The Civil Engineering Practice
11 Tungsten Building
George Street
Fishersgate
Sussex
BN41 1RA
01273 424424
reception@civil.co.uk
www.civil.co.uk

Utilities Statement

Proposed Residential Development at

Land at Beechlands Road, Medstead

On behalf of

Bargate Homes

April 2024

Document History and Status

Project Number 23066

Date	Version	Prepared By	Reviewed By	Approved By
25 April 2024	1.0	Sonya Macandrew BEng GMICE	Steve Doughty Director	Steve Doughty Director
29 April 2024	1.1	Sonya Macandrew BEng GMICE	Steve Doughty Director	Steve Doughty Director

CONTENTS

1 Introduction

1.1 This Utilities Statement has been undertaken on behalf of Bargate Homes and details Statutory Undertakers apparatus in the area of the development, sets out the expected demand.

1.2 At the time of writing this report budget estimates to supply the site and capacity checks have been sought and are yet to be received. The report will be updated upon receipt of this information.

2 Existing Site

2.1 The development site is located on land west of Beechlands Road, Medstead, Alton at Ordnance Survey reference SU 667 357. The nearest postcode is GU34 5EQ.

Image 1: Site Location Plan

2.2 The site is approximately 3.3ha in area and is bounded to the east and northwest by residential dwellings, the west by Stoney Lane and open fields, and the southeast by Boyneswood Lane.

2.3 Copies of the site location plan and existing site layout plan are located in Appendix 1 at the rear of this report.

3 Development Proposals

3.1 The development proposals are for the construction of up to 70 residential dwellings with associated access roads, car parking, and landscaping.

3.2 Based on the assumption of 2.4 persons per dwelling using data available in the Statistical Bulletin 'Families and Households in the UK:2021' prepared by the Office for National Statistics the maximum estimated population will be approximately 180 persons.

3.3 A copy of the proposed site layout plan is located in Appendix 2 at the rear of this report.

4 Major and Strategic Infrastructure

4.1 There are no extra high voltage [e.h.v.] 22 – 132kV power lines in the vicinity of the development which could affect the development by Electric Magnetic Fields.

4.2 A Linesearch enquiry has been made and has not identified any major infrastructure owned by registered National Grid Gas and National Grid Electricity that would affect the site.

5 Foul Water Drainage

5.1 The statutory undertaker in the location of the proposed development is Thames Water.

5.2 There is an existing 150mm diameter public foul sewer located 1.5m beneath Boyneswood Lane to the south of the site.

5.3 Any new connection to the public sewer will be subject to agreement with Thames Water under Section 106 of the Water Industry Act 1991.

5.4 The anticipated peak foul water discharge from the site has been calculated in accordance with Sewerage Sector Guidance v2.2 as 3.24l/s.

5.5 Foul drainage can be discharged to the 150mm diameter public sewer beneath Boyneswood Lane. Part of the site to the north will require an onsite pumping station to lift foul water prior to discharge into the public sewer. The remainder to the south can be discharged by gravity.

5.6 Which part of the site will drain by gravity to the foul sewer and which part may require pumped discharge will be confirmed at the detailed design stage as the scheme progresses.

5.7 The location and size of the potential pumping station will need to be confirmed. In order to minimise the risk of odour, noise and nuisance a minimum distance from the wet well of the pumping station to any habitable buildings is required. Depending on the size of the pumping station this ranges between 5m and 15m. There is sufficient space within the site to accommodate a 15m exclusion from habitable buildings.

5.8 Thames Water do not currently charge for improving offsite infrastructure to provide capacity where a direct connection into the existing public sewer is achievable.

5.9 The arrangement will be made in accordance with the Charging Rules for New Connection Services published by Ofwat however will not cover Infrastructure Charges that are payable when a property is connected.

5.10 A new scope of charging arrangements will be applicable for work carried out after 1 April 2025.

5.11 Thames Water's wastewater infrastructure charge for the period of 2024-25 is £455.00 per property plus VAT creating a cost of £31,850.00 plus VAT.

5.12 Thames Water offers an Environmental Discount of £280.00 per property, a total potential discount of £19,600.00 for the development, for reducing the surface water run-off leaving the development and discharging to the public sewer network. There are two options for achieving this discount:

i) Reduction of surface water run off discharged to the Thames Water network: the development utilises SuDS, which reduces the overall volume discharged to the public sewer by 95% or more, based on a 1-year return period.

ii) Removal of all surface water run off discharged to the Thames Water network: the development has no surface water connection to the public sewer or utilises SuDS so that all surface water flows outfall to ground/watercourse and ultimately the development discharges zero flows to the public sewer.

Note that should Defra implement Schedule 3 of the Floods and Water Management Act 2010, making installation of SuDS mandatory as part of your planning consent, you will not be eligible for this discount.

5.13 A copy of the Thames Water sewer asset plan is located in Appendix 3 at the rear of this report.

6 Potable Water

6.1 Mains water in the area of the proposed development is provided by South East Water.

6.2 South East Water's network plans identify an existing 3" (75mm) cast iron water main beneath Beechlands Road to the east of the site and along Boyneswood Lane to the south. There is also an existing 4" (100mm) cast iron water main along Stoney Lane to the west of the site.

6.3 The anticipated peak water demand for the proposed development is 0.3l/s based on an estimated water consumption of 125 litres/person/day plus allowance for peak demand.

6.4 South East Water's infrastructure charge for the period of 2024-25 is £630.00 per property plus VAT. This matches their income offset of the same value creating a zero-sum net cost.

6.5 A copy of South East Water's water main asset plan is located in Appendix 4 at the rear of this report.

7 Electricity

7.1 The area of the proposed development is served by Scottish and Southern Electricity Networks (SSE).

7.2 Medium domestic electricity consumption based on Ofgem figures published in 2023 is typically 2,700kWh / annum per dwelling which for the proposed development of up to 70 dwellings equates to approximately 189MWh / annum.

7.3 Each new property will require its own 240V single phase metered supply which will require internal and external infrastructure. The approximate load for each dwelling varies between 2-4kVA which for the whole site equates to in the region of 280kVA excluding the loading required for the onsite pumping station.

7.4 SSE has yet to confirm whether an onsite substation will be required.

7.5 There is an 11kV HV electricity cable beneath Beechlands Road that terminates at a substation behind 11 Beechlands Road to the east of the site. There are two 11kV HV electricity cables beneath Boyneswood Lane to the south of the site both of which terminate at a substation opposite 4 Elderberry Way. There are also existing LV electricity cables along Beechlands Road and Stoney Lane to the east and west of the site respectively.

7.6 There are no overhead cables crossing the site.

7.7 New supplies for the development can be provided from the existing cable beneath Beechlands Road.

7.8 At the time of writing this report estimates to supply the site have been sought but are yet to be received.

7.9 Copies of Scottish and Southern Electricity Networks asset plan is located in Appendix 5 at the rear of this report.

8 Gas

8.1 The area of the proposed development is served by Scotia Gas Networks (SGN)

8.2 SGN asset network plans identify a medium pressure main beneath Beechlands Road and another Stoney Lane to the west of the site.

8.3 Medium domestic gas consumption based on Ofgem figures published in 2023 is typically 11,500kWh/annum which for the proposed development equates to approximately 805MWh/annum.

8.4 A supply can be obtained to serve the proposed development from the existing medium pressure pipe located beneath Beechlands Road.

8.5 At the time of writing this report estimates to supply the site have been sought but are yet to be received.

8.6 A copy of Scotia Gas Networks asset plan is located in Appendix 6 at the rear of this report.

9 Telecommunications

9.1 The area of the proposed development is served by BT Openreach.

9.2 There is no telecommunications infrastructure within the site boundary and no existing use onsite which would require telecommunications infrastructure.

9.3 There are underground BT Openreach cables beneath Beechlands Road with joint boxes close to the proposed site entrance.

9.4 The BT Openreach services plans show there are no overhead services crossing the site.

9.5 Under the Government supported Fibres to the Premises scheme, BT Openreach have confirmed that they will supply optic connections free of charge to the developer for residential developments of more than 20 units.

9.6 BT Openreach notes that any request to connect to the fibre services should be registered at least nine months before the first site occupancy to allow BT Openreach to plan their connections. Otherwise they will supply only copper cable connections.

9.7 A copy of the BT Openreach asset plan is located in Appendix 7 at the rear of this report.

10 Combined Services Plan

10.1 Combined services layout plans are located in Appendix 8 at the rear of this report.

11 Summary of Conclusions

11.1 An onsite pumping station will be required to lift the foul drainage from the northern areas of the site and discharge it to the existing public foul sewers located beneath Boyneswood Lane to the south of the site.

11.2 A potable water supply is available from the existing South East Water mains located beneath Beechlands Road to the east of the proposed site.

11.3 An electricity supply can be provided from either the HV electricity cables located beneath Beechlands Road to the east of the site and Boyneswood Lane to the south or from the LV electricity cables located beneath Beechlands Road to the east of the site and Stoney Lane to the west.

