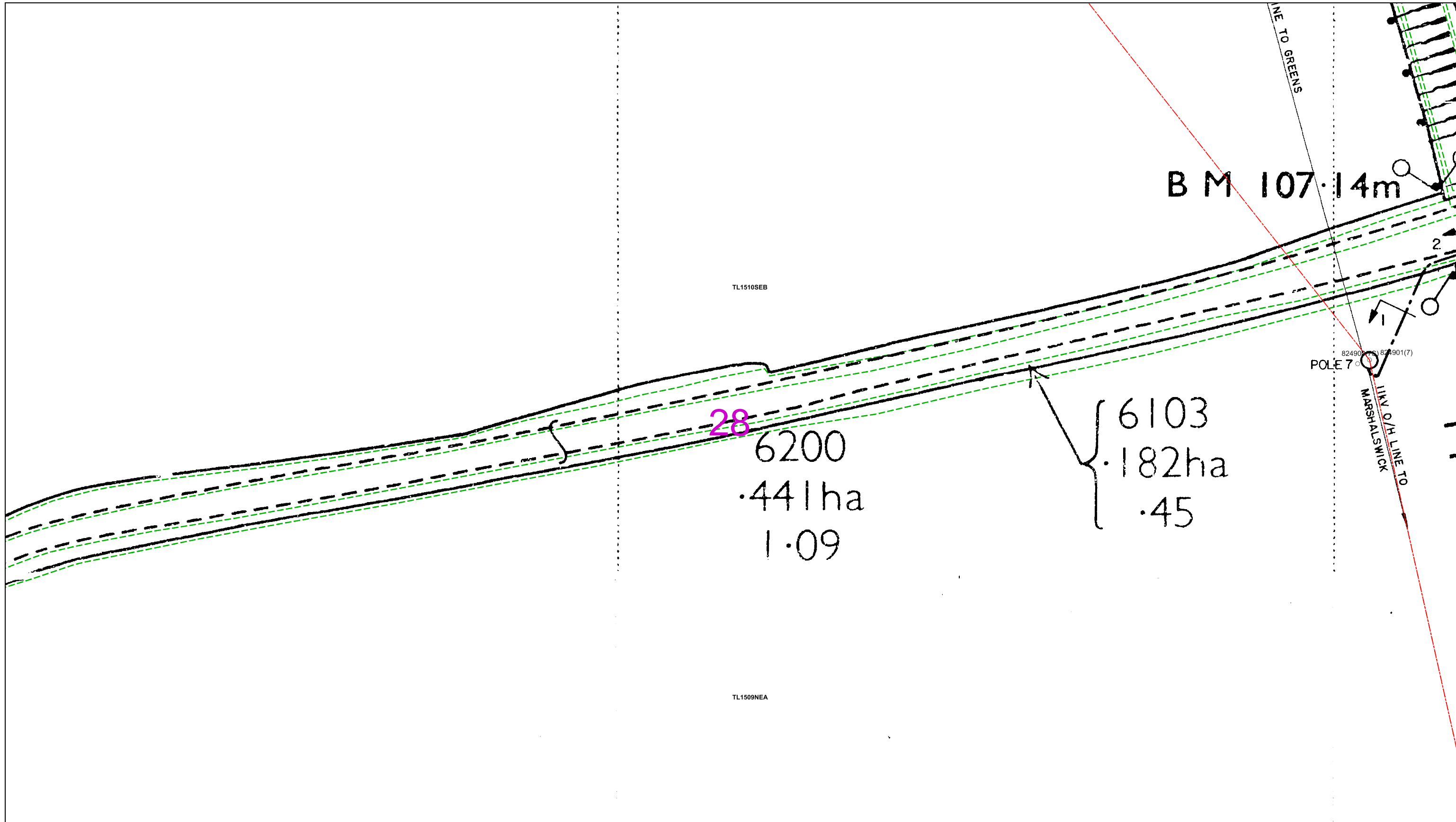
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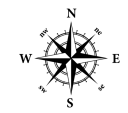
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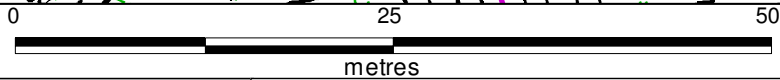
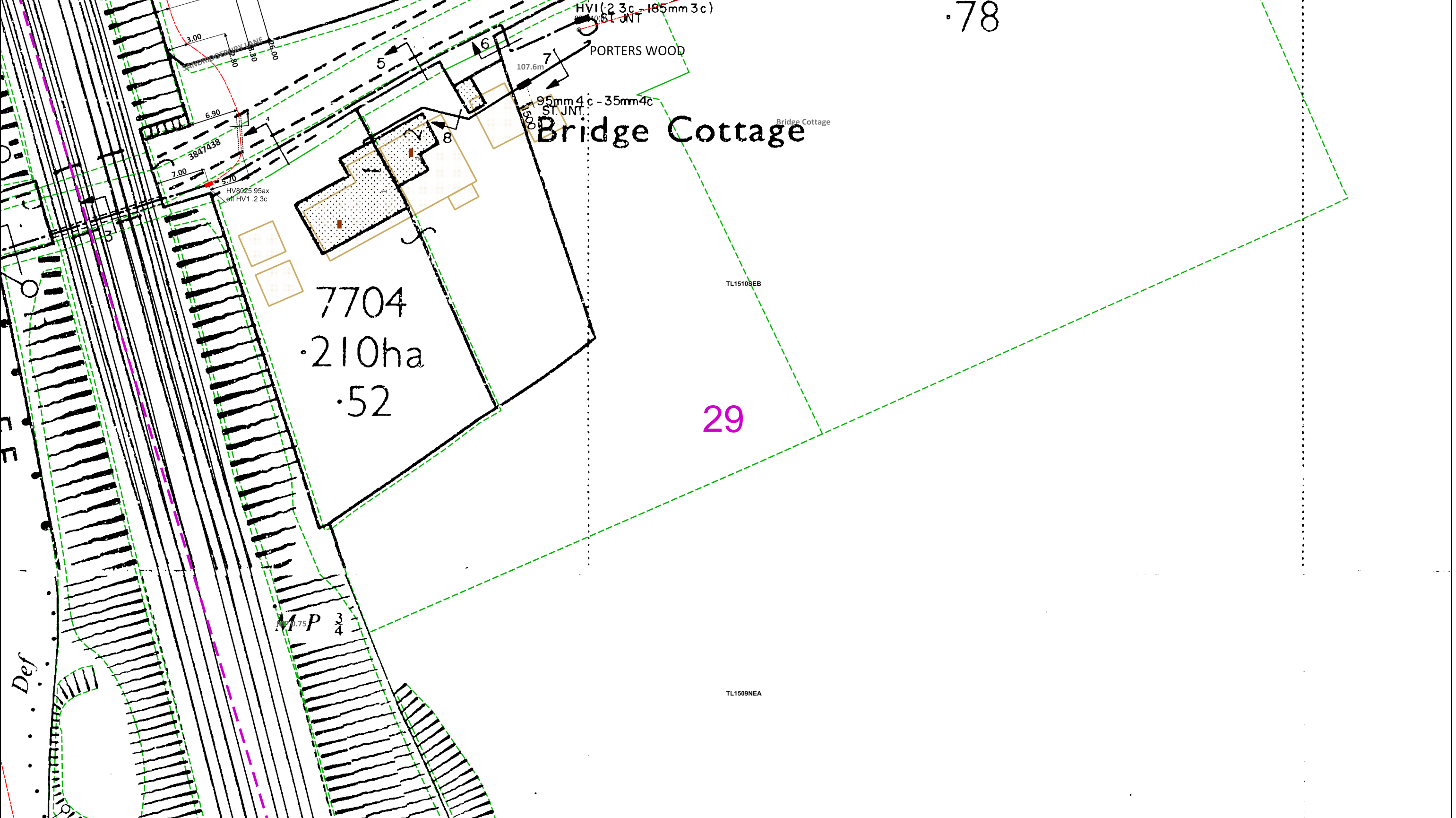
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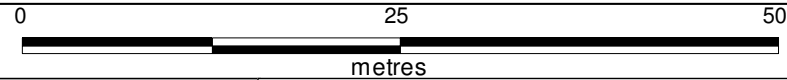
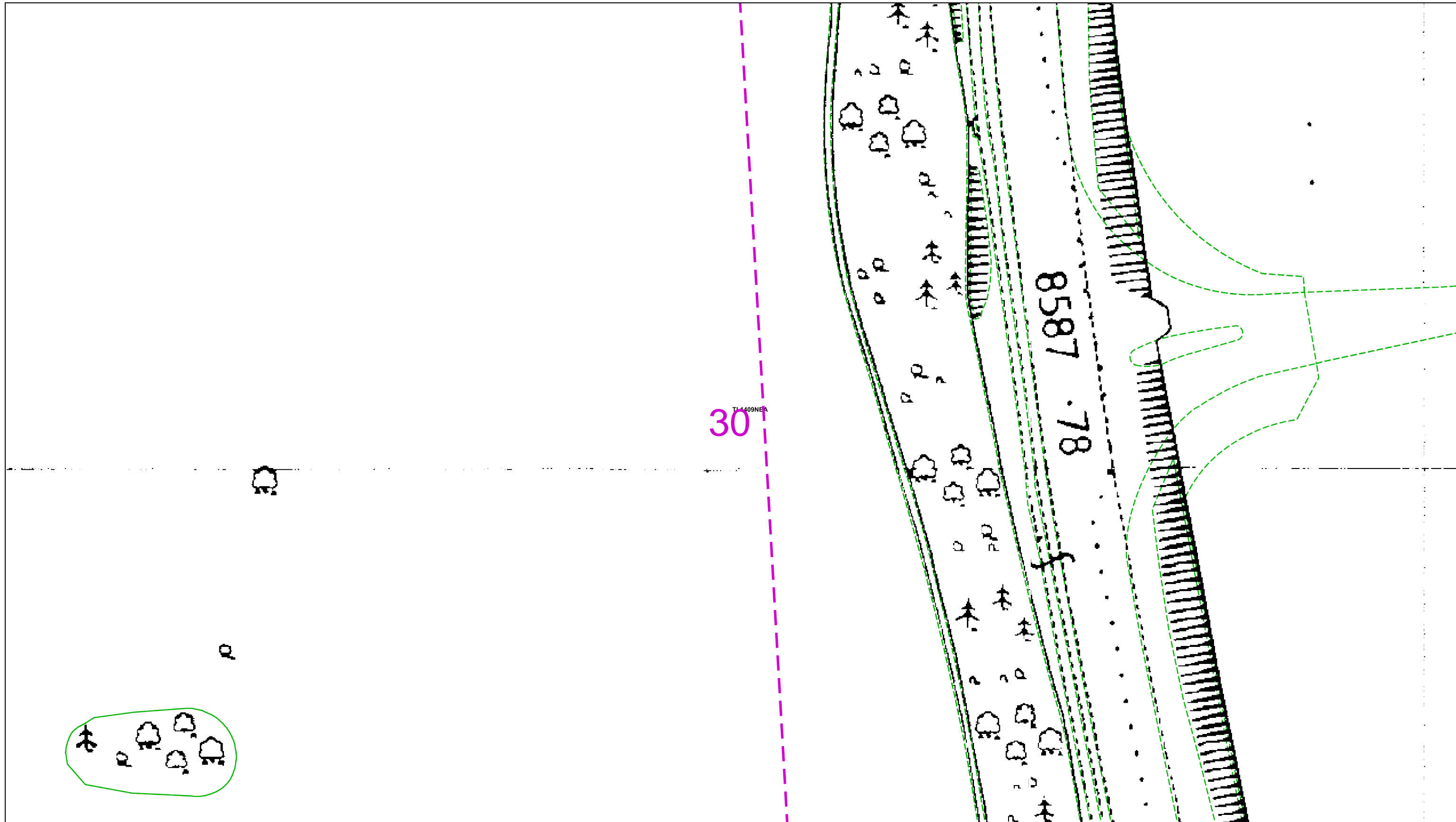
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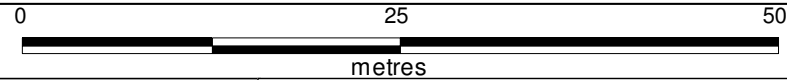
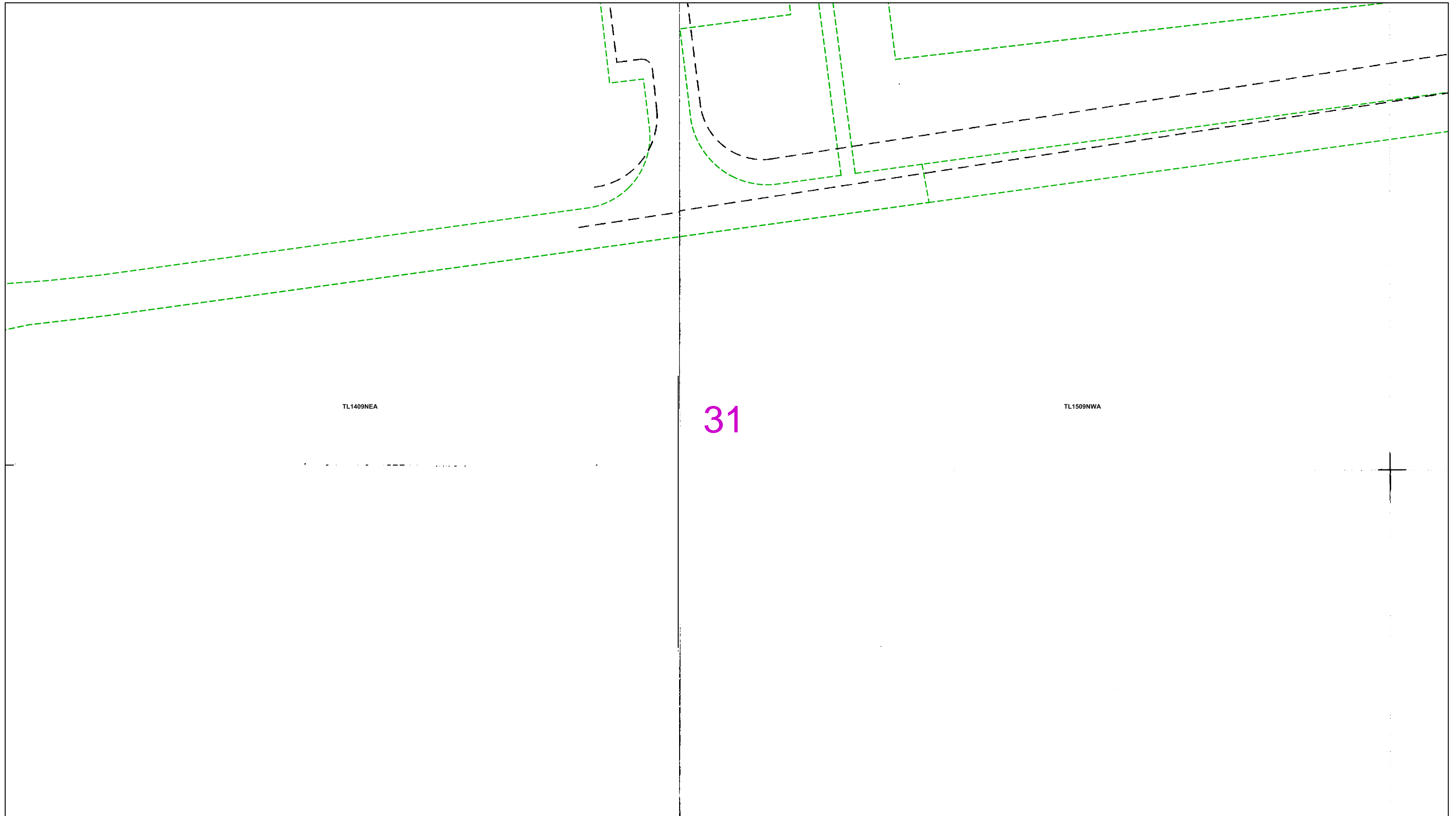
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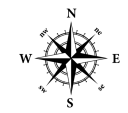
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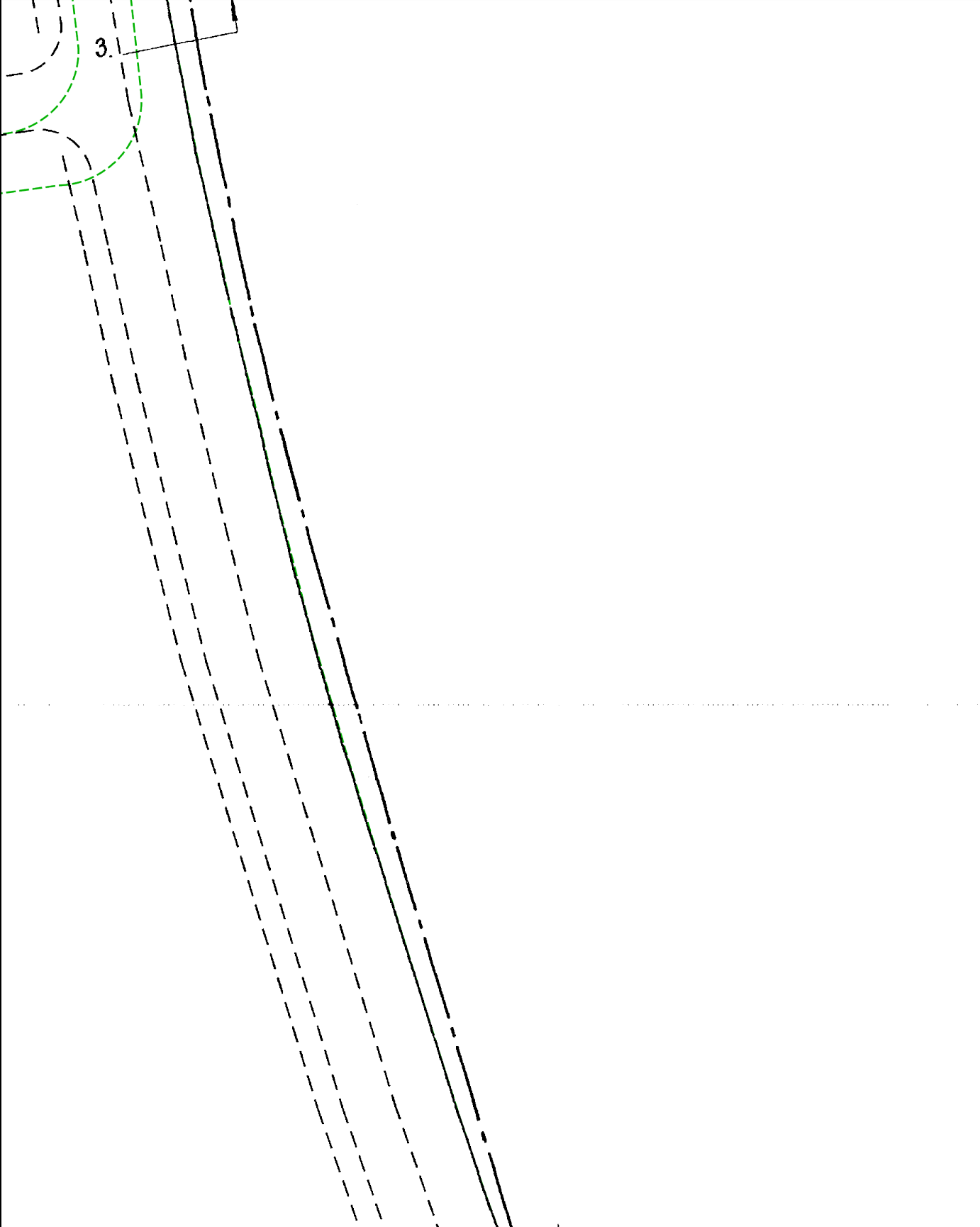
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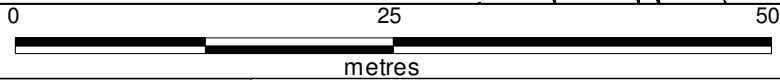


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32  
TL 1509NWA



Dig Sites Area: Line:

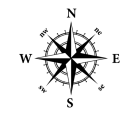
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Date Requested: 05/12/2023  
 Job Reference: 31615058  
 Site Location: 514802 209234  
 Requested by: Mr Adam Melia  
 Your Scheme/Reference: North of St Albans  
 Scale: 1:500 (When plotted at A3)

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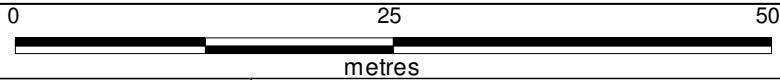
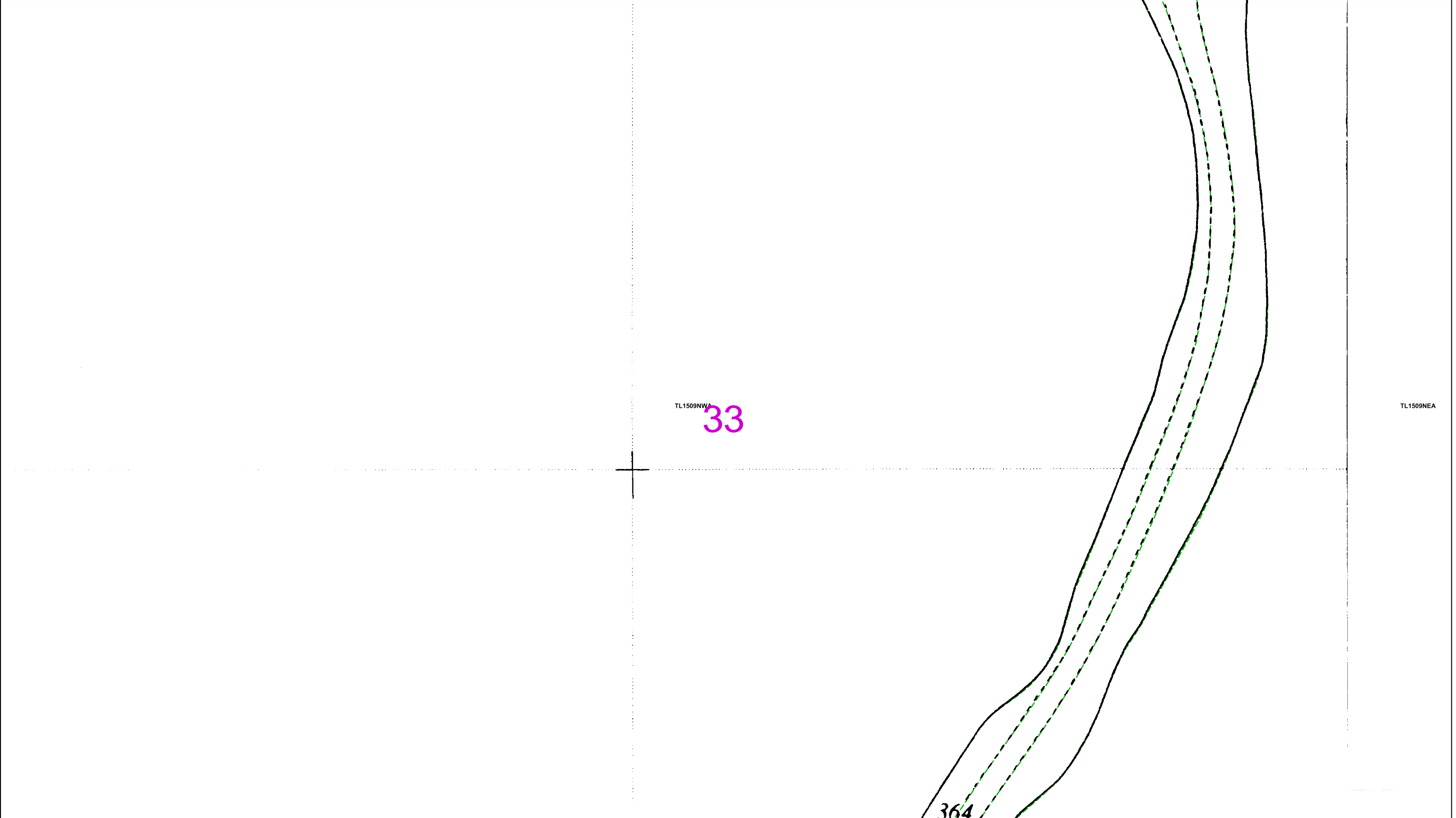


IF IN DOUBT - ASK!  
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 EMERGENCY - If you damage a cable or line  
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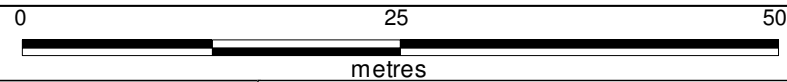
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TL1509NEA  
34



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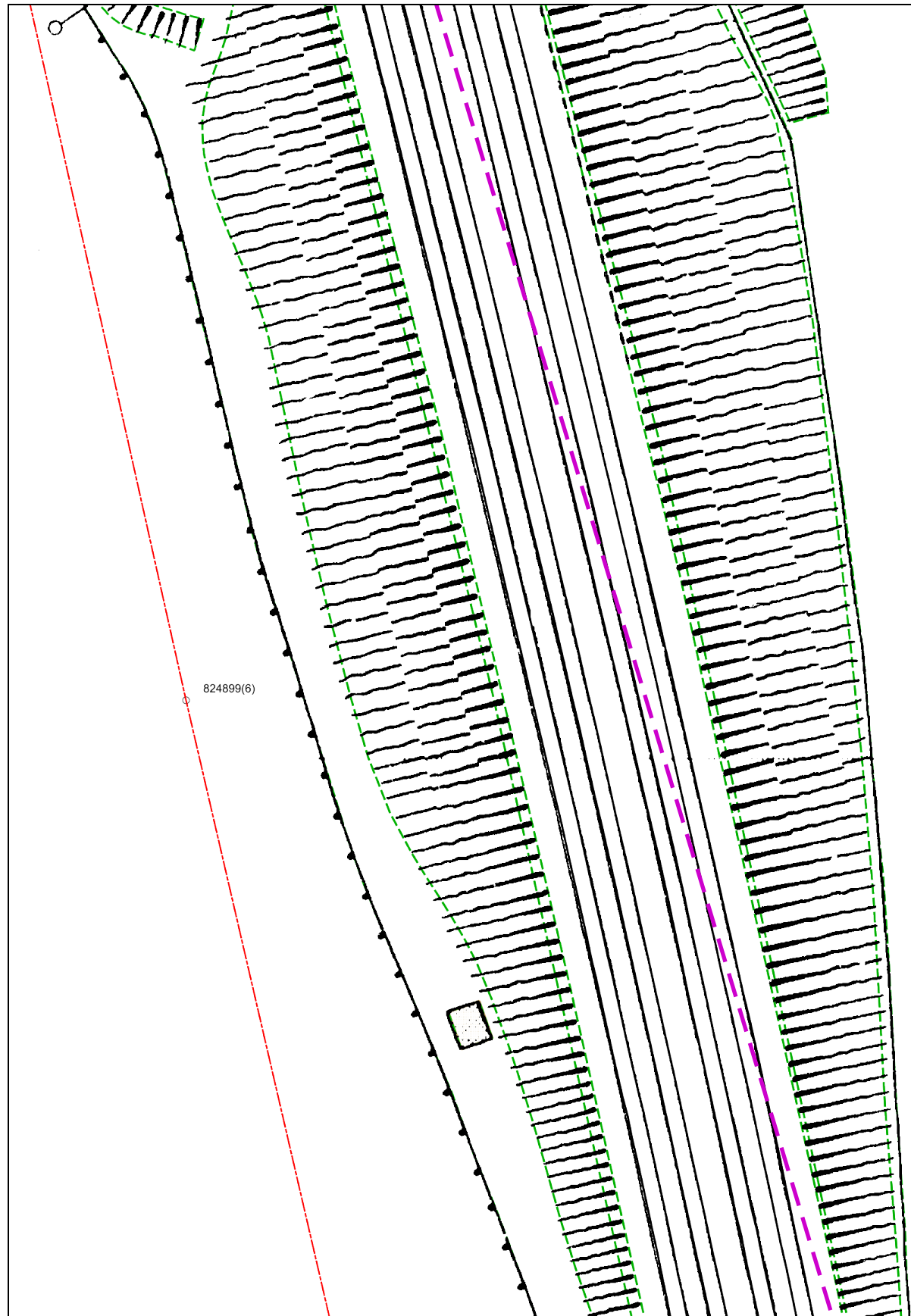
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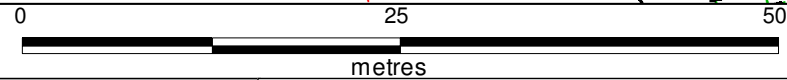


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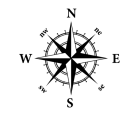


35



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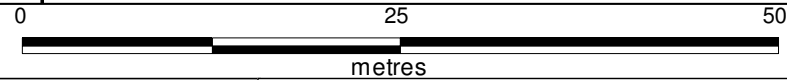
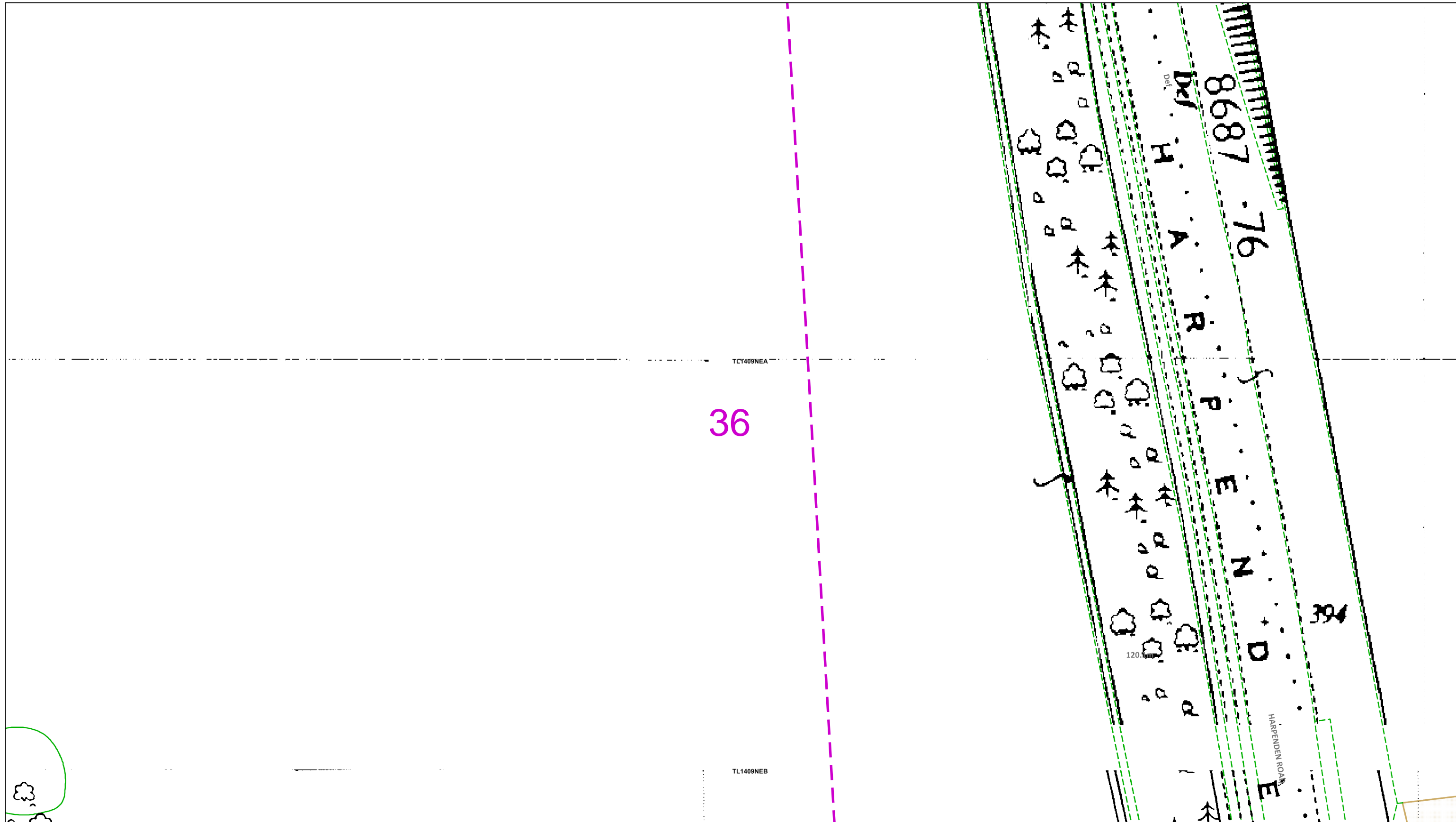
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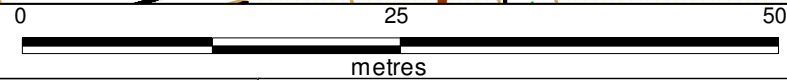
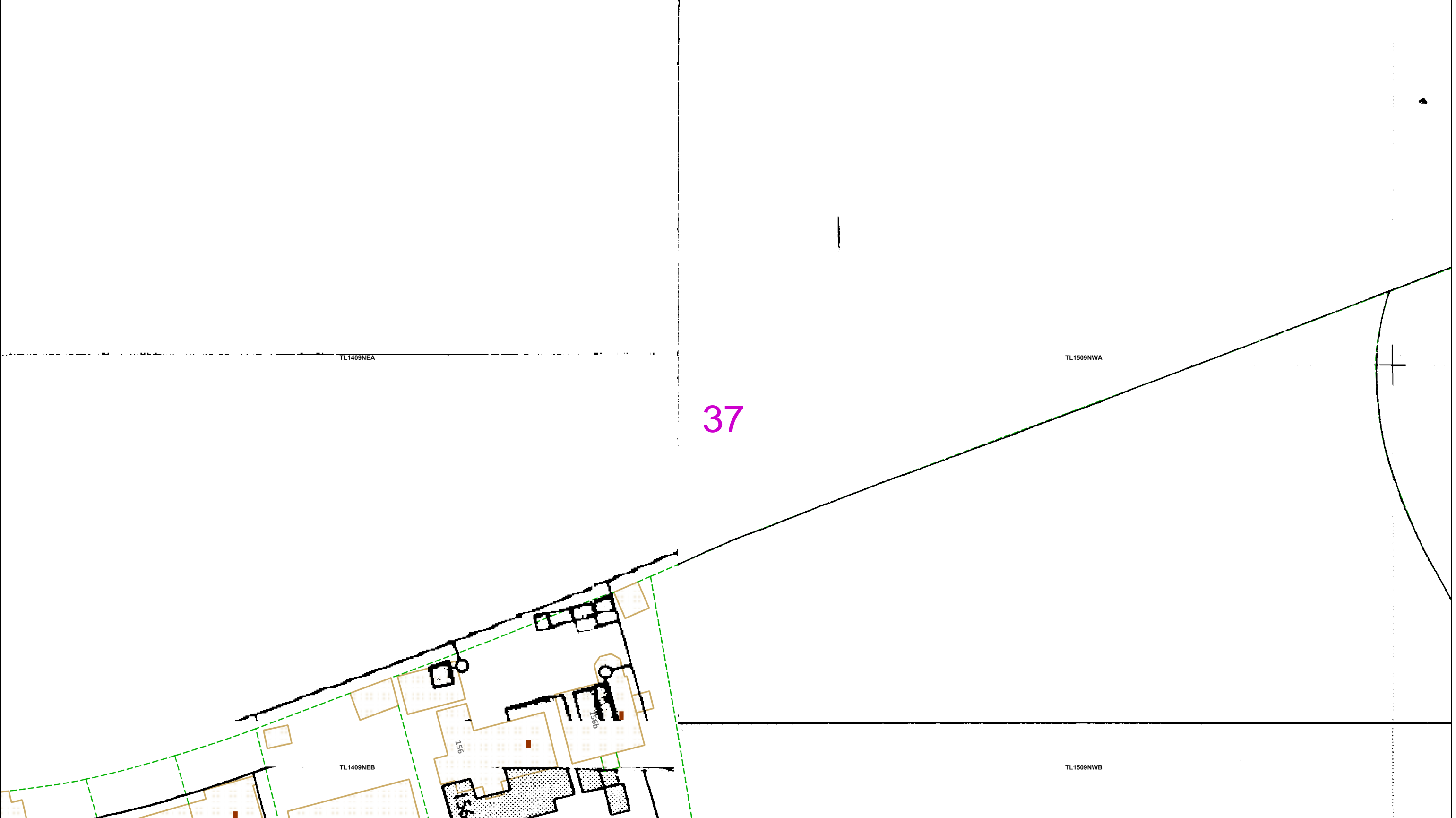
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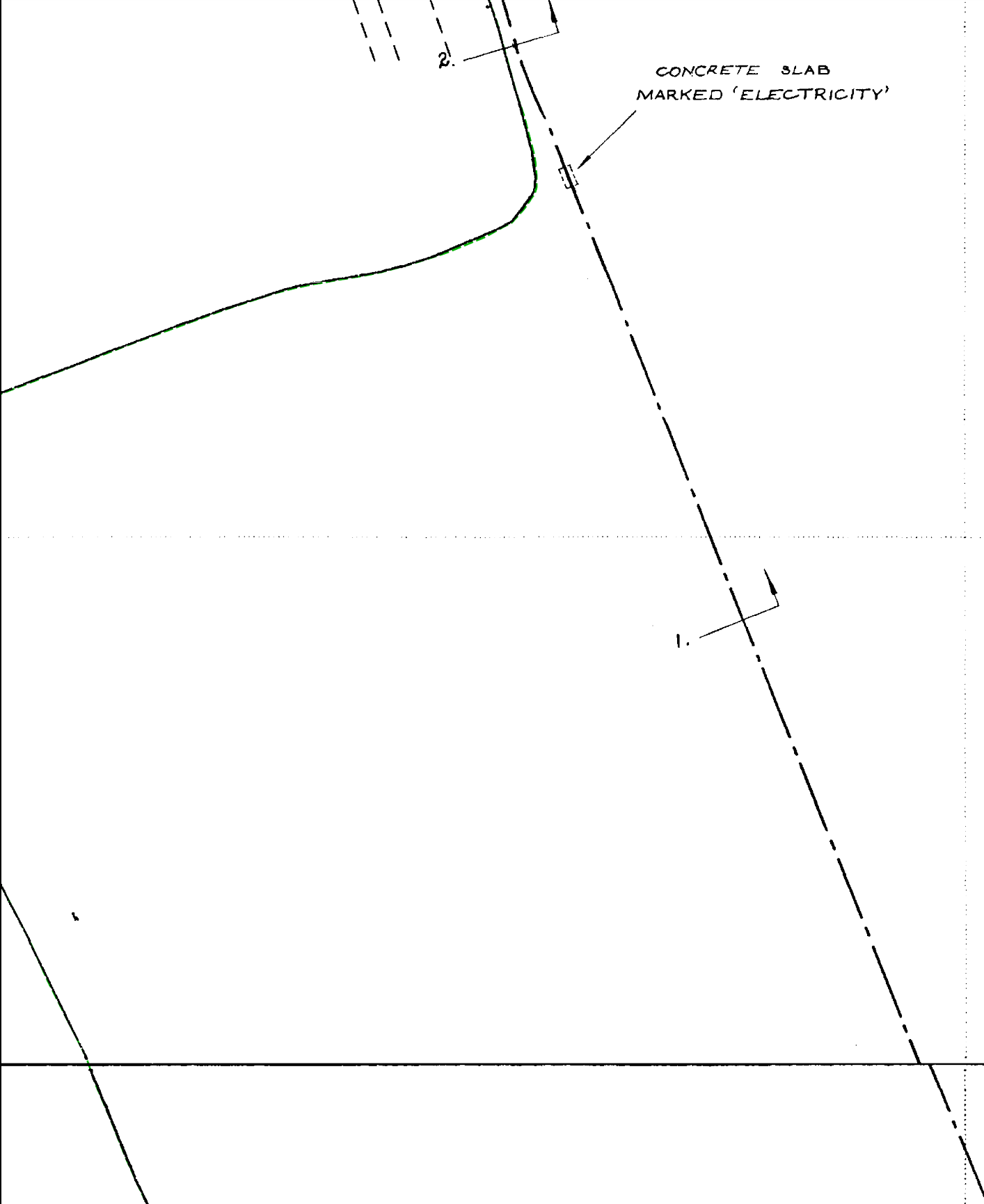
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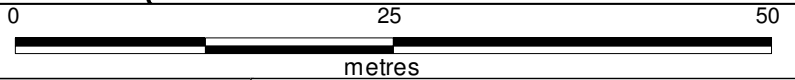
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TL1509NWA

