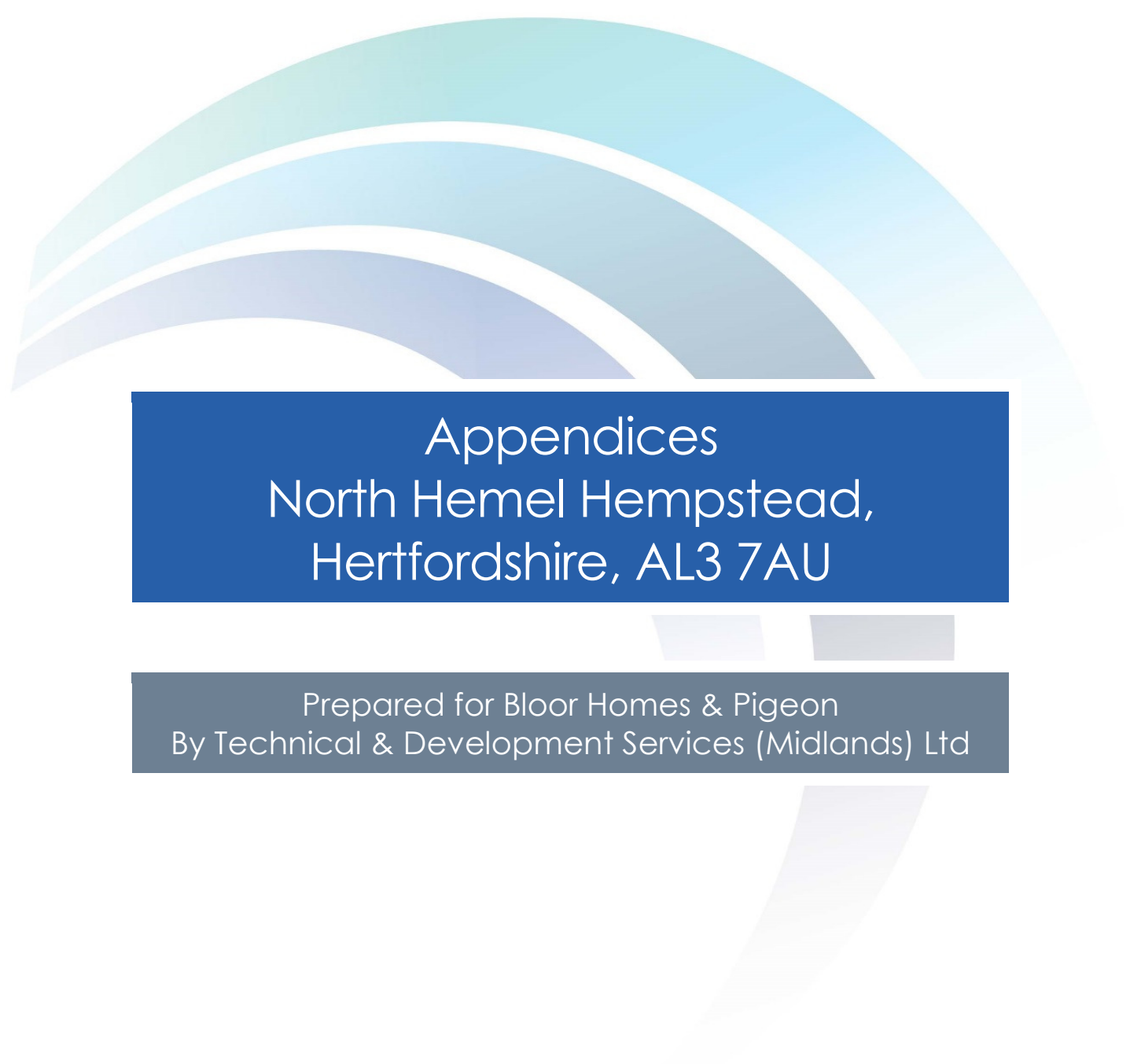




Appendices

North Hemel Hempstead, Hertfordshire, AL3 7AU

Prepared for Bloor Homes & Pigeon
By Technical & Development Services (Midlands) Ltd