11.4 A gas supply is available from the existing SGN medium pressure gas pipes located beneath Beechlands Road to the east of the site and Stoney Lane to the west.

11.5 BT Openreach telecommunication connections are available either from existing cables or the joint box near the proposed access which could be extended to serve the proposed development. Fibre connection is available in the area of the proposed site.

11.6 The proposed development can be adequately serviced for all required utilities by the different utility provider's existing network infrastructure within the area.

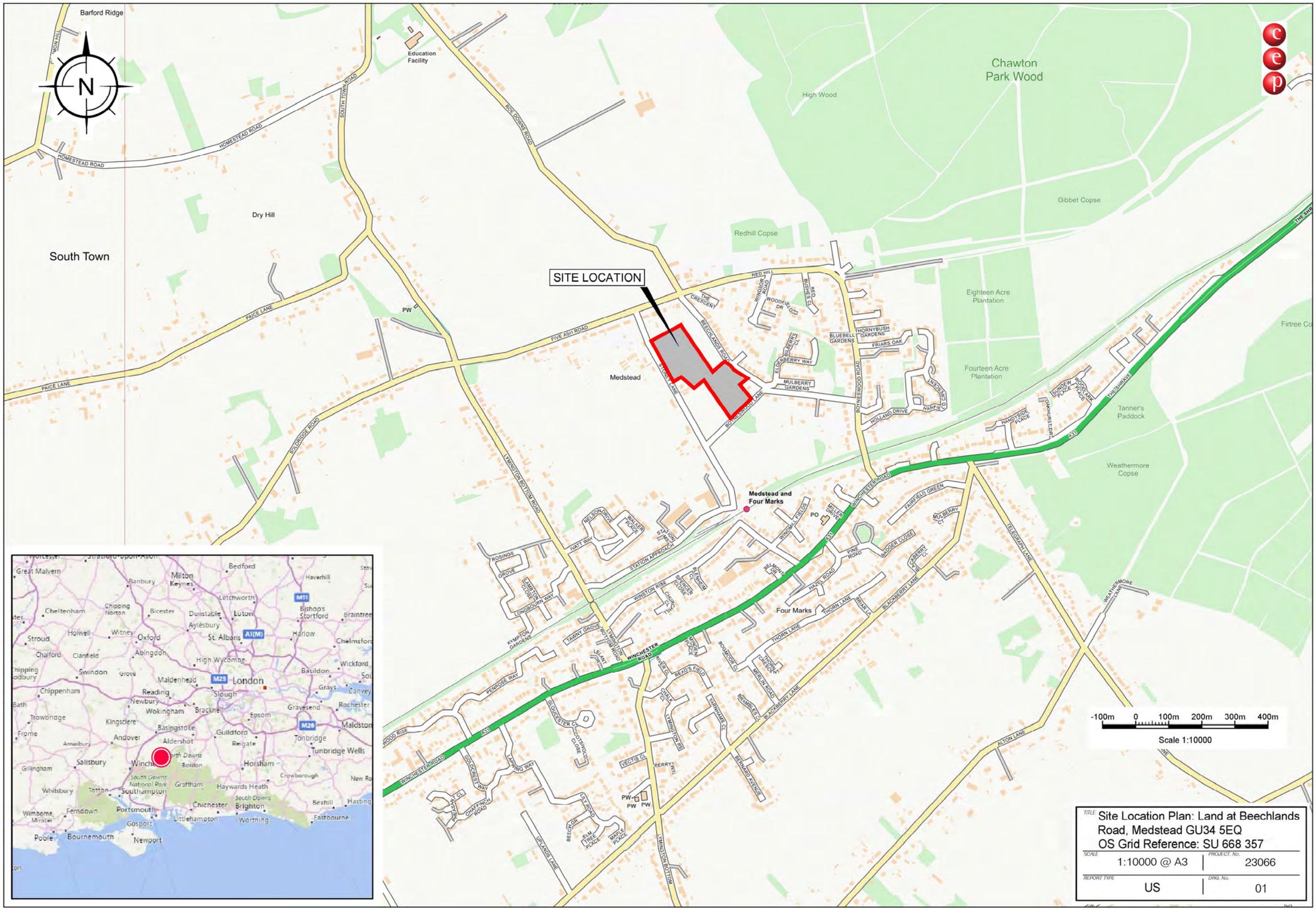
12 List of Appendices and Images

Appendix 1	Site Location Plan and Existing Site Layout Plan
Appendix 2	Proposed Site Layout Plan
Appendix 3	Thames Water Sewer Asset Plan
Appendix 4	South East Water's Water Main Asset Plan
Appendix 5	Scottish and Southern Electricity Networks Asset Plan
Appendix 6	Scotia Gas Networks Asset Plan
Appendix 7	BT Openreach Asset Plan
Appendix 8	Combined Services Layout Plans

Image 1	Site Location

Appendix 1

Site Location Plan and
Existing Site Layout Plan



TITLE: Site Location Plan: Land at Beechlands Road, Medstead GU34 5EQ
OS Grid Reference: SU 668 357

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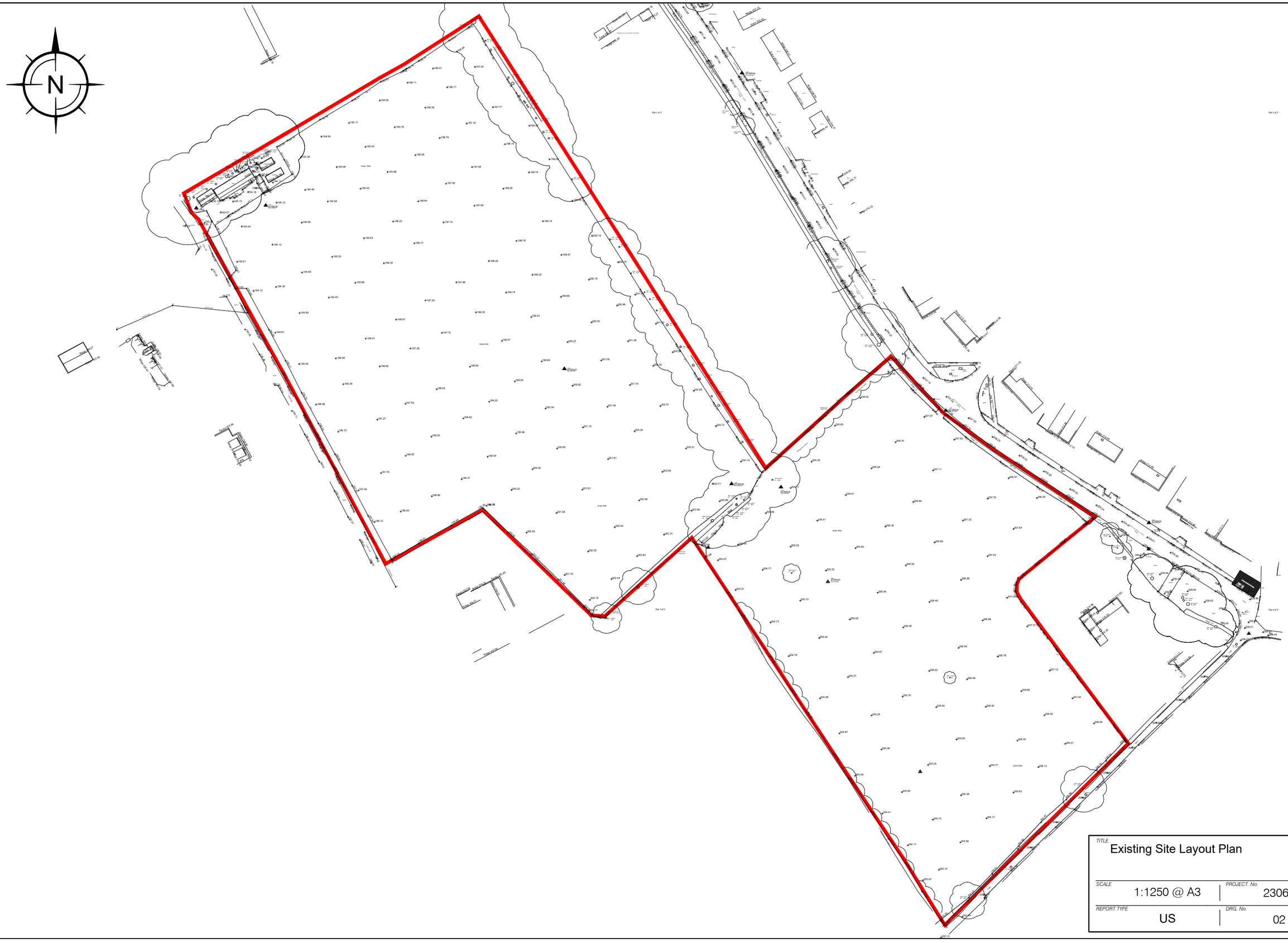
REPORT TYPE	DRG. No.
US	01