38

TL1509NWB



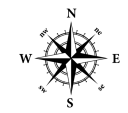
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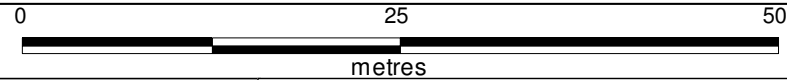
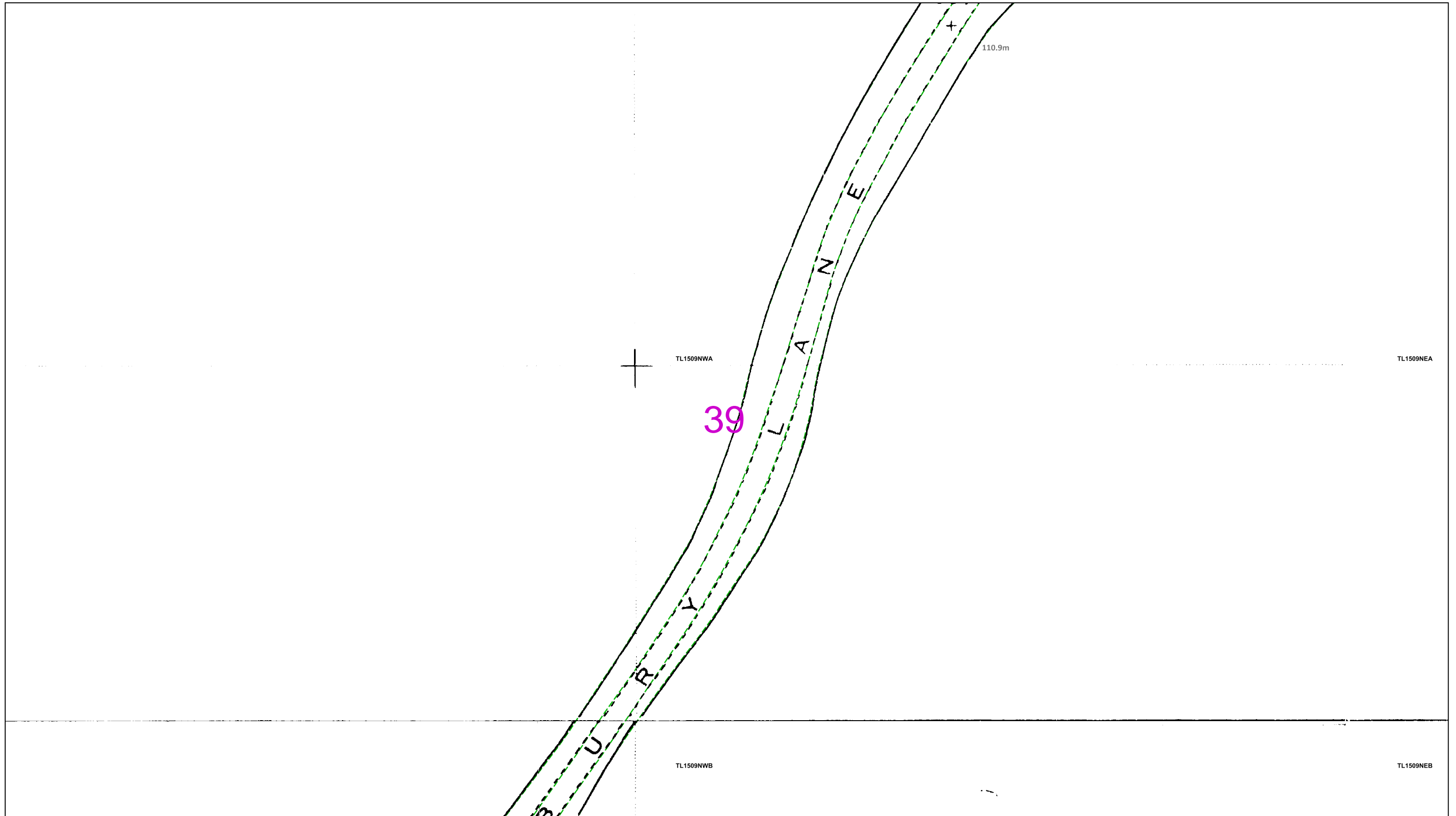
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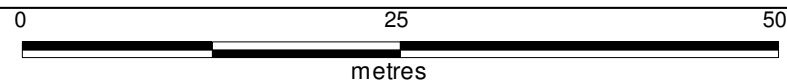
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TL1509NEA

40

TL1509NEB



Dig Sites Area: [dashed box] Line: [dashed line]

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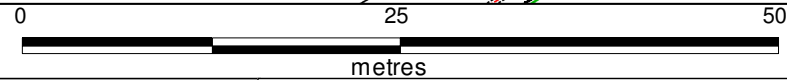
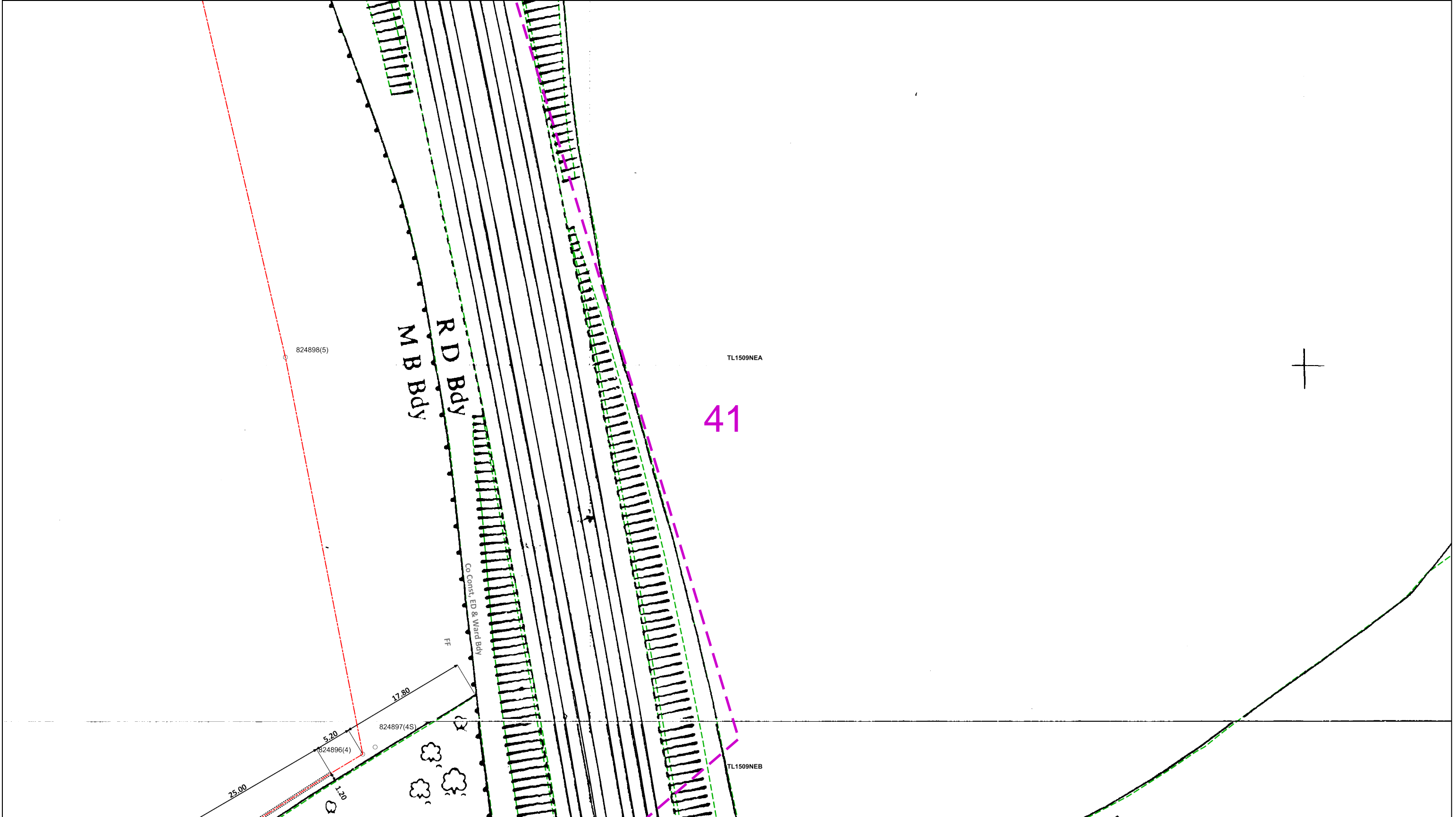
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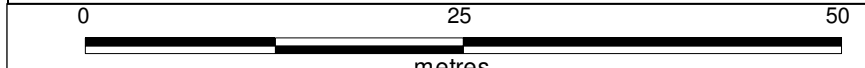
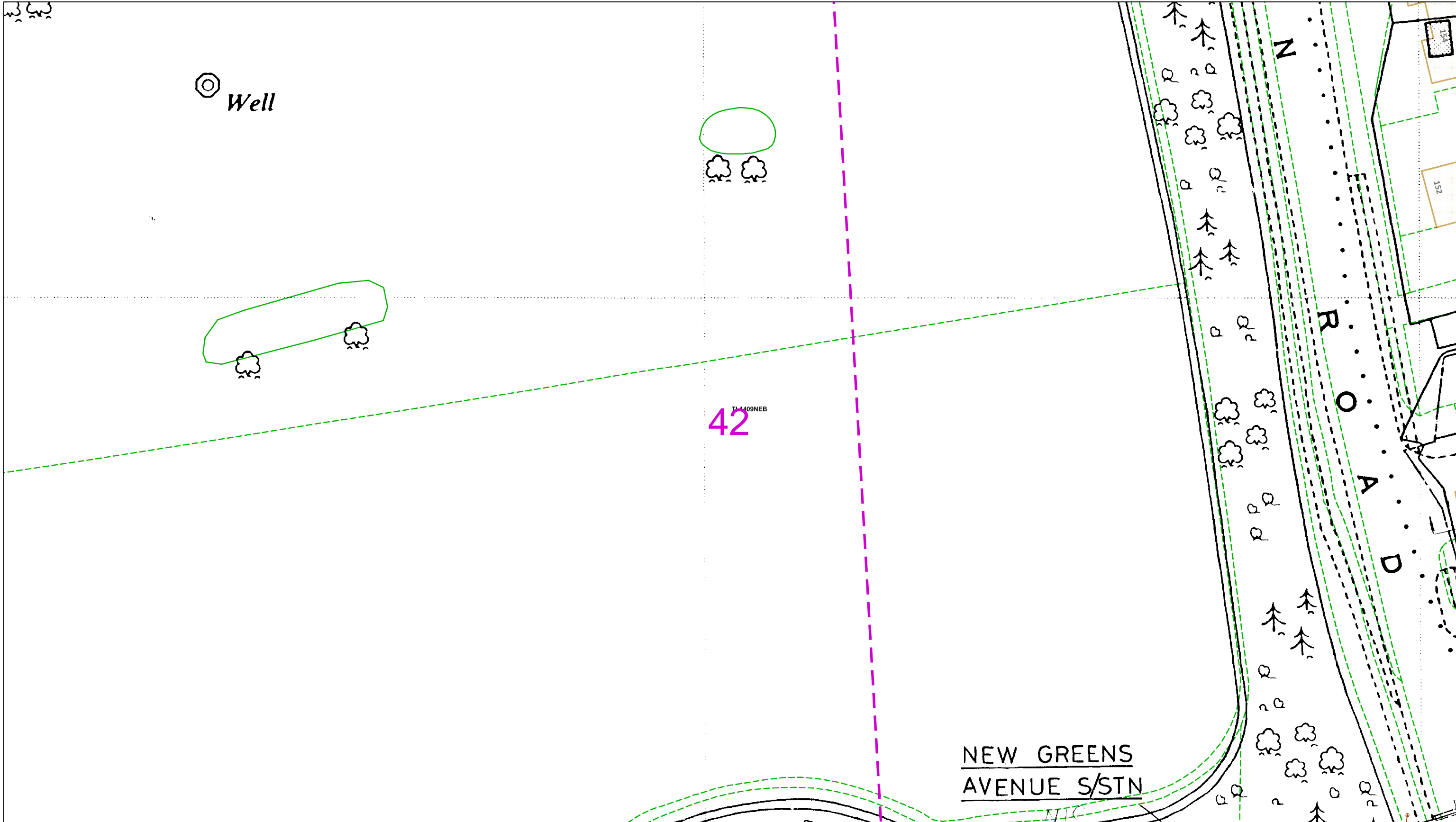
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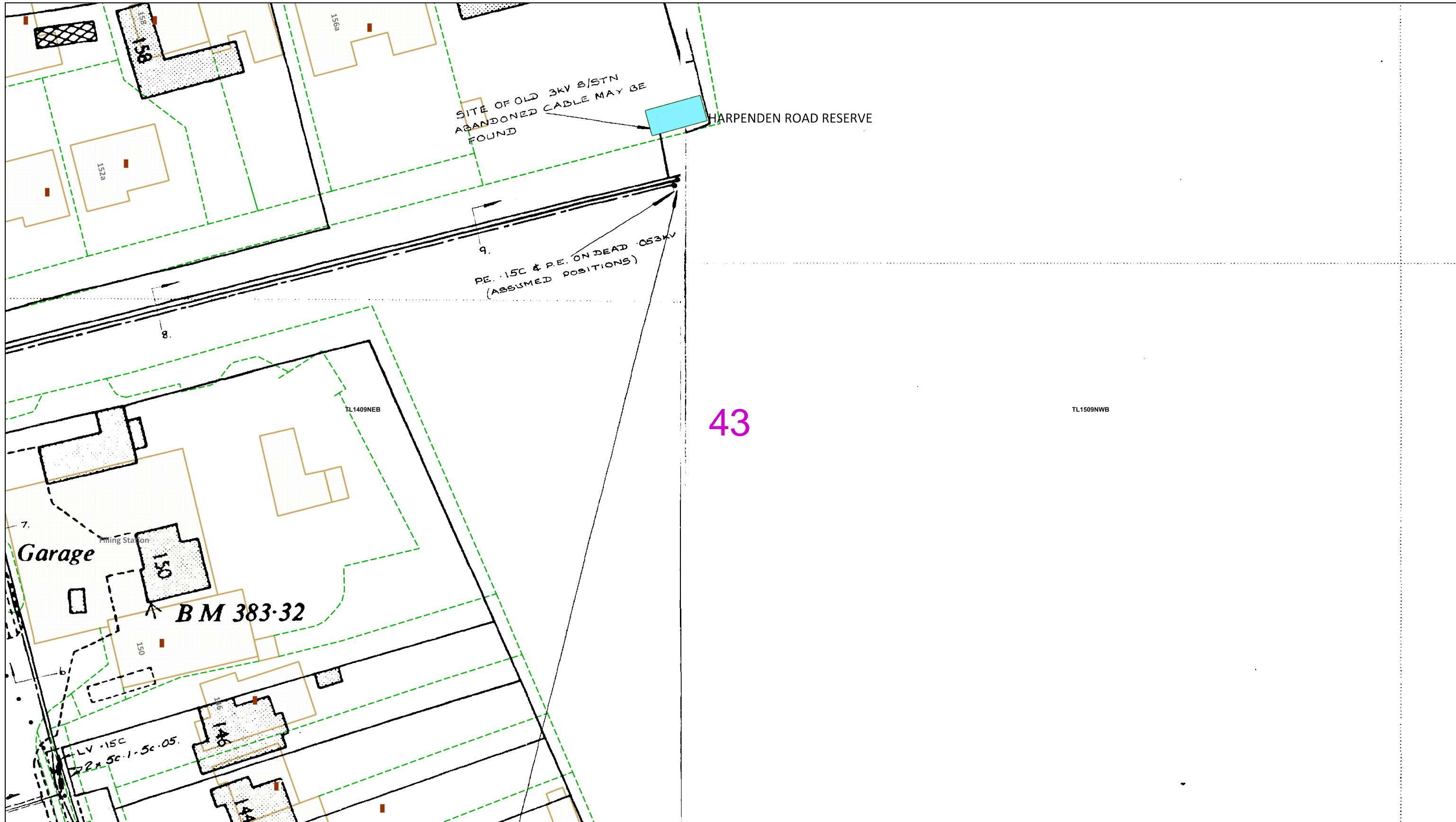
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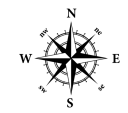
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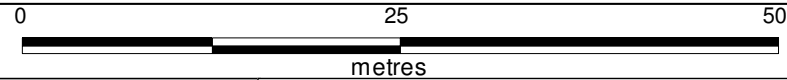
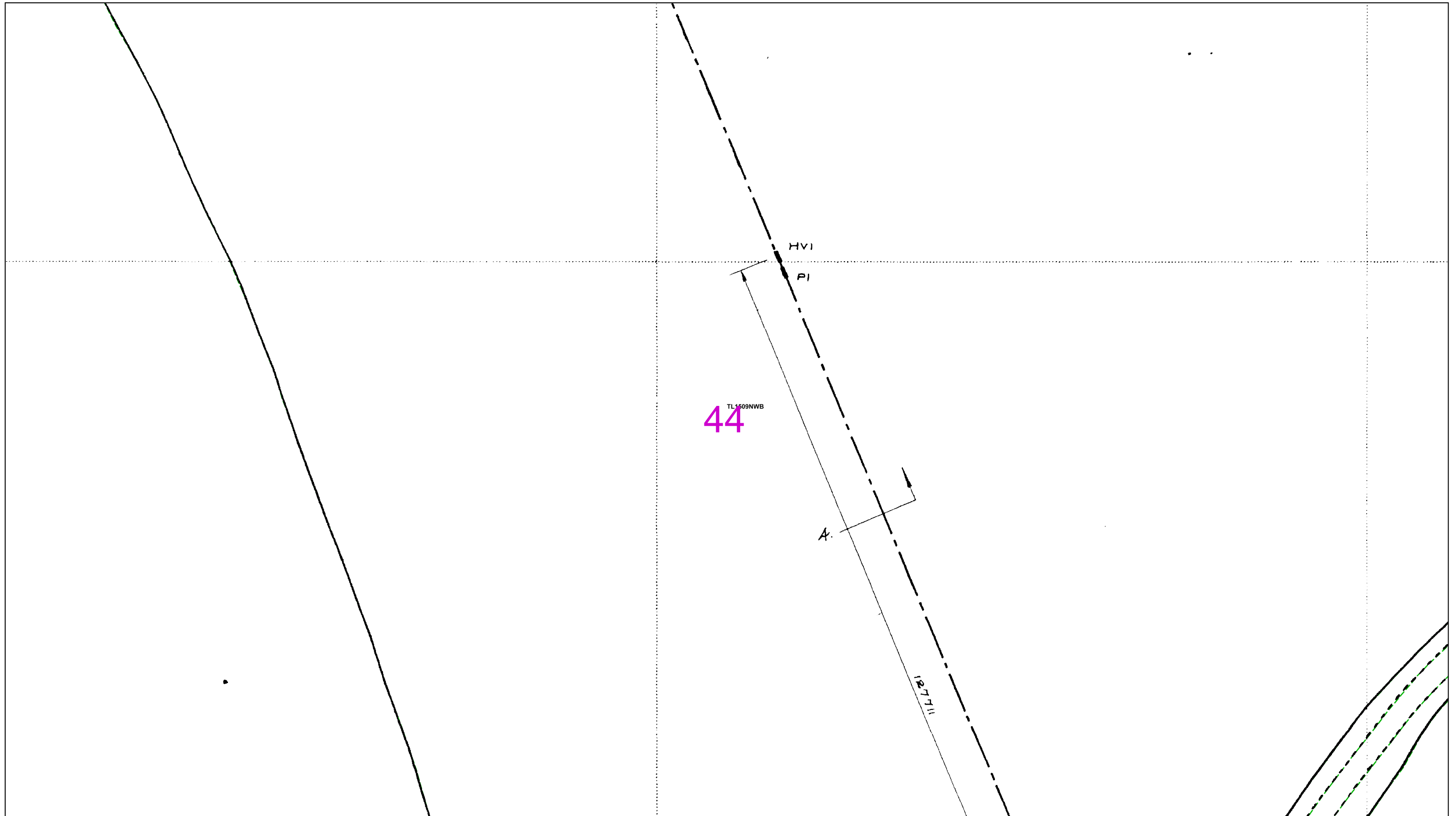


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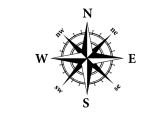
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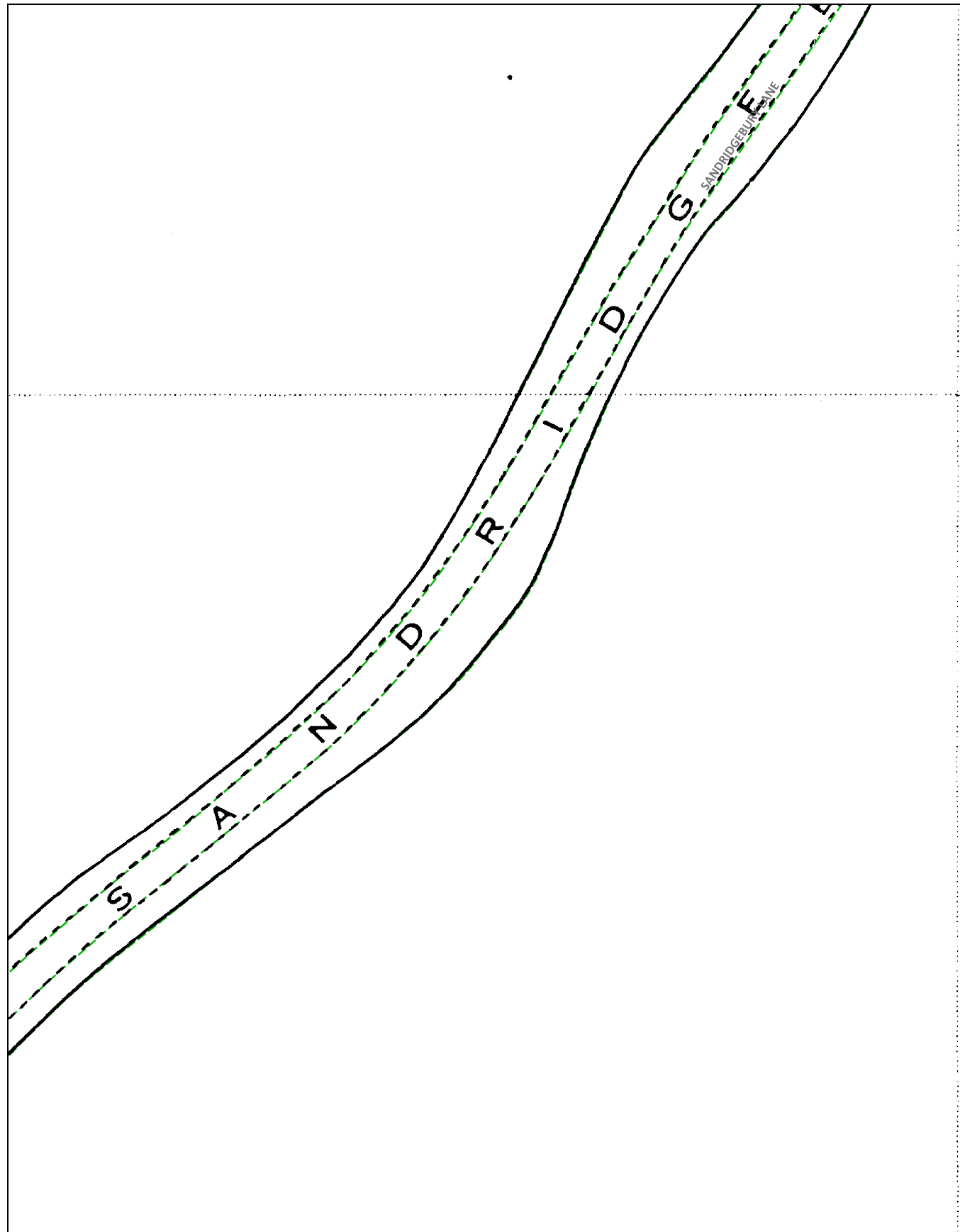
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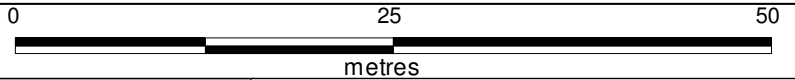
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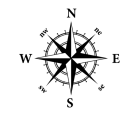
TL1509NWB  
45

TL1509NEB



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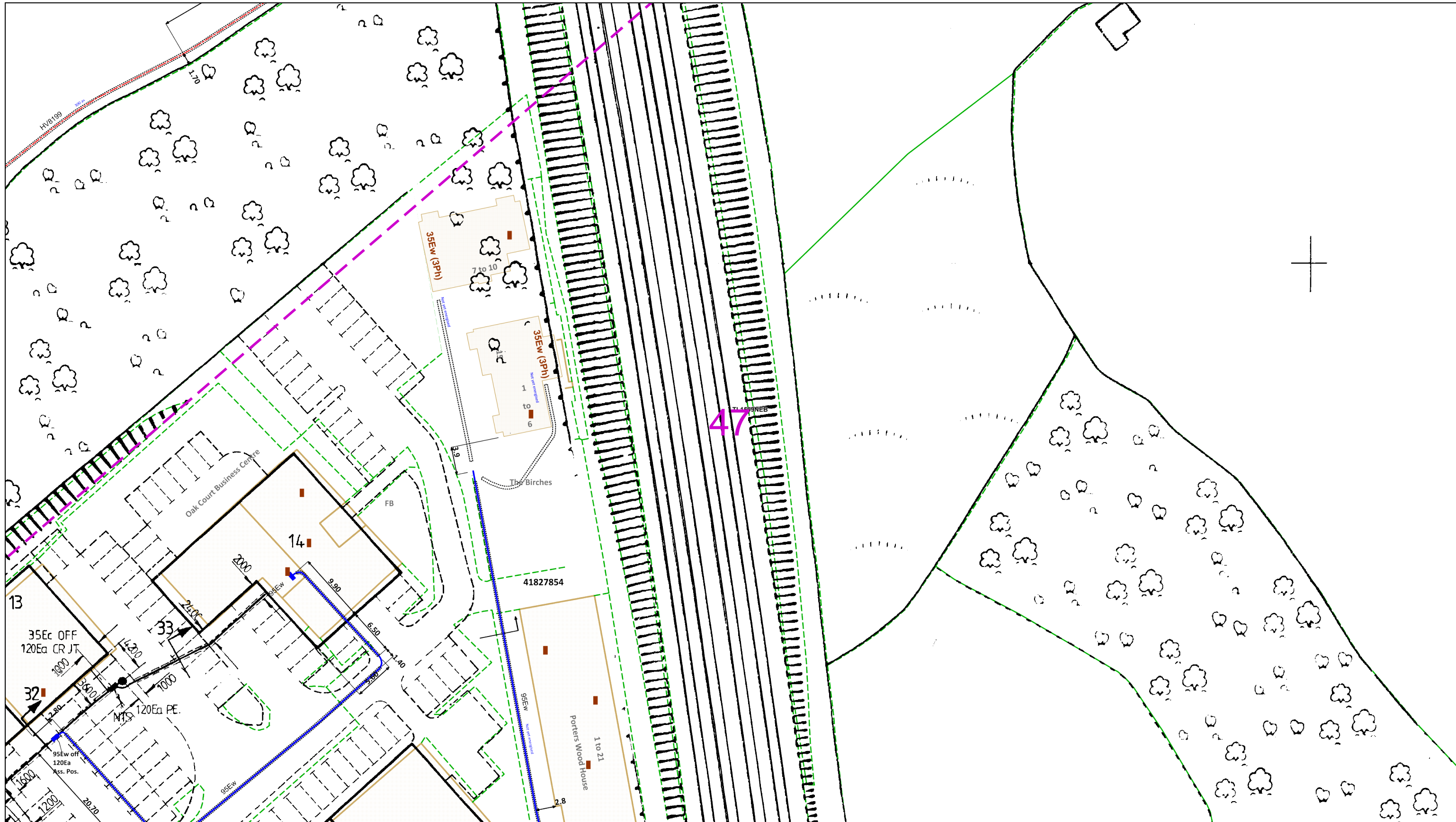


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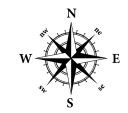
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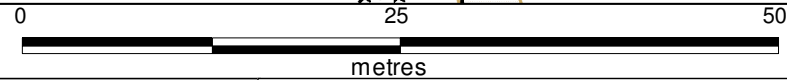
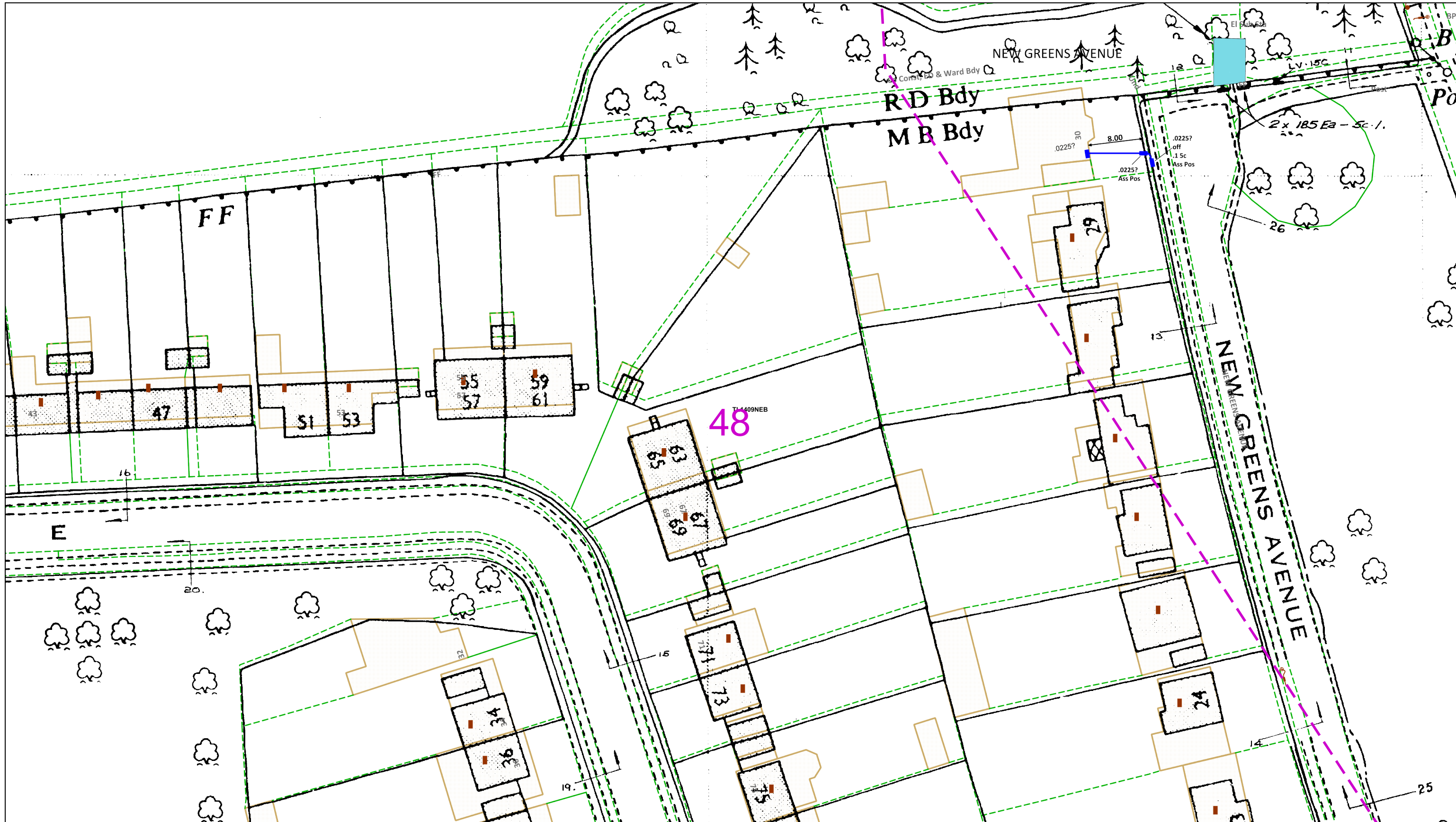


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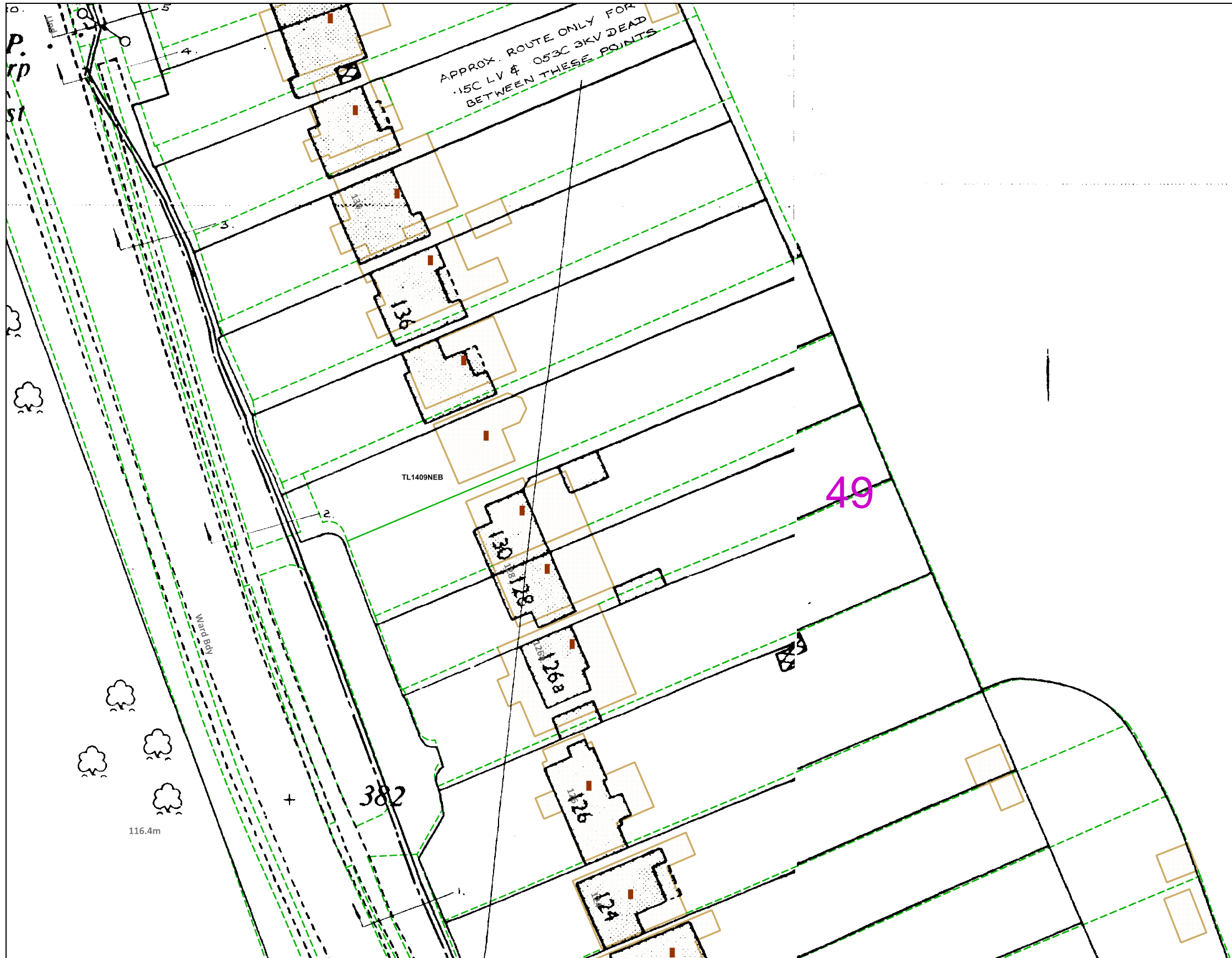
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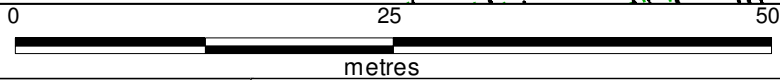
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TL1409NEB

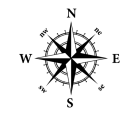
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49



Dig Sites Area: [dashed line] Line: [dotted line]

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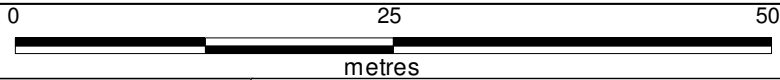
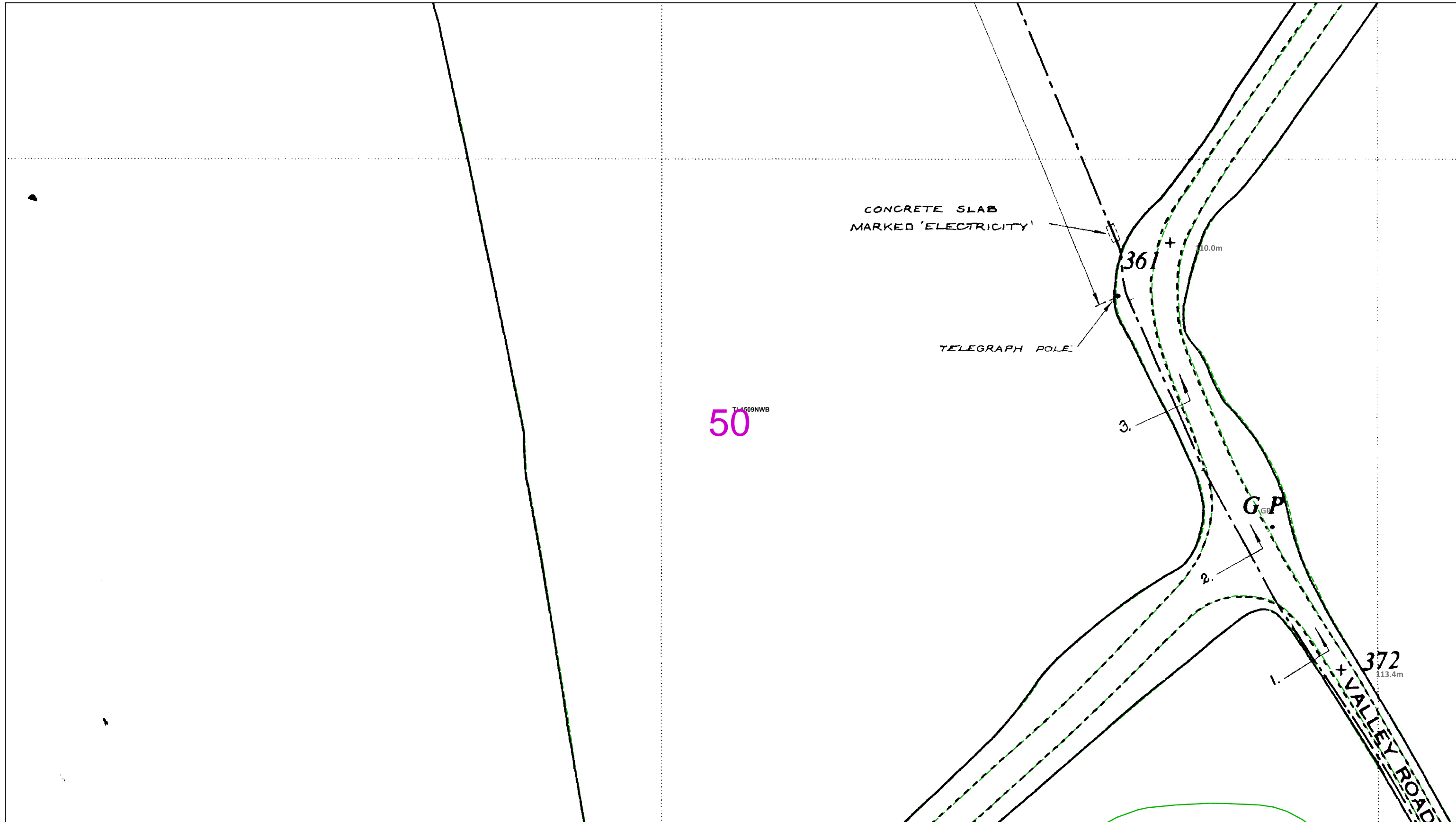
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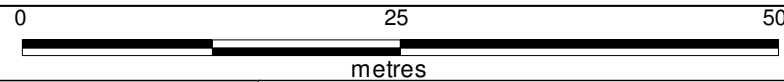
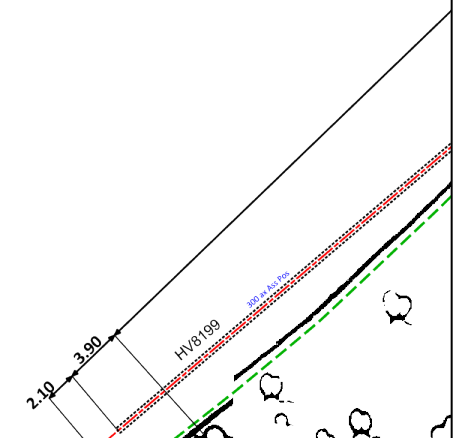
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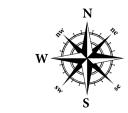
TL1509NWB  
51