Project Information

Title	Appendices
Site Location	North Hemel Hempstead, Hertfordshire, AL3 7AU
Client	Prepared for Bloor Homes & Pigeon
TDS Project Number	BLOORM027
Document Ref	Appendices 04.12.2025 To be read in conjunction with BLOORM027 Utilities Planning Statement 04.12.2025
Prepared by	Technical & Development Services (Midlands) Ltd Rushden Hall Hall Avenue Rushden Northamptonshire NN10 9NG
Document File path	M:\TDS Midlands Utilities\TDSU Clients\Bloor Homes South Midlands\BLOORM027 - Land East of Hemel Hempstead, Hertfordshire\Report

Issue History

Issue	Date	Author	Author Signature	Approver	Approved Signature
01	18.11.2025	Alexandra Mielusica	<i>Alexandra Mielusica</i>	Neil Revitt	<i>Neil Revitt</i>
02	20.11.2025	Alexandra Mielusica	<i>Alexandra Mielusica</i>	Neil Revitt	<i>Neil Revitt</i>
03	04.12.2025	Alexandra Mielusica	<i>Alexandra Mielusica</i>	Neil Revitt	<i>Neil Revitt</i>

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Appendix 1 – 005_1117_1.5000 Rev Q_Illustrative Framework Masterplan_DRAFT Nov 2025



- Key
- Site Red Line
 - 01 Vehicular and pedestrian access point
 - 02 Bus only access
 - 03 Sustainable drainage system(SuDS)
 - 04 Retained hedgerow planting
 - 05 HGC Green loop - pegasus crossing
 - 06 Active travel: cycle and pedestrian route
 - 07 Three form entry primary school
 - 08 Local Centre (with mobility hub)
 - 09 Care
 - 10 Play area
 - 11 Sport pitches
 - 12 Allotments
 - 13 Community orchard
 - 14 Future access links
 - 15 Changing rooms and car park for SANG and sports provision
 - 16 Extents of proposed highways works along B487
 - High voltage overhead power line
 - Indicative bus stop
- STC (Sustainable Transport Corridor)
- Indicative primary connections
- Existing roads
- PRoW
- Land Uses
- Residential
 - Local Centre & Mixed Use
 - Wider HGC Development Areas
- CLIENT: Bloor Homes / Pigeon
- PROJECT: North Hemel, Hemel Hempstead
- DRAWING: Illustrative Framework Masterplan
- PROJECT NUMBER: 1117
- DRAWING NUMBER: 005-1
- CHECKED BY: MR / SR
- REVISION: Q
- STATUS: Draft
- DATE: 19/11/2025
- SCALE: 1:5000 A3

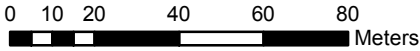
Appendix 2 – Existing Drainage



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 507750,210250

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.