TITLE
Existing Site Layout Plan

SCALE	PROJECT. No.
1:1250 @ A3	23066
REPORT TYPE	DRG. No.
US	02 -

Appendix 2

Proposed Site Layout Plan

TITLE
Proposed Site Layout Plan

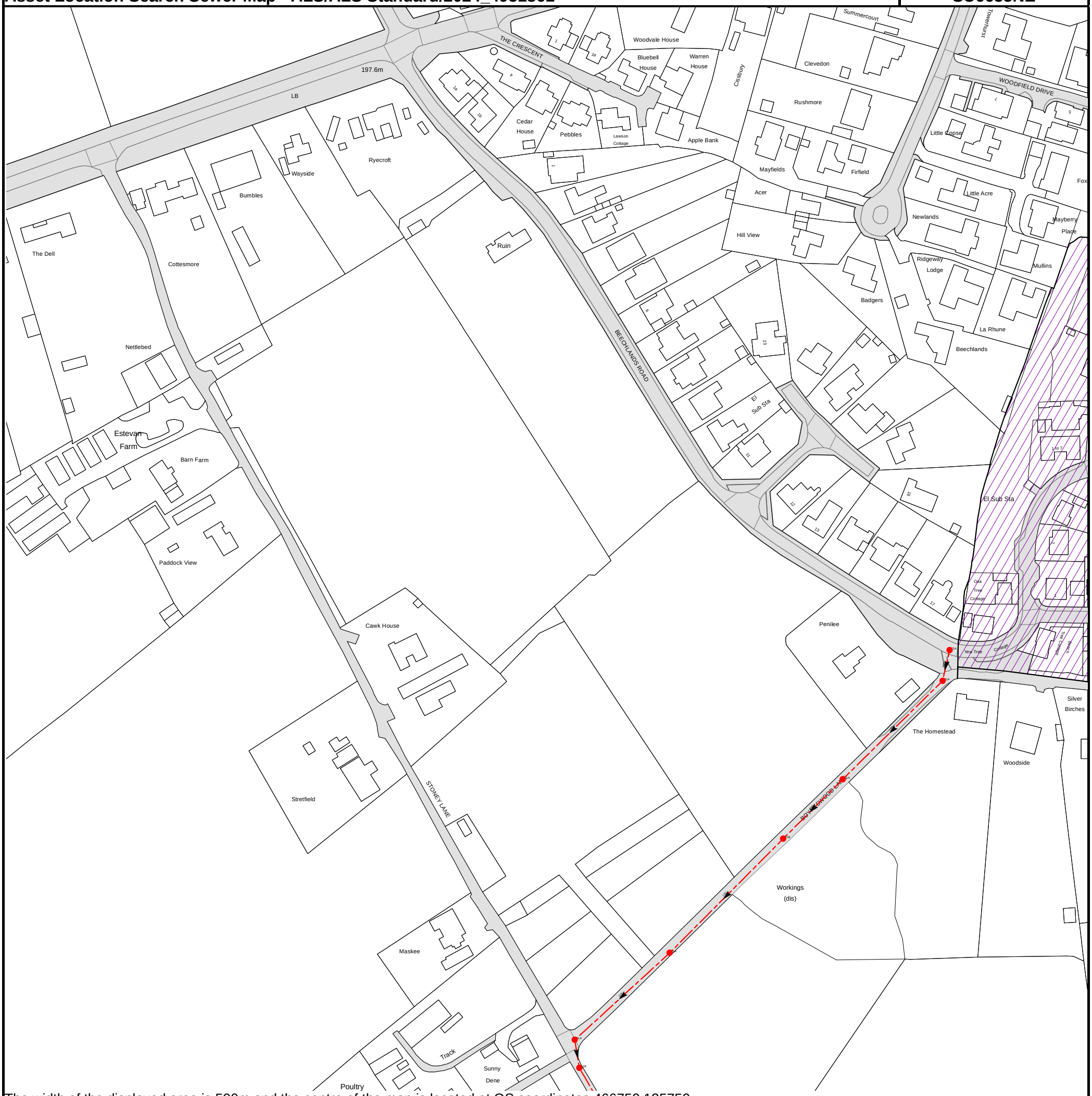
SCALE	PROJECT. No.
1:1250 @ A3	23066
REPORT TYPE	DRG. No.
US	03 A

Appendix 3

Thames Water Sewer Asset Plan

Asset Location Search Sewer Map - ALS/ALS Standard/2024_4951861

SU6635NE



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 466750,135750

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
751B	199.27	198.08
751A	199.61	198.21
851A	201.52	200.07
861B	204.49	202.91
861A	204.47	n/a
961A	209.2	207.77
971A	209.87	208.47

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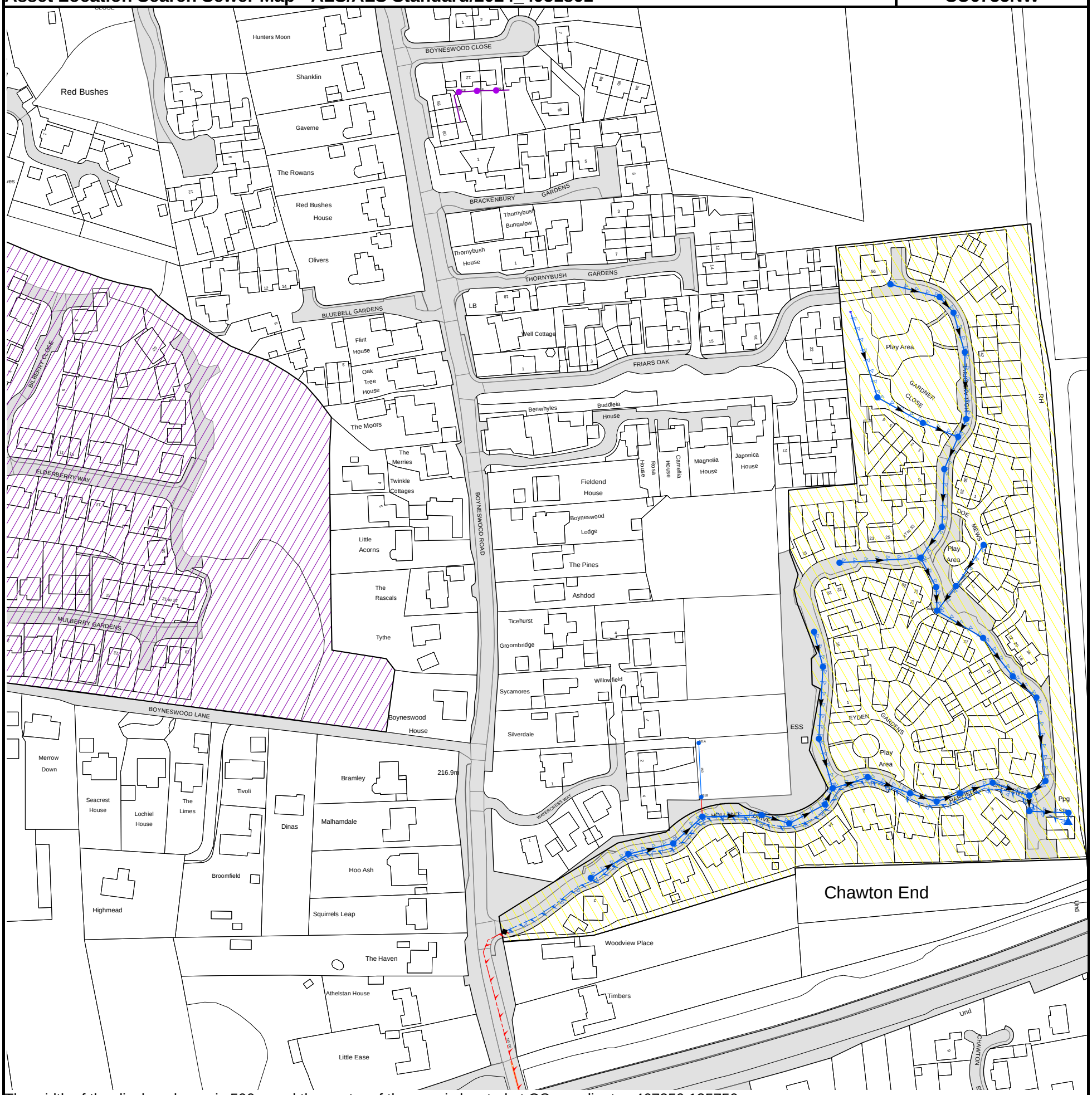
Asset Location Search Sewer Map - ALS/ALS Standard/2024_4951861

SU6735NW



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 467250,135750

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
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n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
361B	n/a	n/a
361A	n/a	n/a
291E	n/a	n/a
291F	n/a	n/a
291G	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a

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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