TL1509NEB



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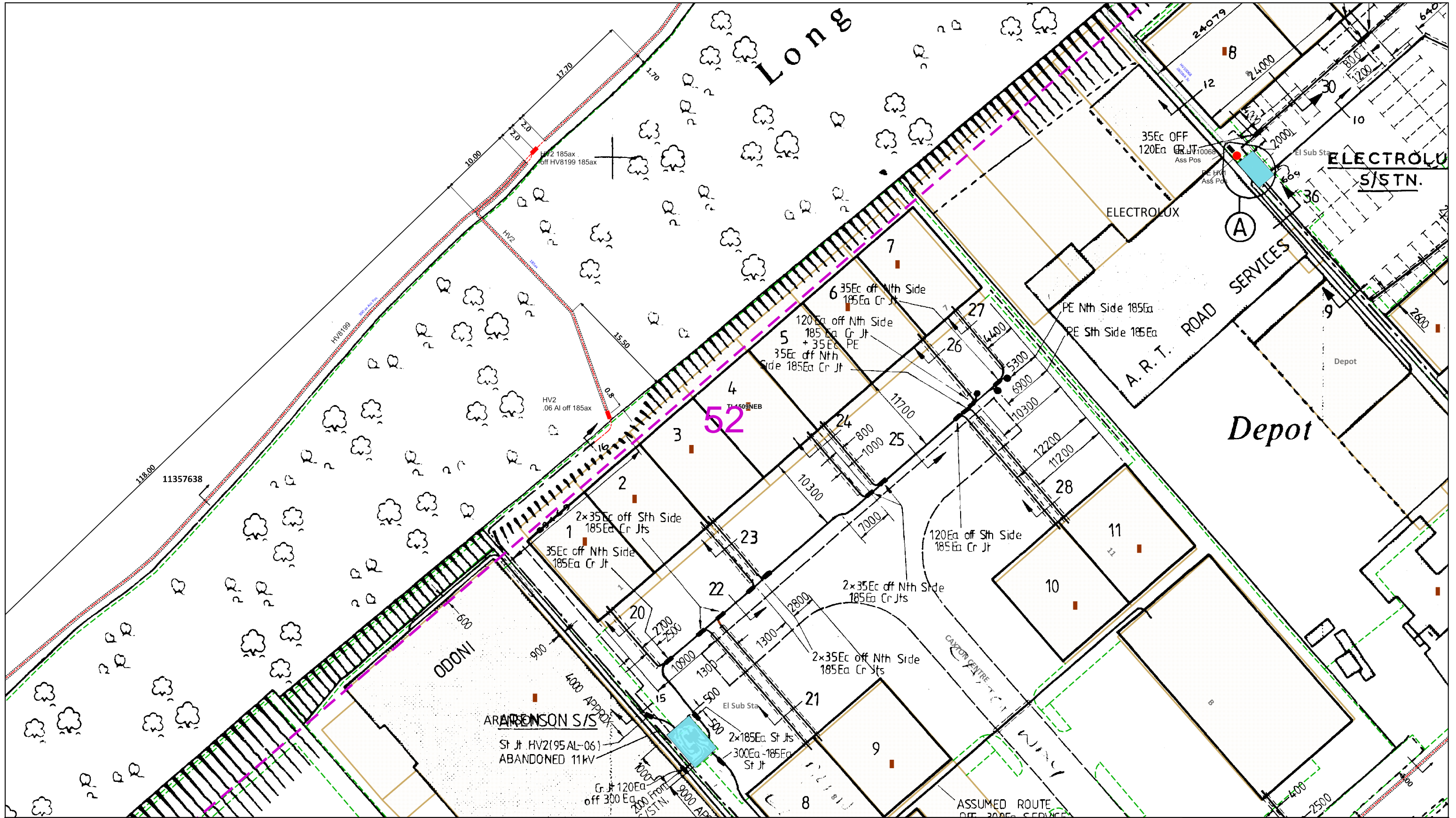
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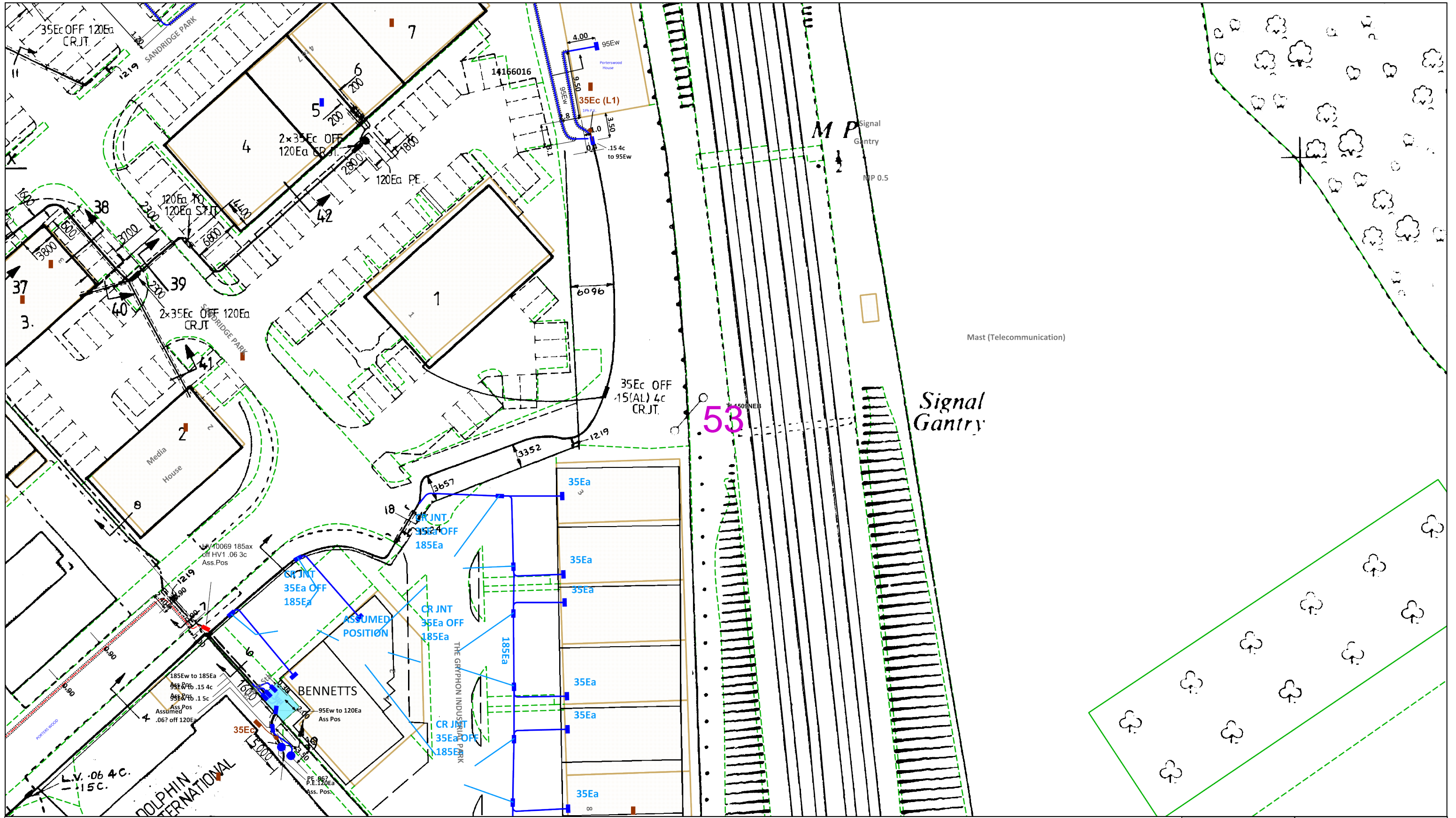
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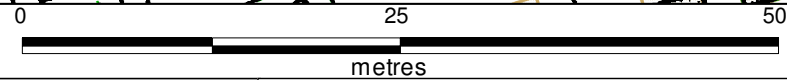
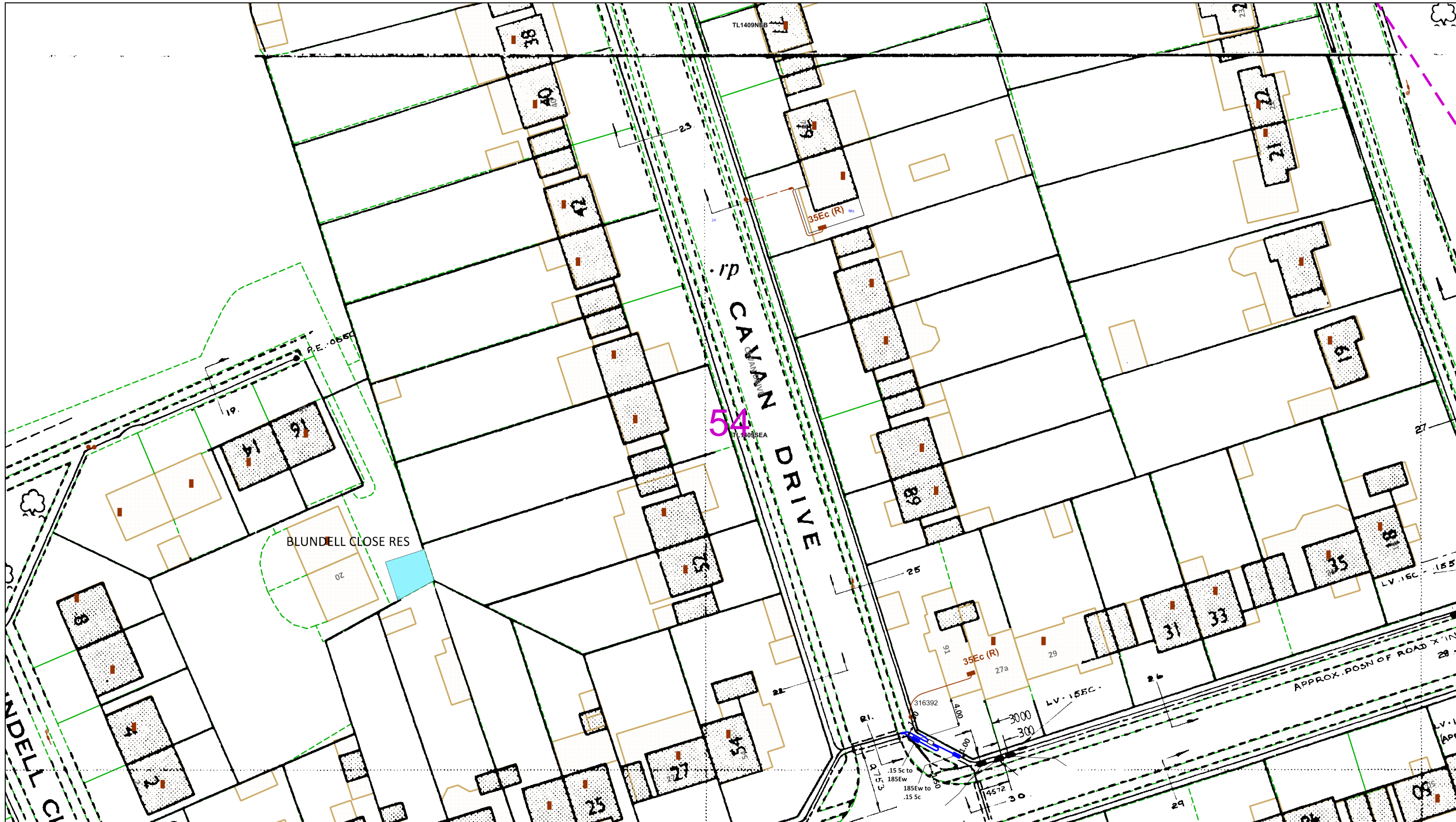
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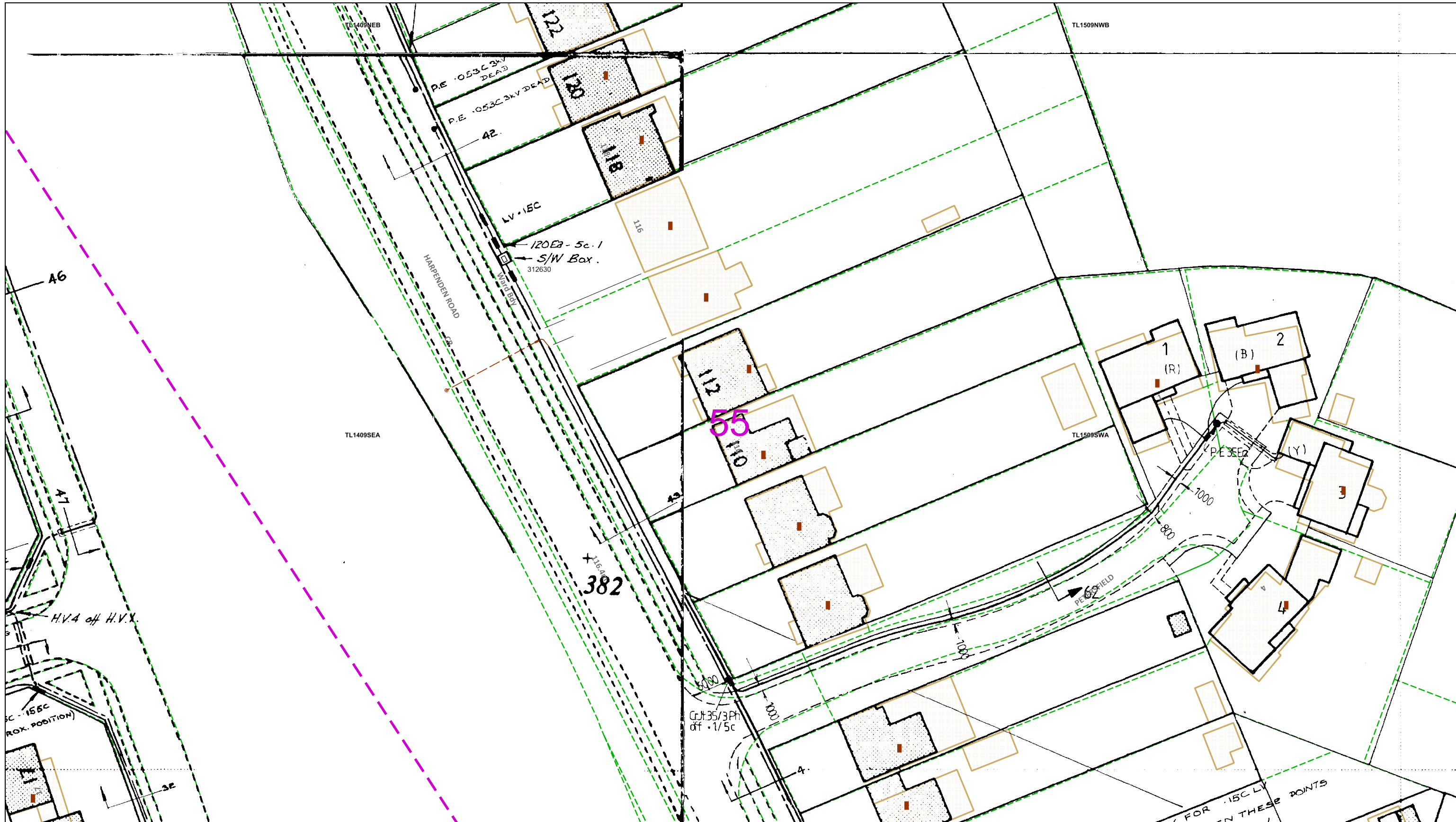
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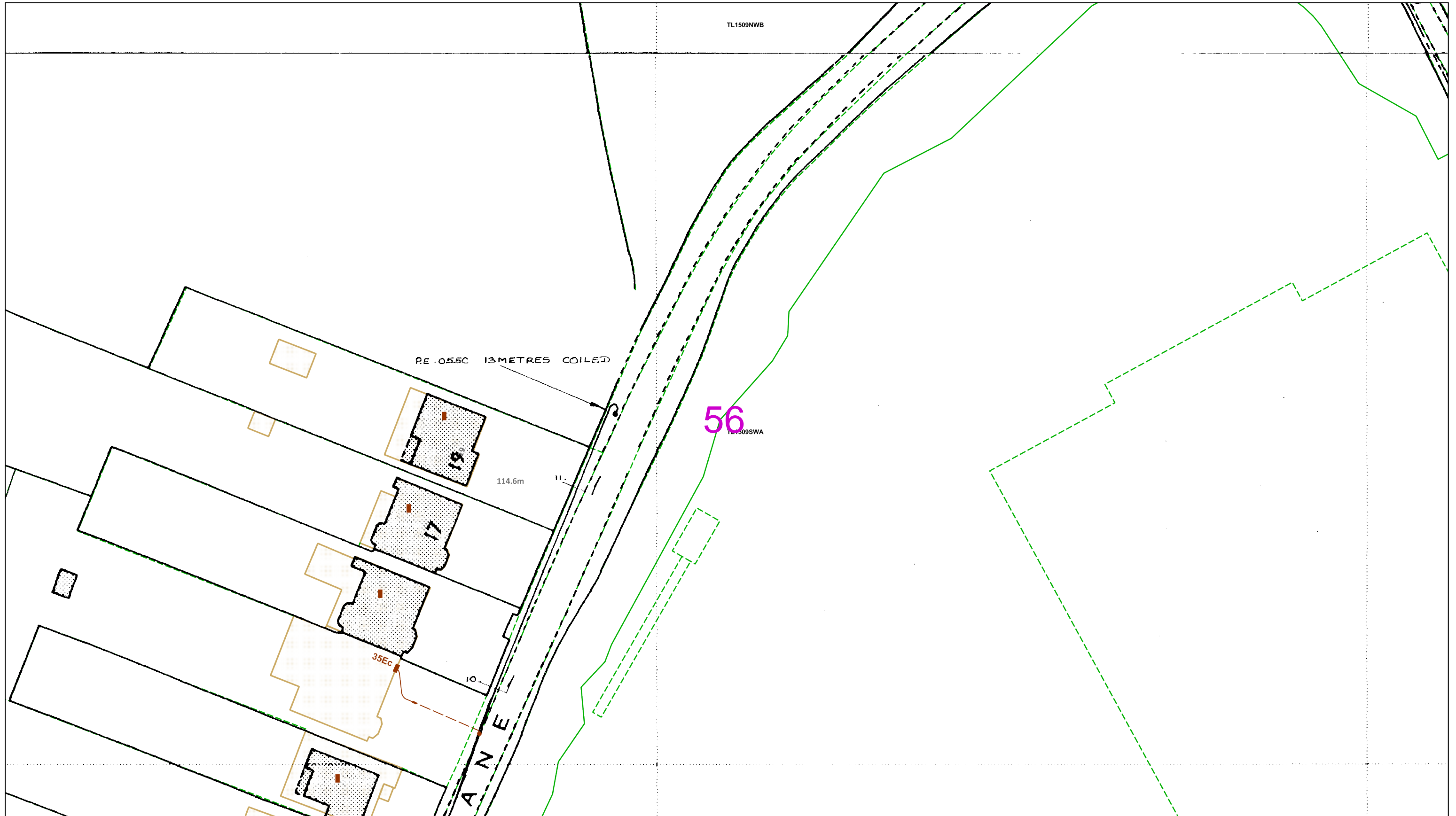
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TL1509NWB

PE .055C 13 METRES COILED

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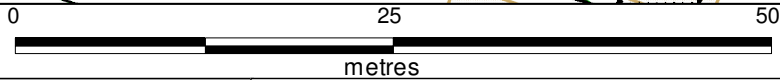
TL1509SWA

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35Ec

10

LANE



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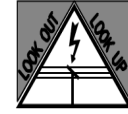


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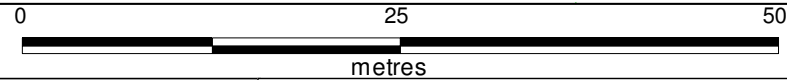
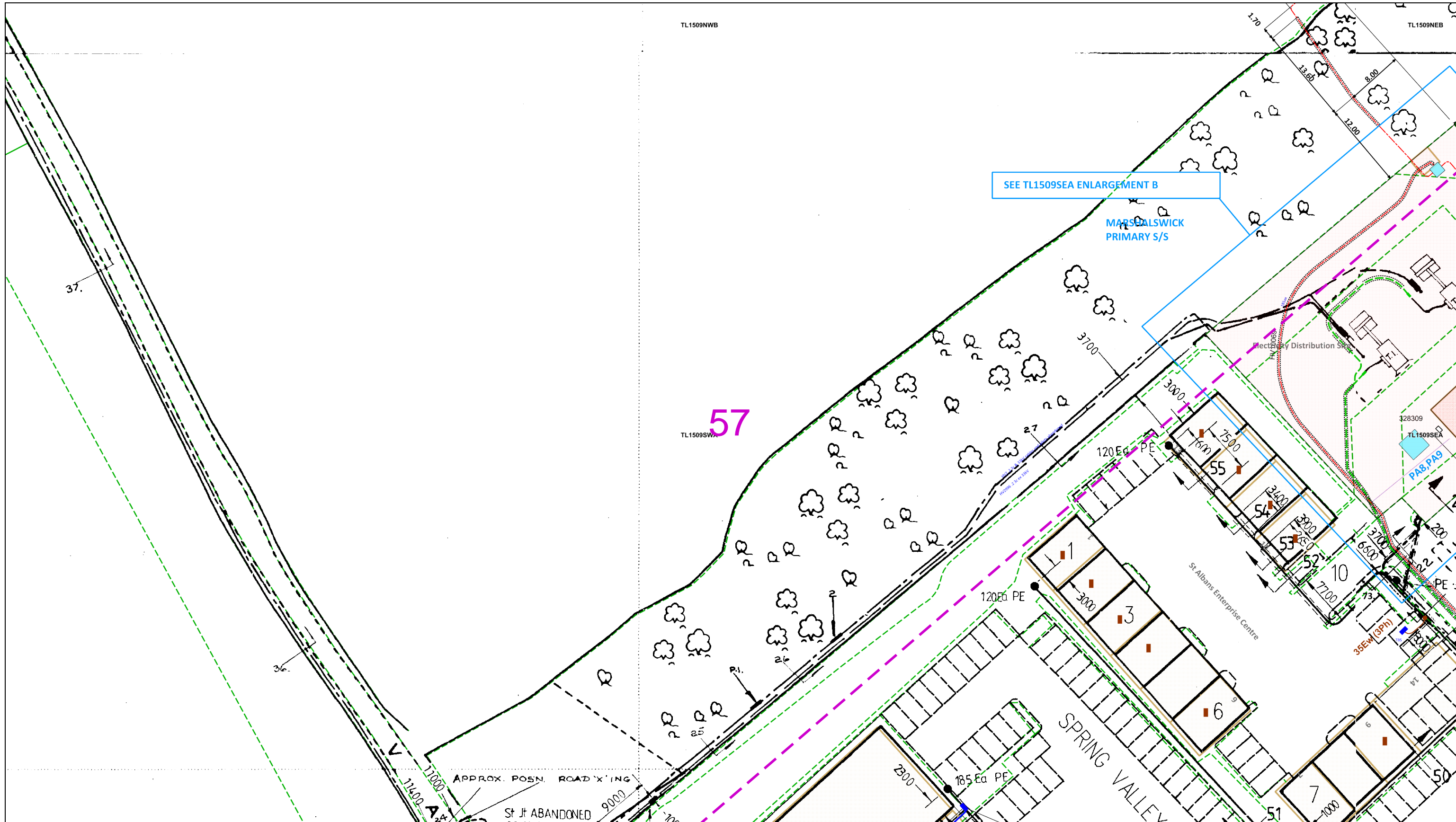
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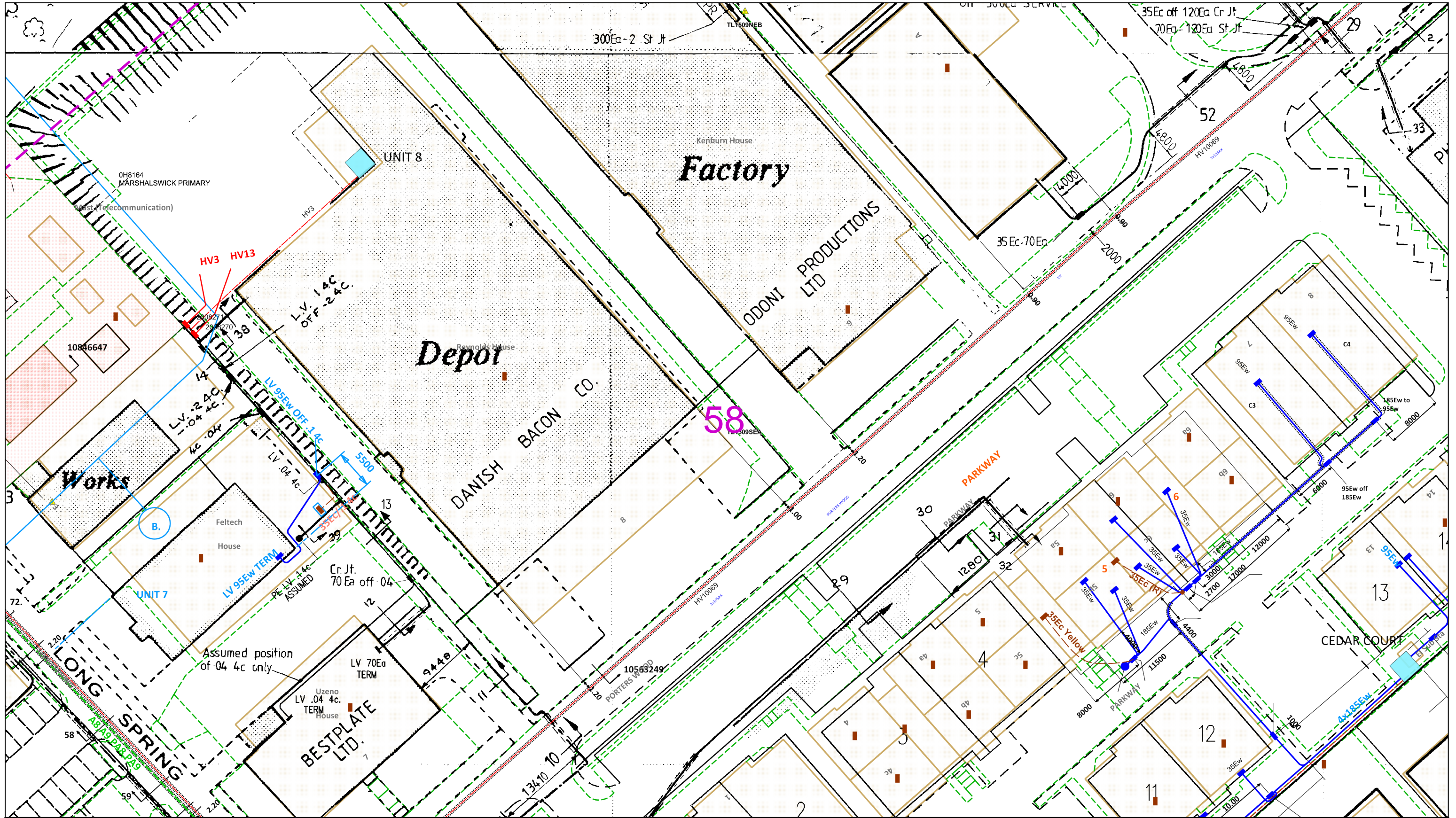
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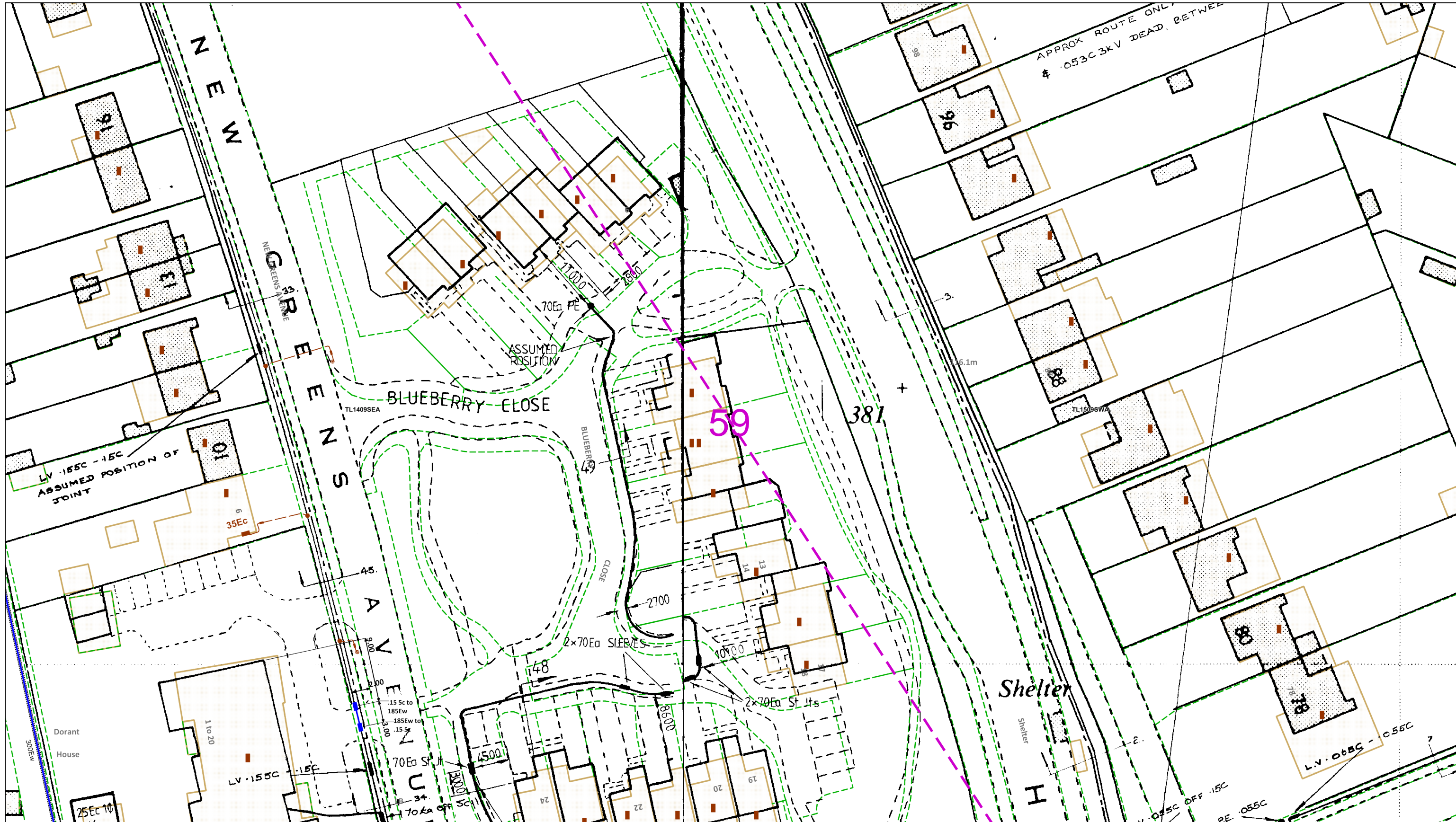
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IF IN DOUBT - ASK!  
 PHONE 0800 056 5866  
 EMERGENCY - If you damage a cable or line  
 Phone 0800 783 8838  
 (24hrs) URGENTLY

ALWAYS LOOK UP BEFORE YOU START WORK  
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Date Requested: 05/12/2023  
 Job Reference: 31615058  
 Site Location: 514802 209234  
 Requested by:  
 Mr Adam Melia  
 Your Scheme/Reference: North of S Albans  
 Scale: 1:500 (When plotted at A3)

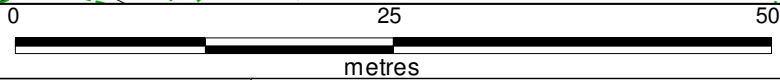
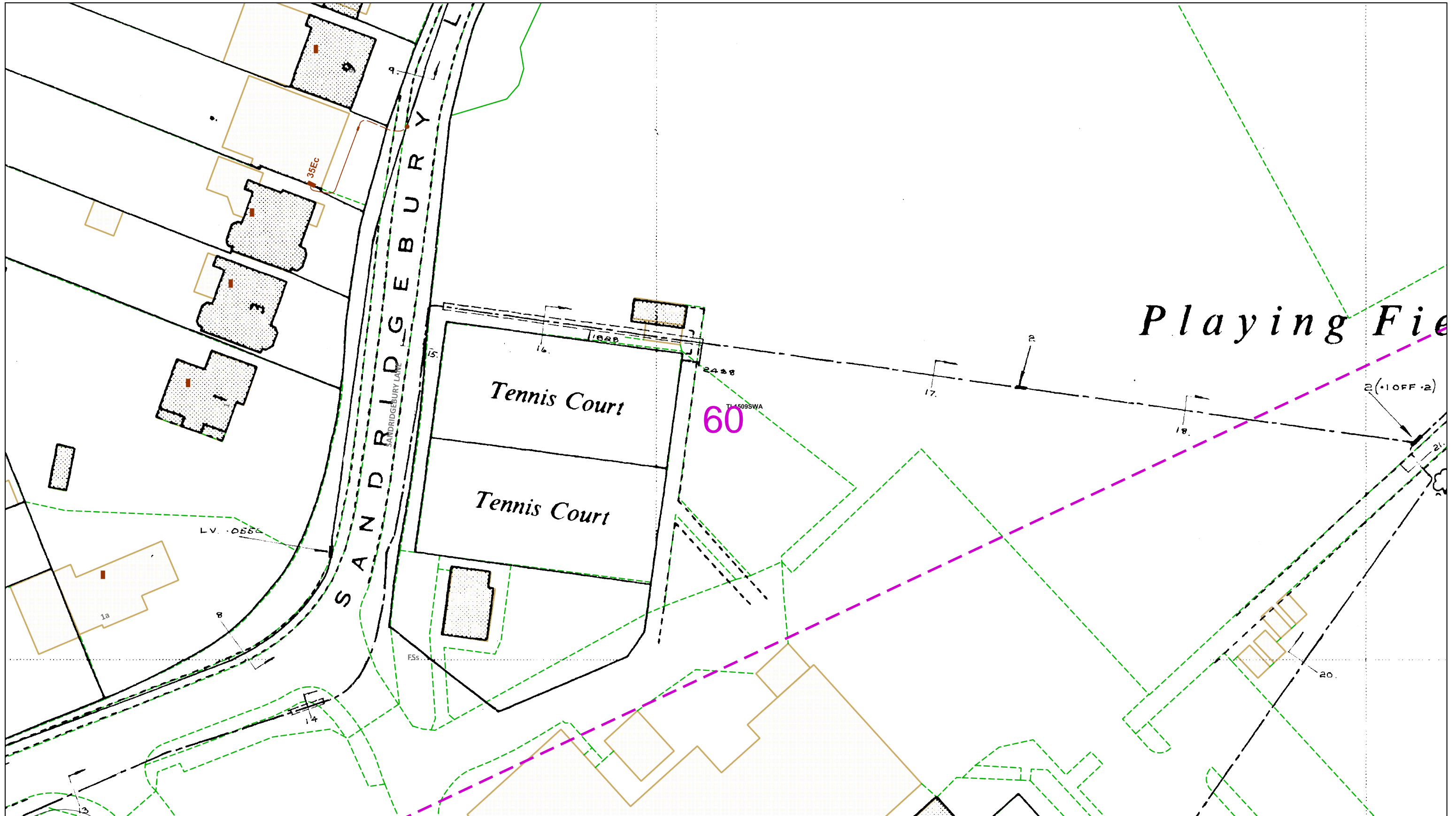
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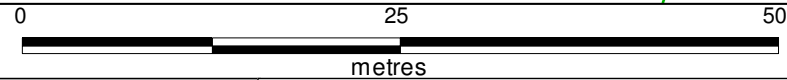
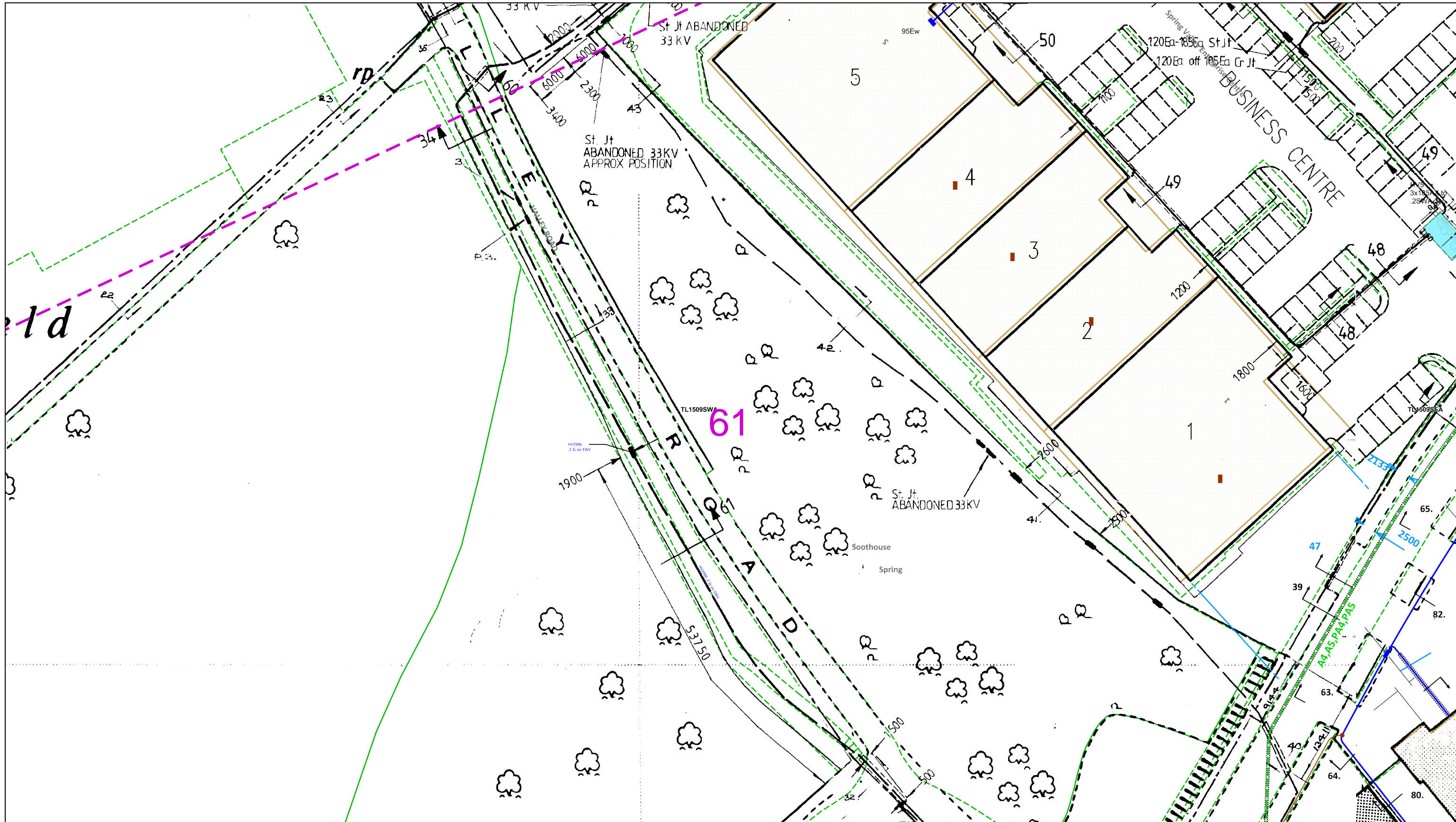
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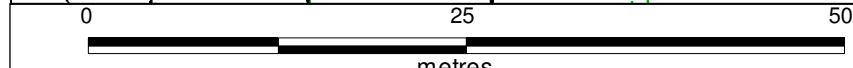
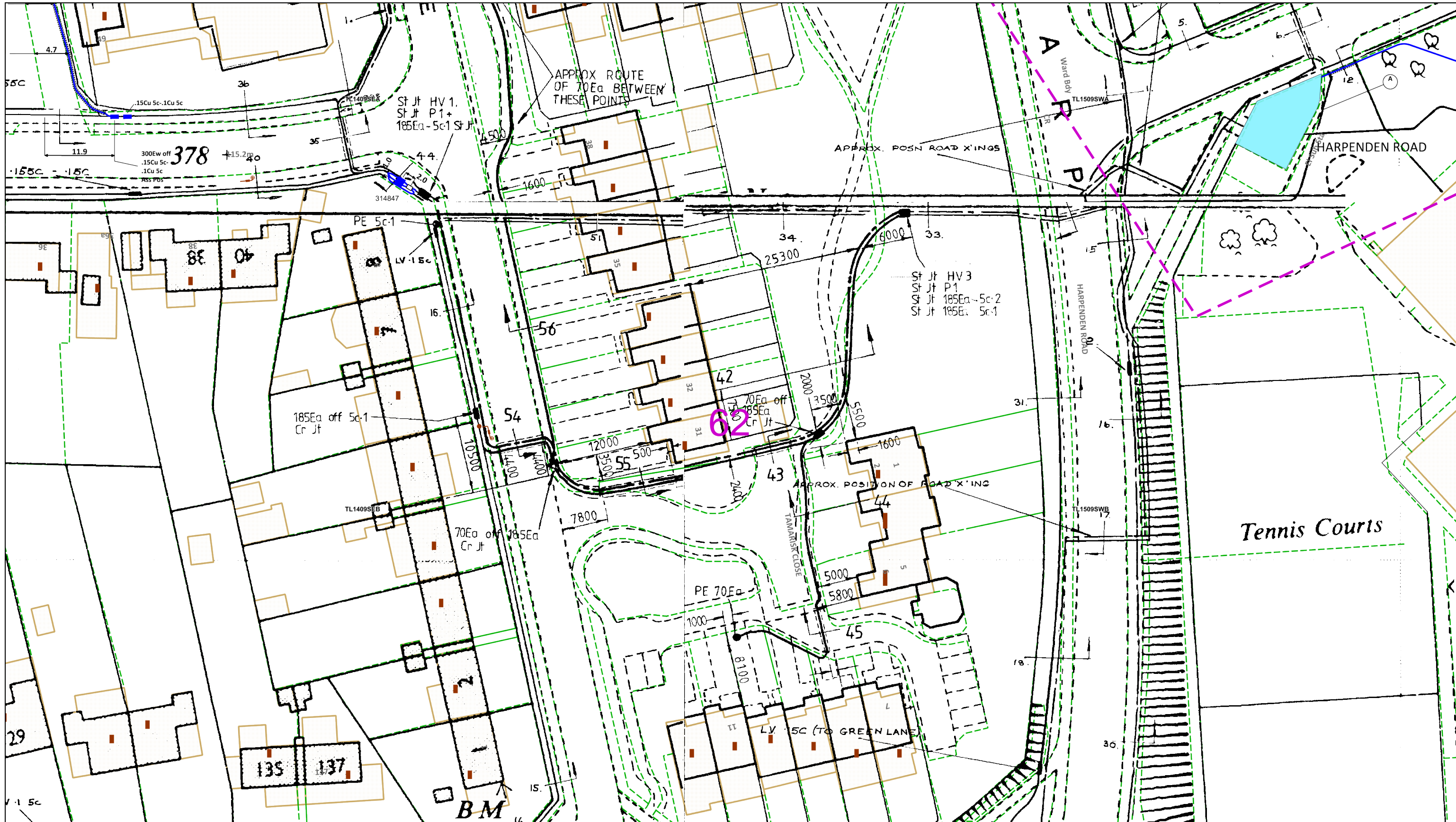
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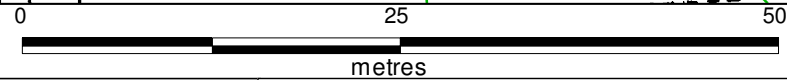
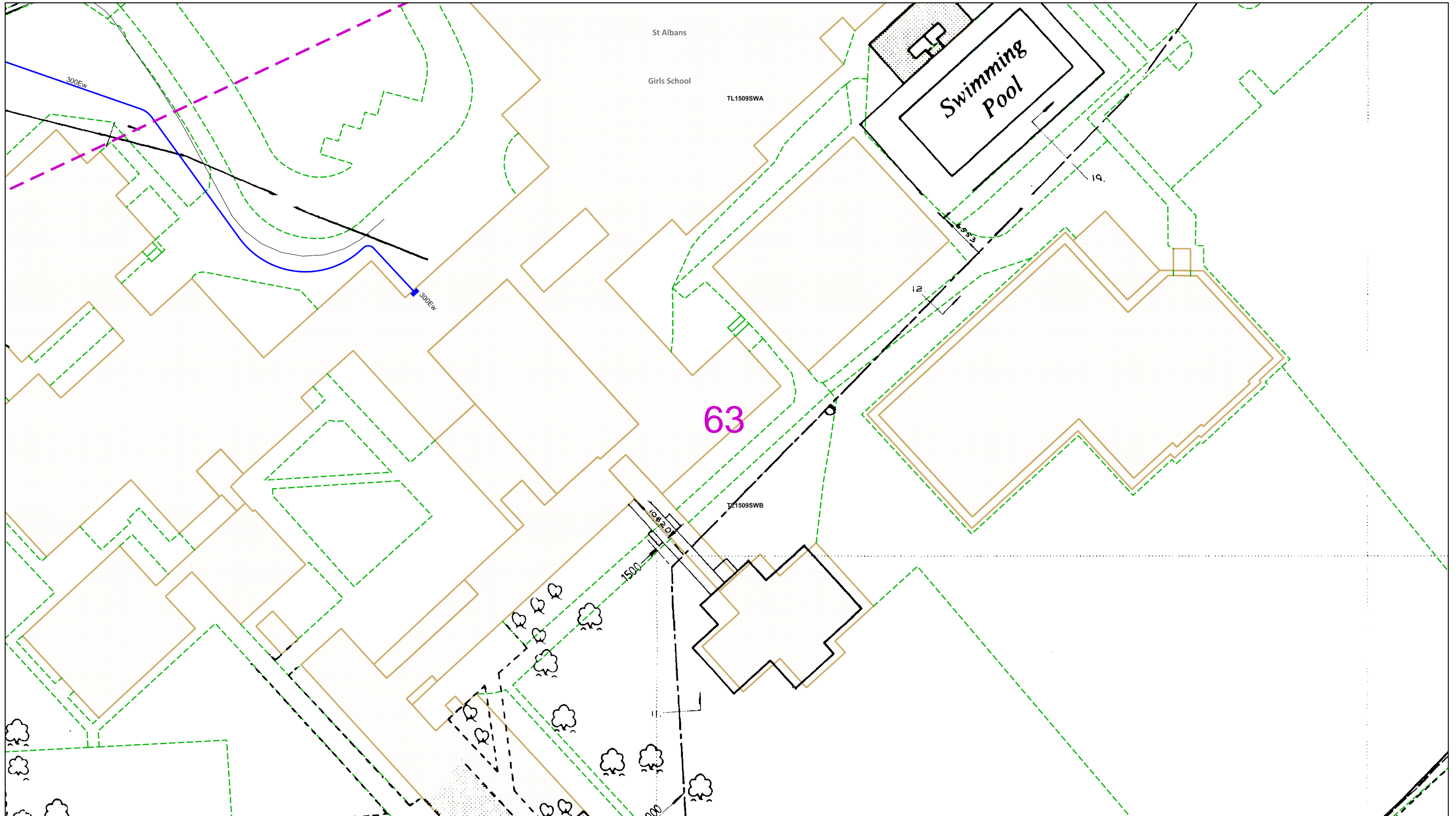
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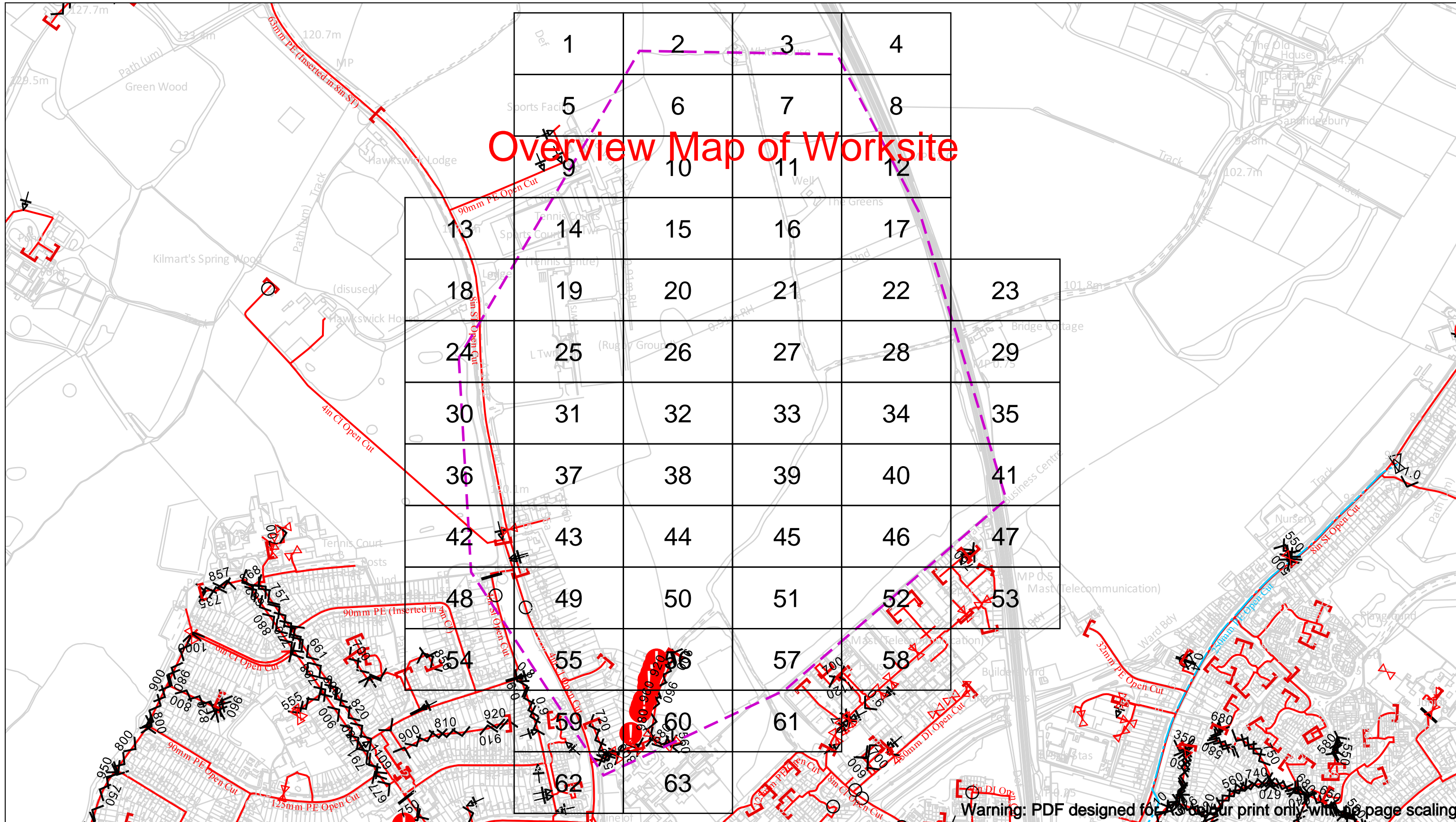
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# Overview Map of Worksite