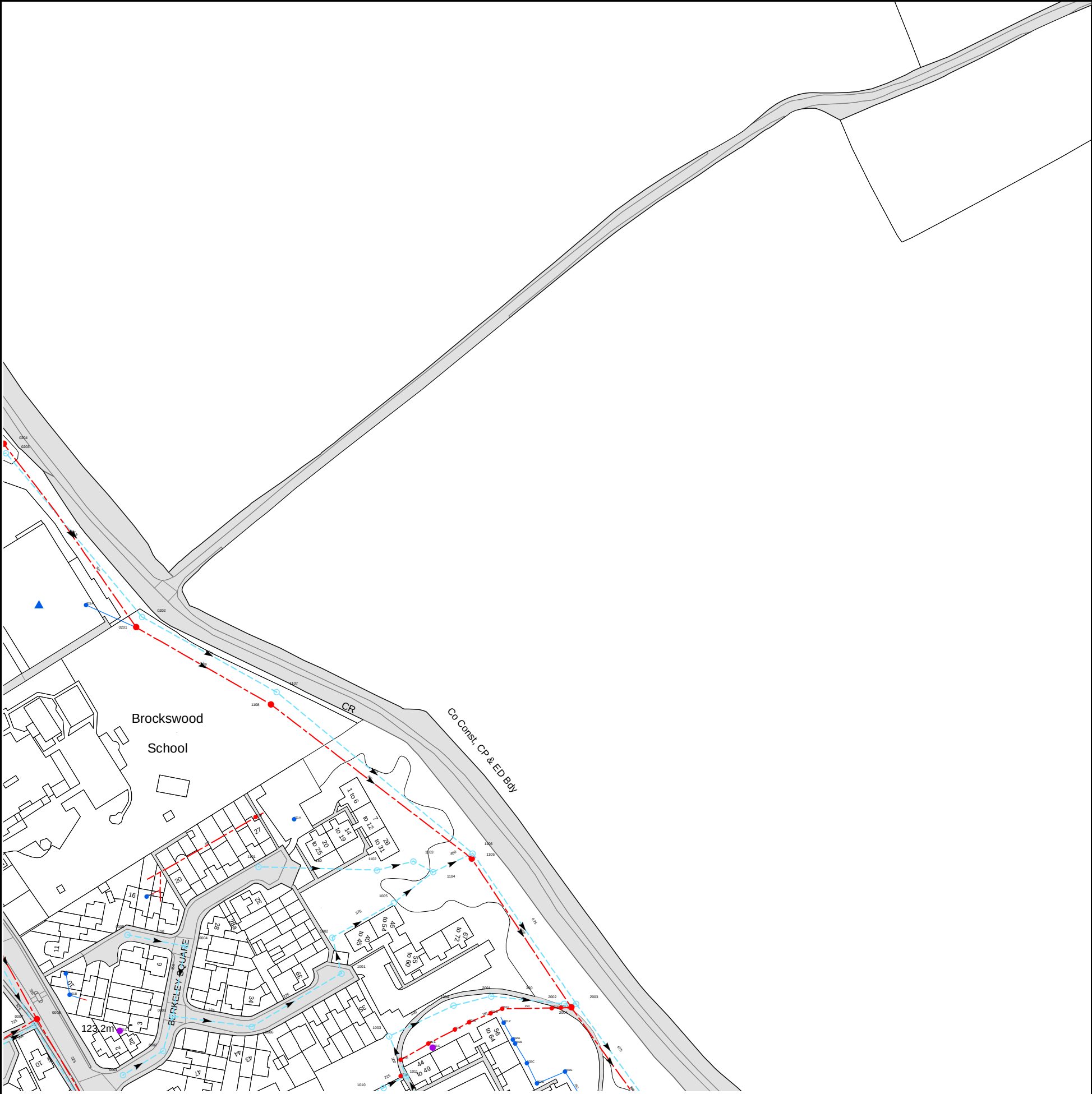
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Scale: 1:1789
Width: 500m
Printed By: NBKumar1
Print Date: 18/09/2025
Map Centre: 508250,209750
Grid Reference: TL0809NW

Comments:



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 508250,210250

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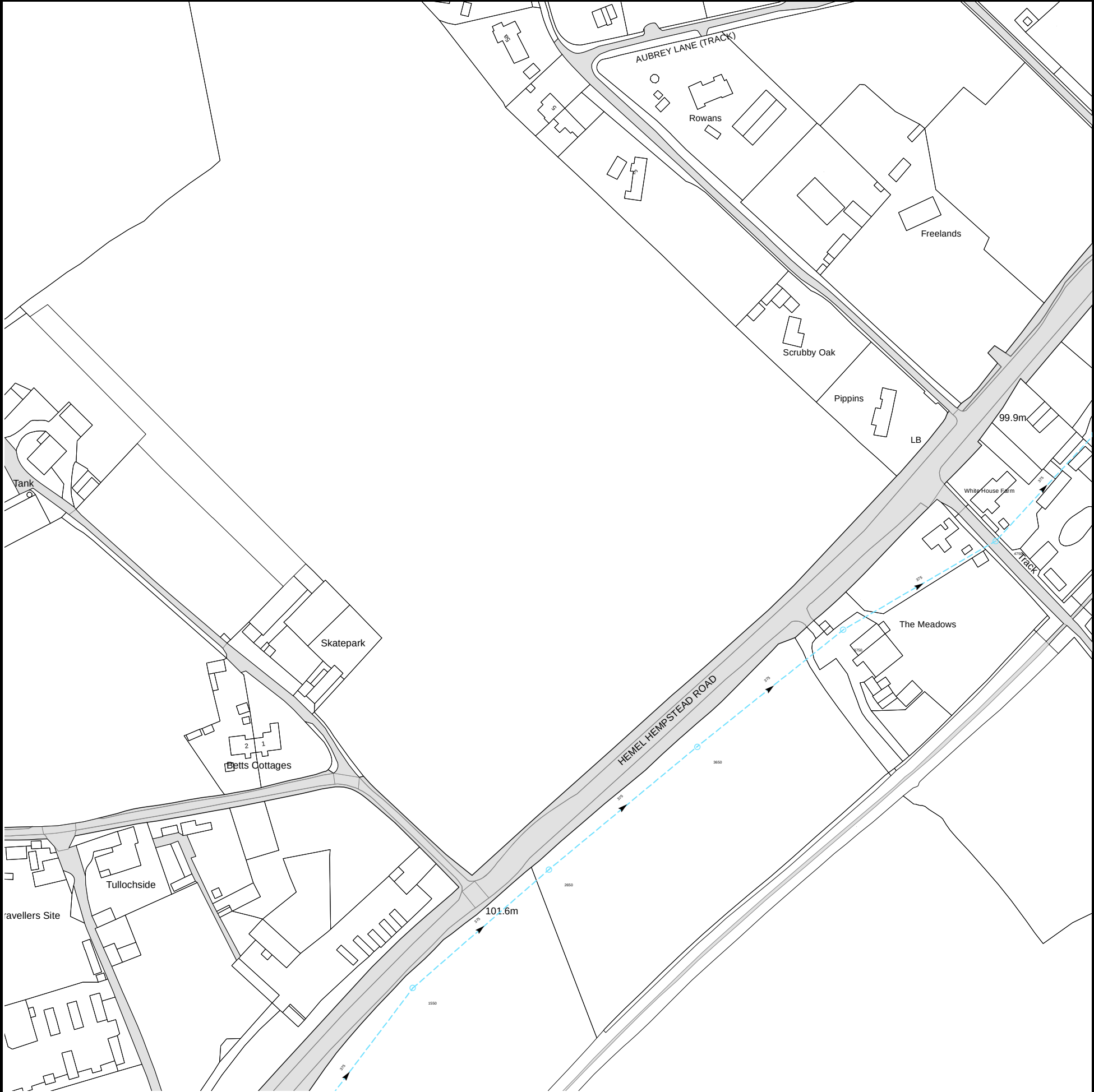
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Asset Location Search - Sewer Key