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

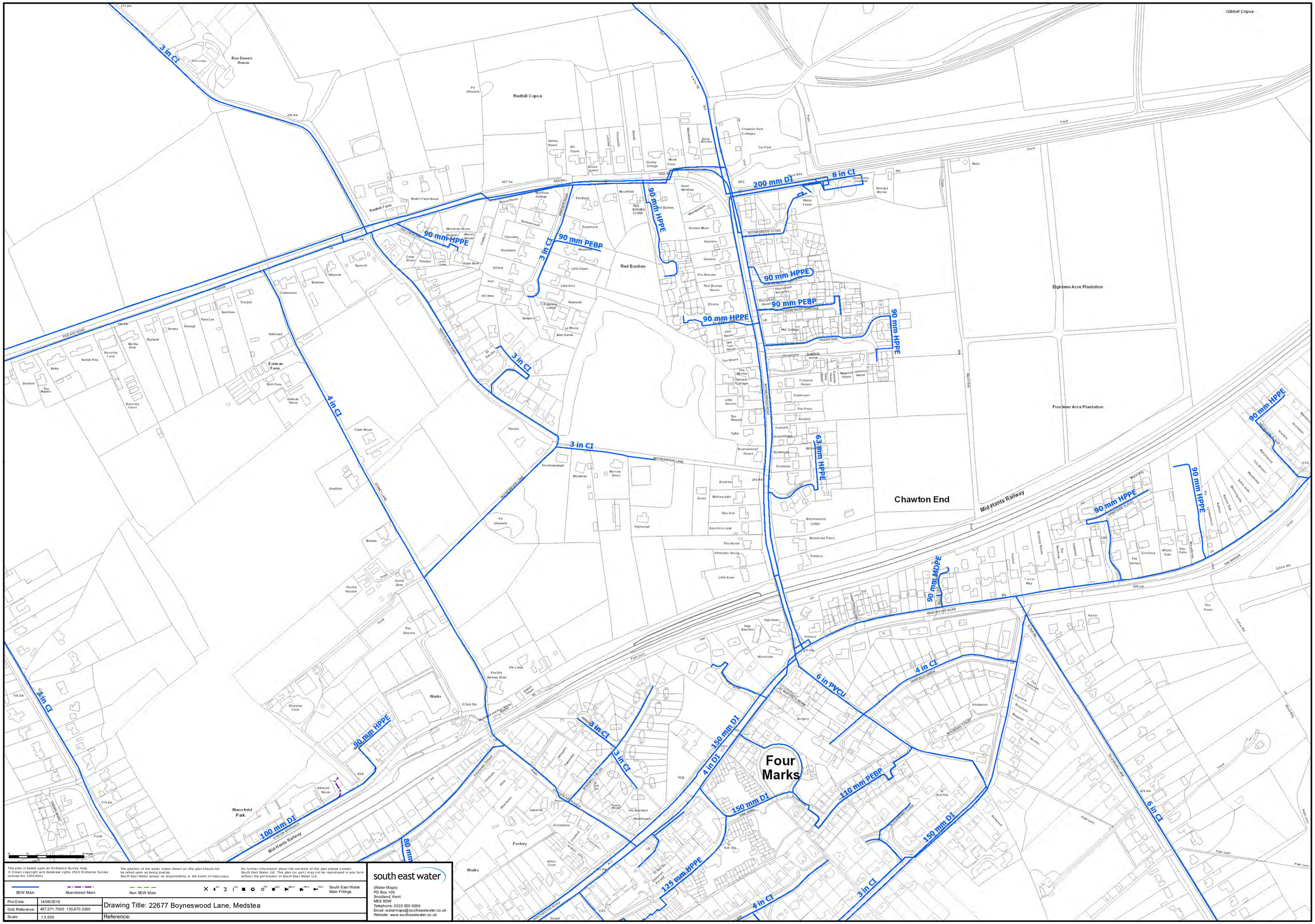
Notes:

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.
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.

Appendix 4

South East Water's Water Main Asset Plan



This plan is based upon an Ordnance Survey map. © Crown copyright and database rights 2015 Ordnance Survey License No. 100018341.

The position of the water mains shown on this plan should not be relied upon as being precise. South East Water accept no responsibility in the event of inaccuracy.

For further information about the contents of this plan please contact South East Water Ltd. This plan (or part) may not be reproduced in any form without the permission of South East Water Ltd.

SEW Main | Abandoned Main | Non SEW Main | South East Water Main Fittings

Plot Date:	14/06/2016
Grid Reference:	467,071.7000 135,670.2000
Scale:	1:3,000

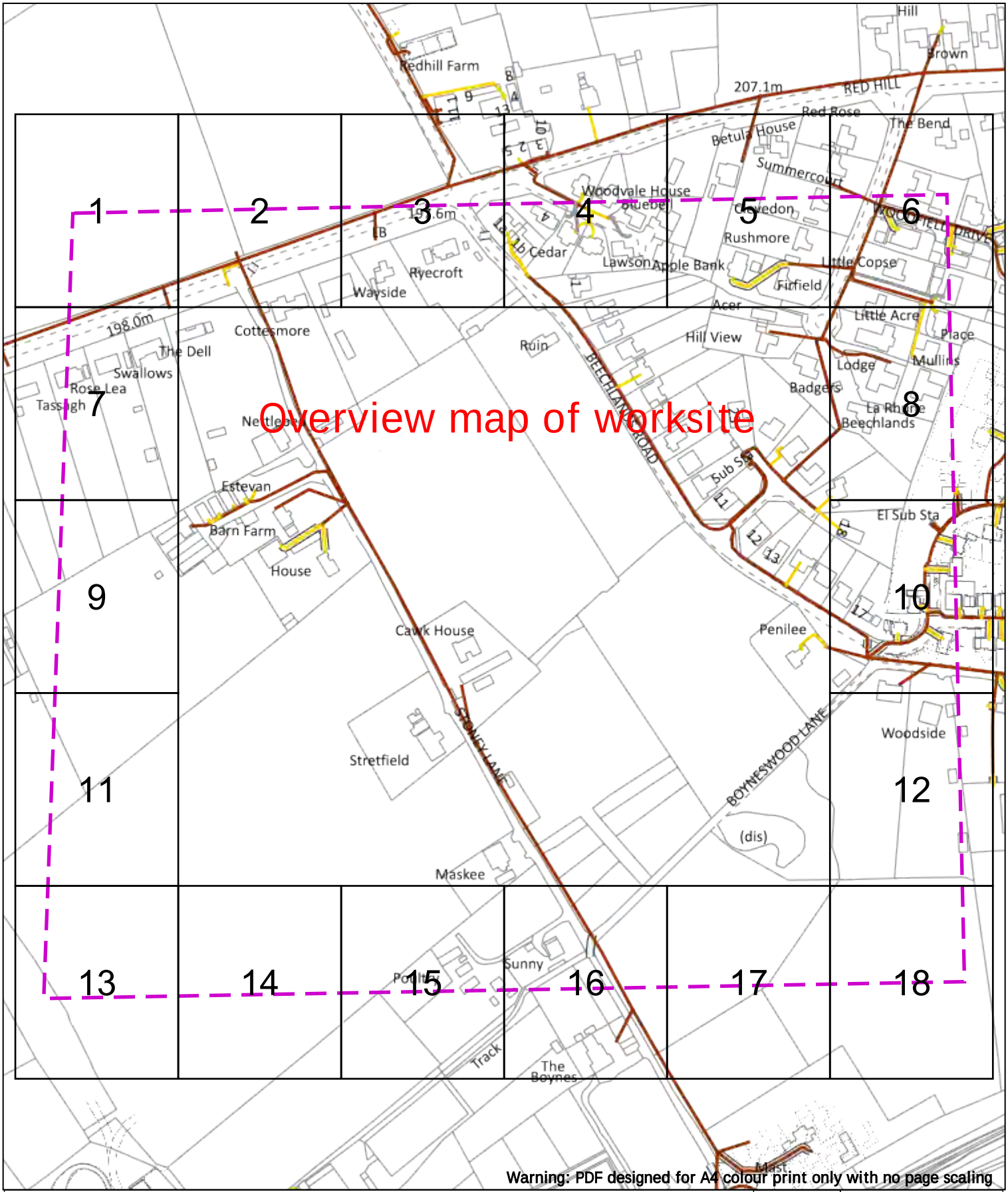
Drawing Title: 22677 Boyneswood Lane, Medstea

Reference:

south east water
(Water Maps)
PO Box 105
Snodland, Kent
ME6 9DW
Telephone: 0333 000 0059
Email: watermaps@southeastwater.co.uk
Website: www.southeastwater.co.uk

Appendix 5

Scottish and Southern Electricity Networks Asset Plan



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

Dig Sites Area: Line:

Date Requested: 23/04/2024
Job Reference: 33157946
Site Location: 466978 135980
Requested by: Mr Stuart Magowan

Your Scheme/Reference: 23066 Beechlands Road

Scale: 1:3075 (When plotted at A4)

Voltages (V)