Date Requested: 21/11/2023  
 Job Reference: 31615058  
 Site Location: 515294 209879  
 Requested by:  
 Mr Adam Melia  
 Your Scheme/Reference: North of St Albans

View extent: 200m, 115m

**IMPORTANT NOTICES**

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 H5(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.

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

LP Mains	Valve	Area:  Line:
MP Mains	Depth of cover	Diameter Change
IP Mains	Syphon	Material Change
LHP Mains	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.

**Cadent**  
Your Gas Network

Def

1

Warning: PDF designed for A3 colour print only with no page scaling

View extent: 200m, 115m

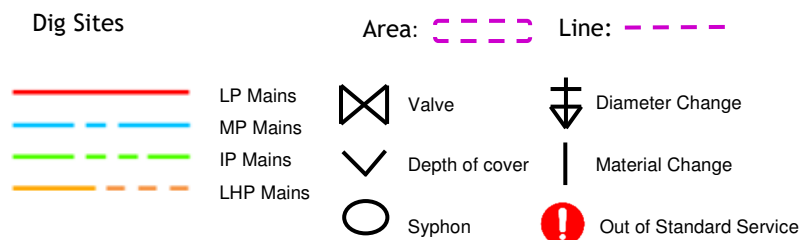
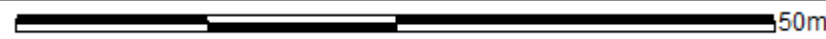
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Mr Adam Melia  
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Scale: 1:500 (When plotted at A3)

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2

The White House

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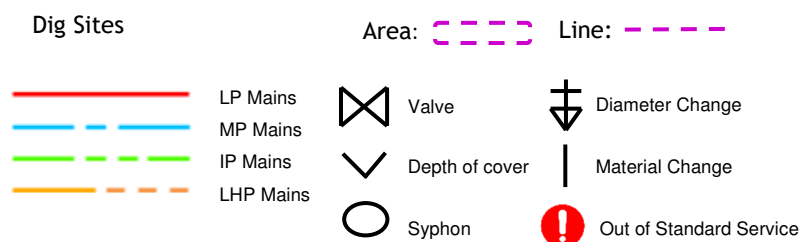
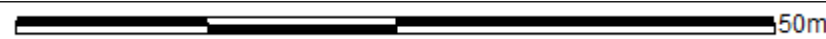
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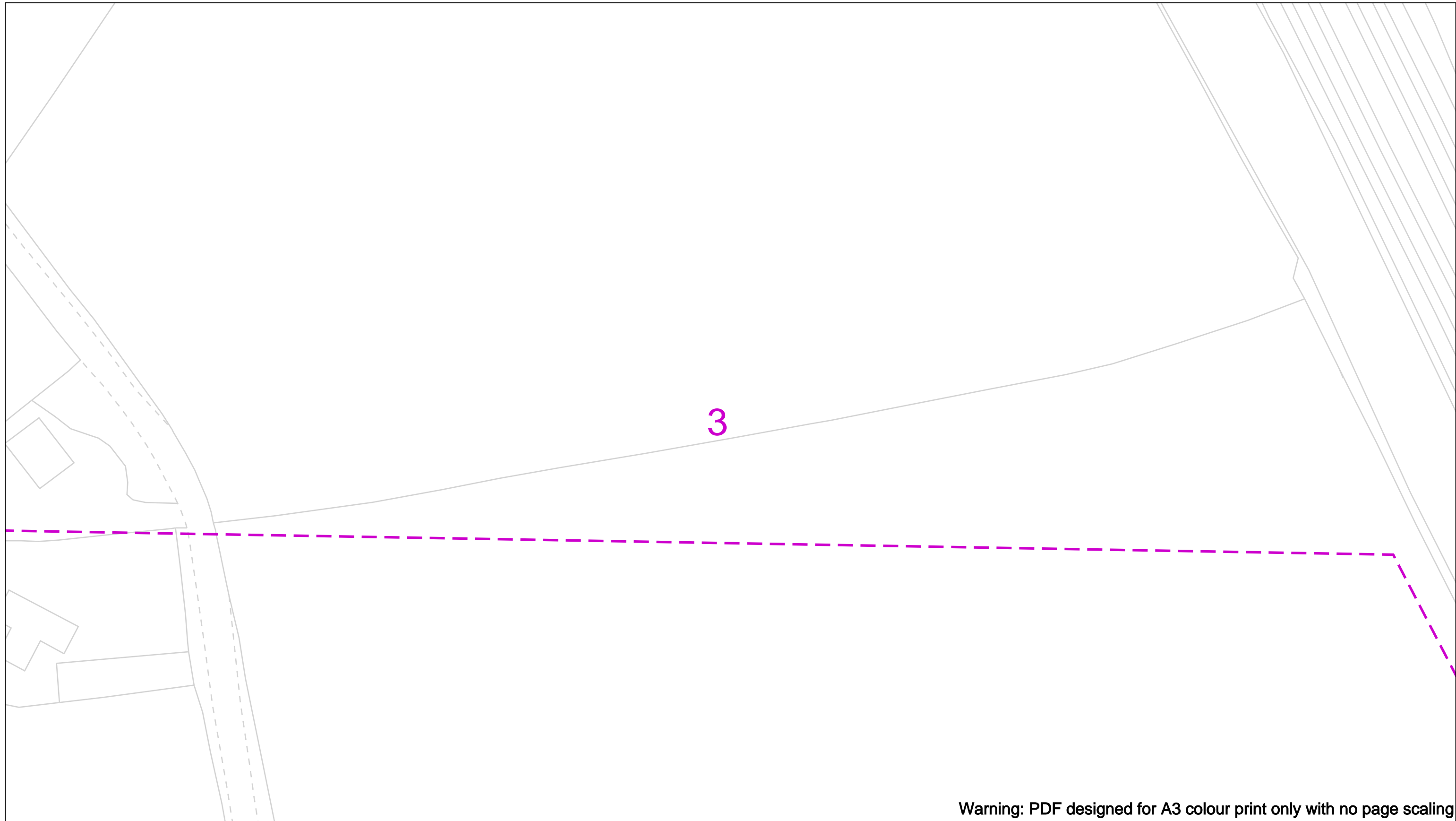


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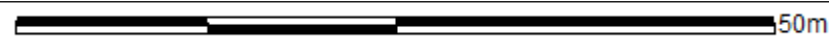
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LP Mains	Valve	Diameter Change
MP Mains	Depth of cover	Material Change
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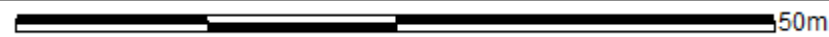
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Dig Sites

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

Area:

- Valve
- Depth of cover
- Syphon

Line:

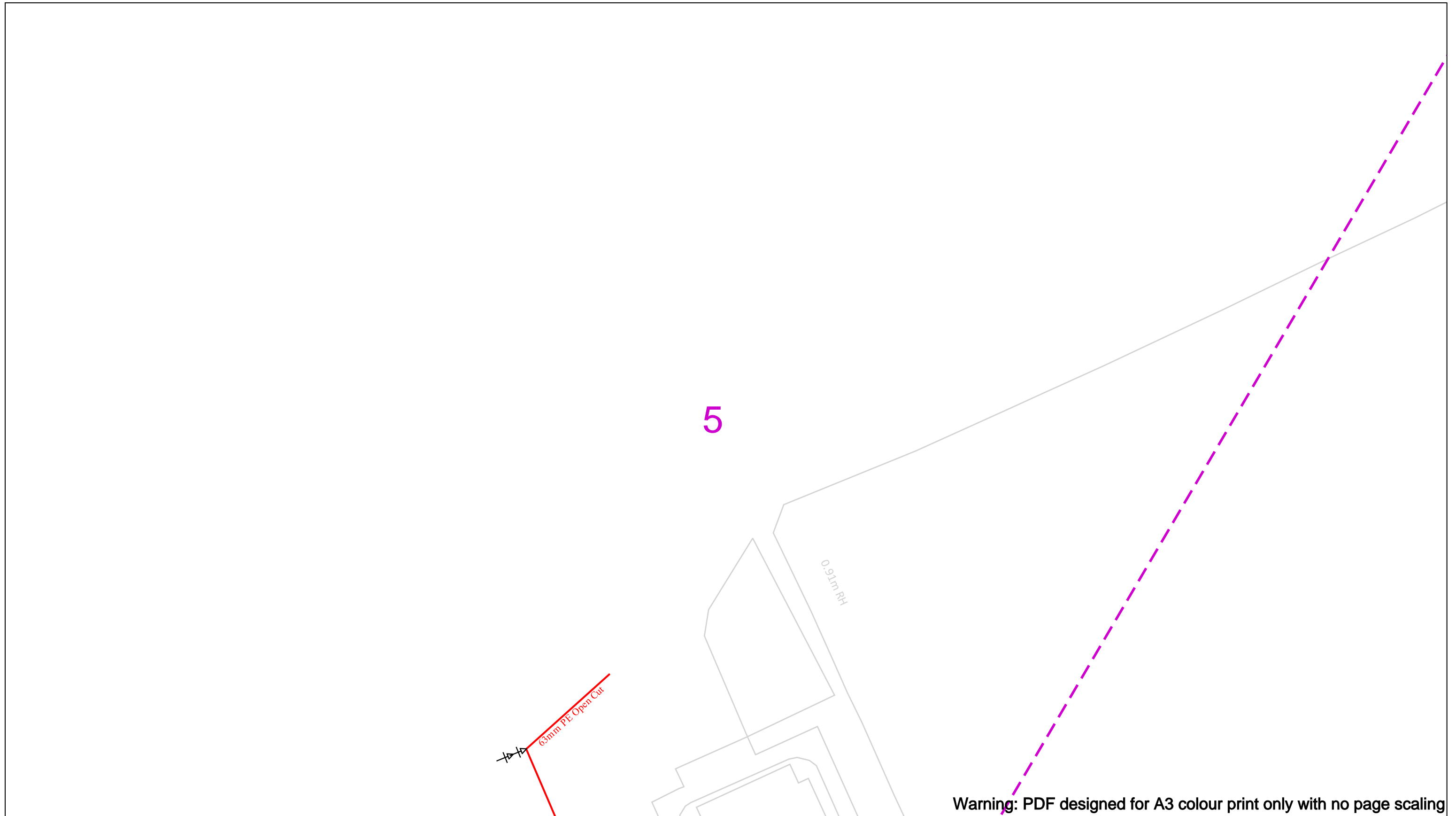
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- Out of Standard Service

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Date Requested: 21/11/2023  
 Job Reference: 31615058  
 Site Location: 515294 209879  
 Requested by:  
 Mr Adam Melia  
 Your Scheme/Reference: North of St Albans

View extent: 200m, 115m

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In case of an emergency call 0800 111 999

50m

<p><b>Dig Sites</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">—</span> LP Mains</li> <li><span style="color: blue;">- - -</span> MP Mains</li> <li><span style="color: green;">- - -</span> IP Mains</li> <li><span style="color: orange;">- - -</span> LHP Mains</li> </ul>	<p><b>Area:</b> <span style="color: purple;">- - - -</span></p> <p><b>Line:</b> <span style="color: purple;">- - - -</span></p> <ul style="list-style-type: none"> <li> Valve</li> <li> Depth of cover</li> <li> Syphon</li> </ul>	<ul style="list-style-type: none"> <li> Diameter Change</li> <li> Material Change</li> <li> Out of Standard Service</li> </ul>
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6

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View extent: 200m, 115m

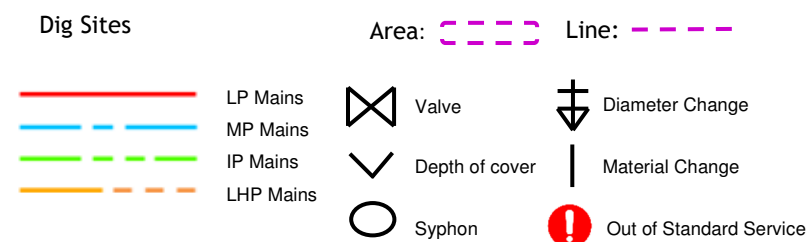
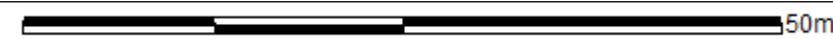
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Scale: 1:500 (When plotted at A3)

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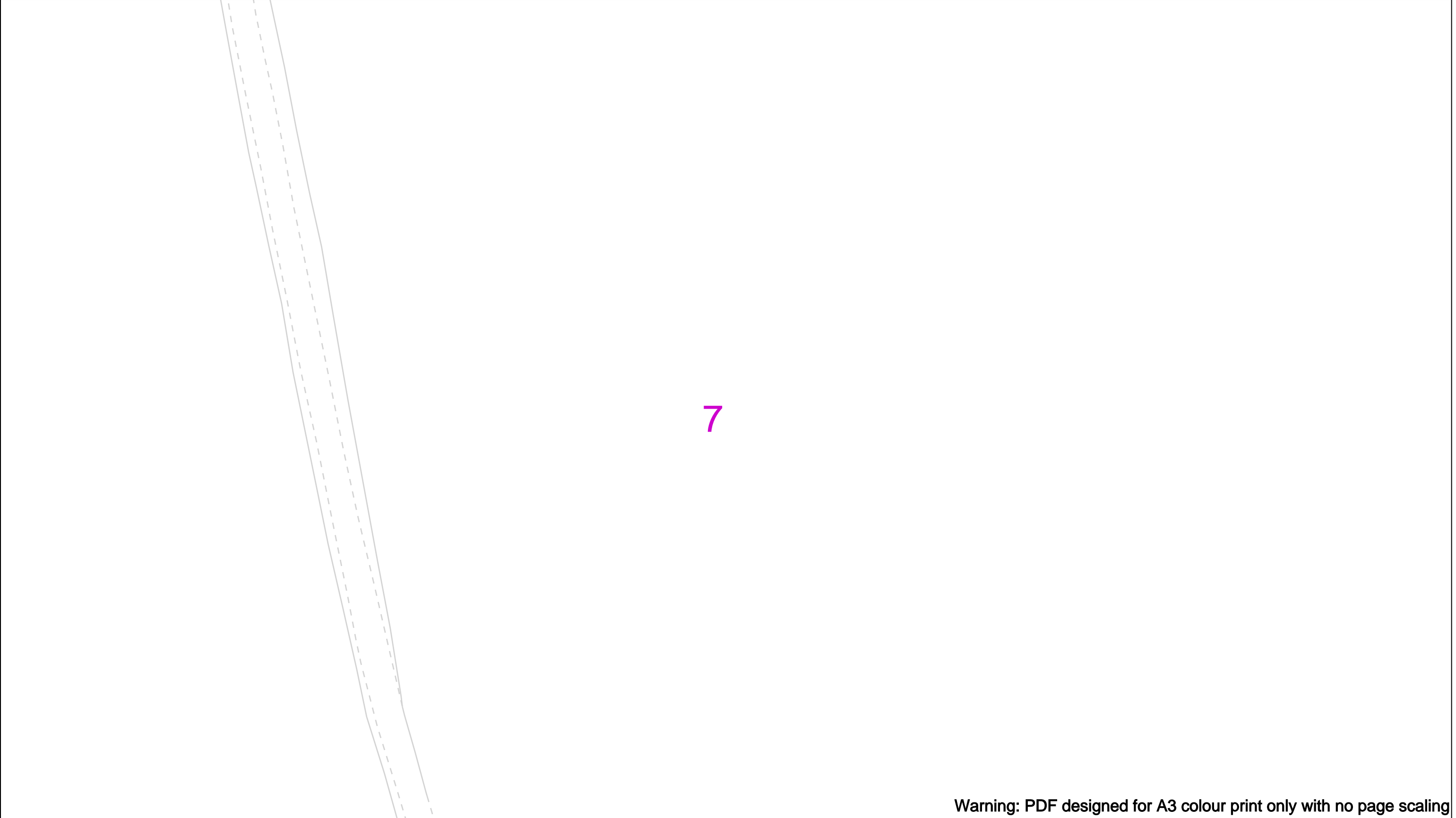
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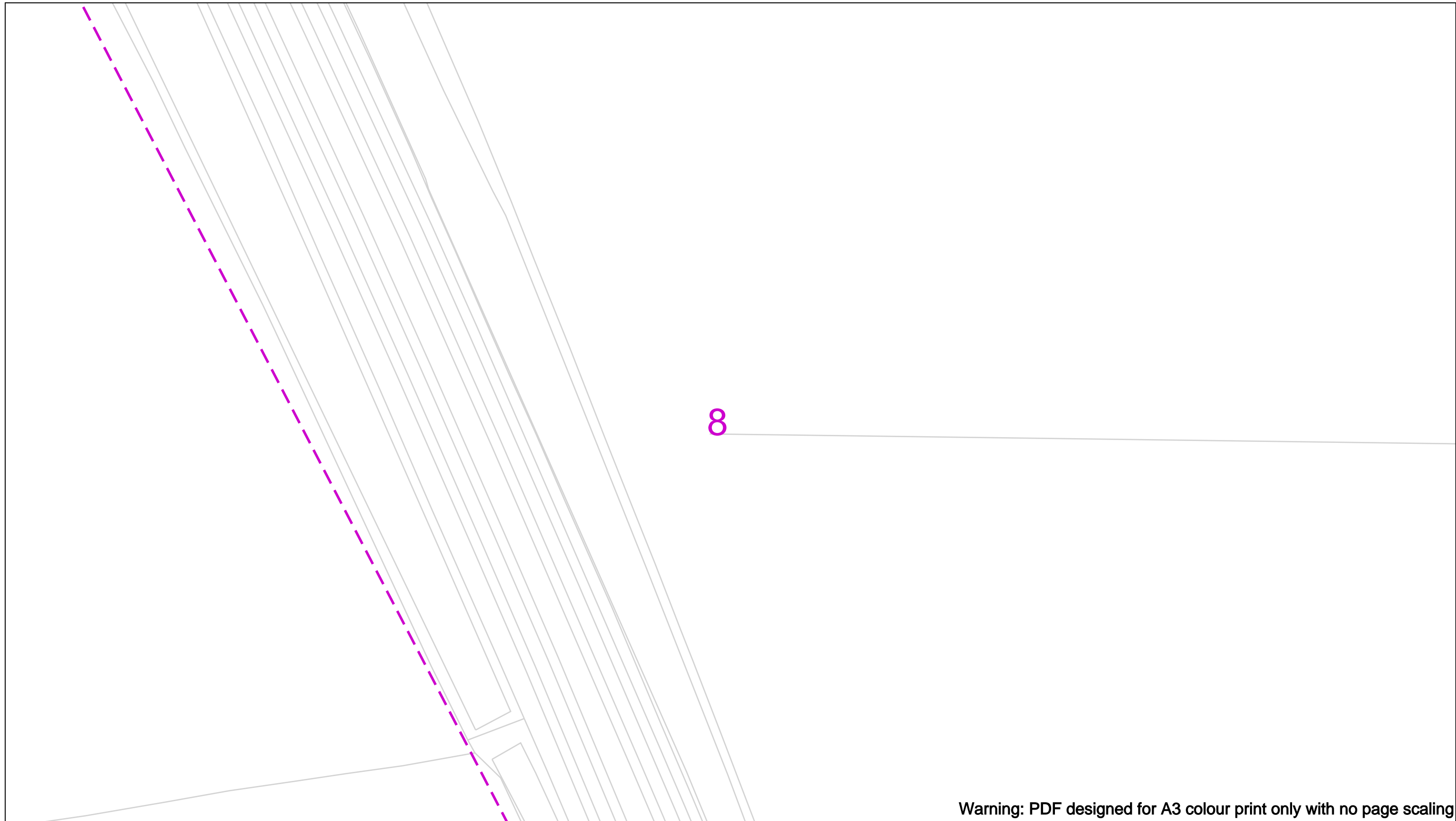
<b>Dig Sites</b>	Area:	Line:
LP Mains	Valve	Diameter Change
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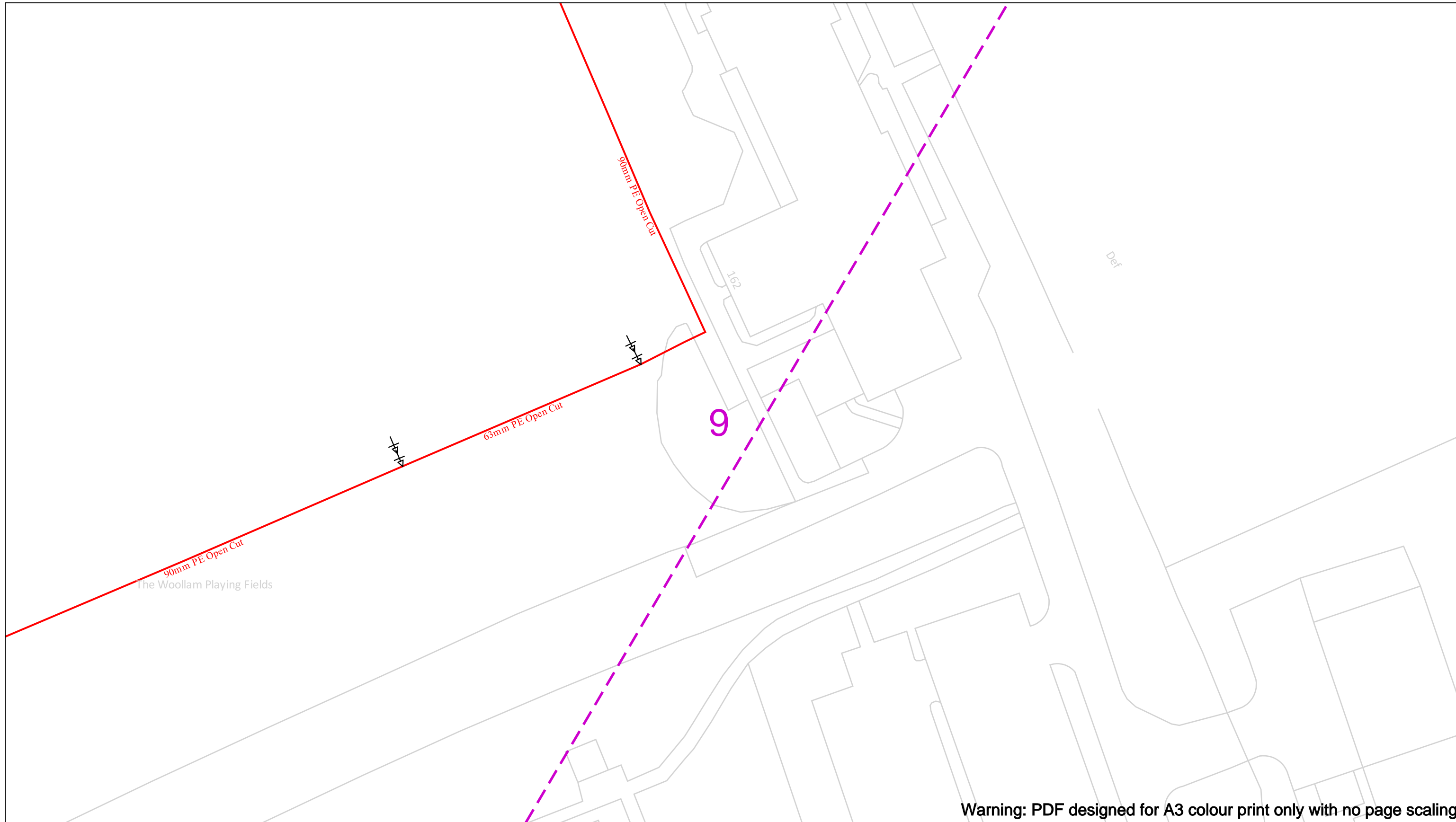
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10

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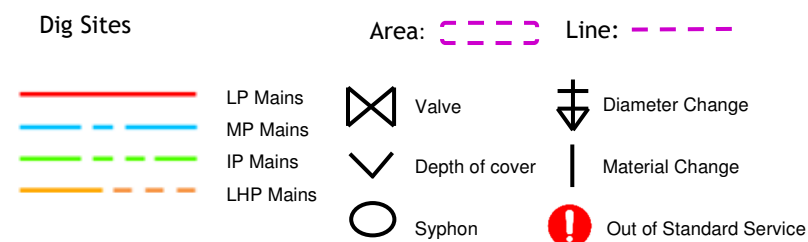
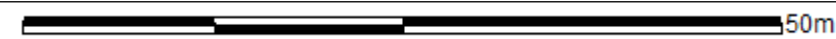
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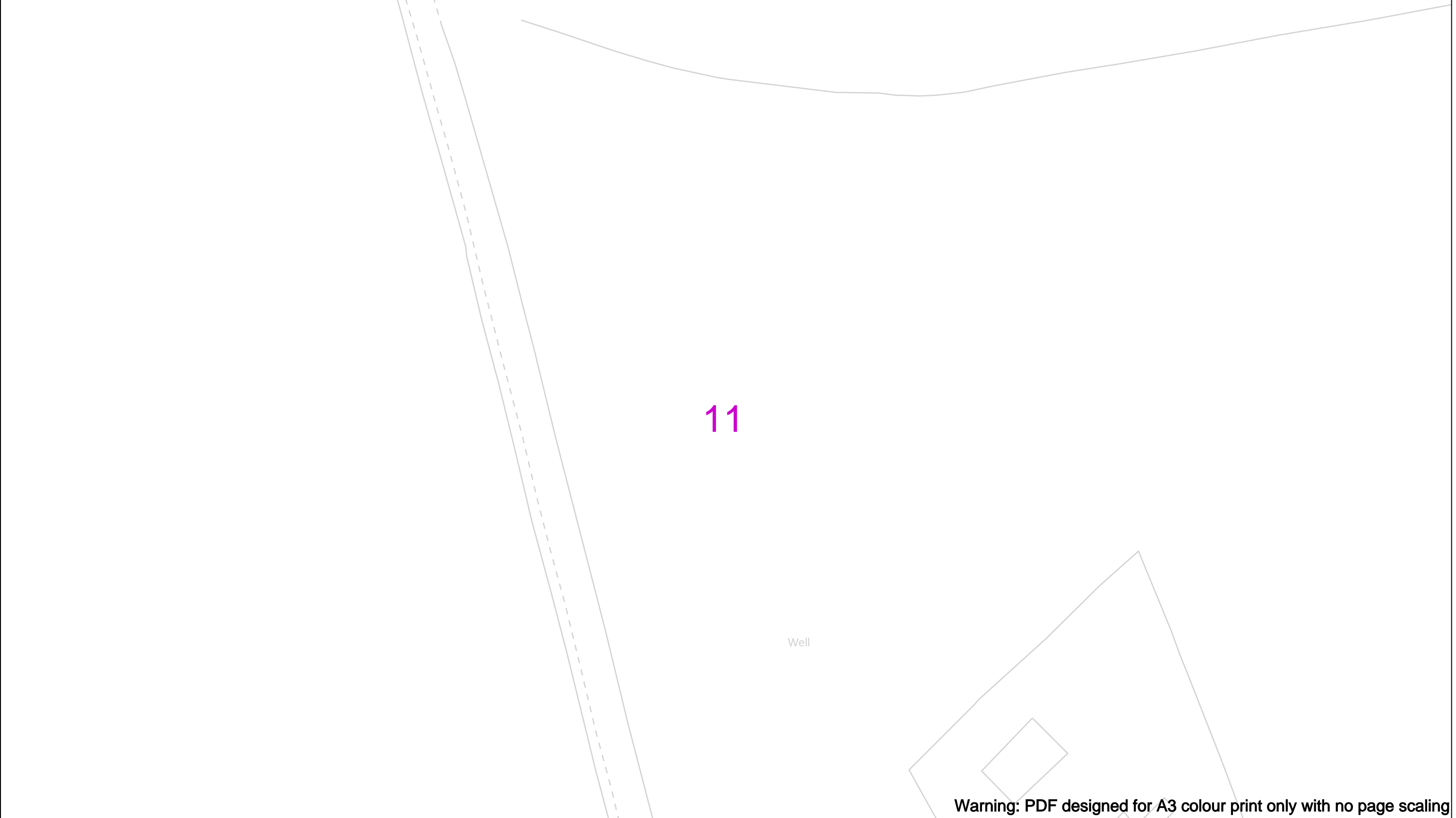
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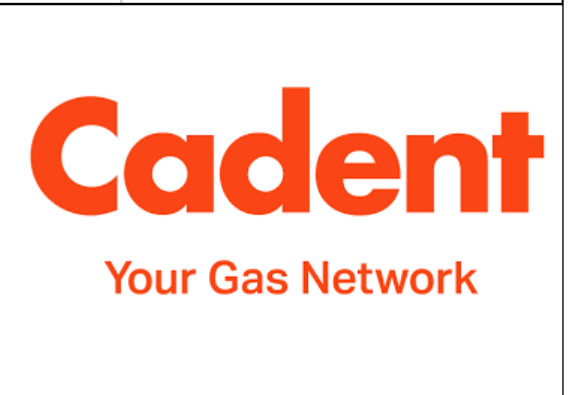
50m