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

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

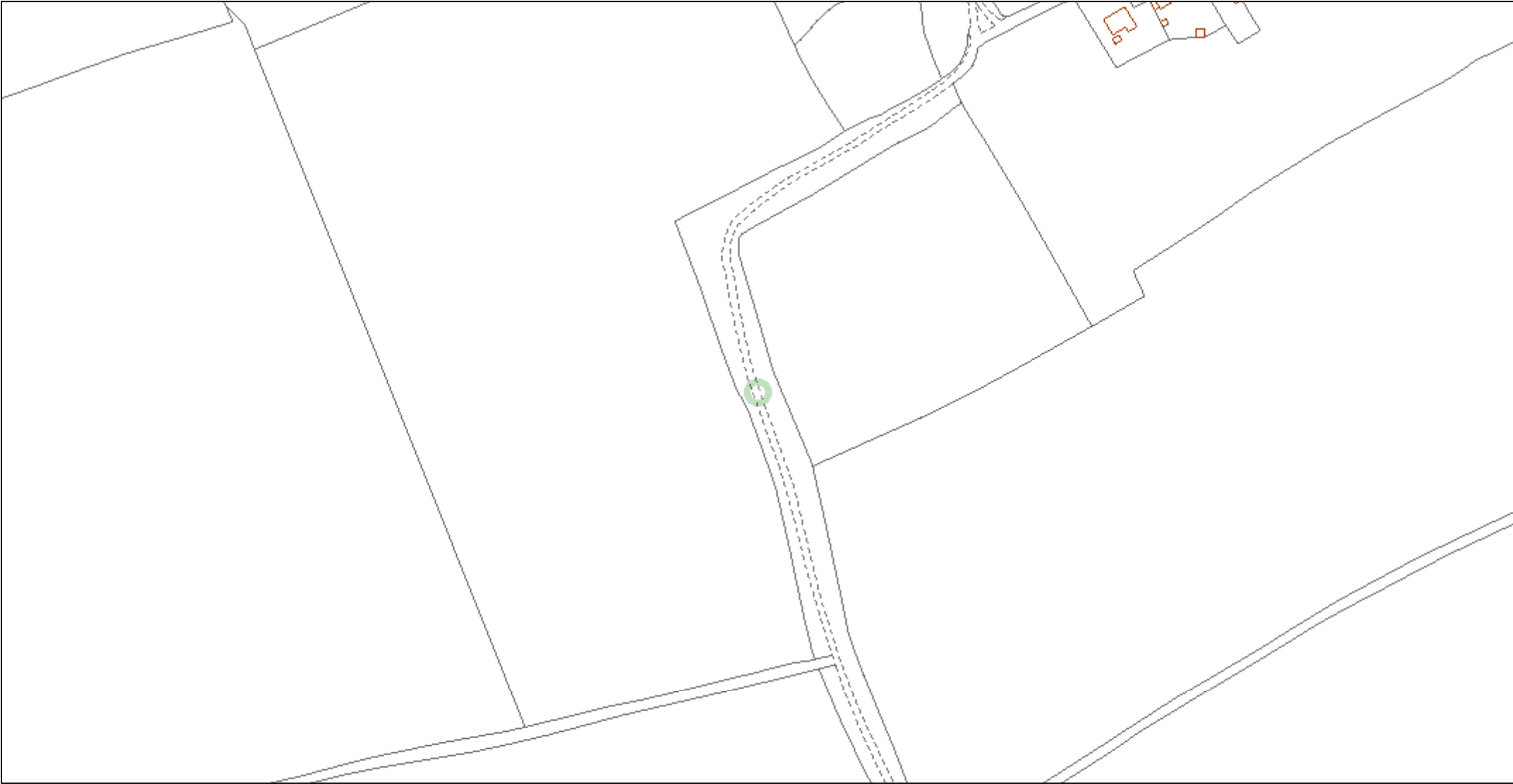
Ducts or Crossings

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

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 3 – Existing Water



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1:2,500

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
	Abandoned Main		Easement
	Asbestos Abandoned Main		Company Boundary
	Adit / Tunnel		
	Cable		
	Searched Location		