LV (Low Voltage) and Services	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable
LV Mains
2-3.3kV
6.6kV
11kV
22kV
33kV
66kV
132kV
275kV
400kV
Fibre Optic
Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location
Pole, Existing Location - Single
Pole, Existing Location - HF
Duct Route
Cross Section Route

WARNING

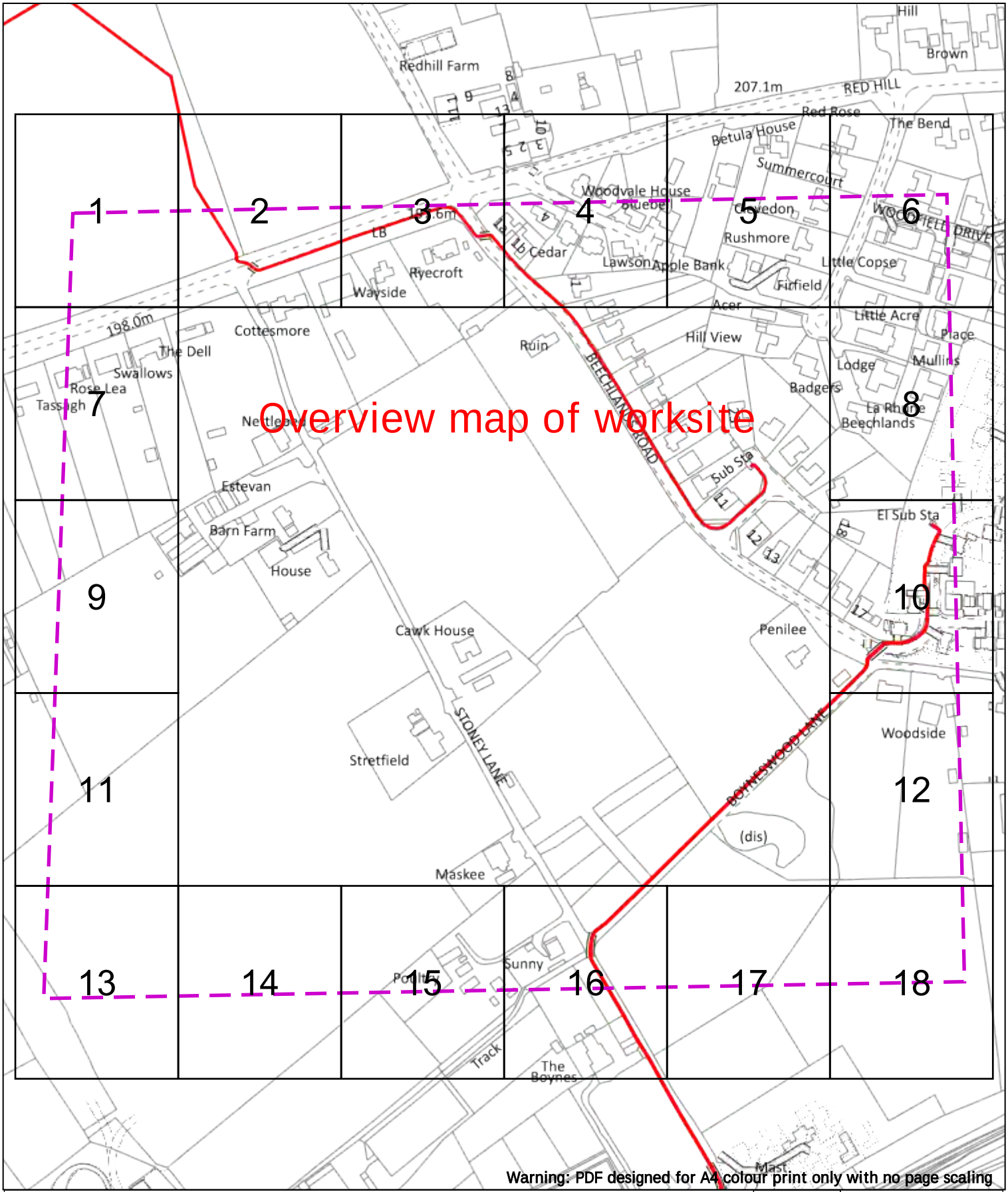
There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.
WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Scottish & Southern Electricity Networks

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations, please contact:
General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
01256 337 294



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Legend

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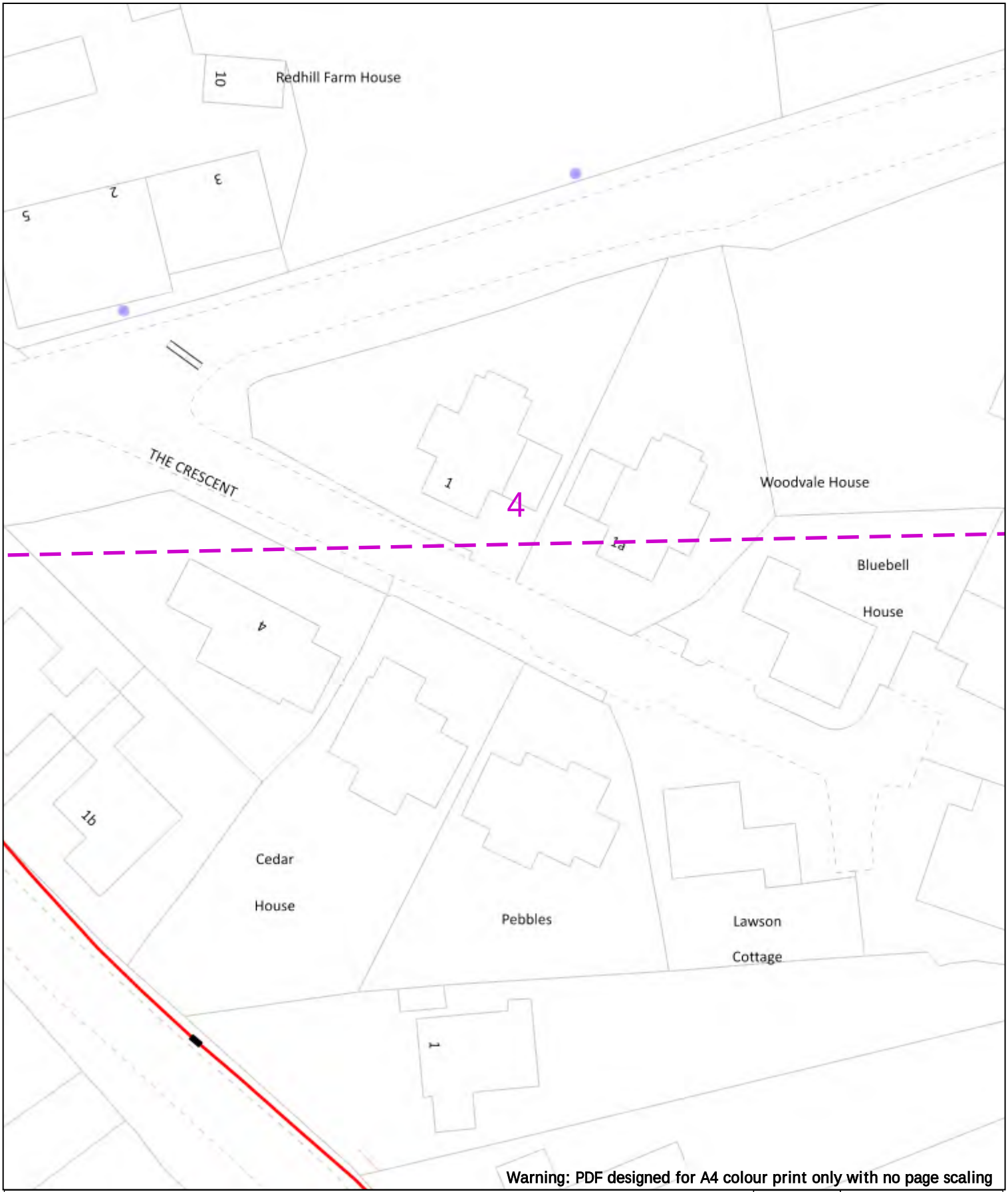

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0 20m Dig Sites Area: Line:

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Job Reference: 33157946
Site Location: 466978 135980
Requested by: Mr Stuart Magowan

Your Scheme/Reference: 23066 Beechlands Road

Scale: 1:500 (When plotted at A4)