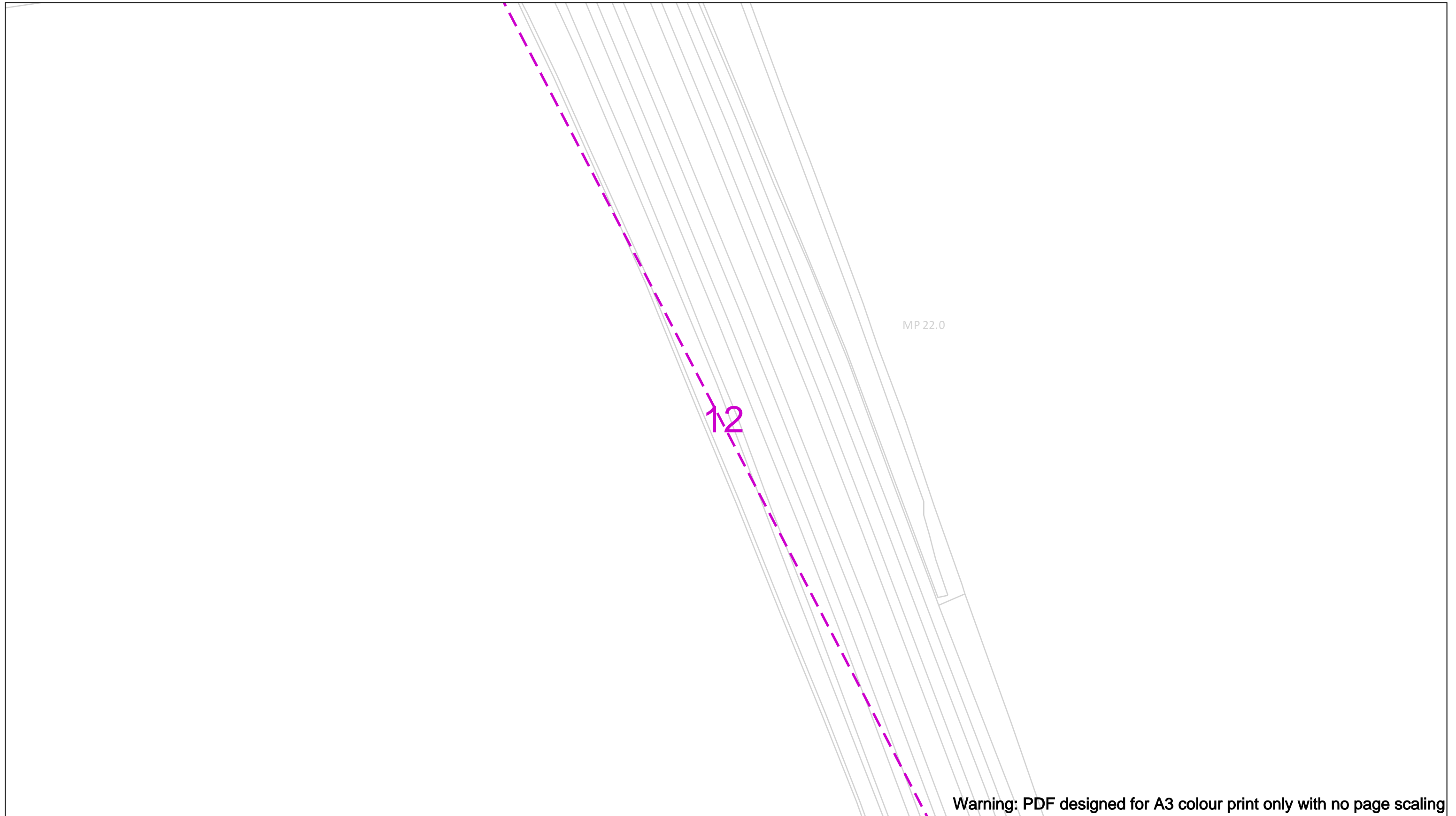
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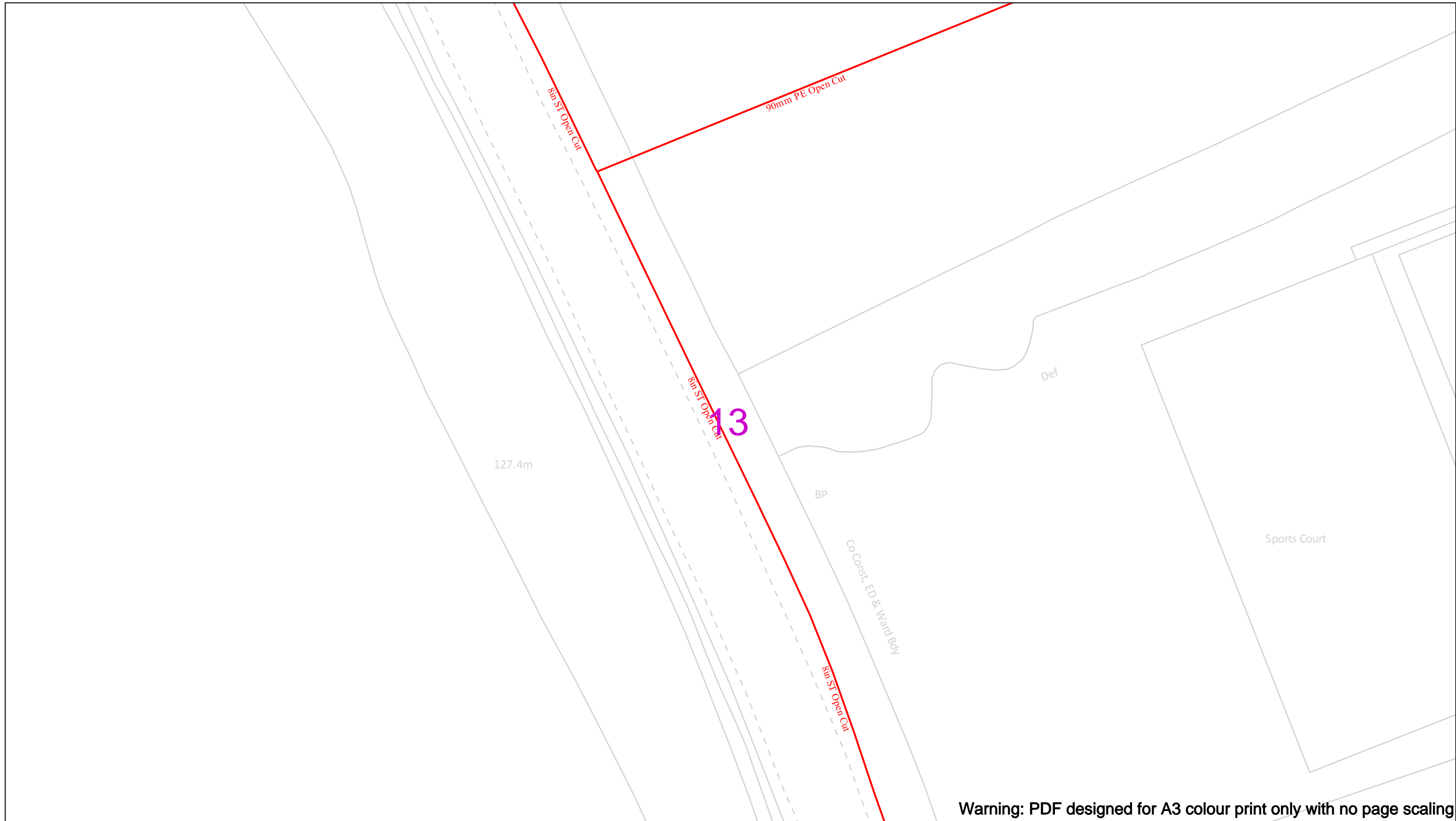
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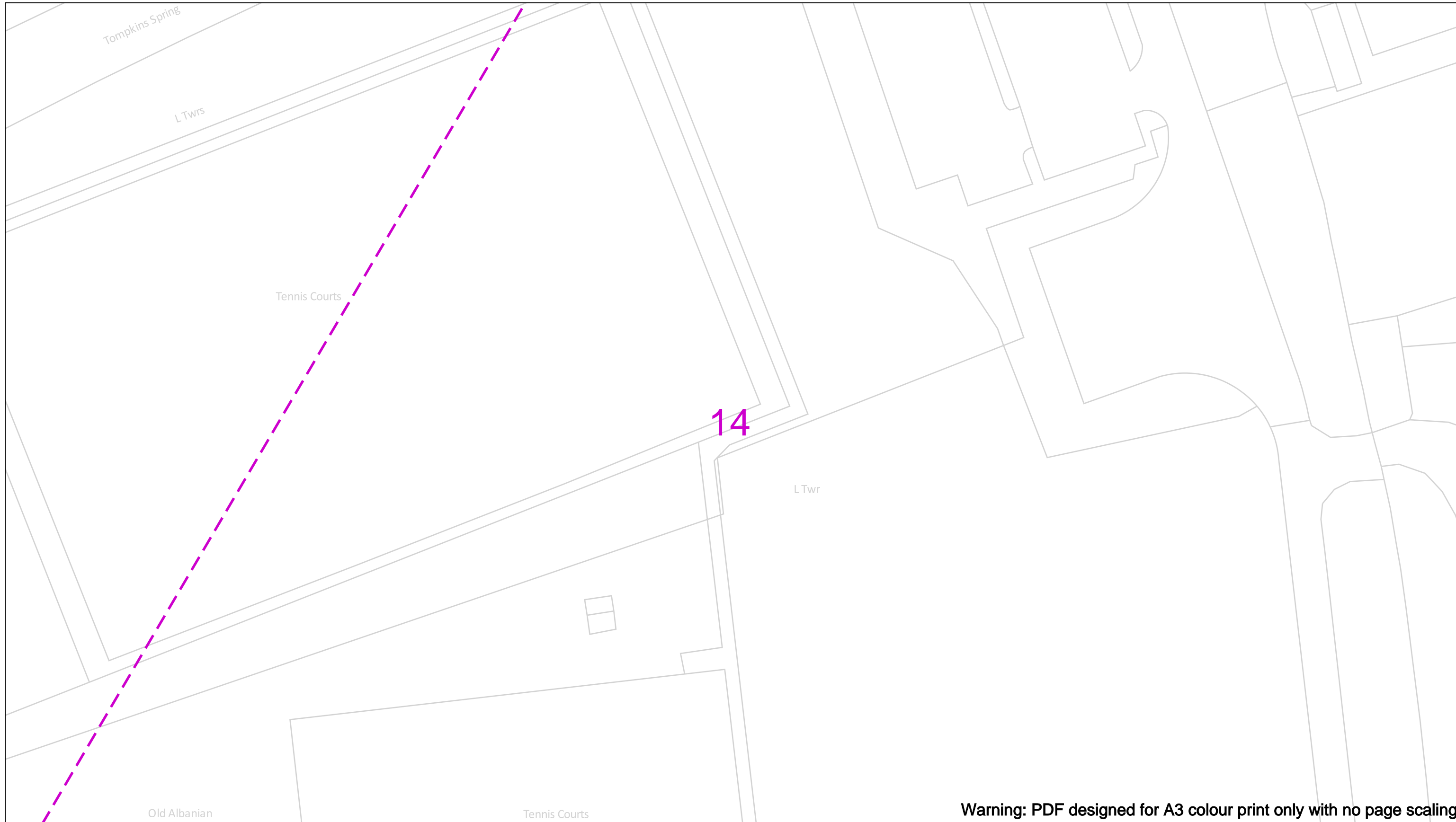
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The Greens

16

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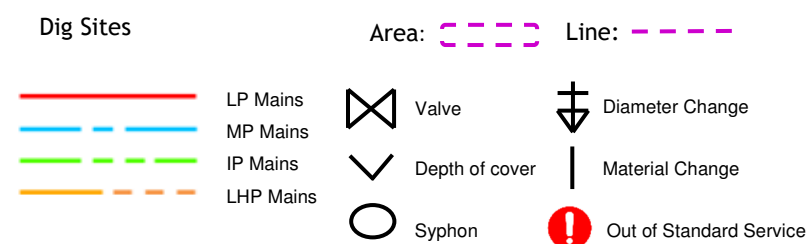
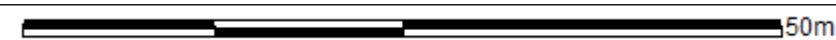
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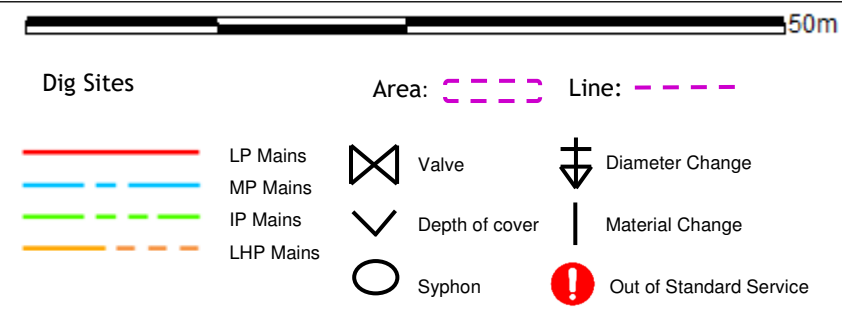
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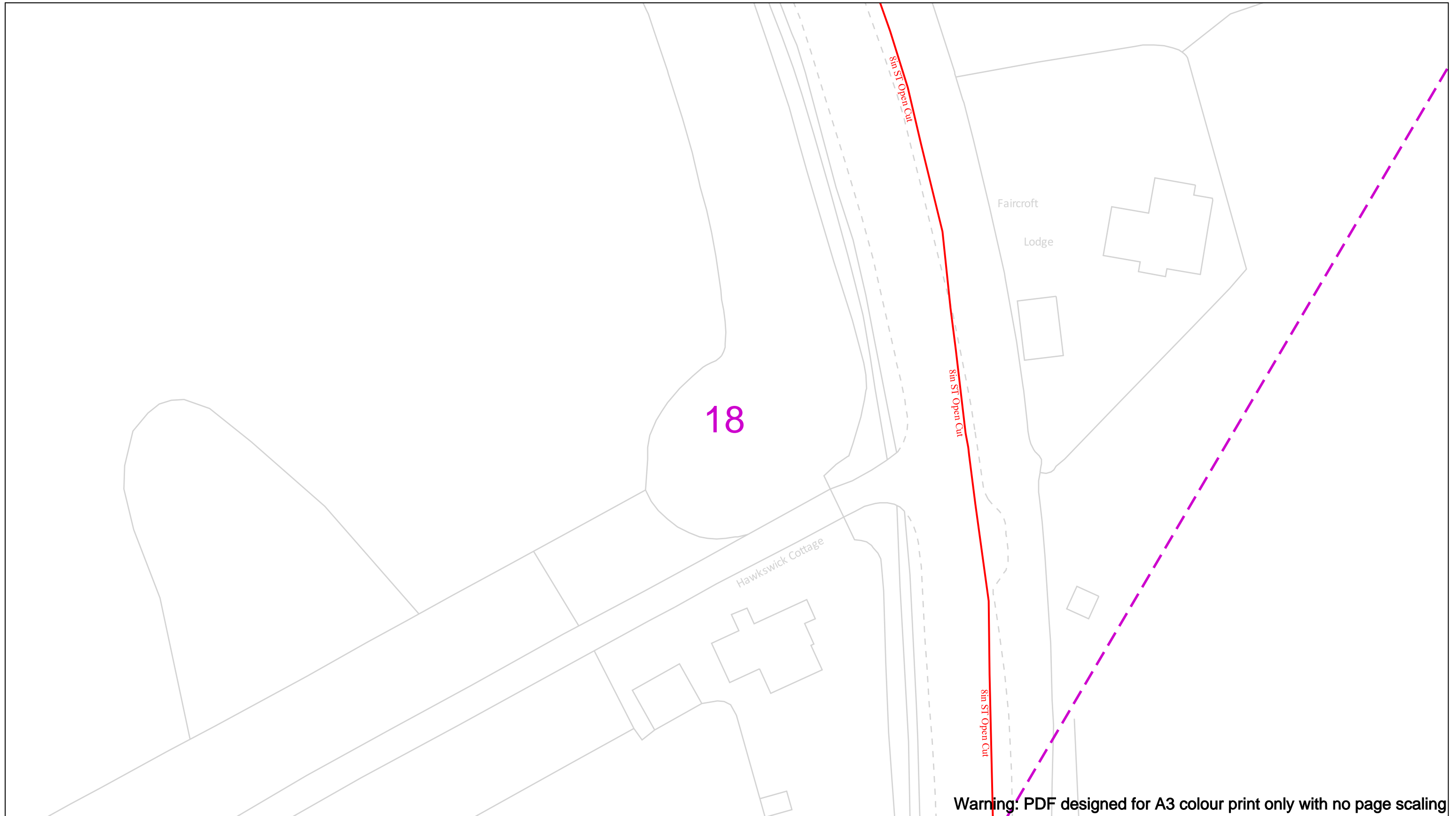


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 Job Reference: 31615058  
 Site Location: 515294 209879  
 Requested by:  
 Mr Adam Melia  
 Your Scheme/Reference: North of St Albans  
 Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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50m

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

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Tennis Club  
(Tennis Centre)

Old Albanian Cricket Club  
(Cricket Ground)

19

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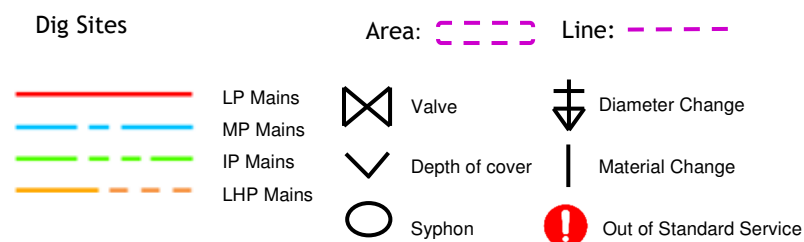
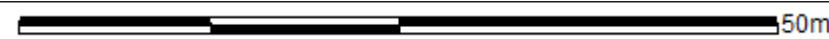
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0.91m RH

20

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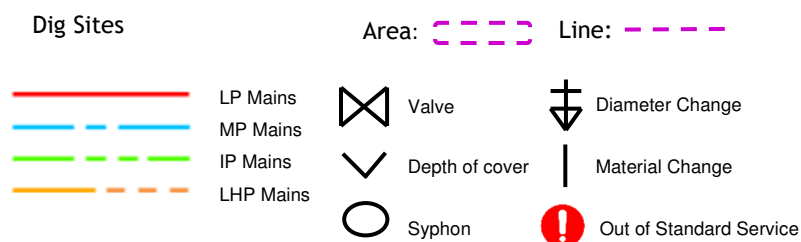
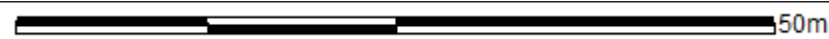
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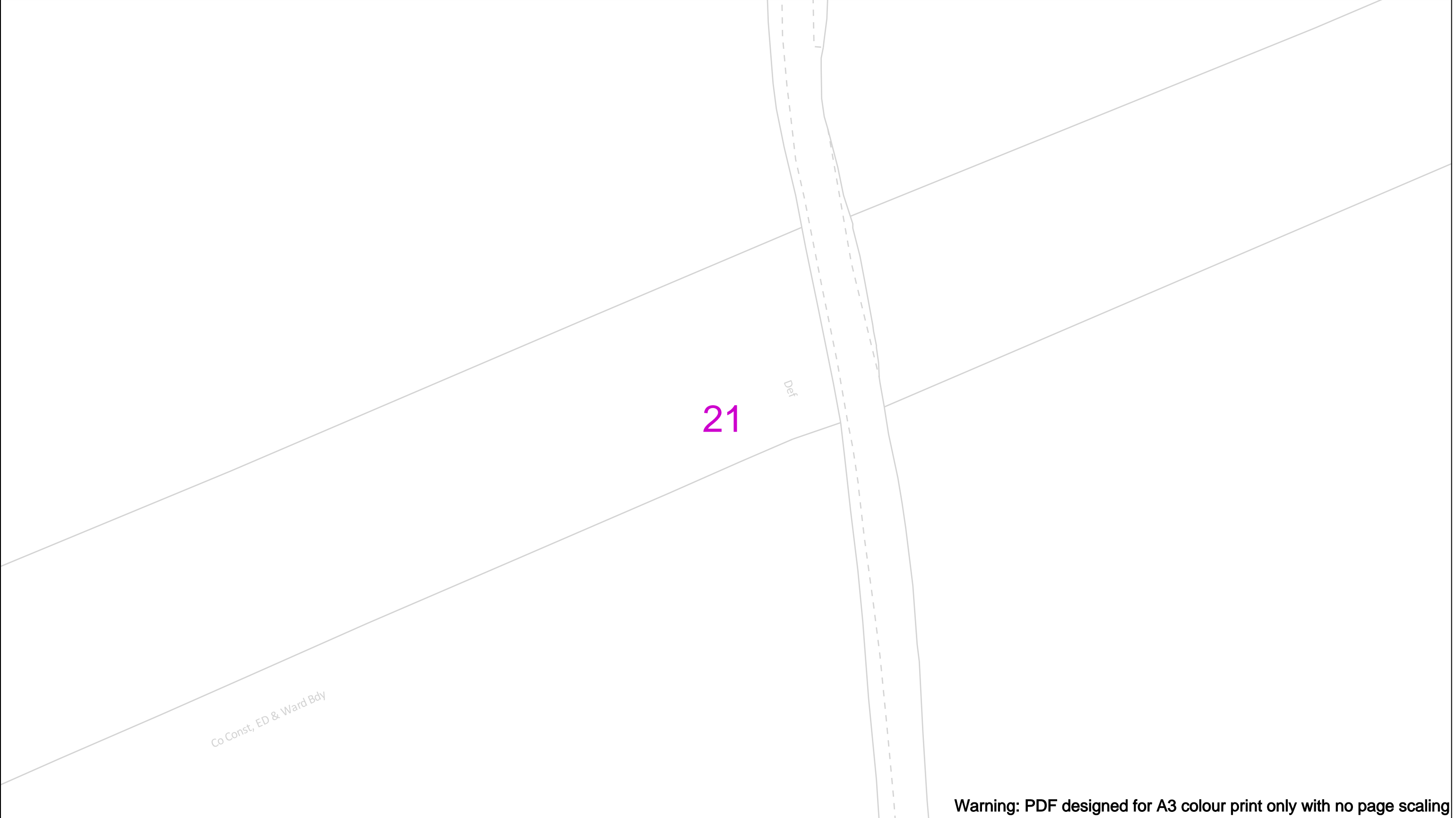


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50m

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Und

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22

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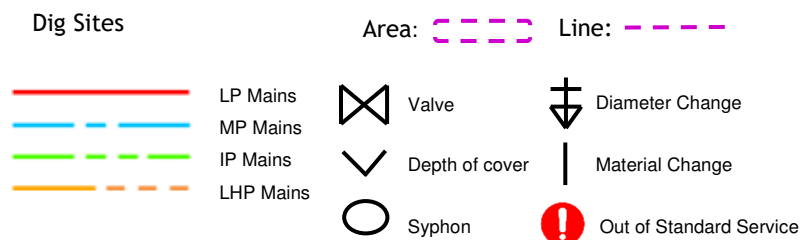
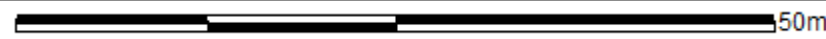
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23

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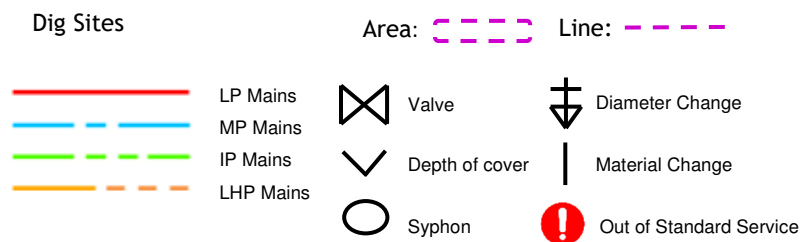
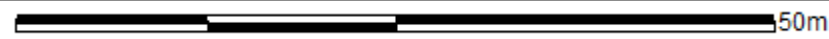
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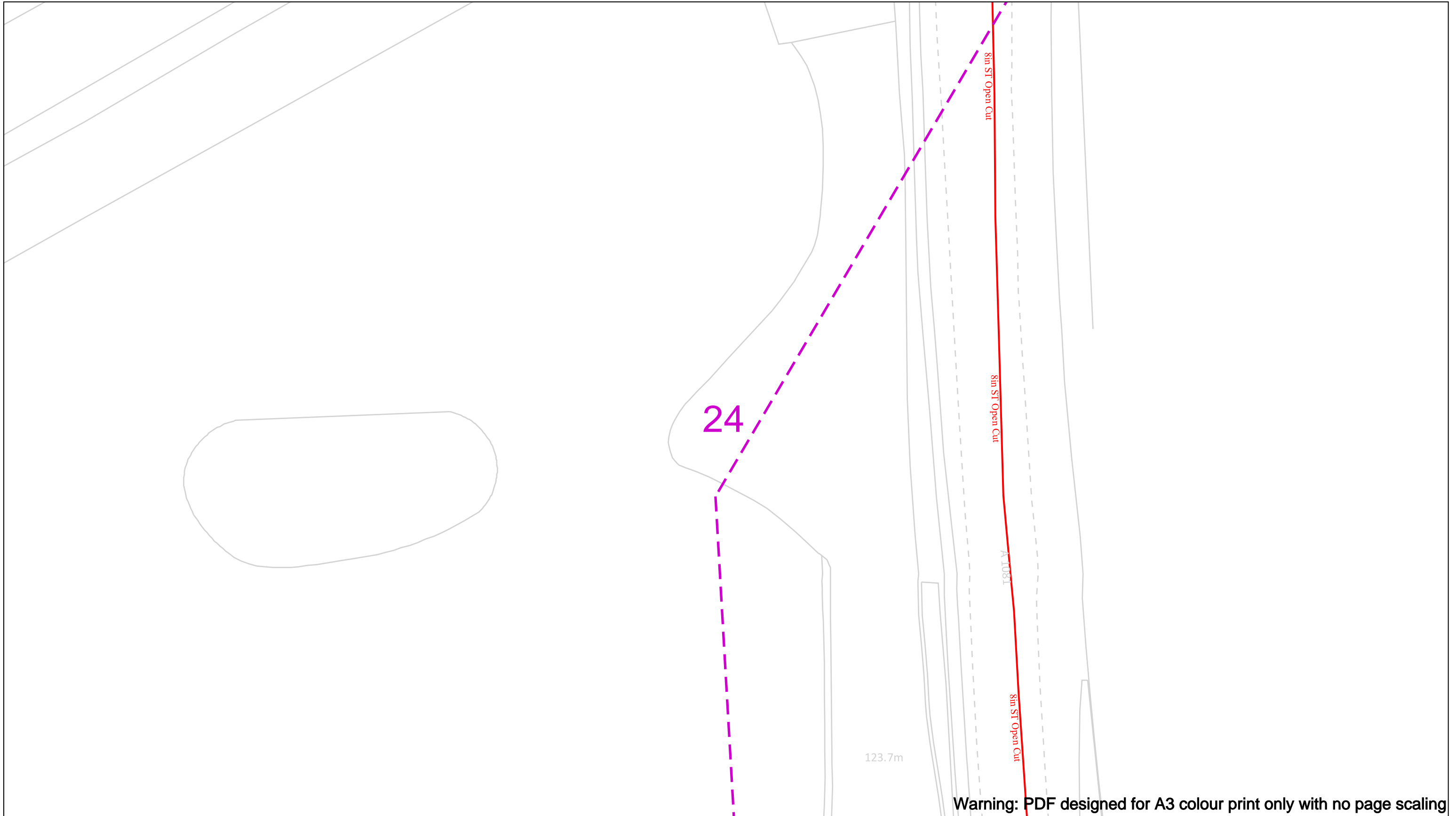


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50m

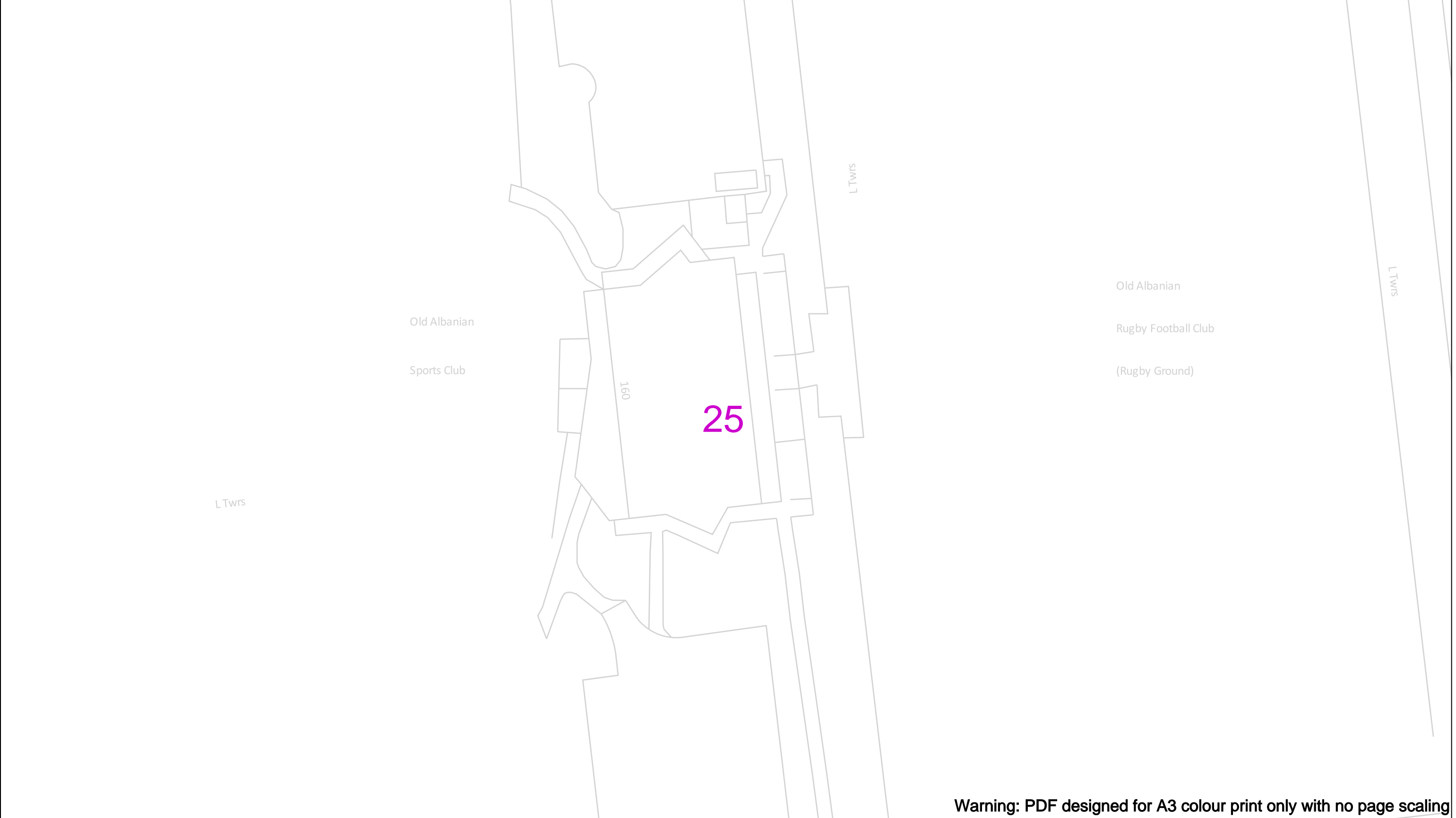
LP Mains	Valve	Area:  Line:	Diameter Change
MP Mains	Depth of cover	Material Change	Out of Standard Service
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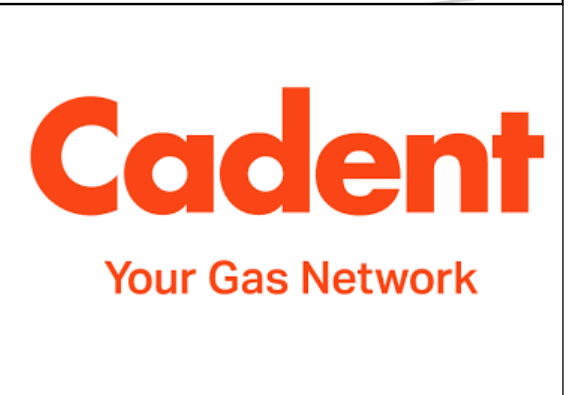
50m

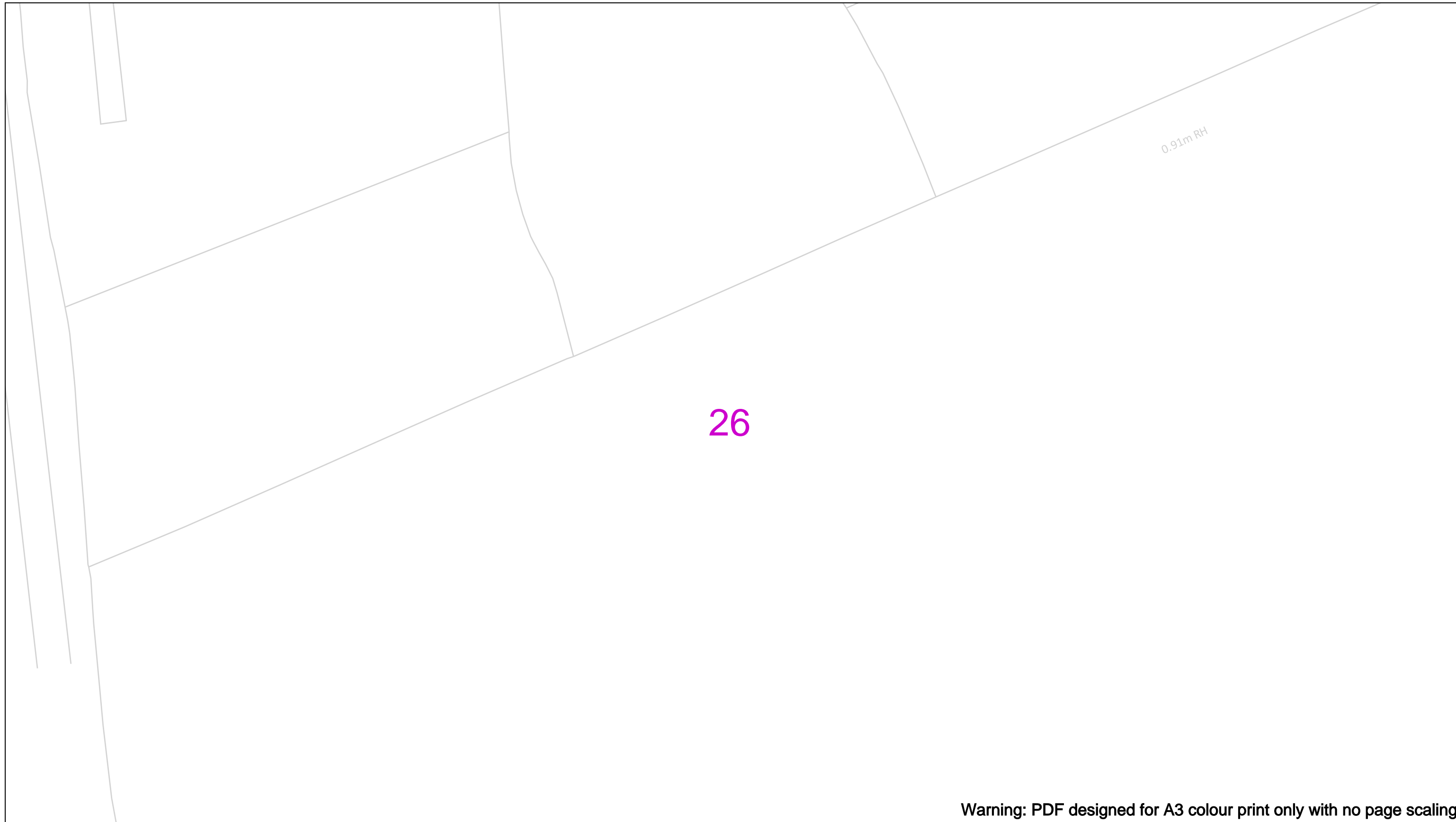
<b>Dig Sites</b>	<b>Area:</b>	<b>Line:</b>	
LP Mains	Valve	Diameter Change	
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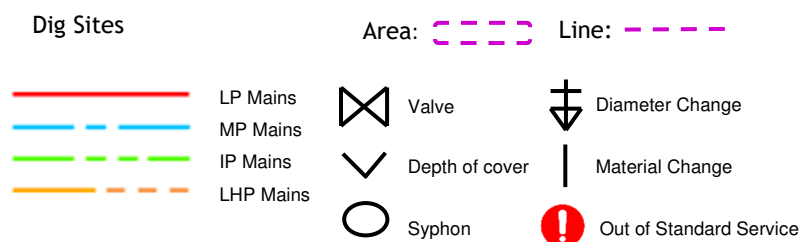
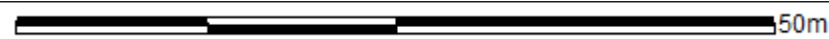
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27

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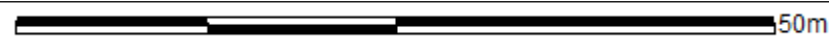
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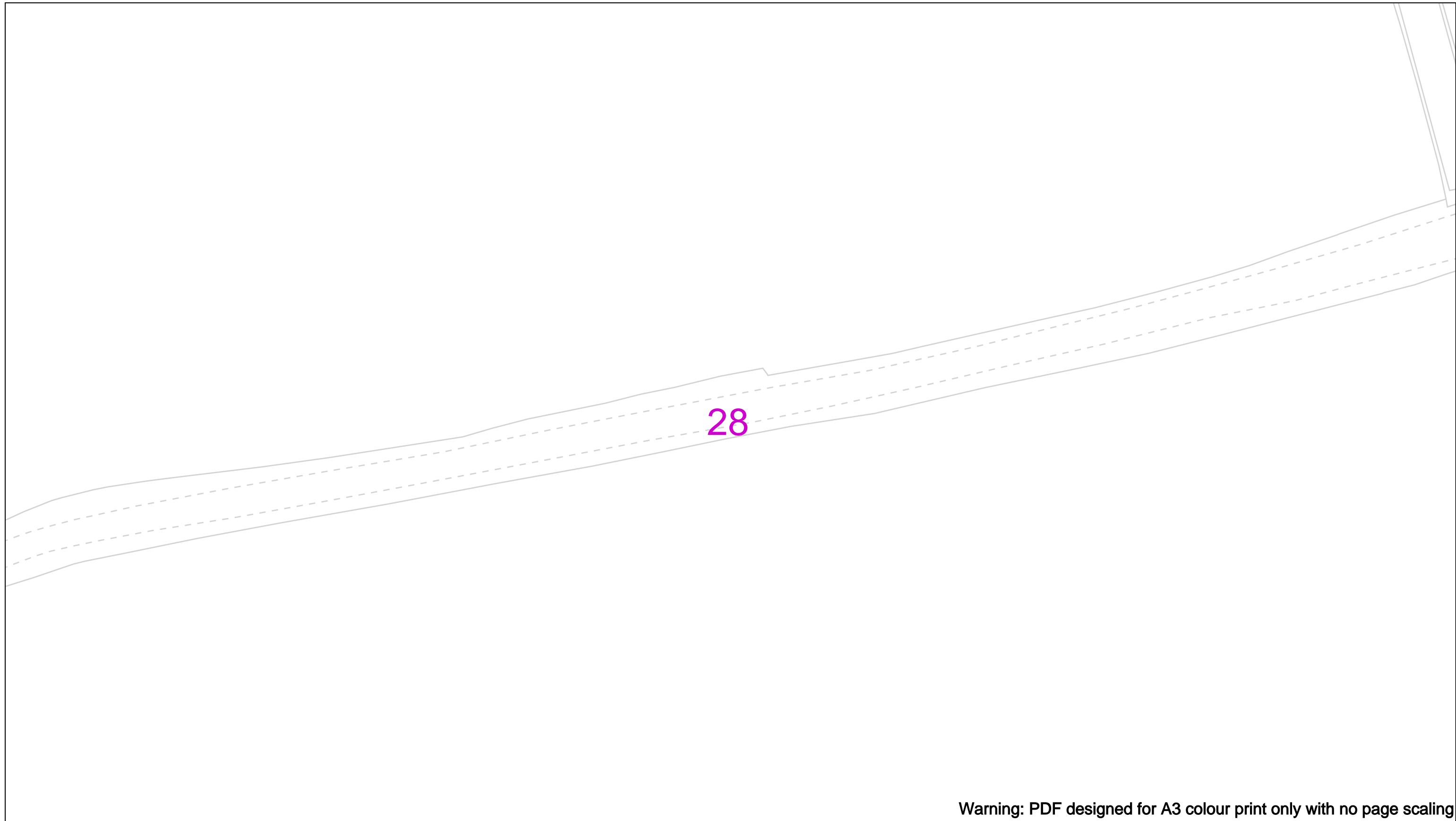
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50m

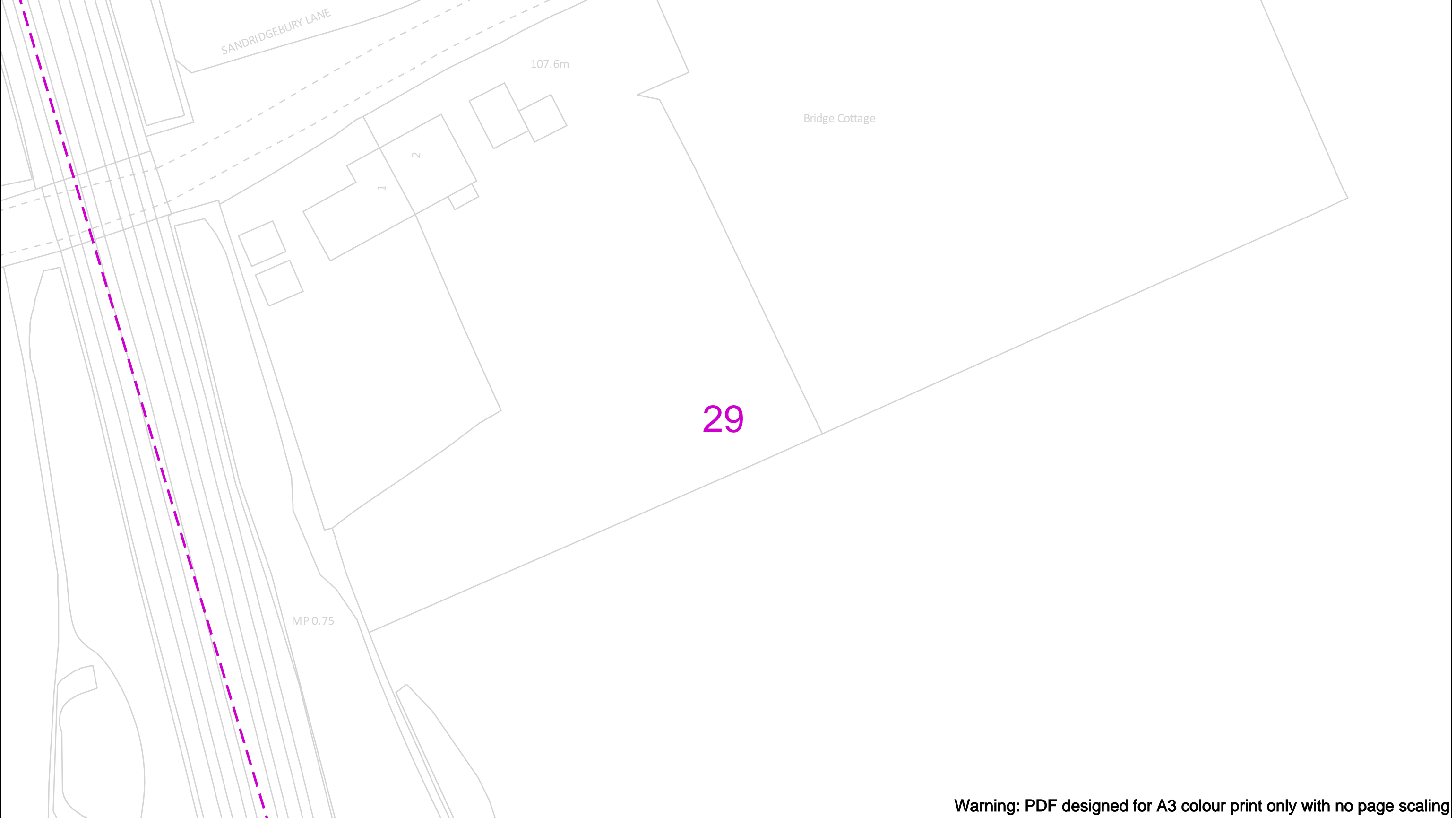
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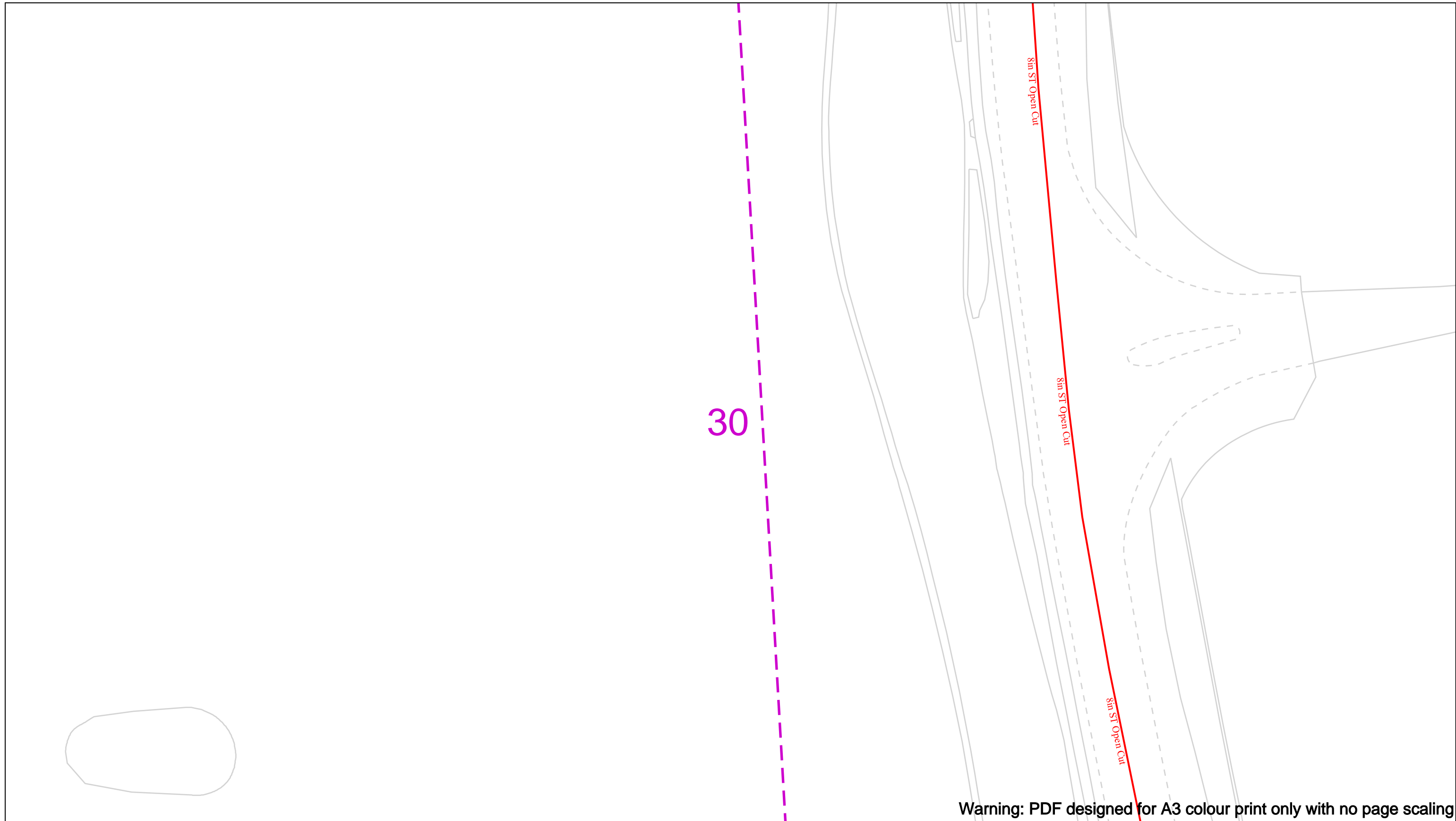
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31