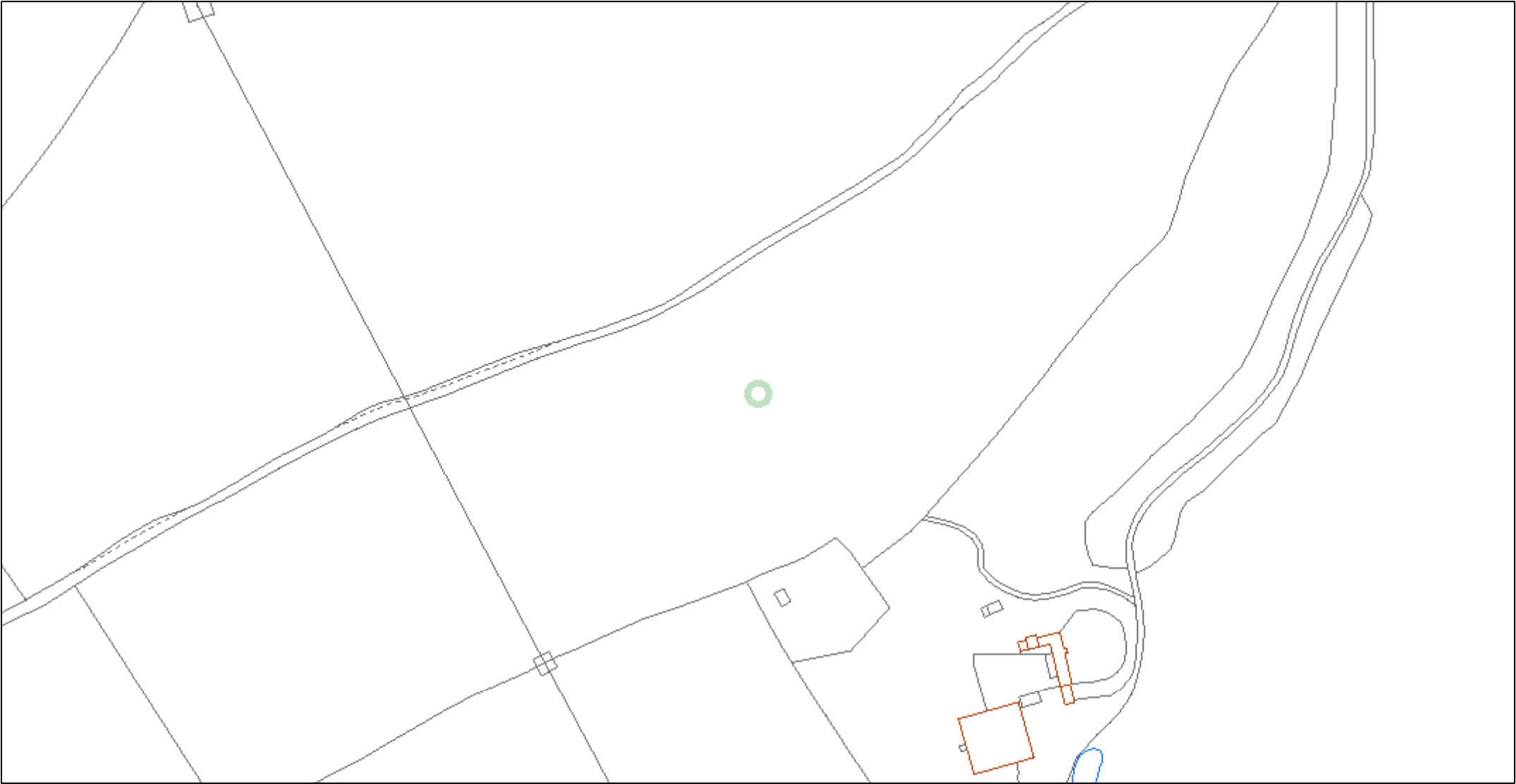


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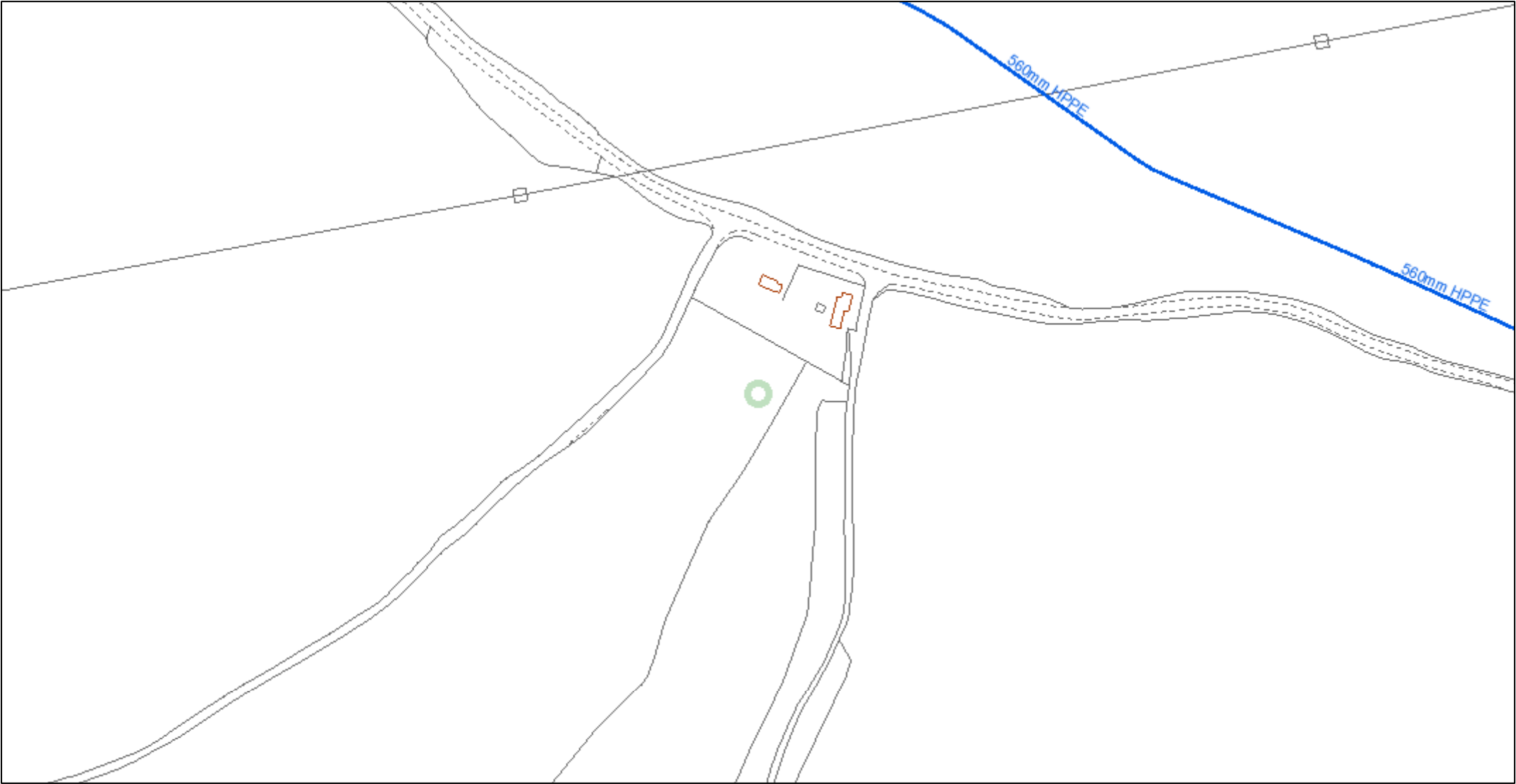