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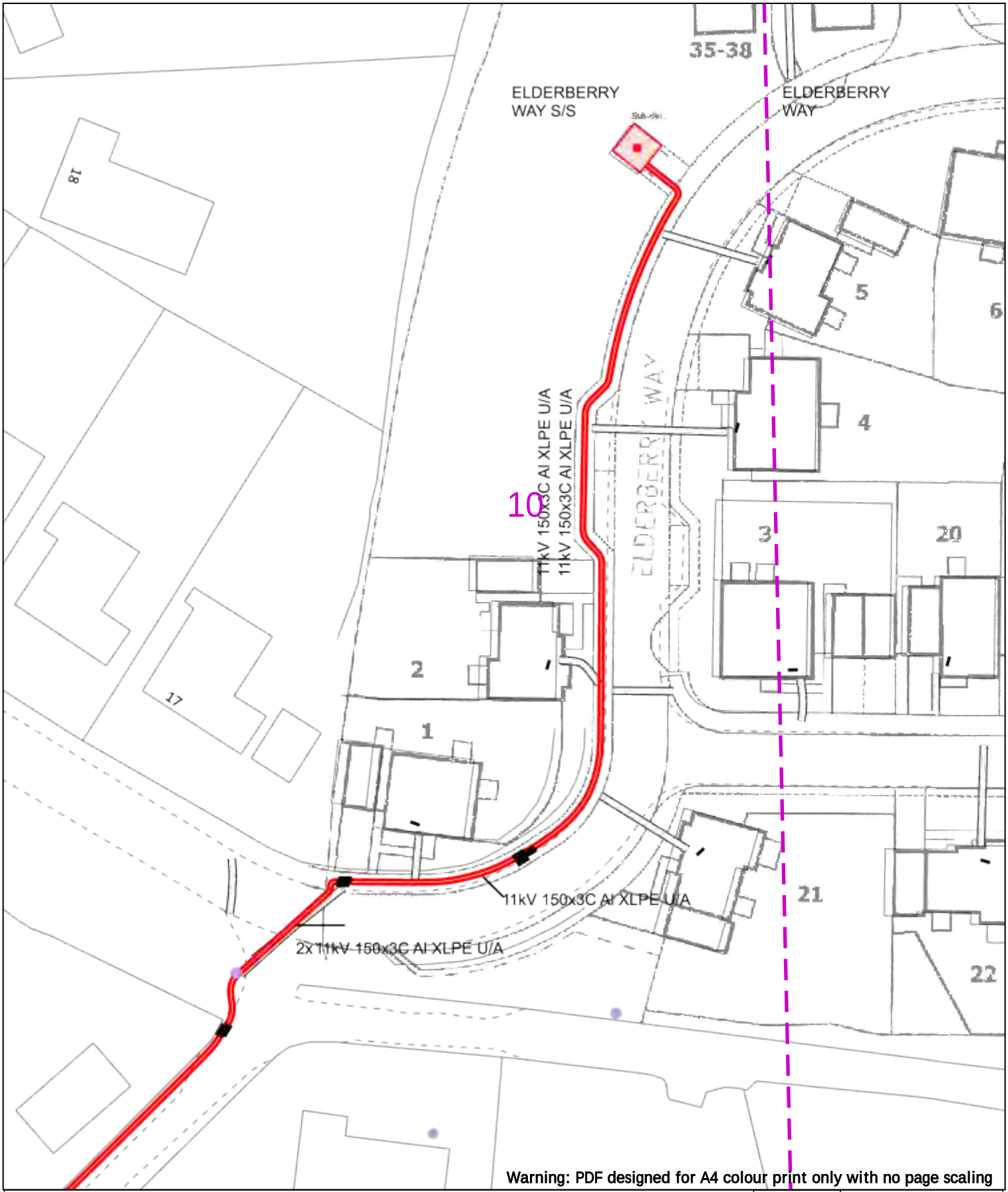

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Job Reference: 33157946
Site Location: 466978 135980
Requested by: Mr Stuart Magowan

Your Scheme/Reference: 23066 Beechlands Road

Scale: 1:500 (When plotted at A4)

Voltages (V)

LV (Low Voltage) and Services	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable
LV Mains
2-3.3kV
6.6kV
11kV
22kV
33kV
66kV
132kV
275kV
400kV
Fibre Optic
Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location
Pole, Existing Location - Single
Pole, Existing Location - HV
Duct Route
Cross Section Route

WARNING

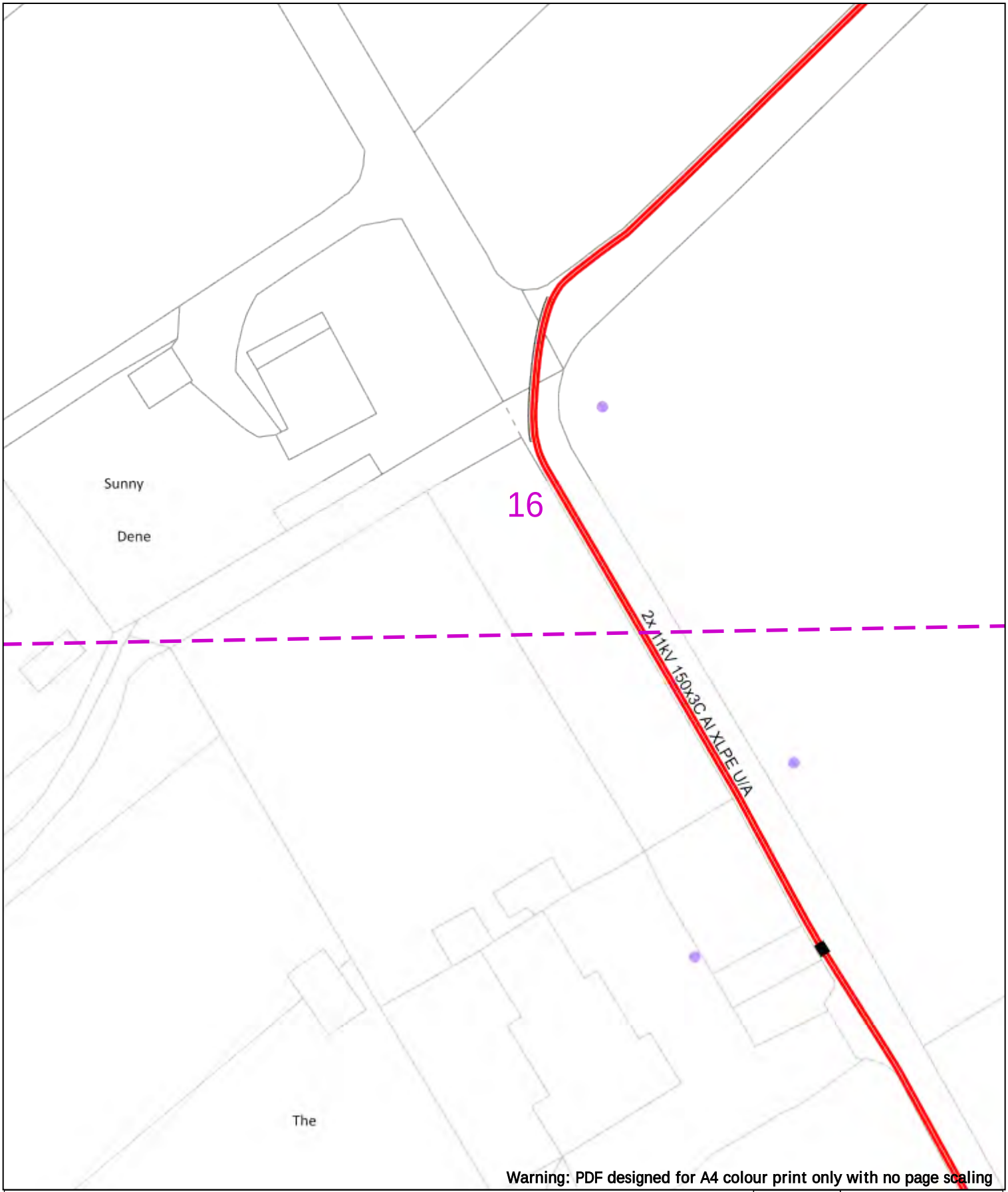
There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.
WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Scottish & Southern Electricity Networks

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations, please contact:
General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
01256 337 294



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

0 20m Dig Sites Area: Line:

Date Requested: 23/04/2024
Job Reference: 33157946
Site Location: 466978 135980
Requested by: Mr Stuart Magowan

Your Scheme/Reference: 23066 Beechlands Road

Scale: 1:500 (When plotted at A4)

Voltages (V)

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HV (High Voltage)	Over 1,000V to 11,000V
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	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
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Legend

Service Cable
LV Mains
2-3.3kV
6.6kV
11kV
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33kV
66kV
132kV
275kV
400kV
Fibre Optic
Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location
Pole, Existing Location - Single
Pole, Existing Location - H
Duct Route
Cross Section Route