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View extent: 200m, 115m

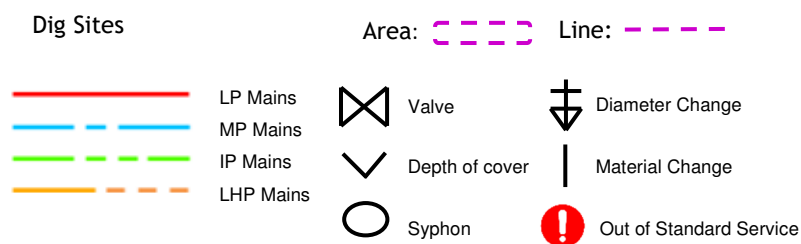
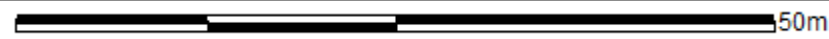
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Site Location: 515294 209879  
Requested by:  
Mr Adam Melia  
Your Scheme/Reference: North of St Albans

Scale: 1:500 (When plotted at A3)

In case of an emergency call 0800 111 999



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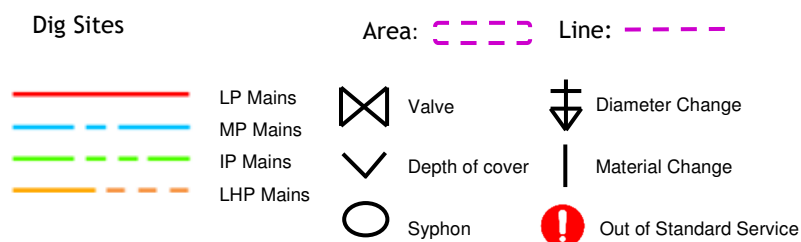
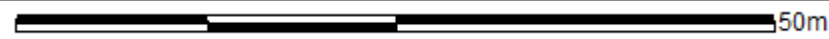
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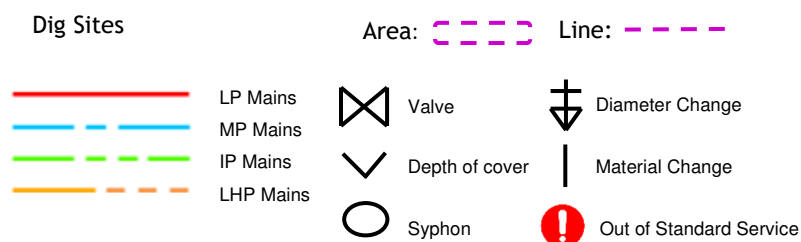
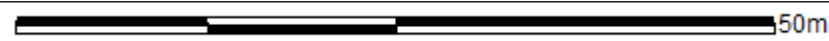
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










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 LP Mains	 Valve	 Diameter Change
 MP Mains	 Depth of cover	 Material Change
 IP Mains	 Syphon	 Out of Standard Service
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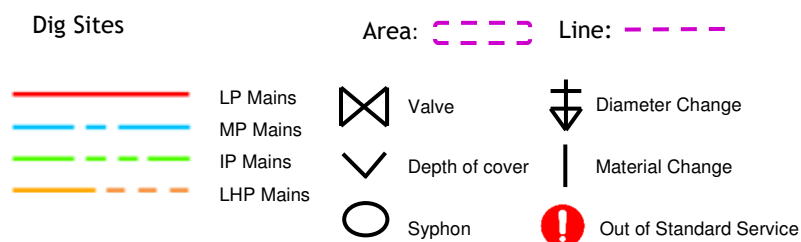
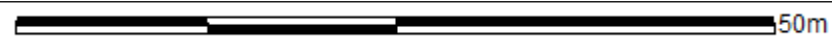
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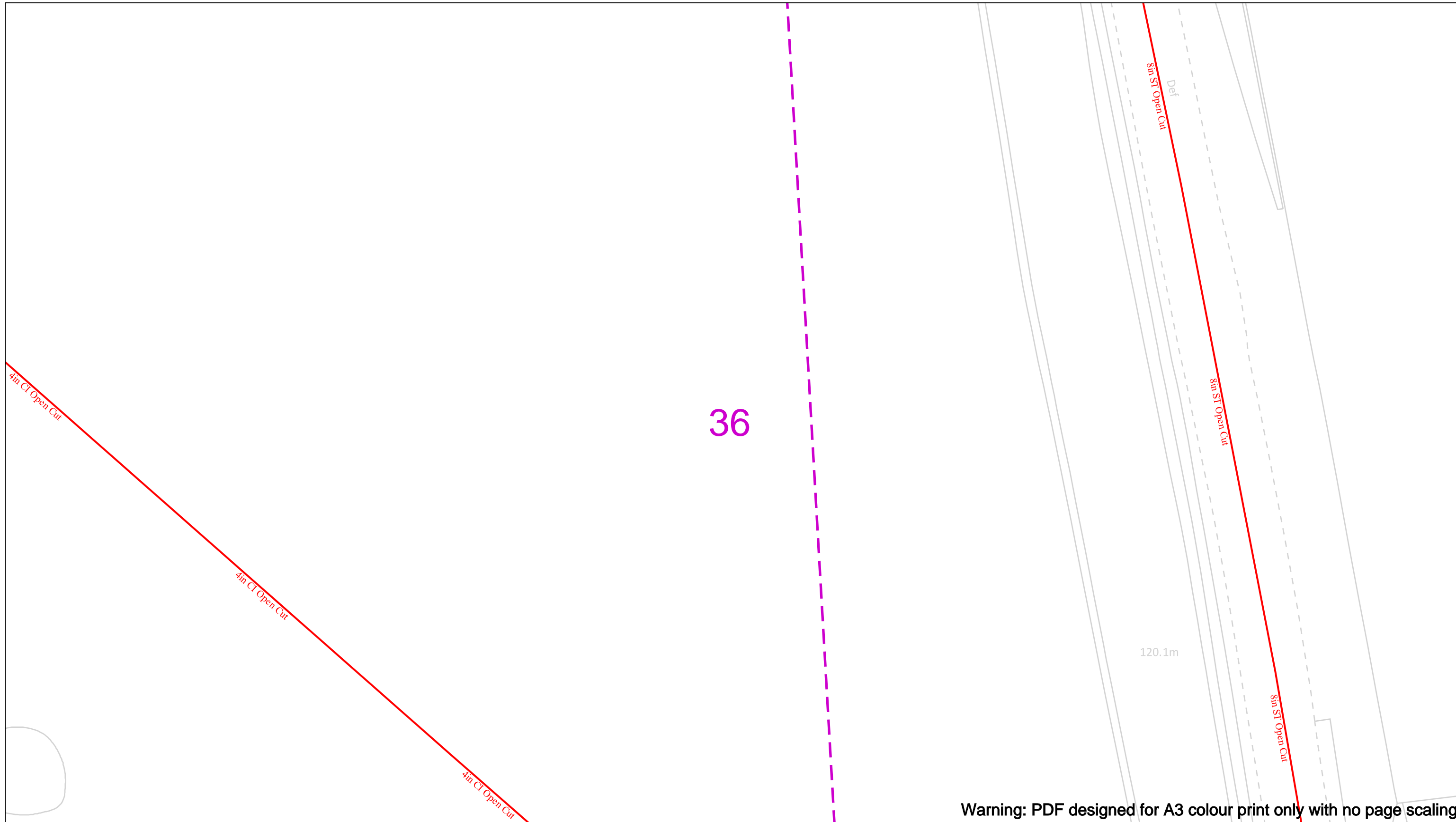


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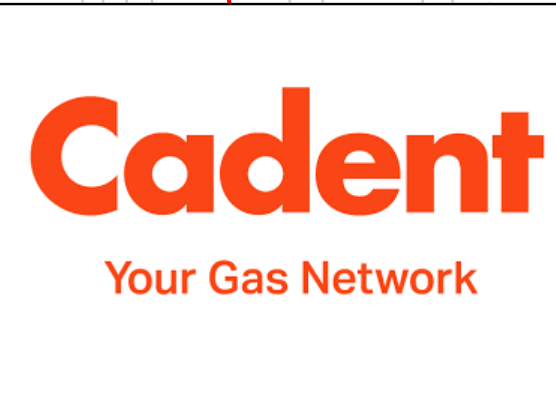
50m

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

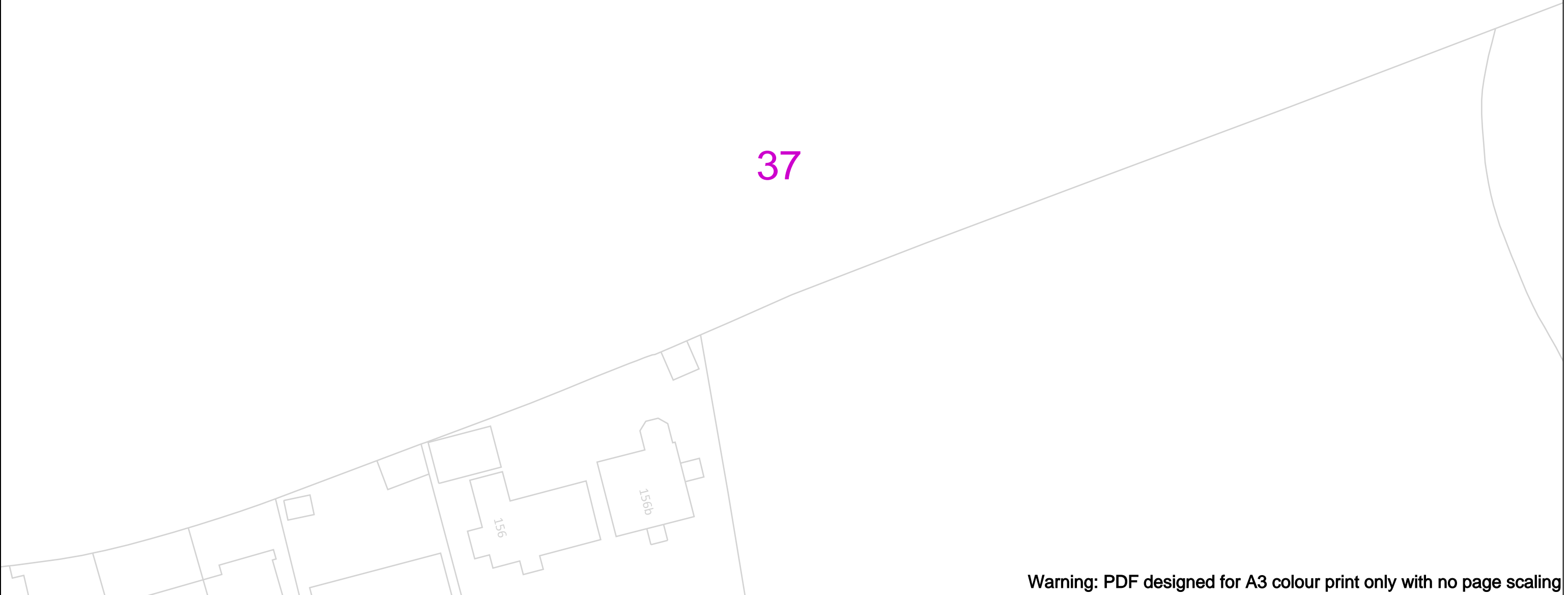
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37



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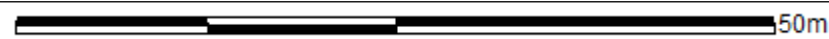
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Dig Sites

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

- Valve
- Depth of cover
- Syphon

- Area:
- Line:
- Diameter Change
- Material Change
- Out of Standard Service

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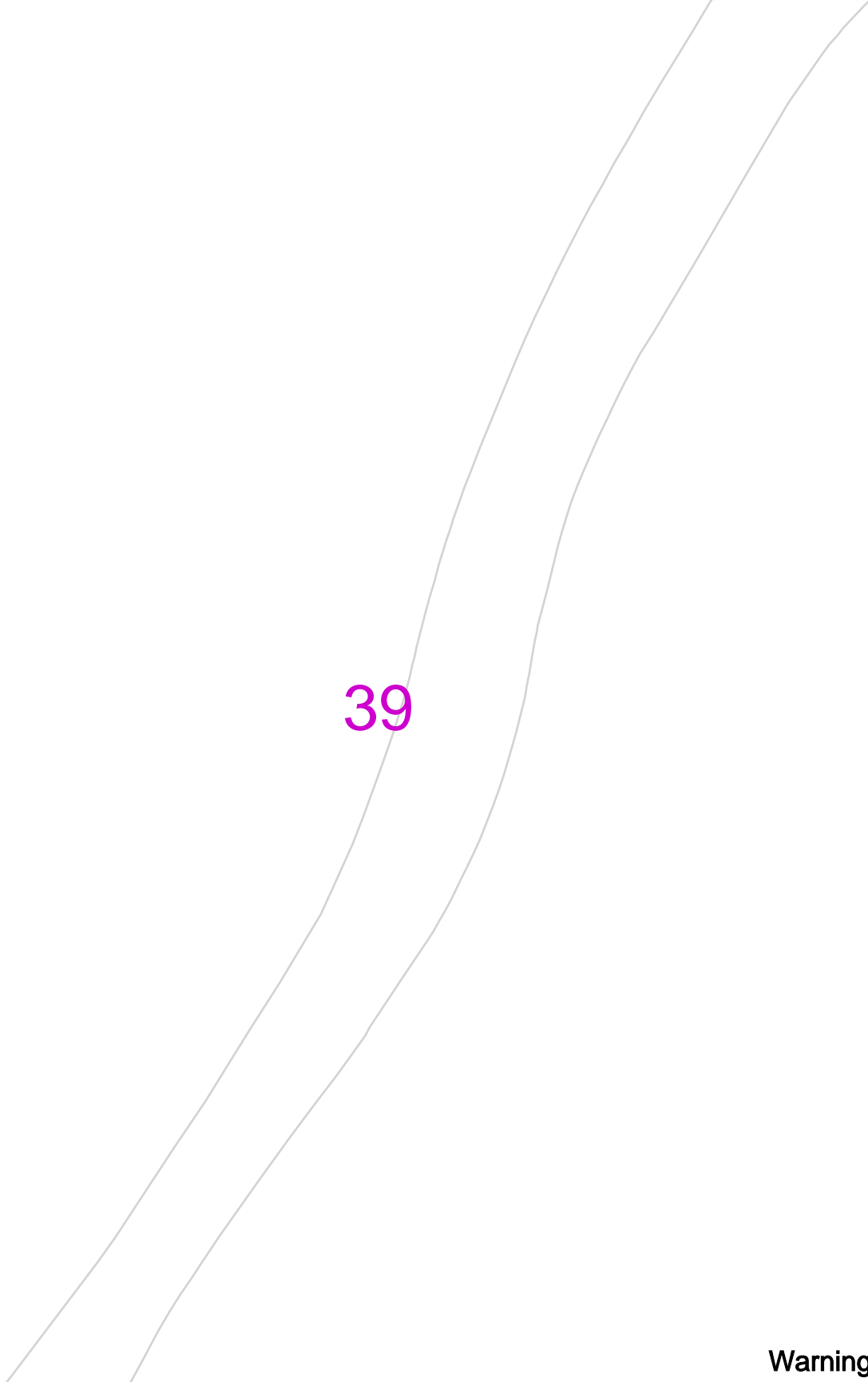
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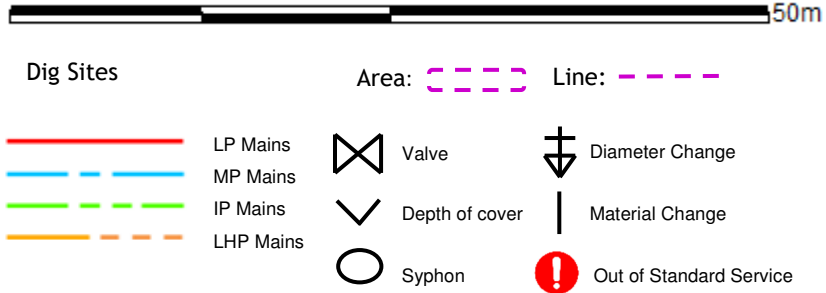
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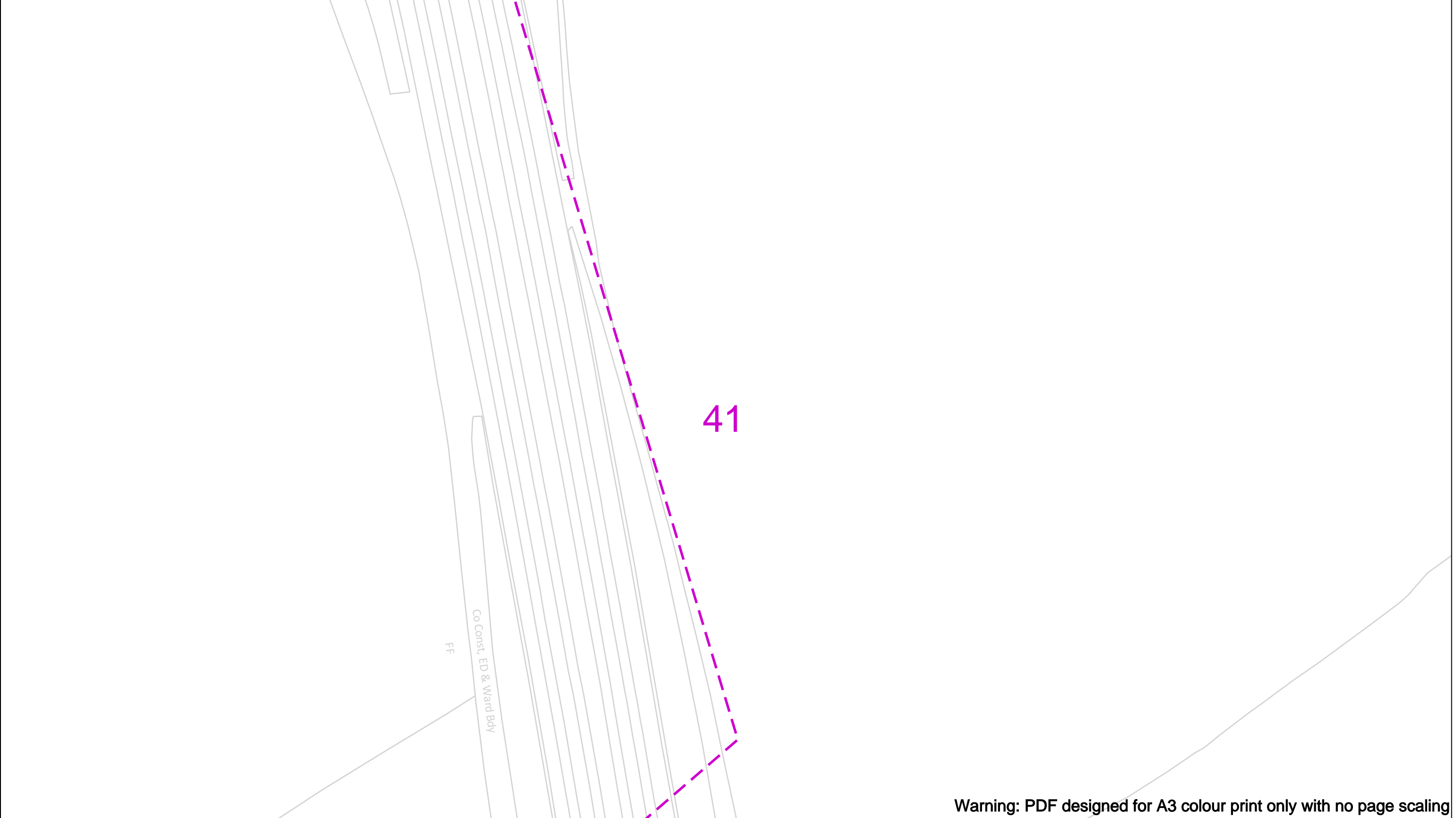
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50m

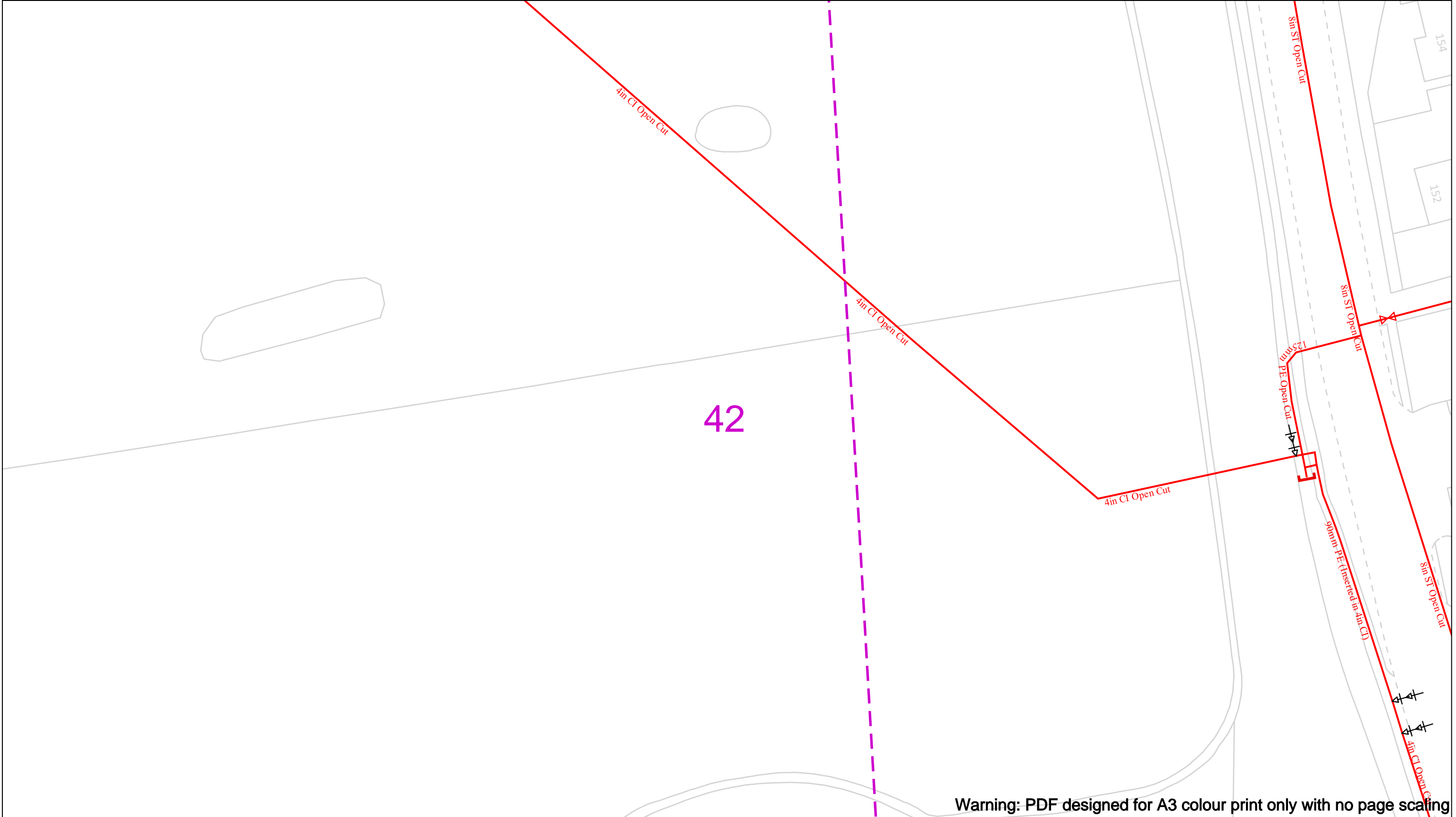
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**Cadent**  
Your Gas Network



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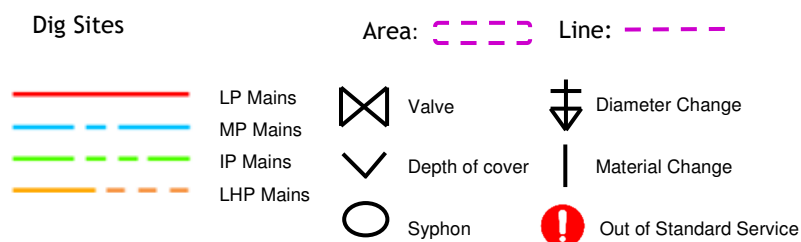
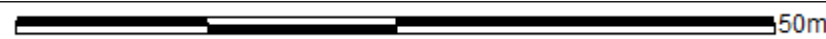
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Site Location: 515294 209879  
Requested by:  
Mr Adam Melia  
Your Scheme/Reference: North of St Albans

Scale: 1:500 (When plotted at A3)

In case of an emergency call 0800 111 999



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45

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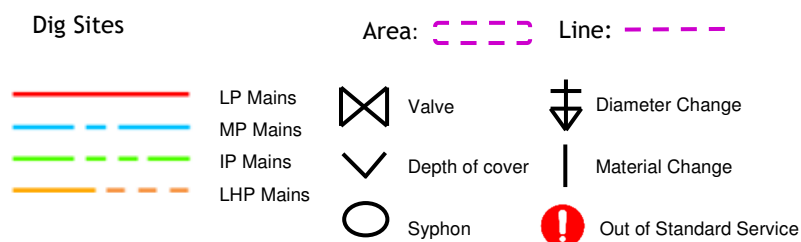
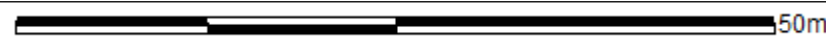
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46

Long Spring

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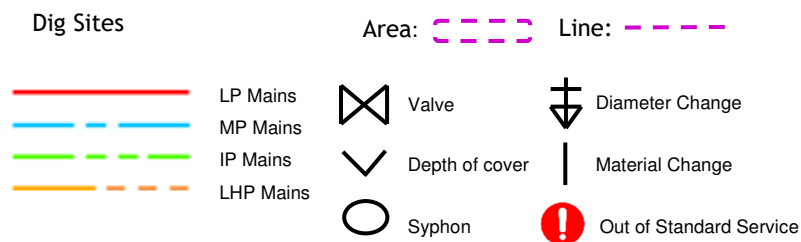
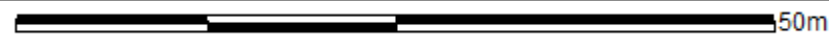
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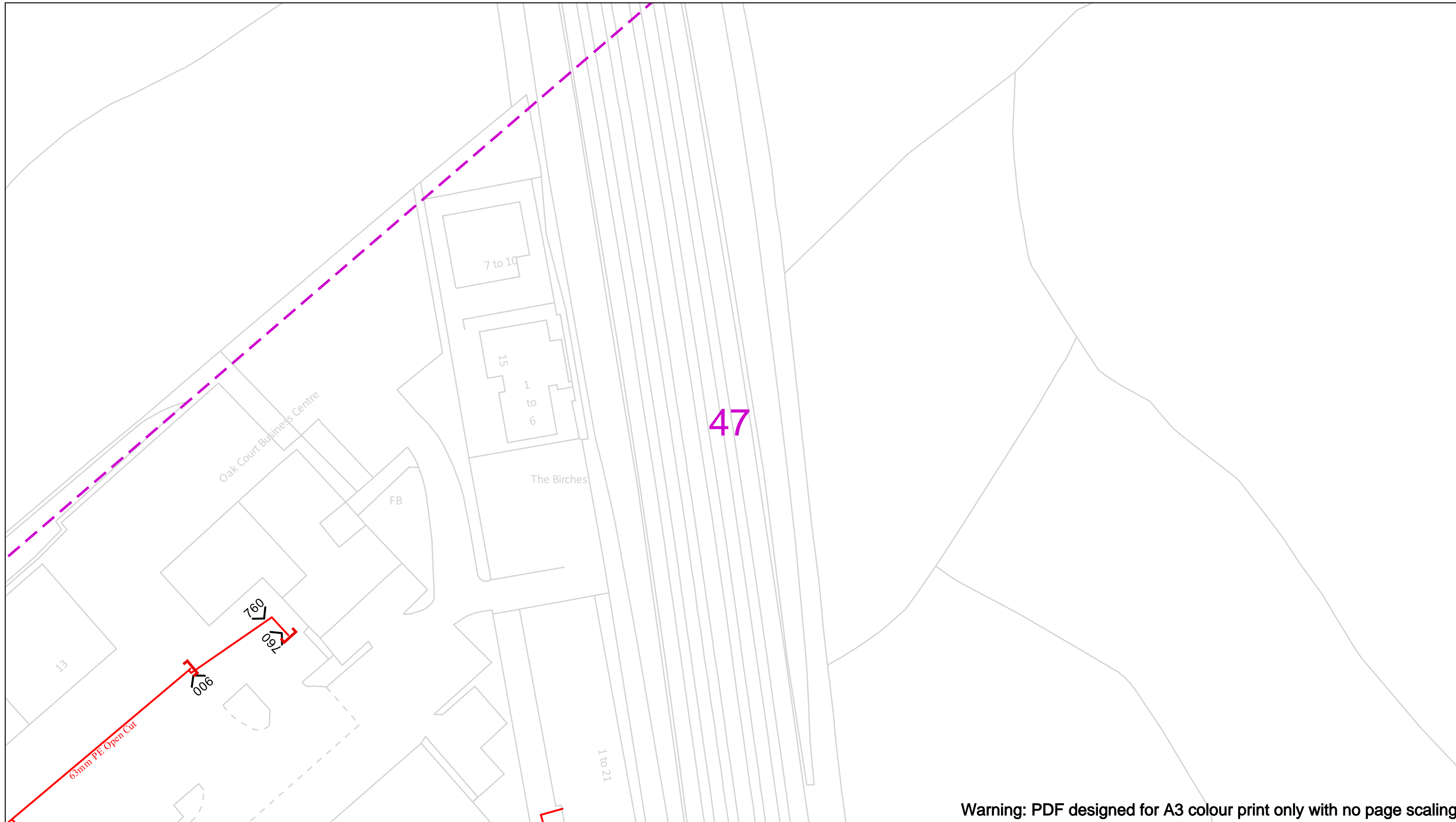
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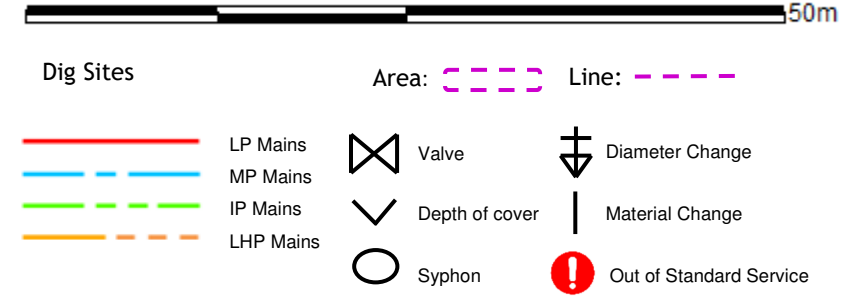
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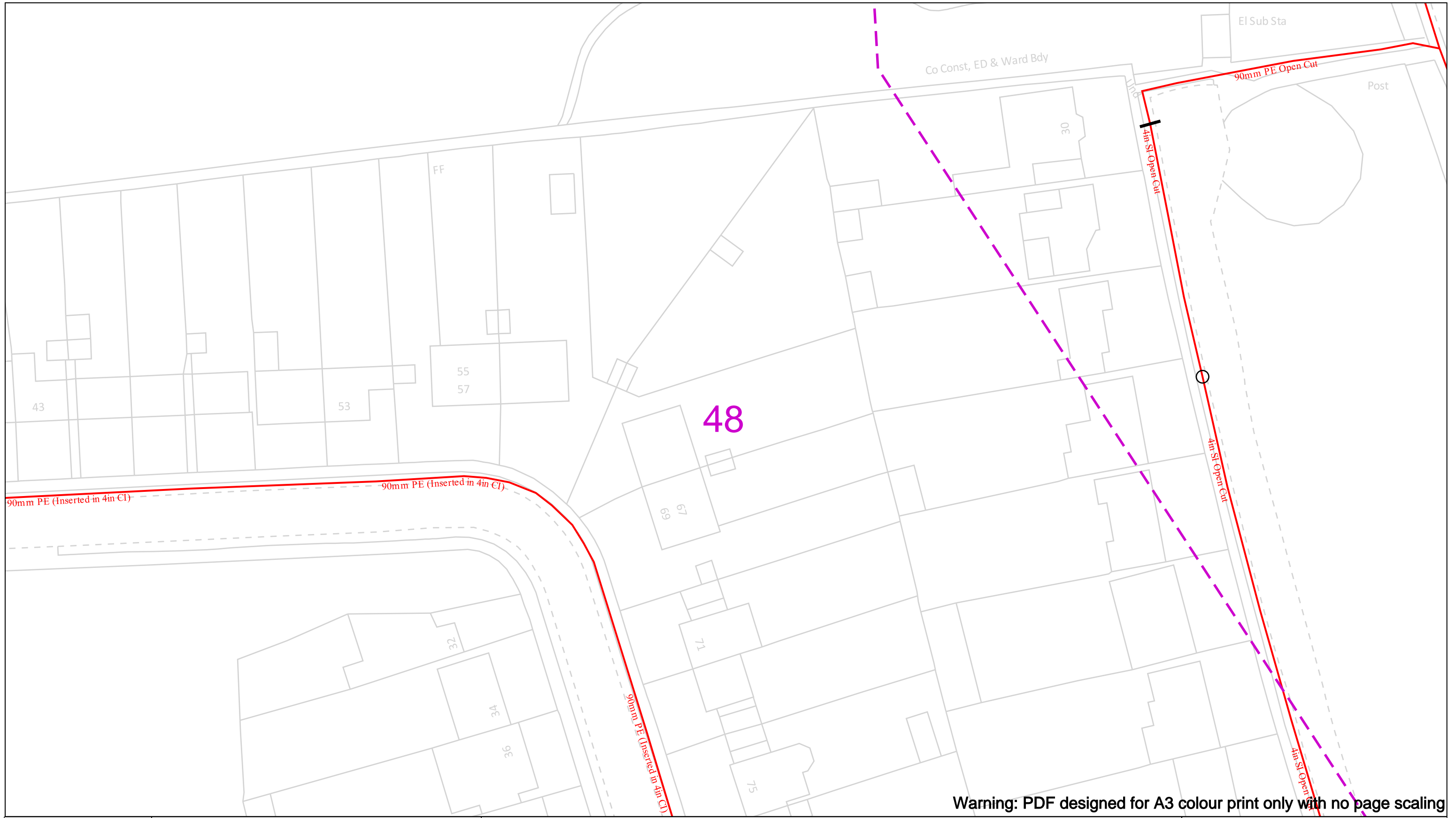