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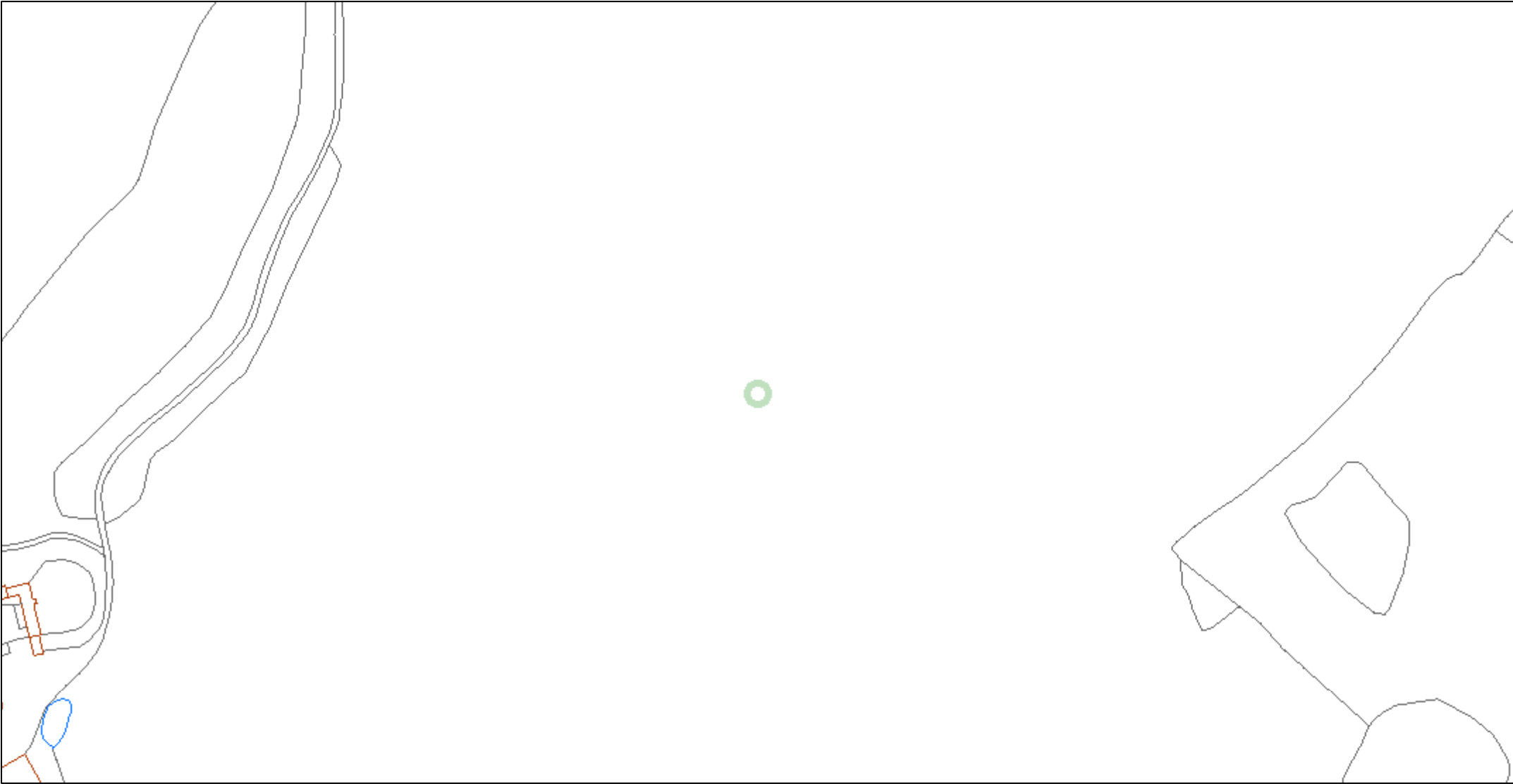