WARNING

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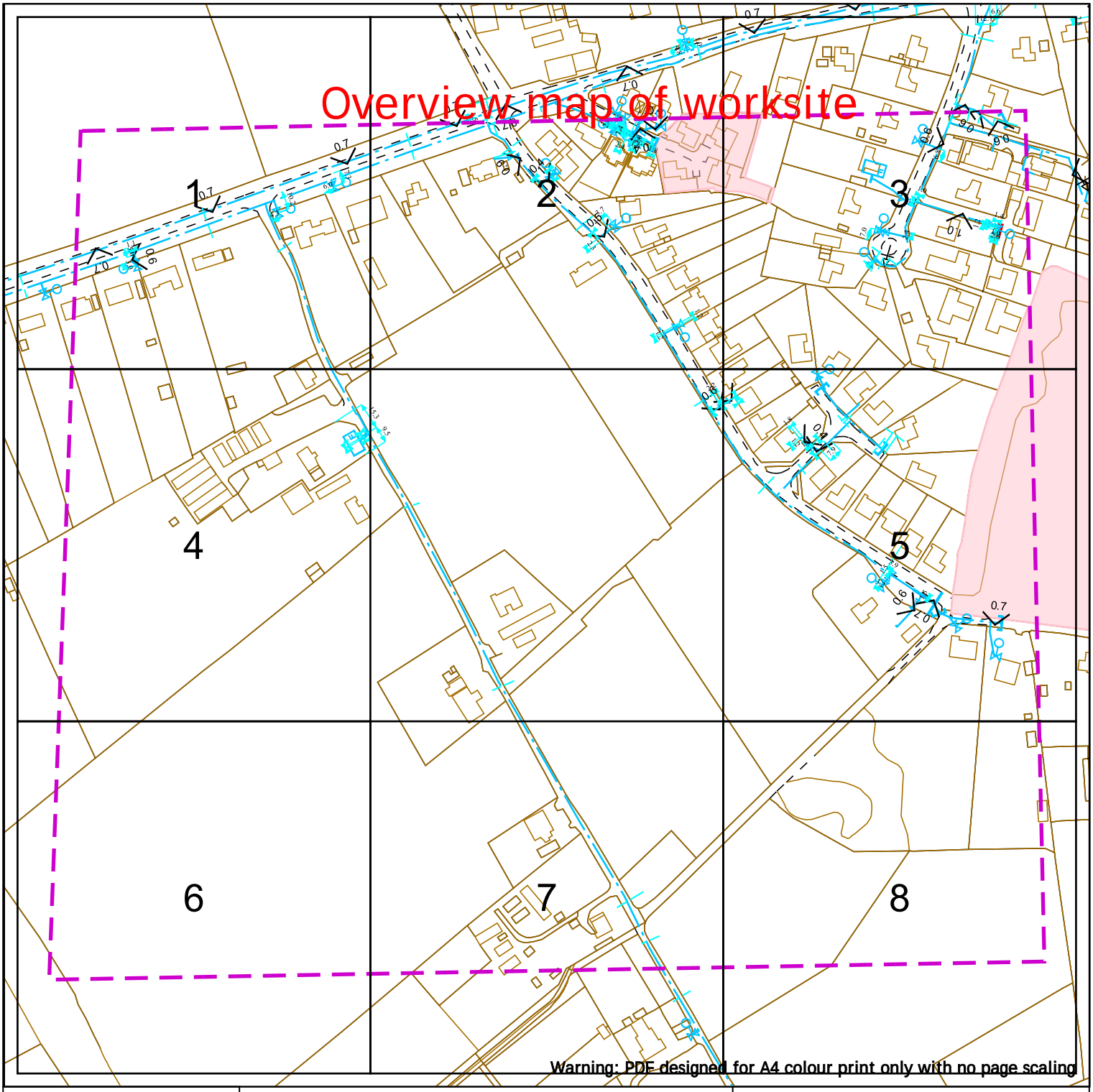
01256 337 294

Appendix 6

Scotia Gas Networks Asset Plan

Overview map of worksite



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Contact Us
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0800 912 1722
Email:
plantlocation@sgn.co.uk

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
Some Examples Of Plant Items
Valve
Syphon
Depth of Cover
Digsite:
Line:
Area:
LAs
GTs
SSSIs
Diameter Change
Material Change

N
W
E
S

This information is given as a guide only and its accuracy cannot be guaranteed.

Linesearch before dig

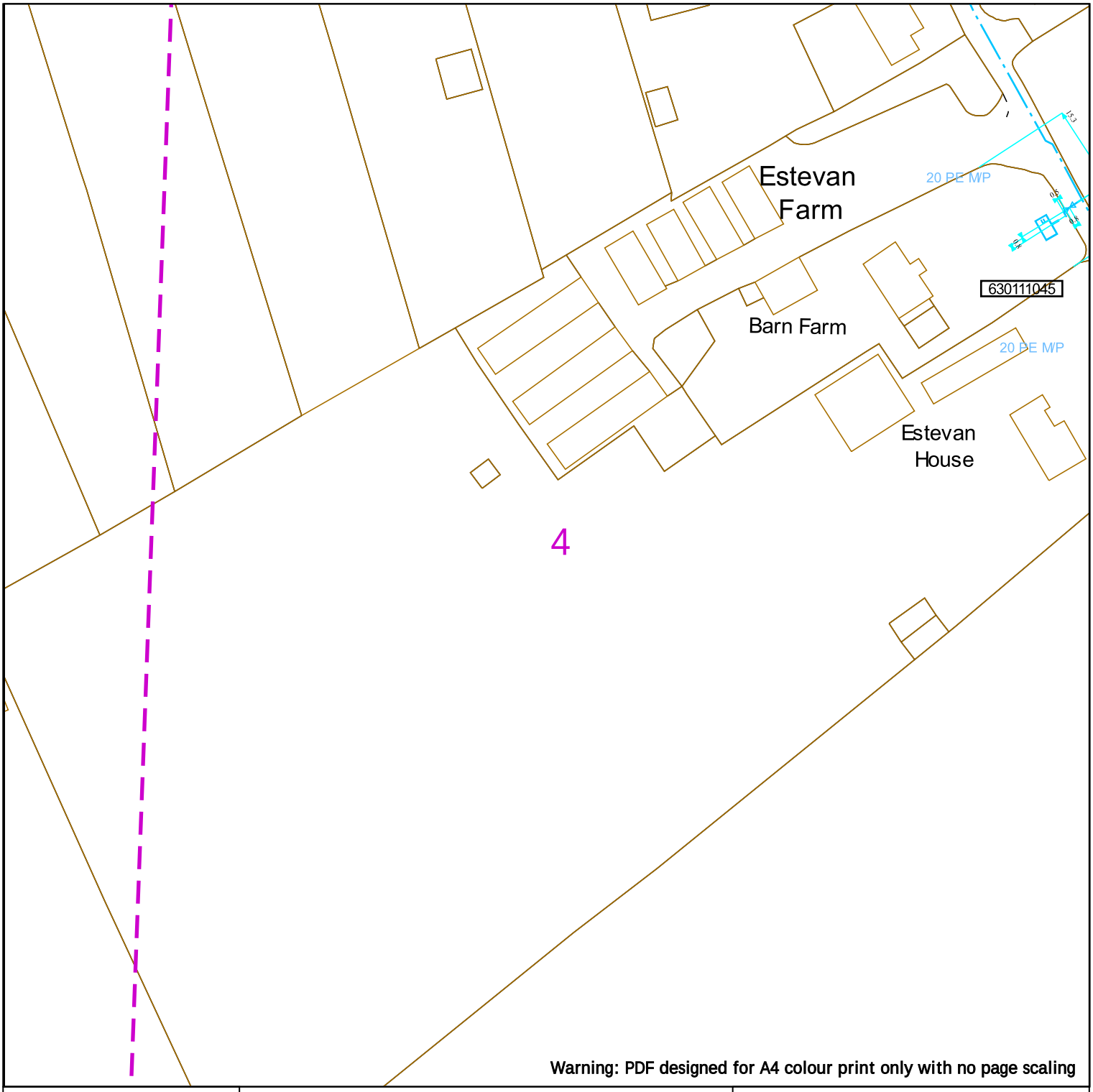
Date Requested: 19/04/2024
Job Reference: 33157946
Site Location: 466978 135980
Requested by: Mr Stuart Magowan

Your Scheme/Reference: 23066 Beechlands Road

Scale: 1:3075 (When plotted at A4)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999



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Email:
plantlocation@sgn.co.uk

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
Some Examples Of Plant Items
Valve ⋈ Syphon ⬭ Depth of Cover ﹀ Diameter Change ⟊ Material Change |

Digsite:
Line: Area:
LAs
GTs SSSIs

N W E S

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Linesearch before dig

Date Requested: 19/04/2024
Job Reference: 33157946
Site Location: 466978 135980
Requested by: Mr Stuart Magowan

Your Scheme/Reference: 23066 Beechlands Road

Scale: 1:1000 (When plotted at A4)