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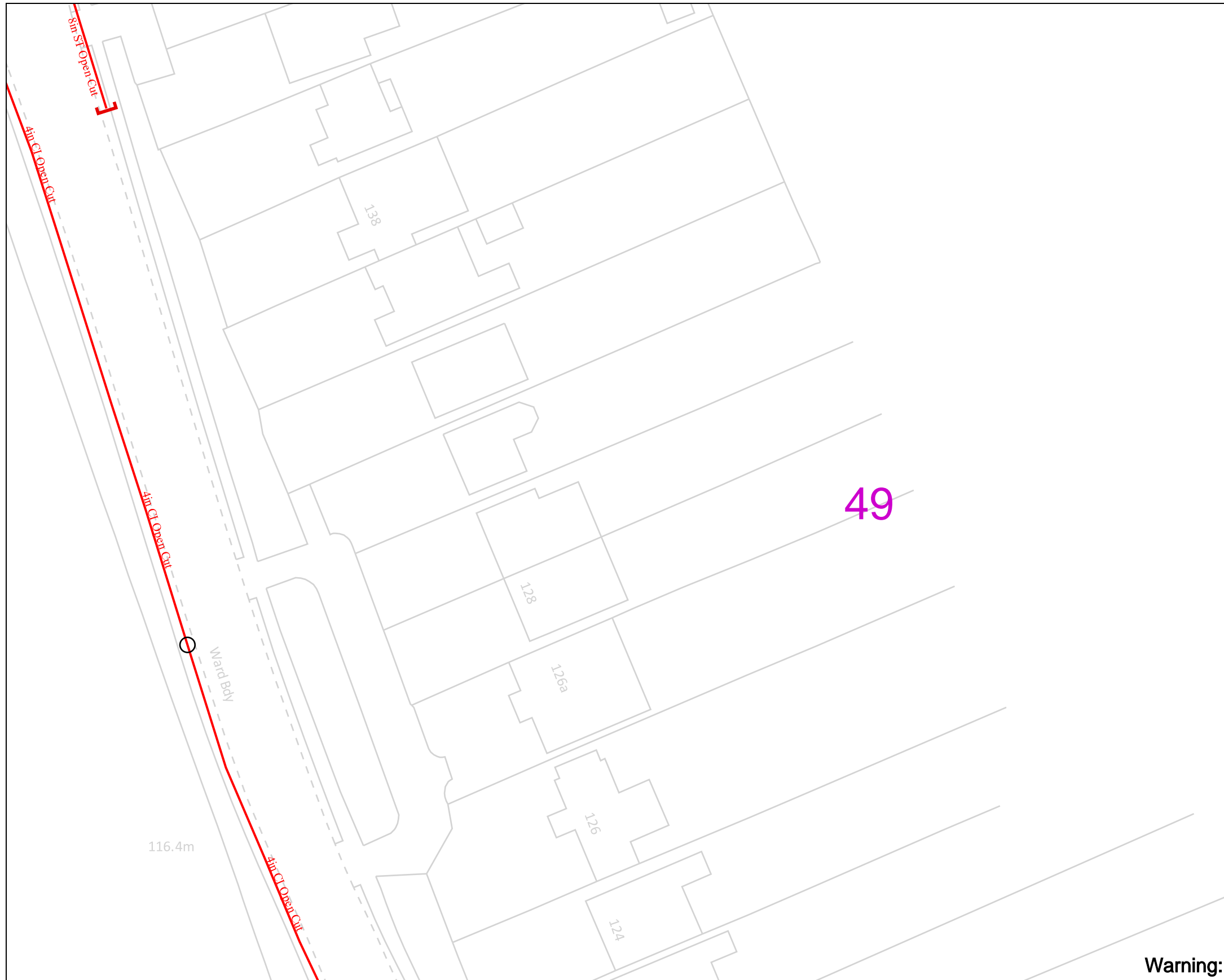
Dig Sites	Area:	Line:
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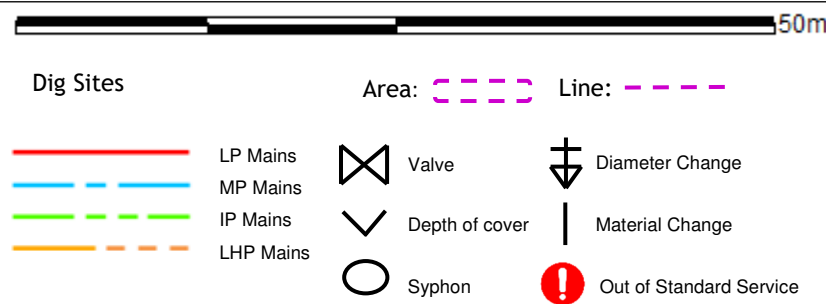
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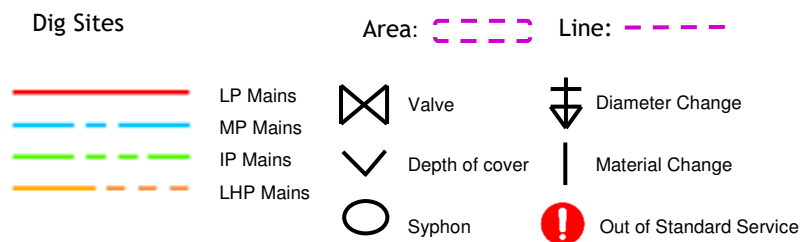
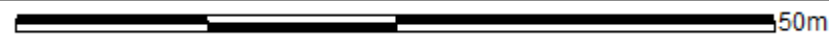
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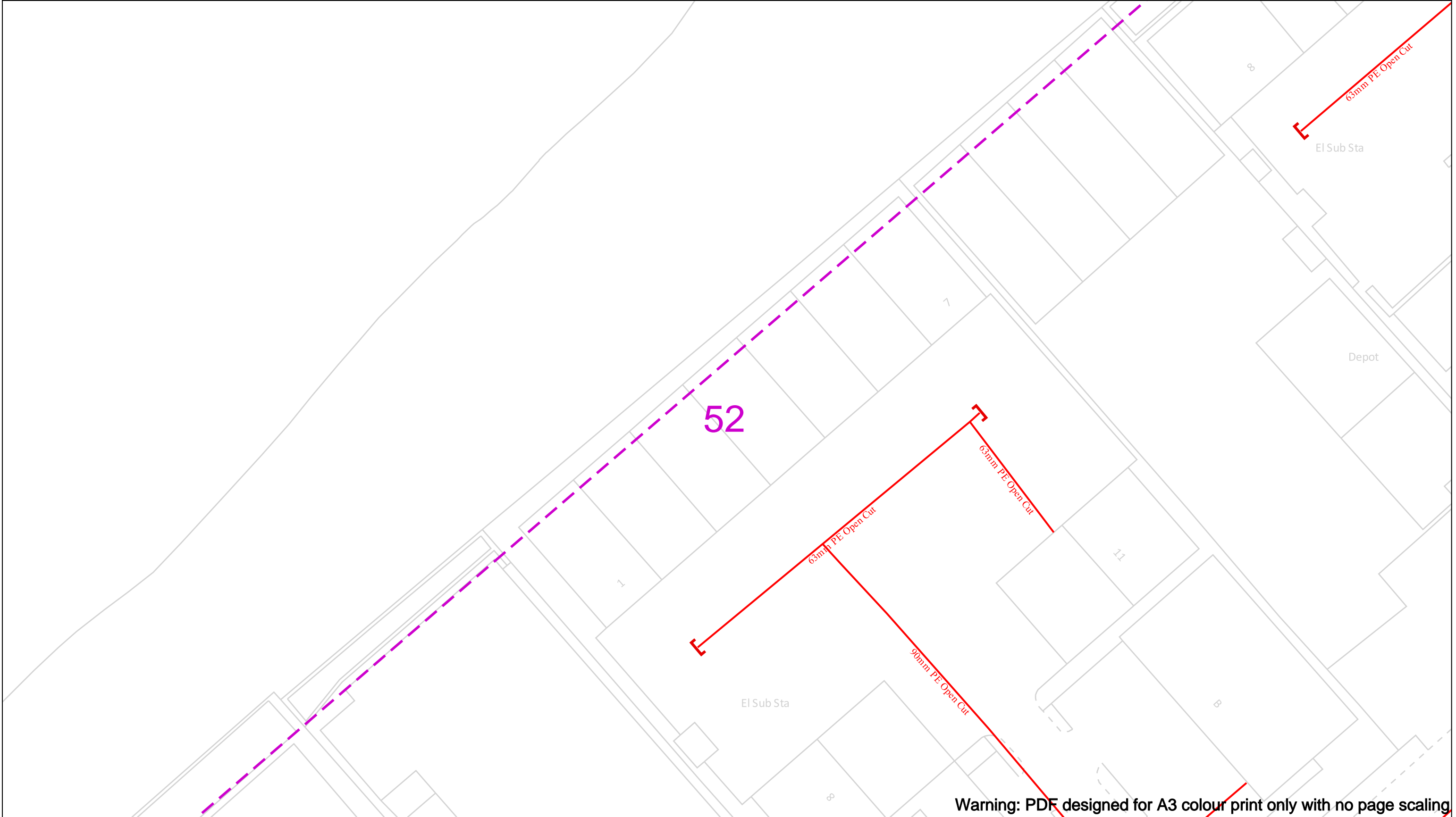
<b>Dig Sites</b>	Area: 	Line: 
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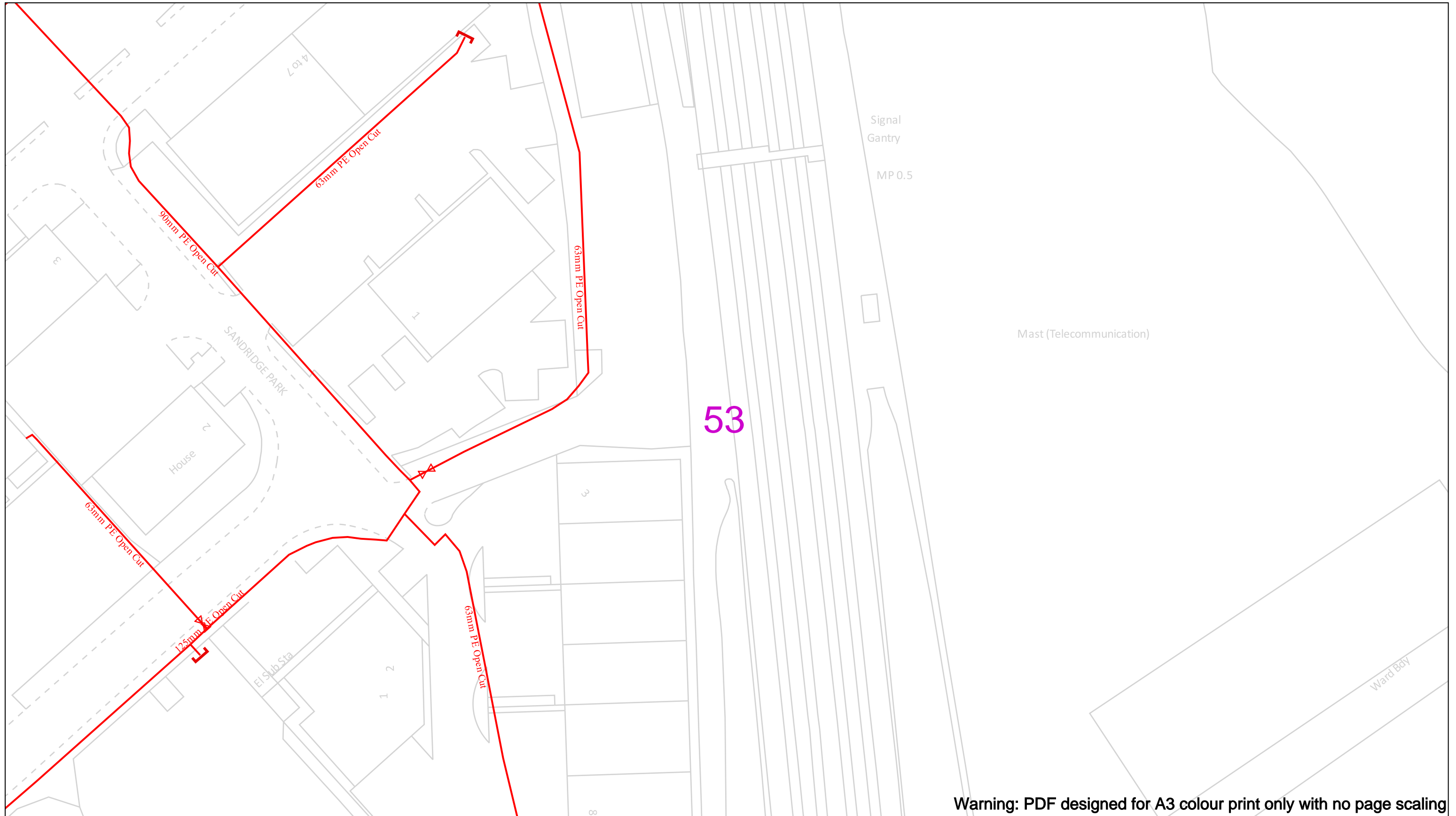
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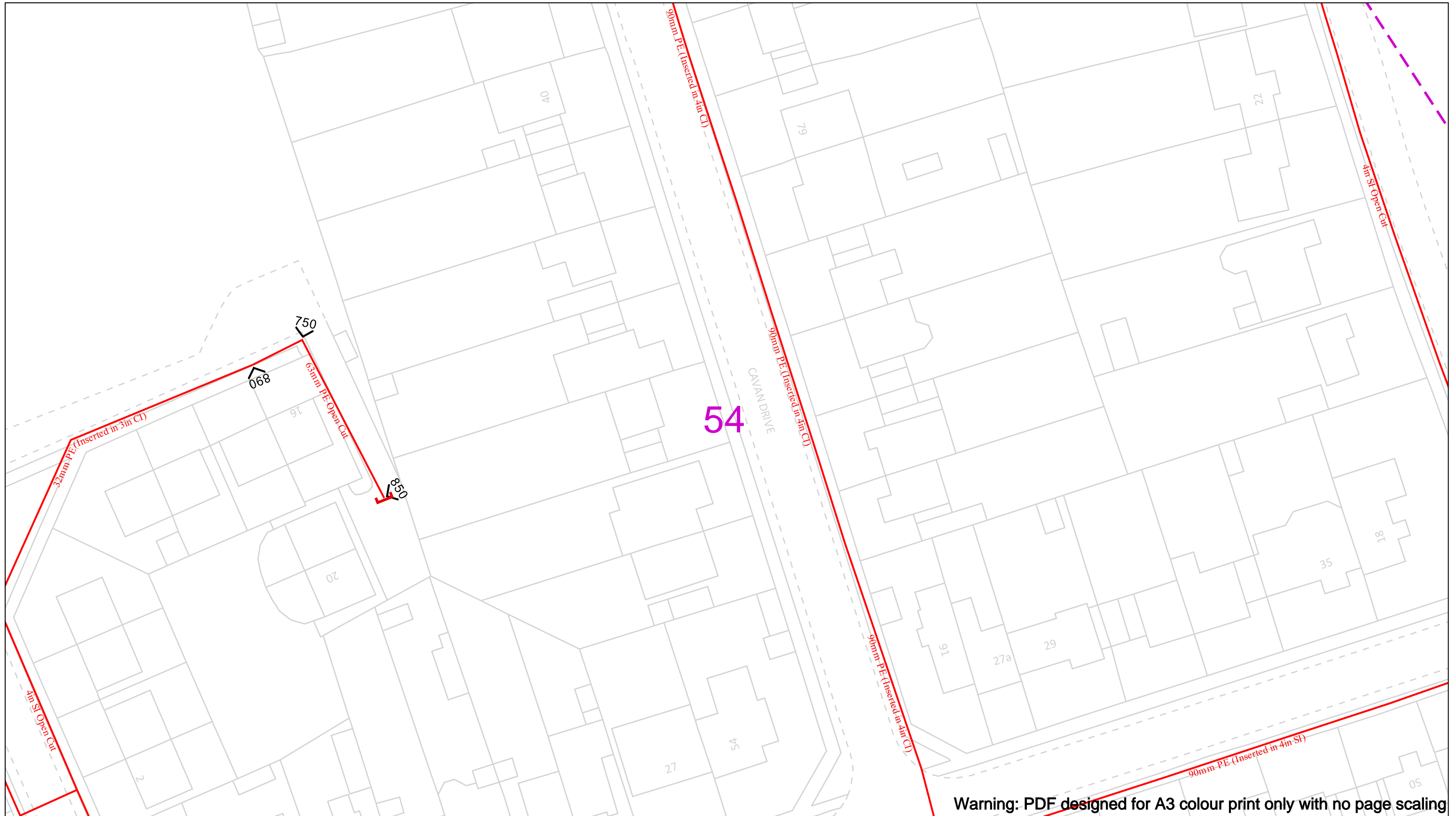
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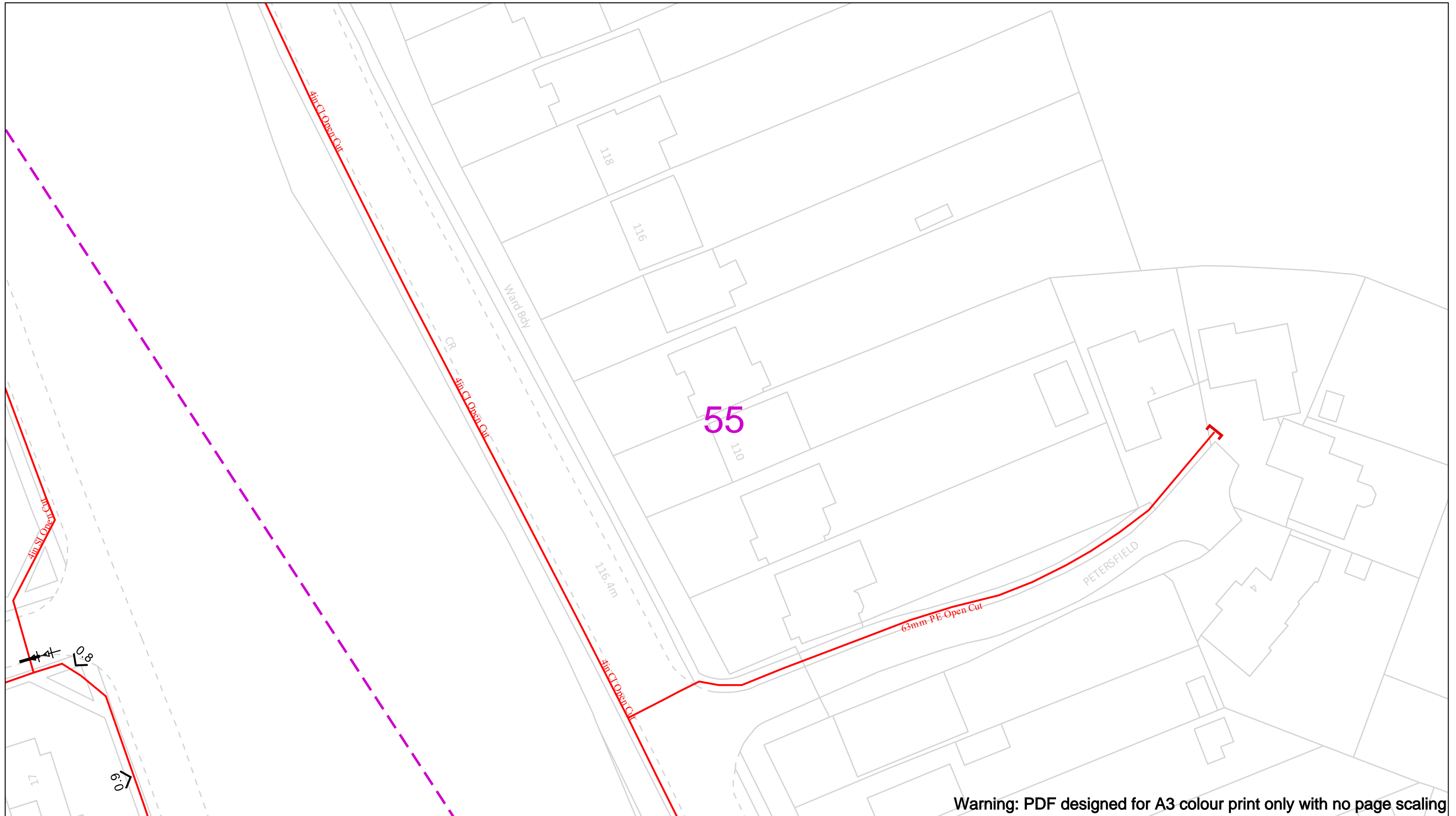
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**Cadent**  
Your Gas Network





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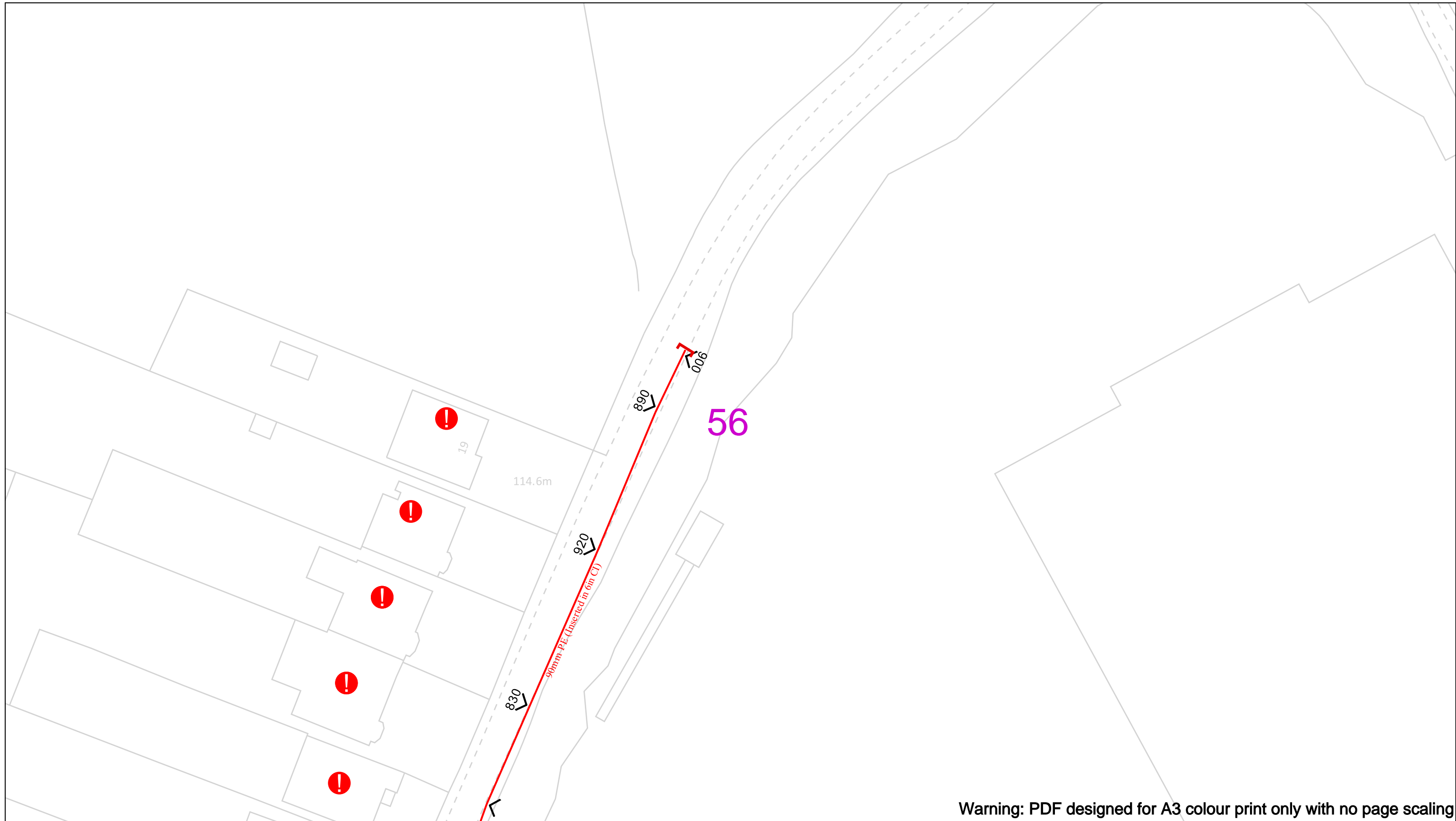
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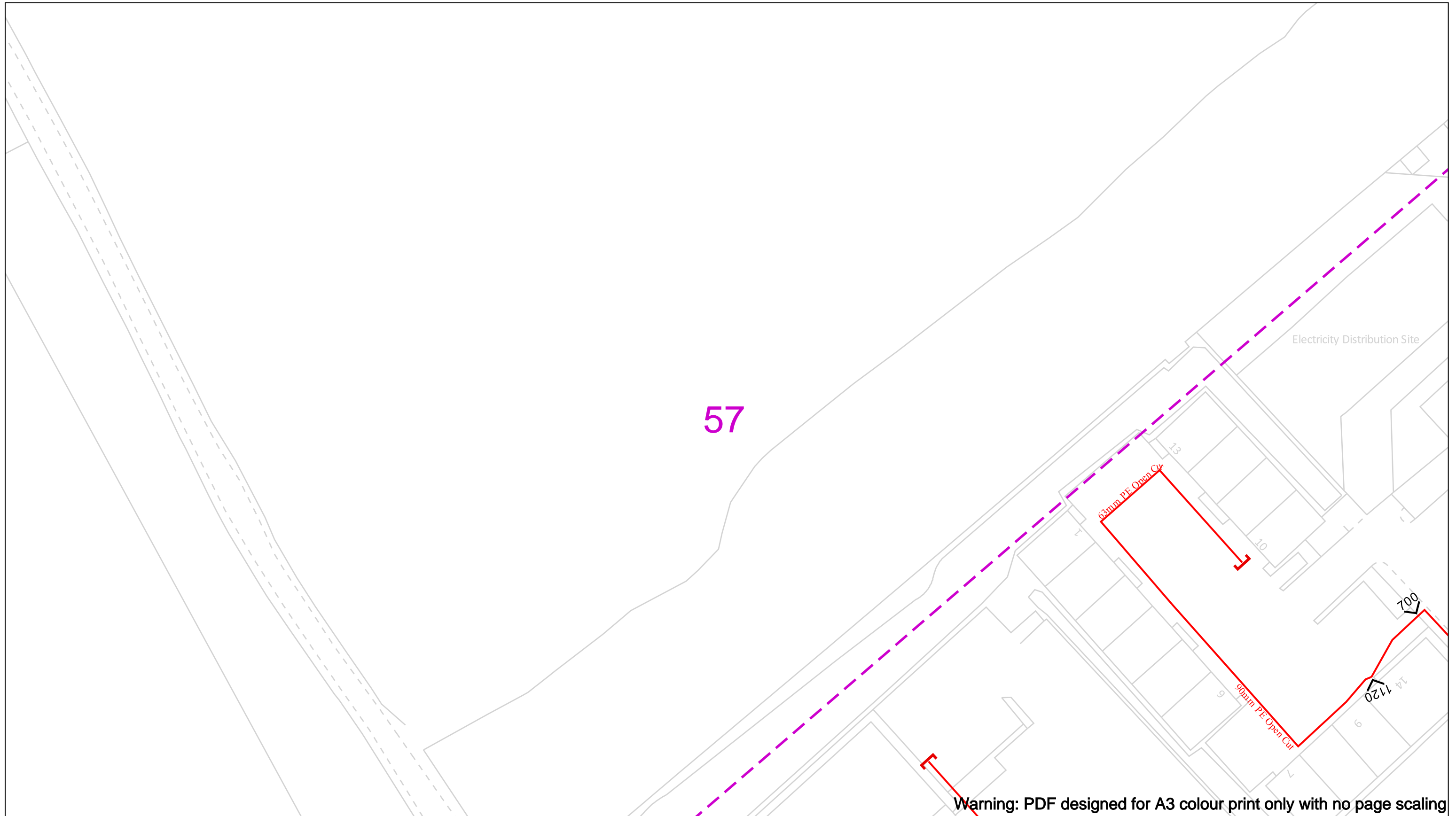
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**In case of an emergency call 0800 111 999**

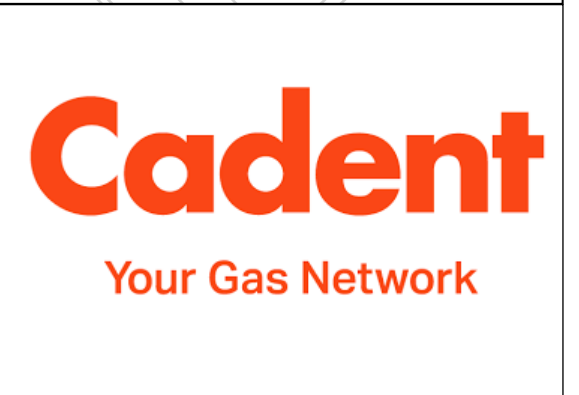
50m

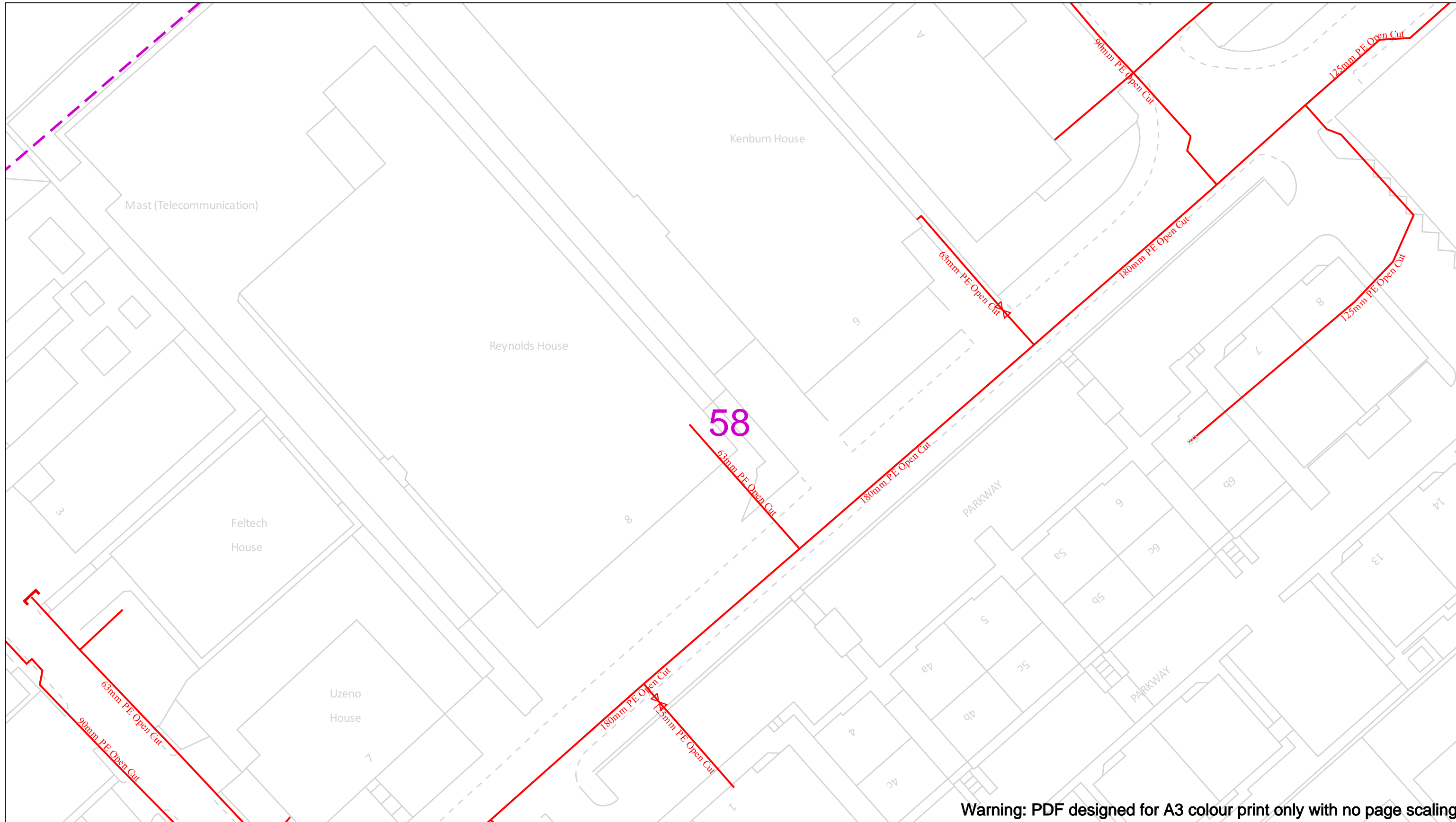
<b>Dig Sites</b>	Area:	Line:
LP Mains	Valve	Diameter Change
MP Mains	Depth of cover	Material Change
IP Mains	Syphon	Out of Standard Service
LHP Mains		

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.



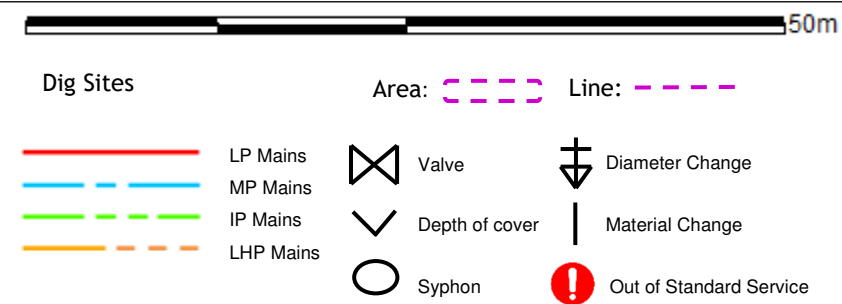


View extent: 200m, 115m

Date Requested: 21/11/2023  
 Job Reference: 31615058  
 Site Location: 515294 209879  
 Requested by:  
 Mr Adam Melia  
 Your Scheme/Reference: North of St Albans  
 Scale: 1:500 (When plotted at A3)

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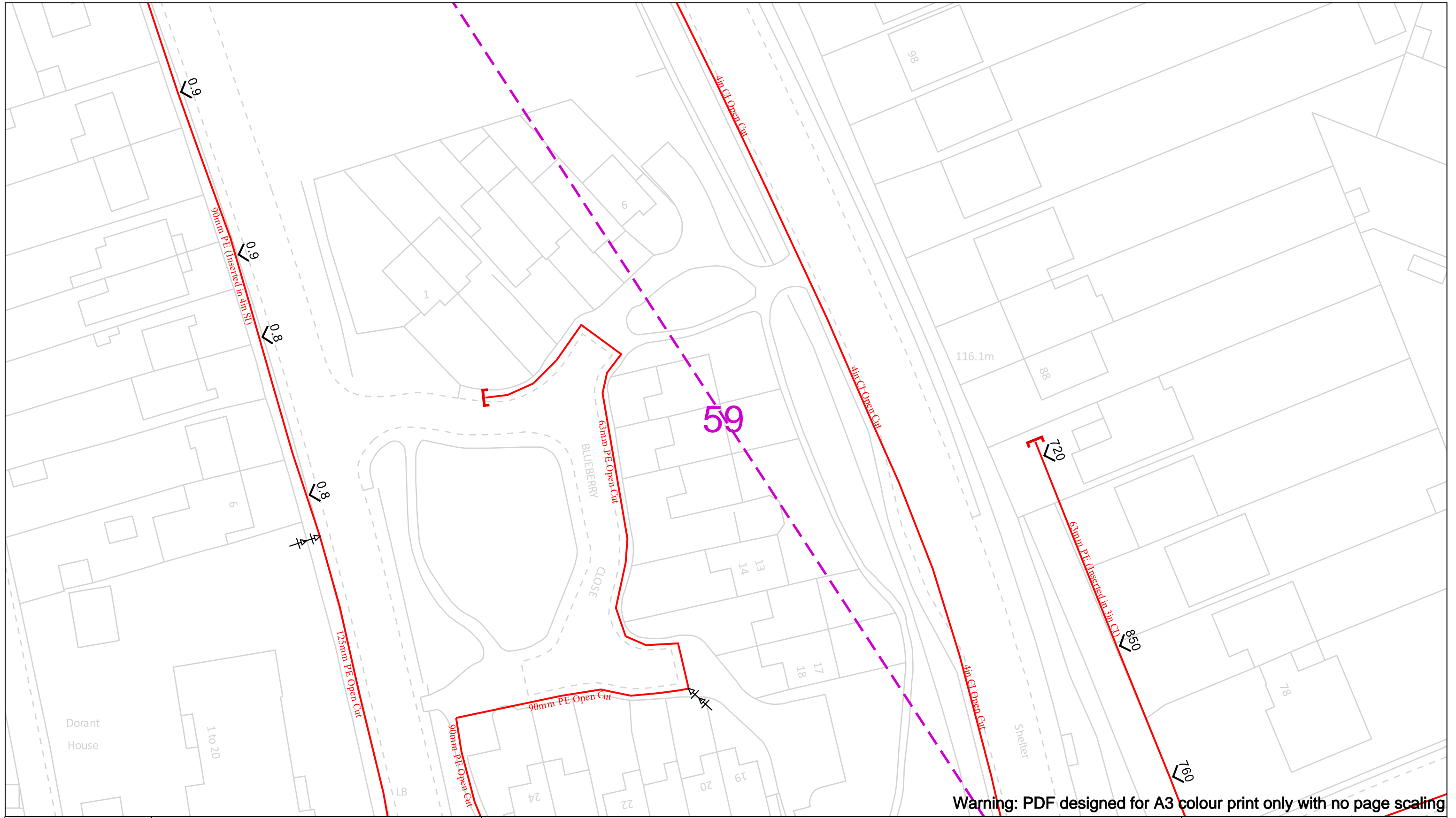


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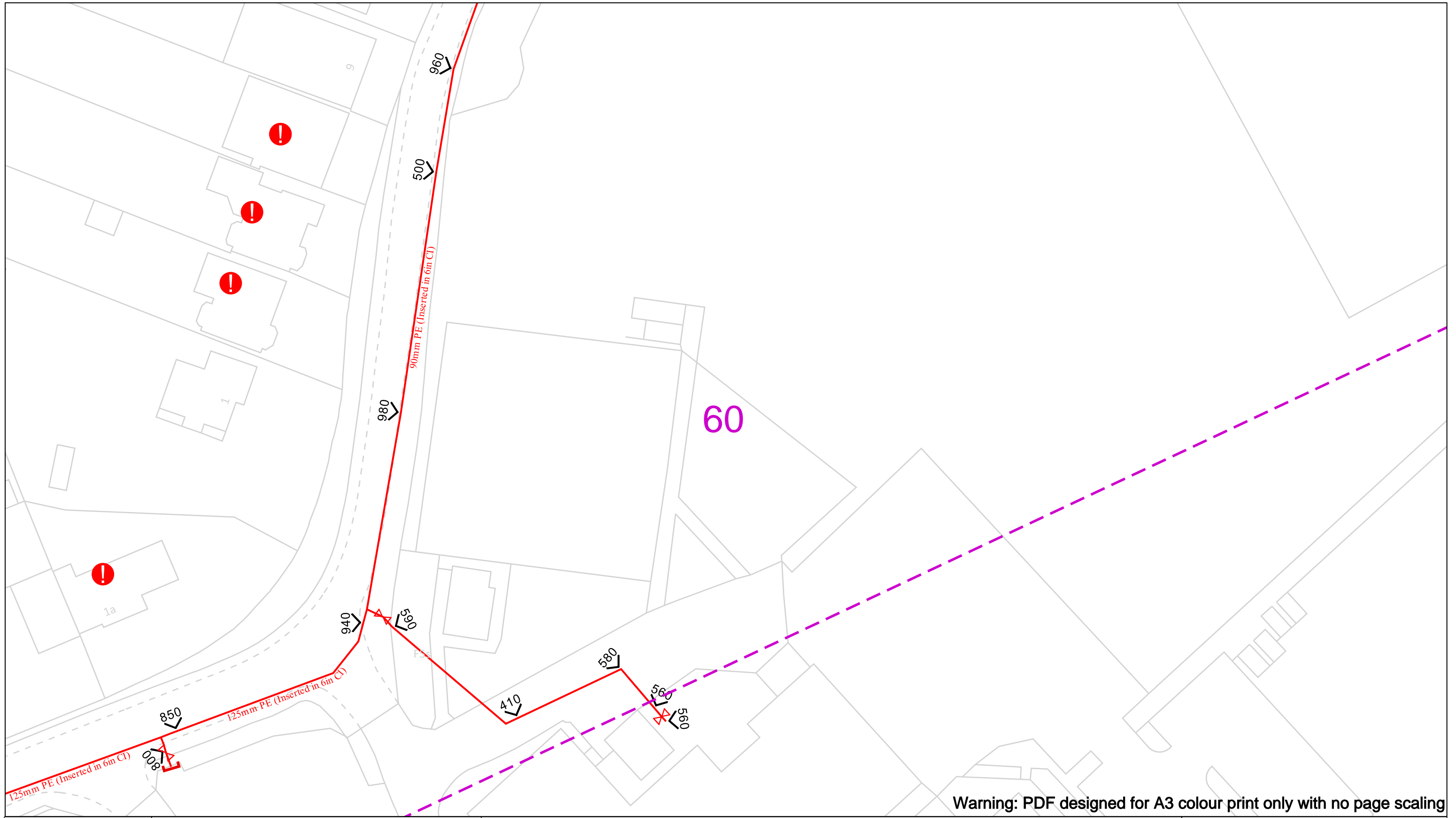
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LP Mains	Valve	Depth of cover	Material Change
MP Mains	Valve	Syphon	Out of Standard Service
IP Mains	Valve		
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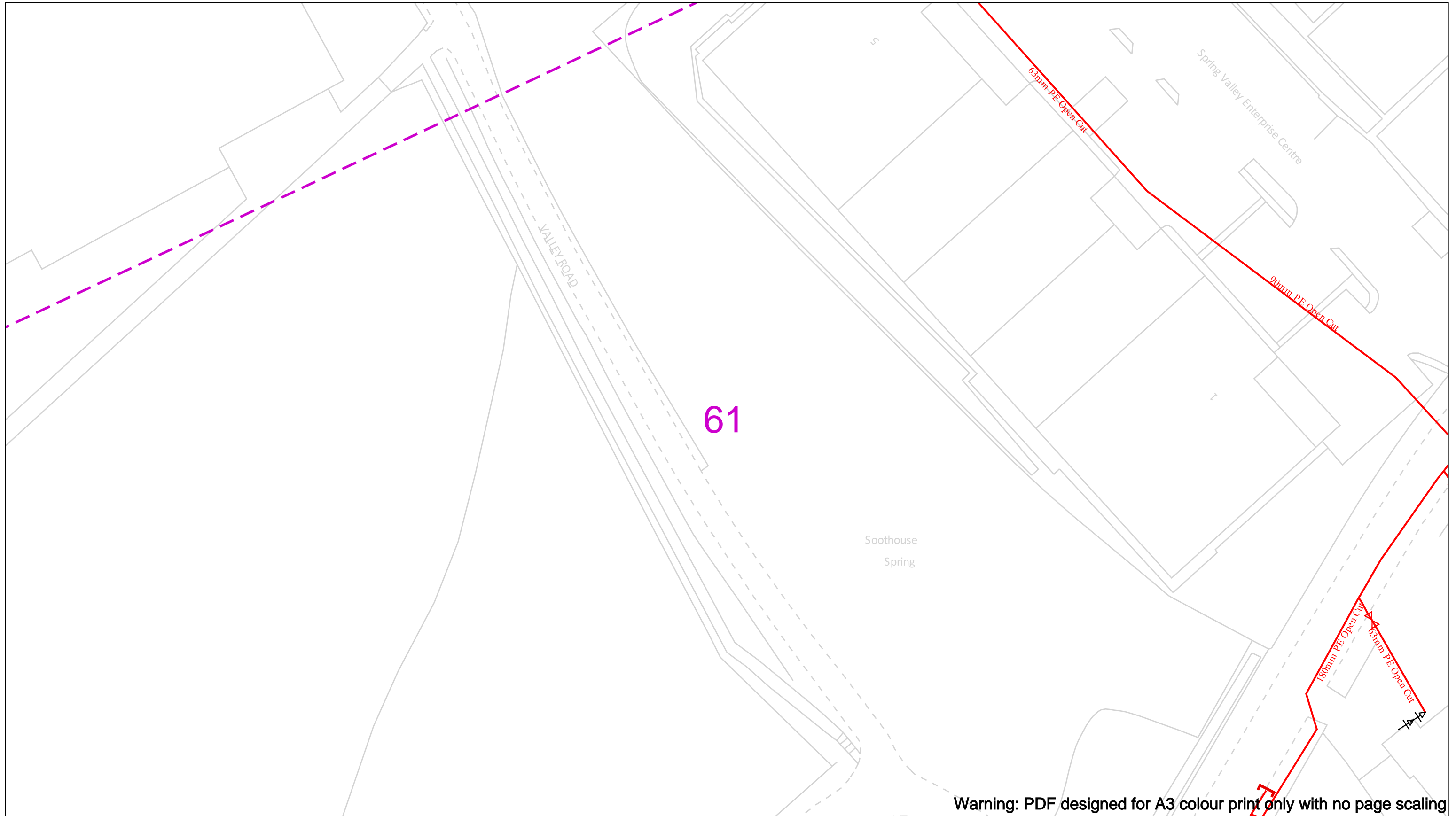
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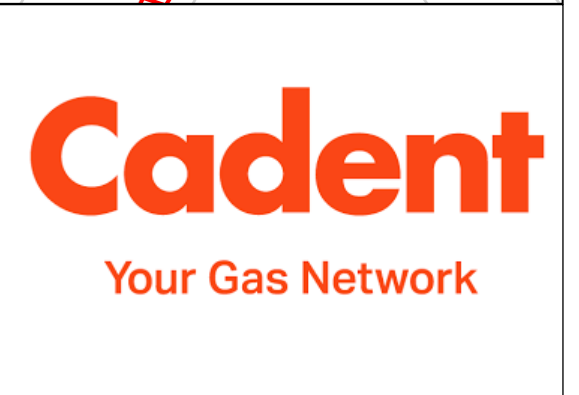
50m