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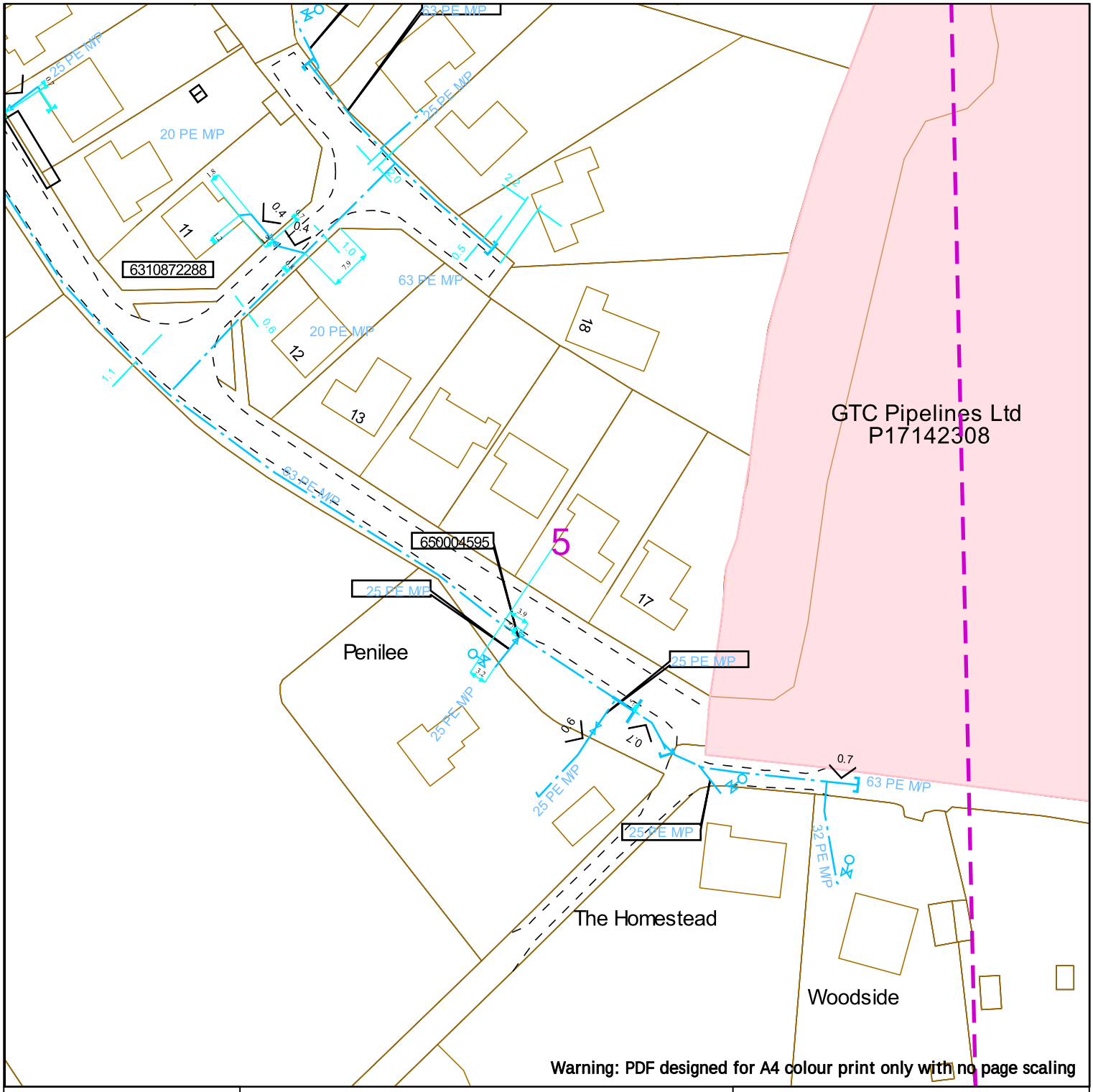

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Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
Some Examples Of Plant Items
Valve | Syphon | Depth of Cover | Diameter Change | Material Change

Digsite:
Line: | Area:
LAs
GTs | SSSIs

N W E S

This information is given as a guide only and its accuracy cannot be guaranteed.

Linesearch before dig

Date Requested: 19/04/2024
Job Reference: 33157946
Site Location: 466978 135980
Requested by: Mr Stuart Magowan

Your Scheme/Reference: 23066 Beechlands Road

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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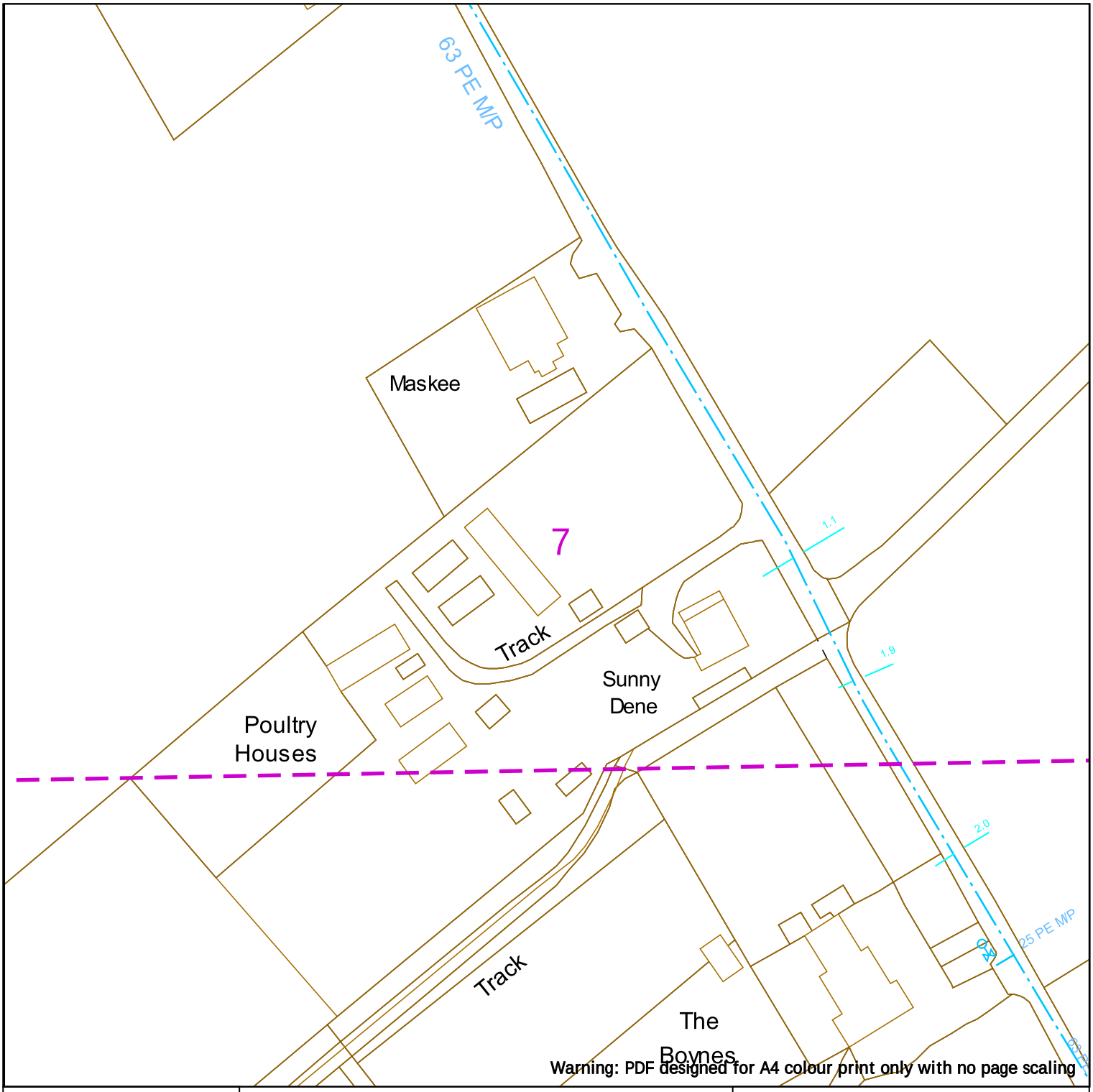
Scale: 1:1000 (When plotted at A4)



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SSSIs
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Material Change

N
W
E
S

This information is given as a guide only and its accuracy cannot be guaranteed.

Linesearch before Udig

Date Requested: 19/04/2024
Job Reference: 33157946
Site Location: 466978 135980
Requested by: Mr Stuart Magowan

Your Scheme/Reference: 23066
Beechlands Road

Scale: 1:1000 (When plotted at A4)

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Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Appendix 7

BT Openreach Asset Plan

Maps on Demand 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 newar 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 nnhc@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
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

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

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

BT Ref : CEN16180T
Map Reference : (centre) SU6685235845
Easting/Northing : (centre) 466852,135845
Scale : 1:500
Issued : 24/04/2024 16:18:22

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

Appendix 8

Combined Services Layout Plan

Existing Services Key:

- Existing Foul Sewer
- Existing Storm Sewer
- Existing Water Main
- Existing Gas
- Existing HV Electricity
- Existing LV Electricity
- Existing BT (Underground)
- Existing BT (Overhead)
- Existing Virgin

971A
CL209.87
IL208.47

961A
CL209.2
IL207.77

751B
CL204.47
IL n/a

-10m 0 10 20 30 40 50m

TITLE
Combined Existing Services Plan

SCALE	PROJECT. No.
1:2000 @ A3	23066
REPORT TYPE	DRG. No.
US	04 -