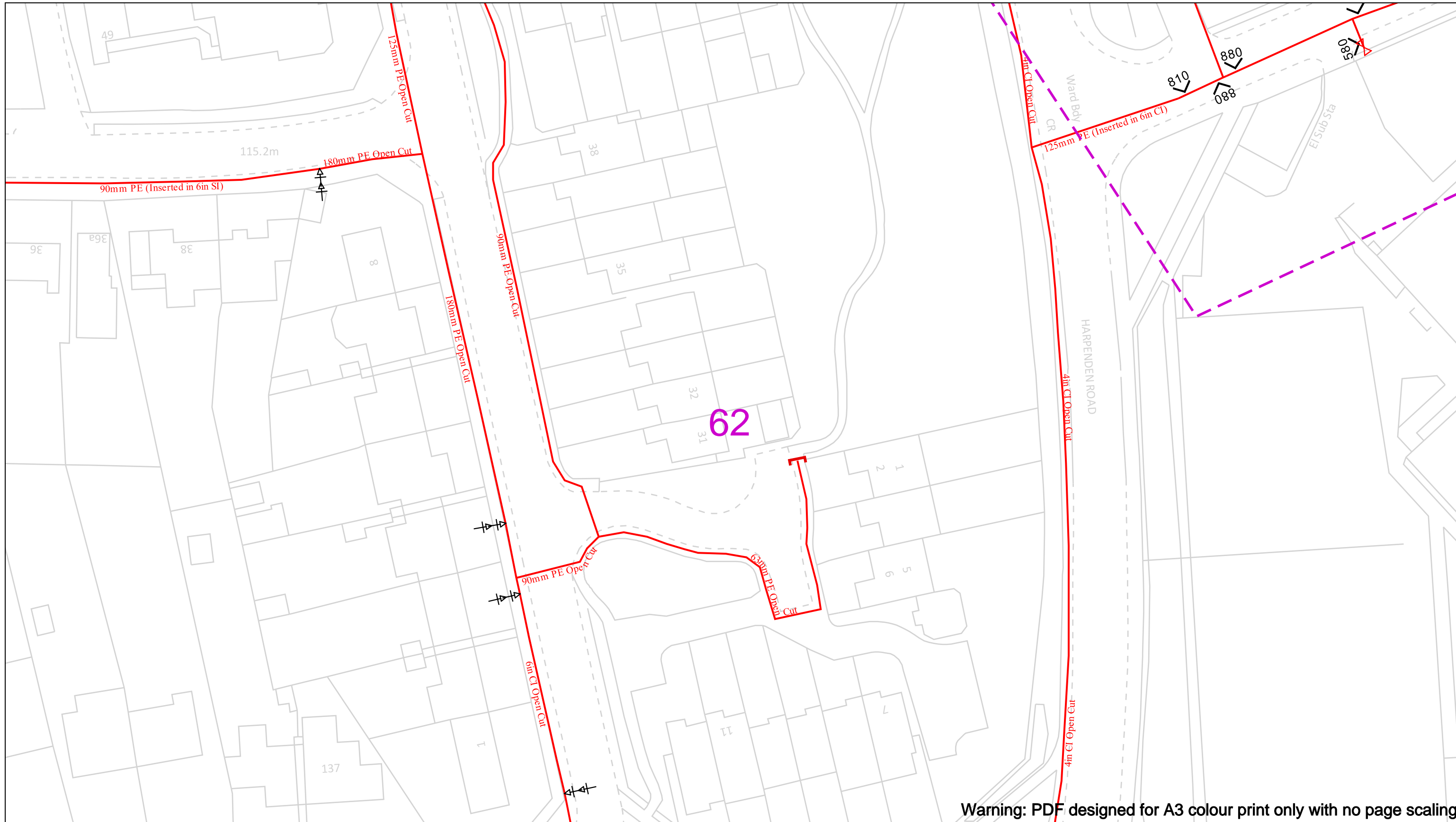
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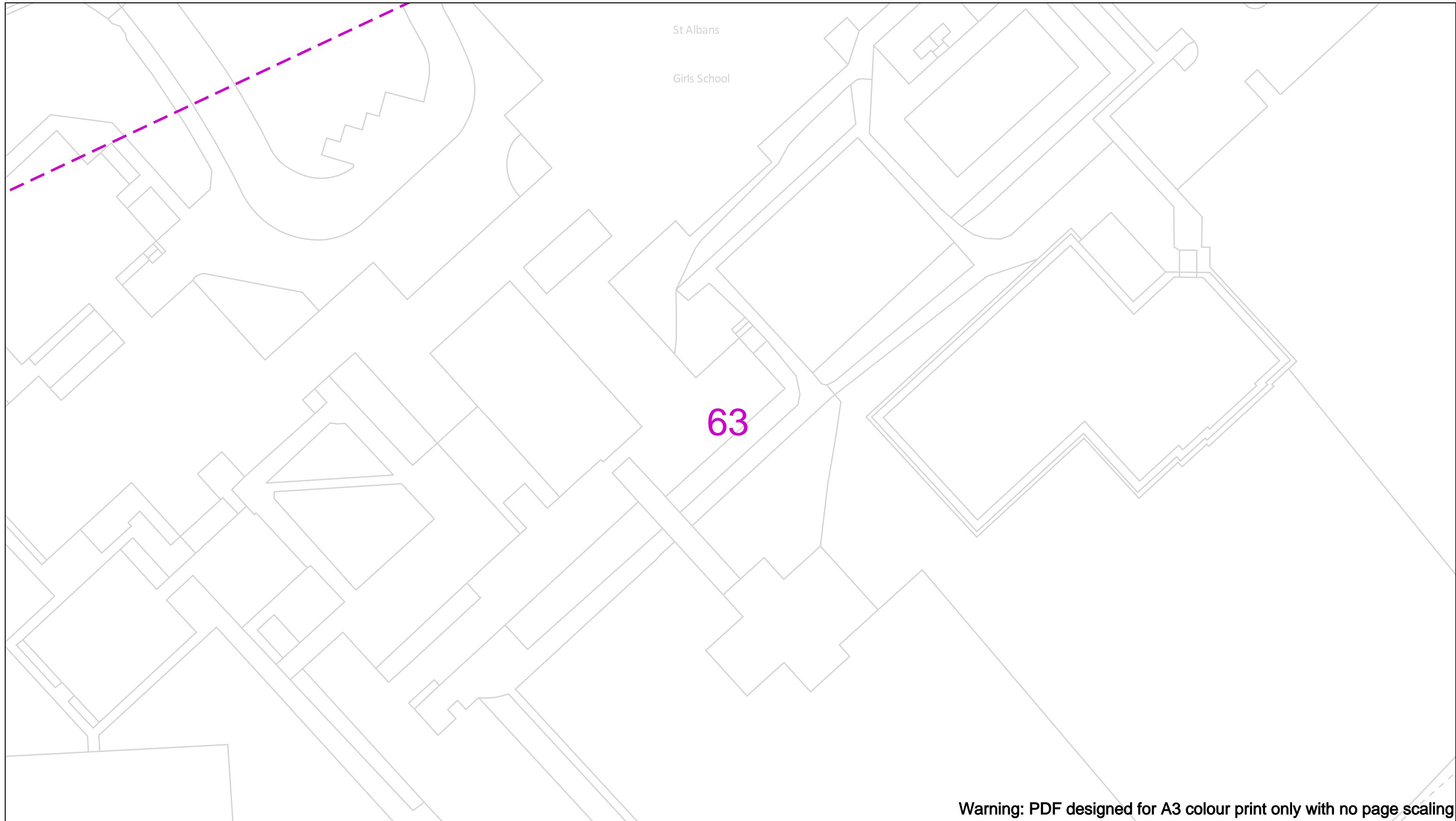
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**Cadent**  
Your Gas Network

Sports Facility

The Woolman Playing Fields

Sports Court

Old Albanian Tennis Club (Tennis Centre)

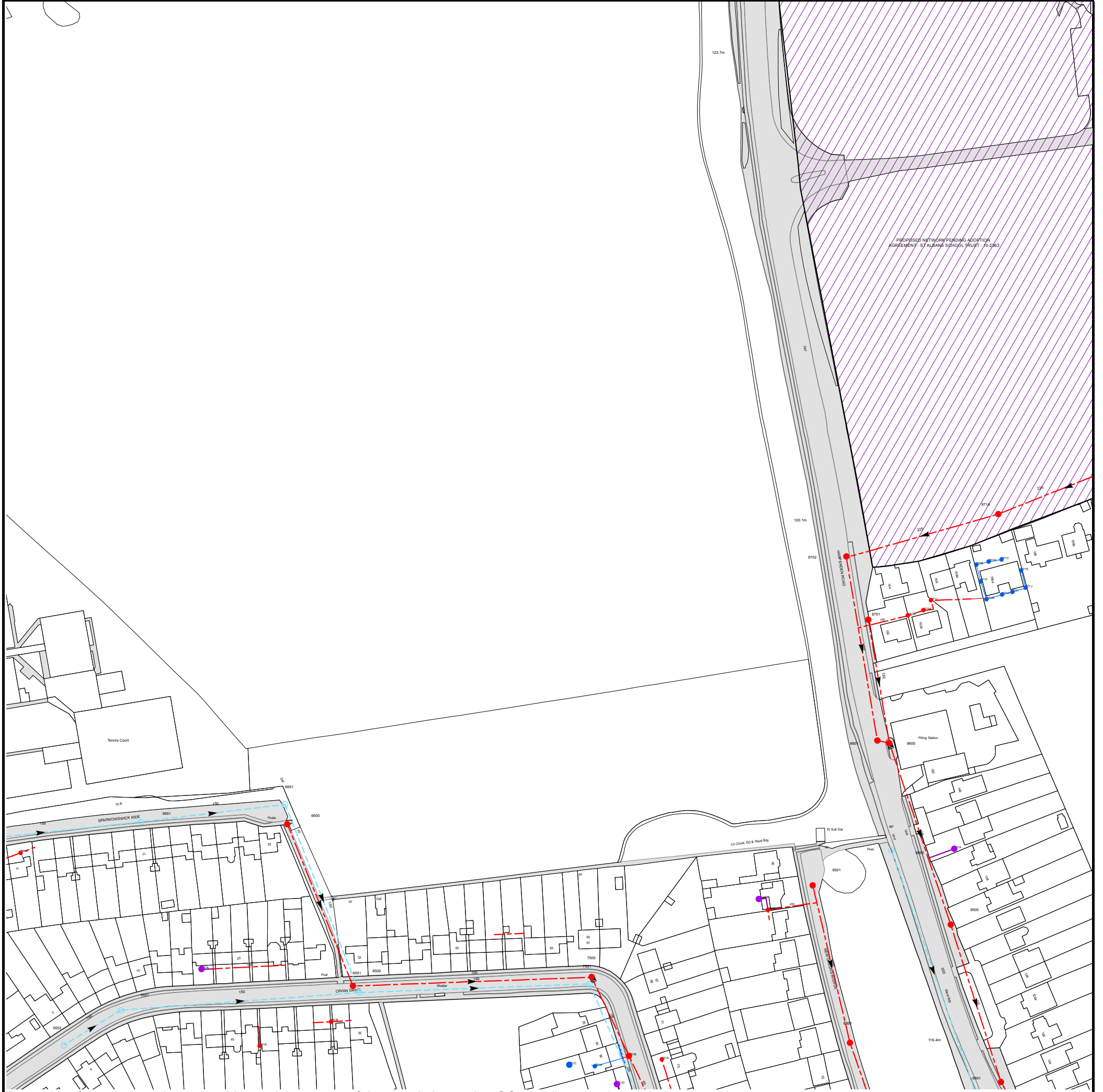
Old Albanian Cricket Club (Cricket Ground)

Old Albanian Sports Club

Old Albanian Rugby Football Club (Rugby Ground)

St Albans Girls School

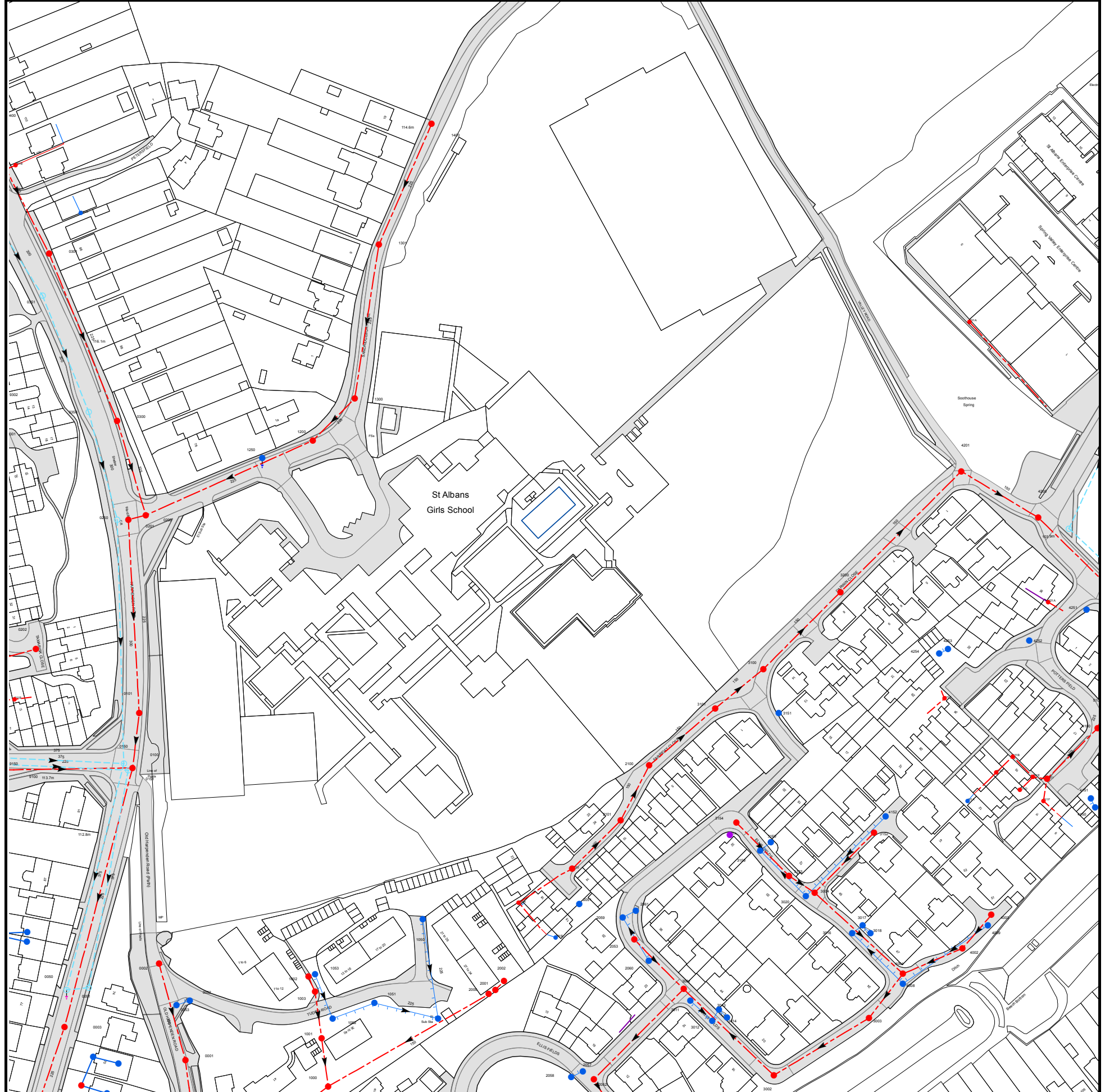
### Proposed Development Asset Map- LAND AT NORTH ST ALBANS



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 514750,209750

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



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 515250,209250

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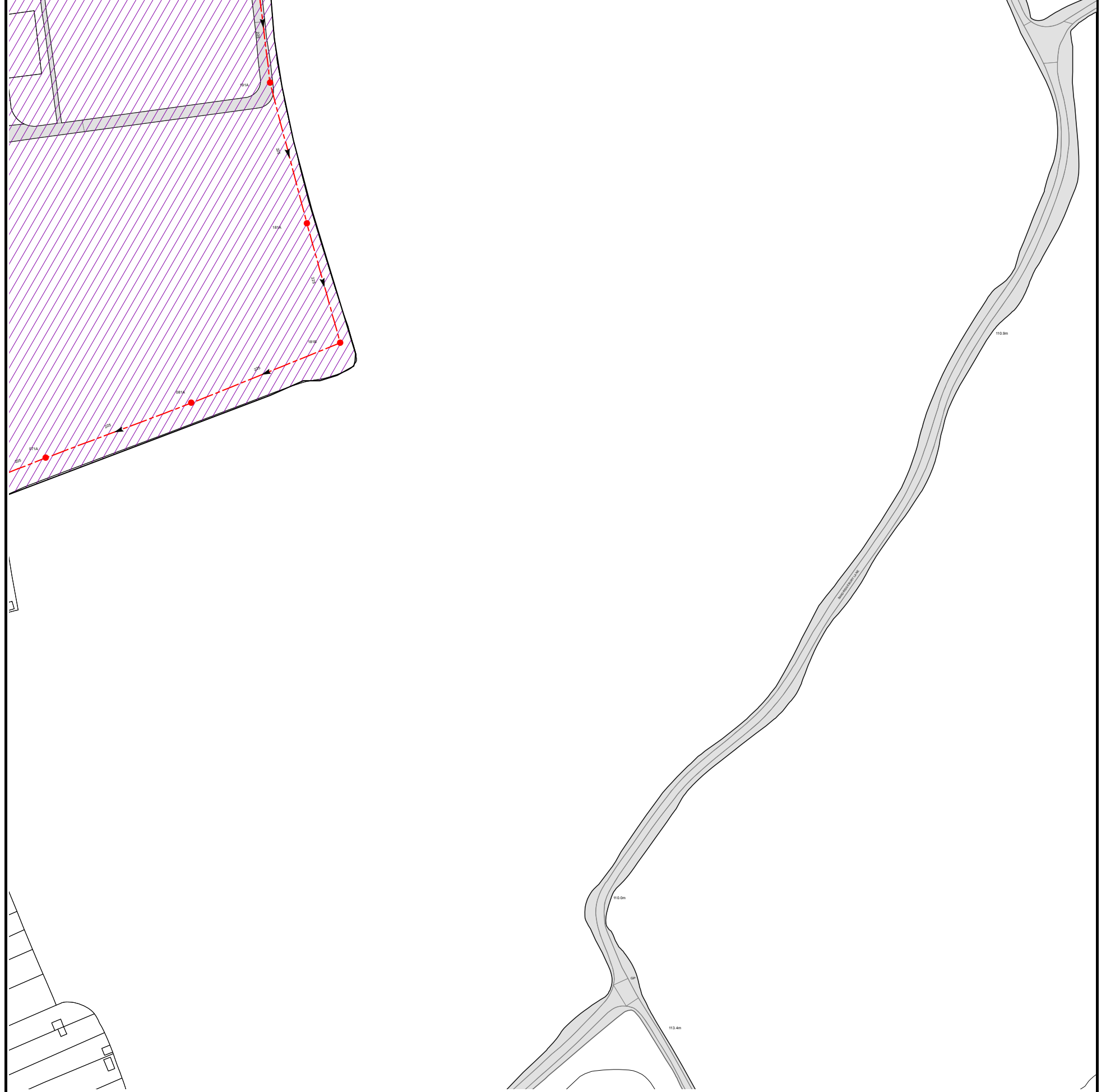
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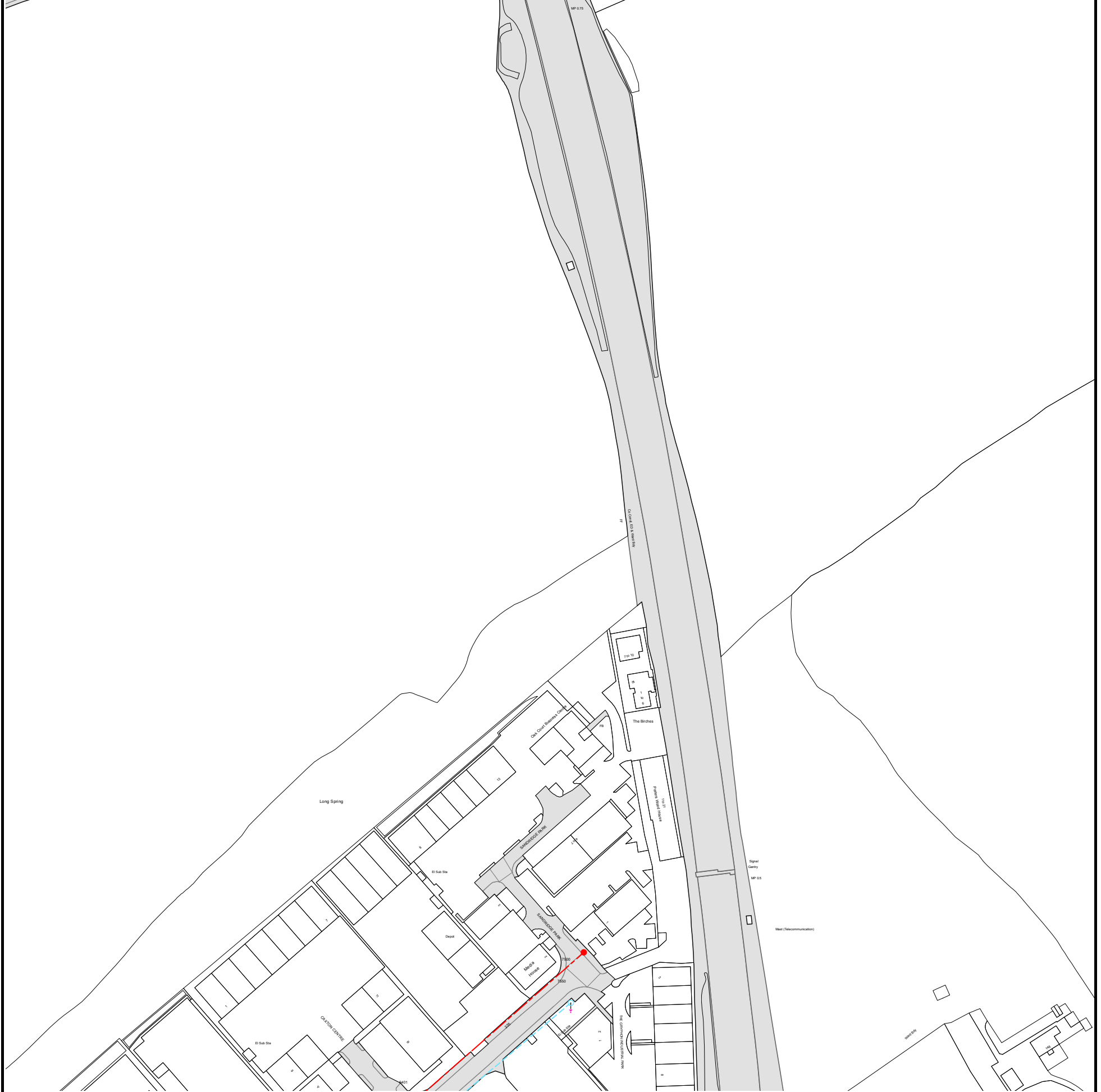
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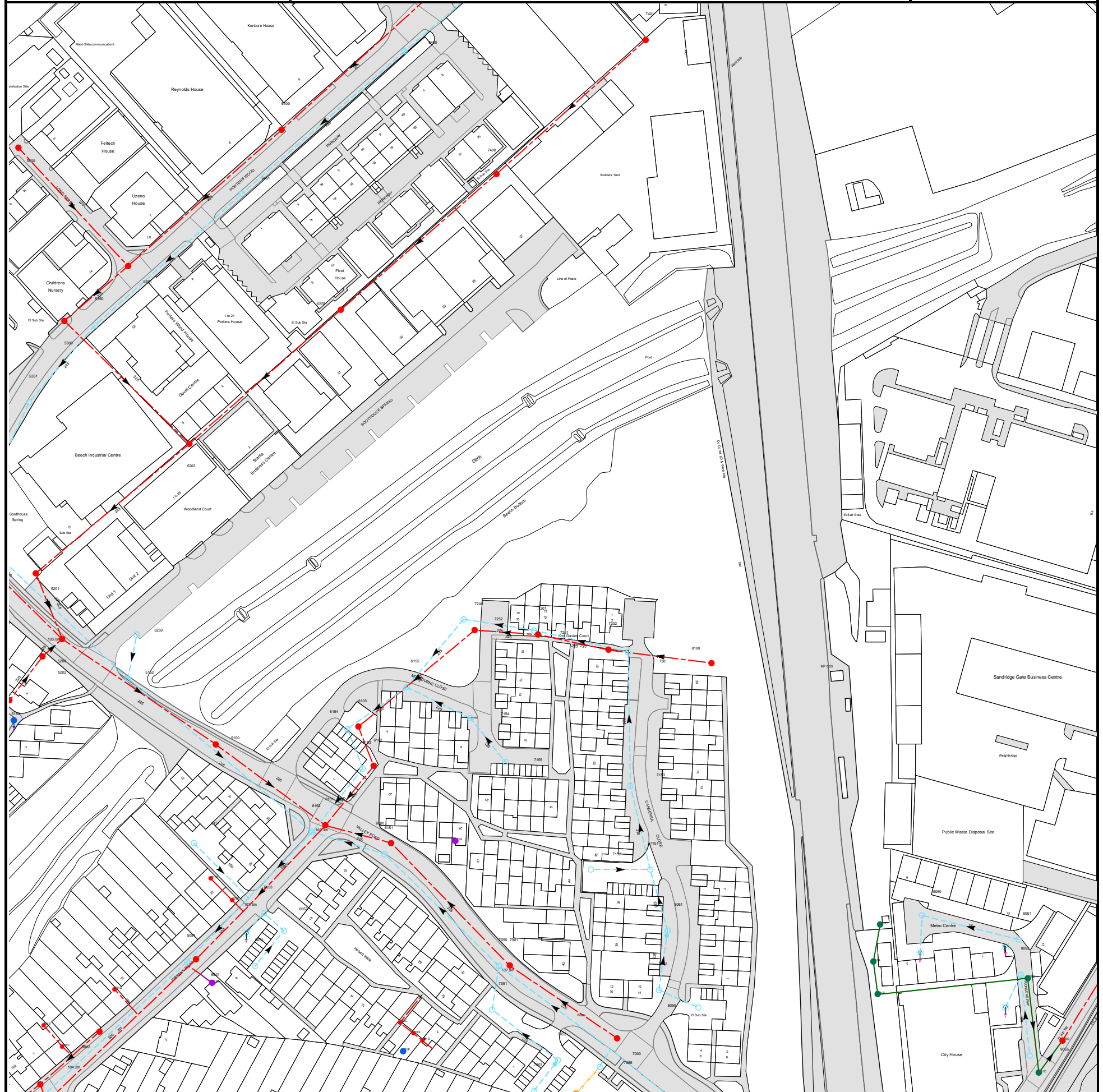
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0 45 90 180 270 360  
Meters

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**Scale:** 1:7161  
**Width:** 2000m  
**Printed By:** TSOMASUN  
**Print Date:** 07/03/2024  
**Map Centre:** 515309,209837  
**Grid Reference:** TL1509NW

**Comments:**



# Asset Location Search - Sewer Key

## Public Sewer Types (Operated and maintained by Thames Water)

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

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

- Sewer
- Culverted Watercourse
- Proposed
- Decommissioned Sewer
- Content of this drainage network is currently unknown
- Ownership of this drainage network is currently unknown

### Notes:

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

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Meter
- Dam Chase
- Vent
- Fitting

## Operational Controls

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

- Ancillary
- Drop Pipe
- Control Valve
- Weir

## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Inlet
- Outfall
- Undefined End

## Other Symbols

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

- Change of Characteristic Indicator
- Public / Private Pumping Station
- Invert Level
- Summit

## Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Chamber
- Operational Site

## Ducts or Crossings

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

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

# Maps by email Plant Information Reply



## IMPORTANT WARNING

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**openreach**

### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

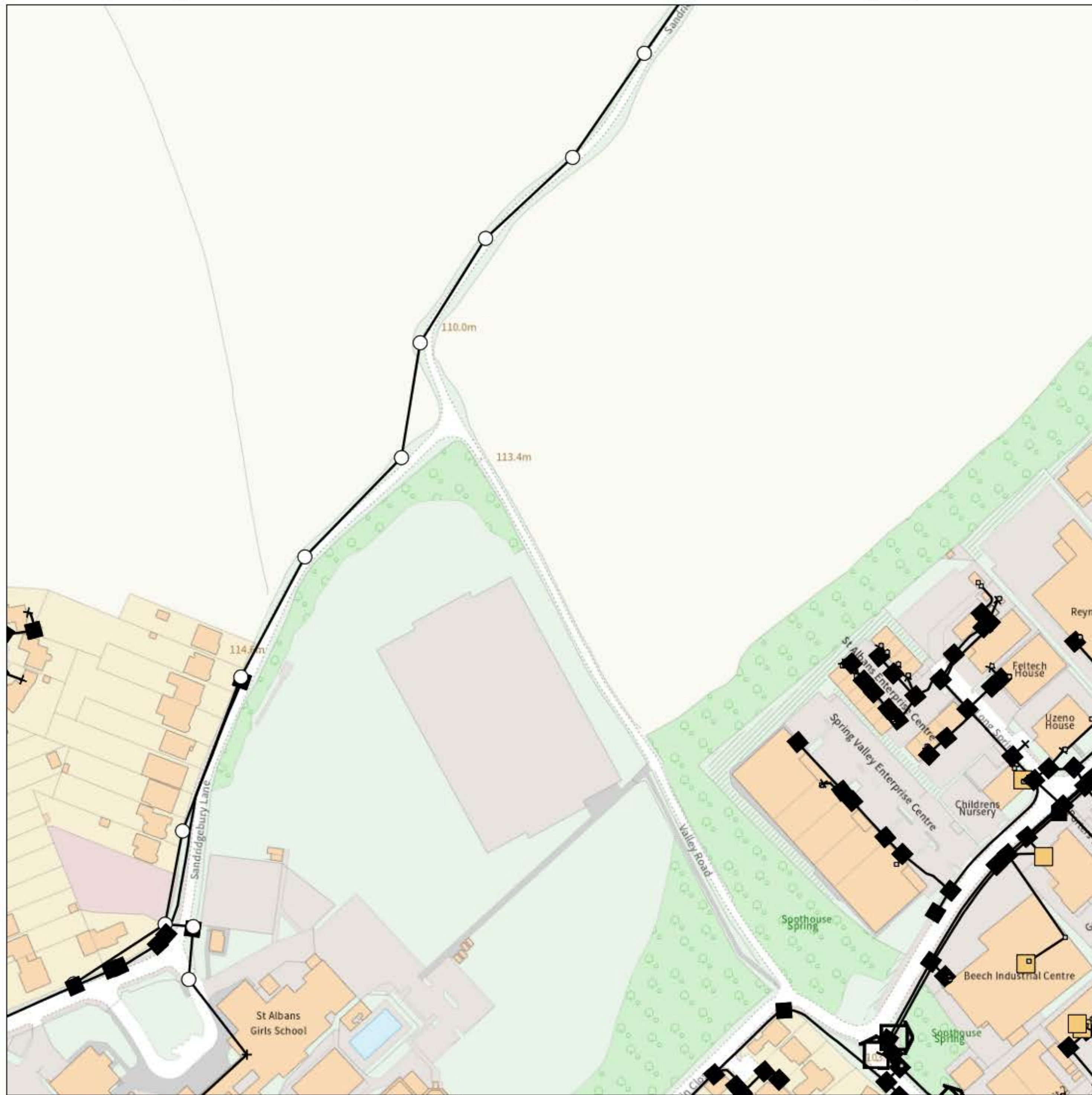
KEY TO BT SYMBOLS		Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	×	Built	
PCP			▲	Planned	
Pole			■	Inferred	
Box			Ⓚ	Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.		
Cabinet					
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>	
Power Cable					
Power Duct				N/A	

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BT Ref : ESB02576E  
Map Reference : (centre) TL1507409790  
Easting/Northing : (centre) 515074,209790  
Issued : 05/12/2023 14:57:39

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**

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## KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

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BT Ref : HMC02578U  
Map Reference : (centre) TL1532609487  
Easting/Northing : (centre) 515326,209487  
Issued : 05/12/2023 14:58:10

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[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS		Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	×	Built	
PCP			▲	Planned	
Pole			■	Inferred	
Box			Ⓚ	Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.		
Cabinet					
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>	
Power Cable					
Power Duct				N/A	

BT Ref : NUV02561N

Map Reference : (centre) TL1528410199

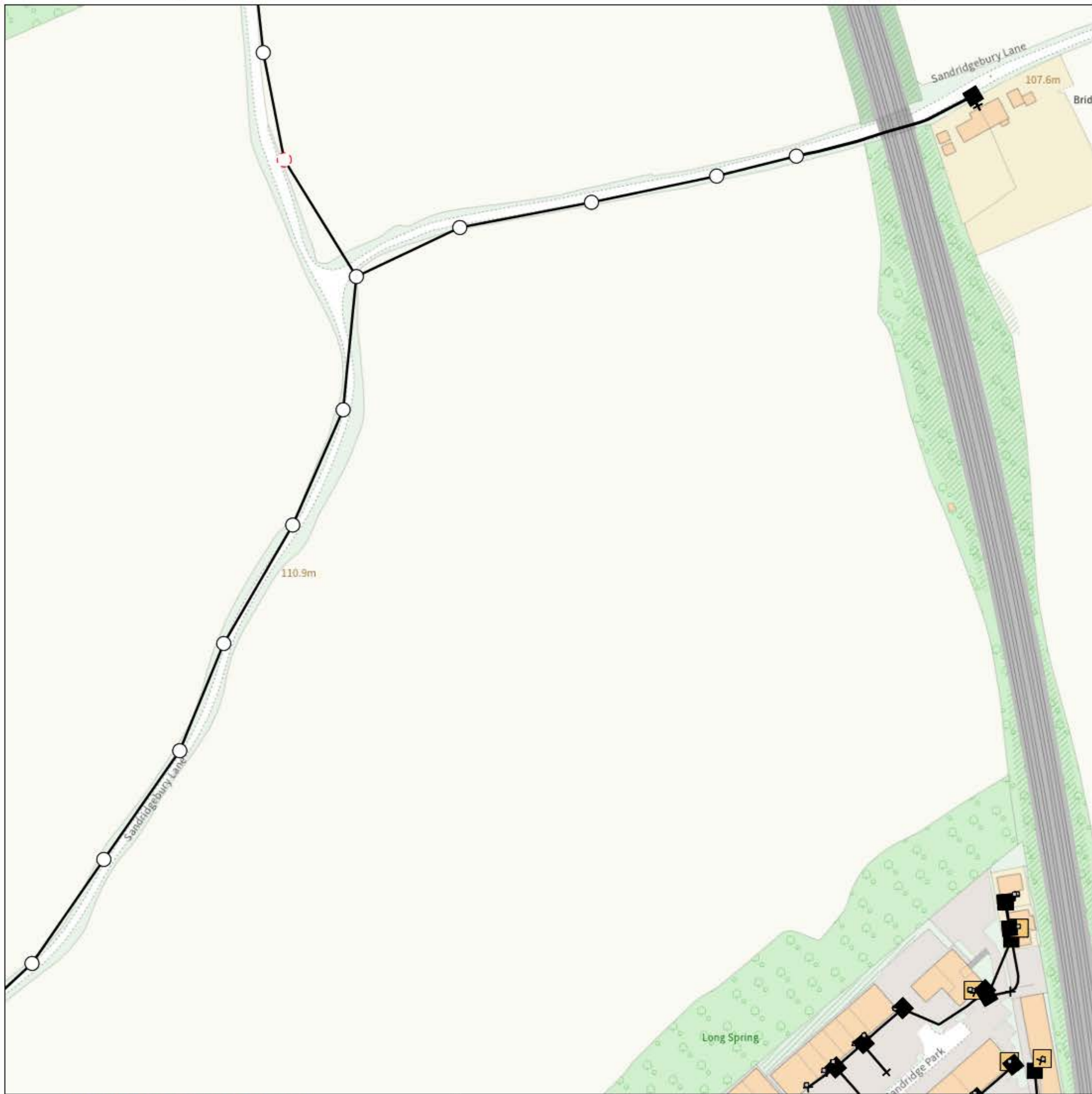
Easting/Northing : (centre) 515284,210199

Issued : 05/12/2023 14:57:06

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**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**

# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



**openreach**

### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

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[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

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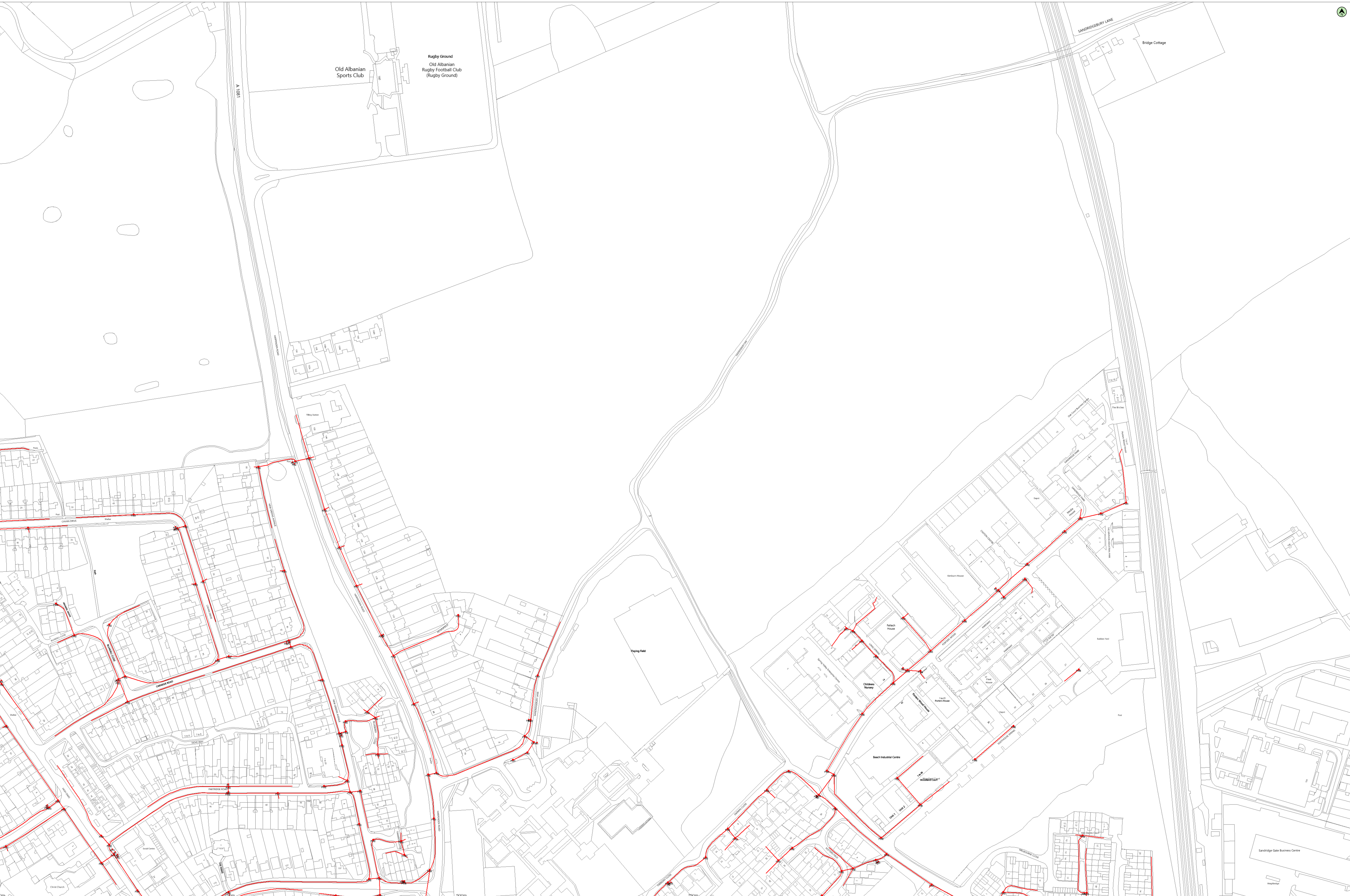
## KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

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BT Ref : YXT02574Q  
Map Reference : (centre) TL1557309857  
Easting/Northing : (centre) 515573,209857  
Issued : 05/12/2023 14:57:26

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© Crown copyright and database rights 2023 Ordnance Survey 100019209 Date: 05/12/23 Scale: 1:1250 Map Centre: 515313.209623 Data updated: 02/12/23 Our Ref: 1329512 - 2 Telecoms Plan A1

Important information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where marine cable covers cables have been placed inside green - other than those during further details can be found using the 'Advanced' toolset. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual location of any underground apparatus, and any other apparatus, is not guaranteed on this plan. Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is provided by Virgin Media Limited (c) Crown copyright and database rights 2023 Ordnance Survey 100019209

Duct/Trench	Chamber / Pole	Cabinet



11127

11127



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