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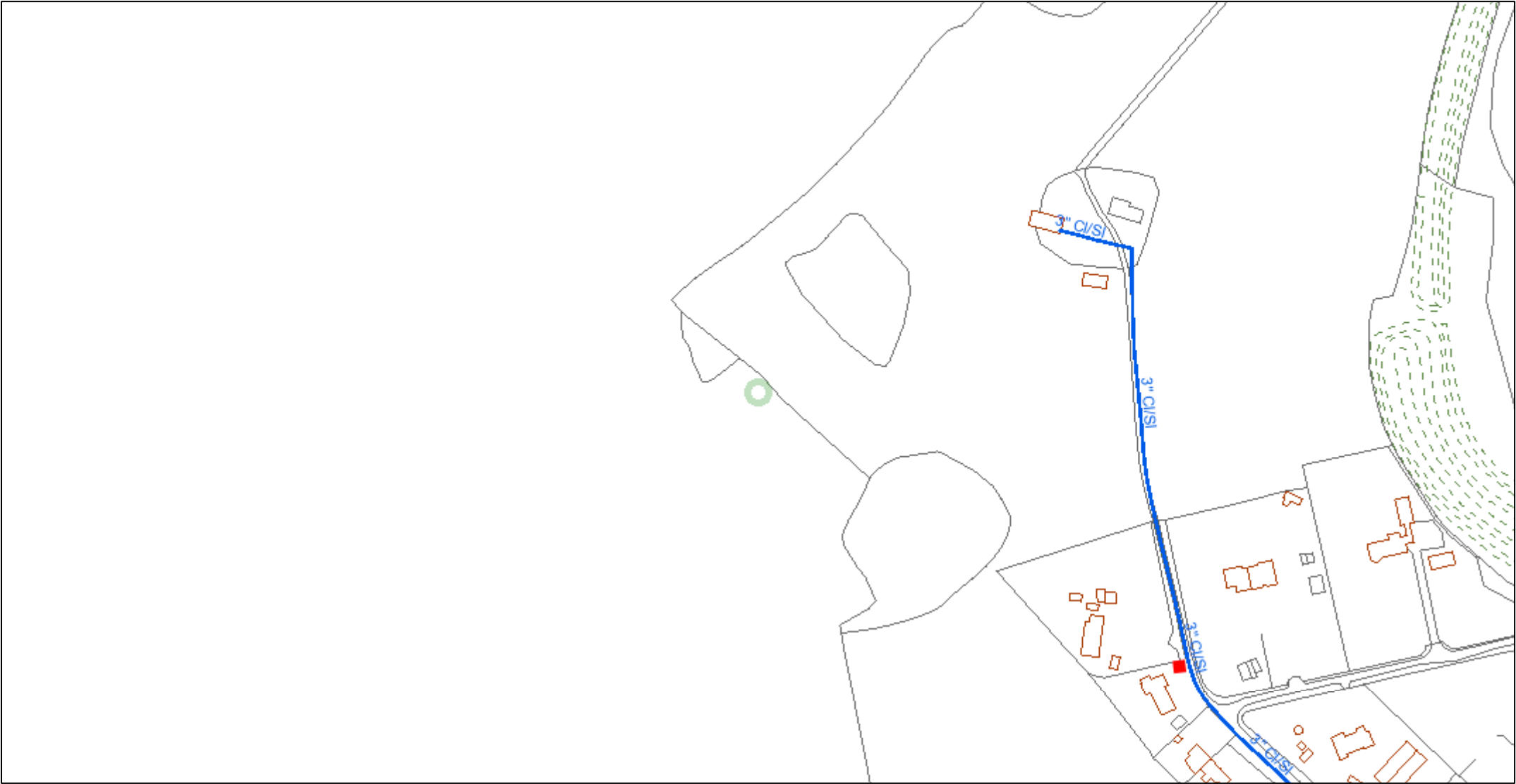


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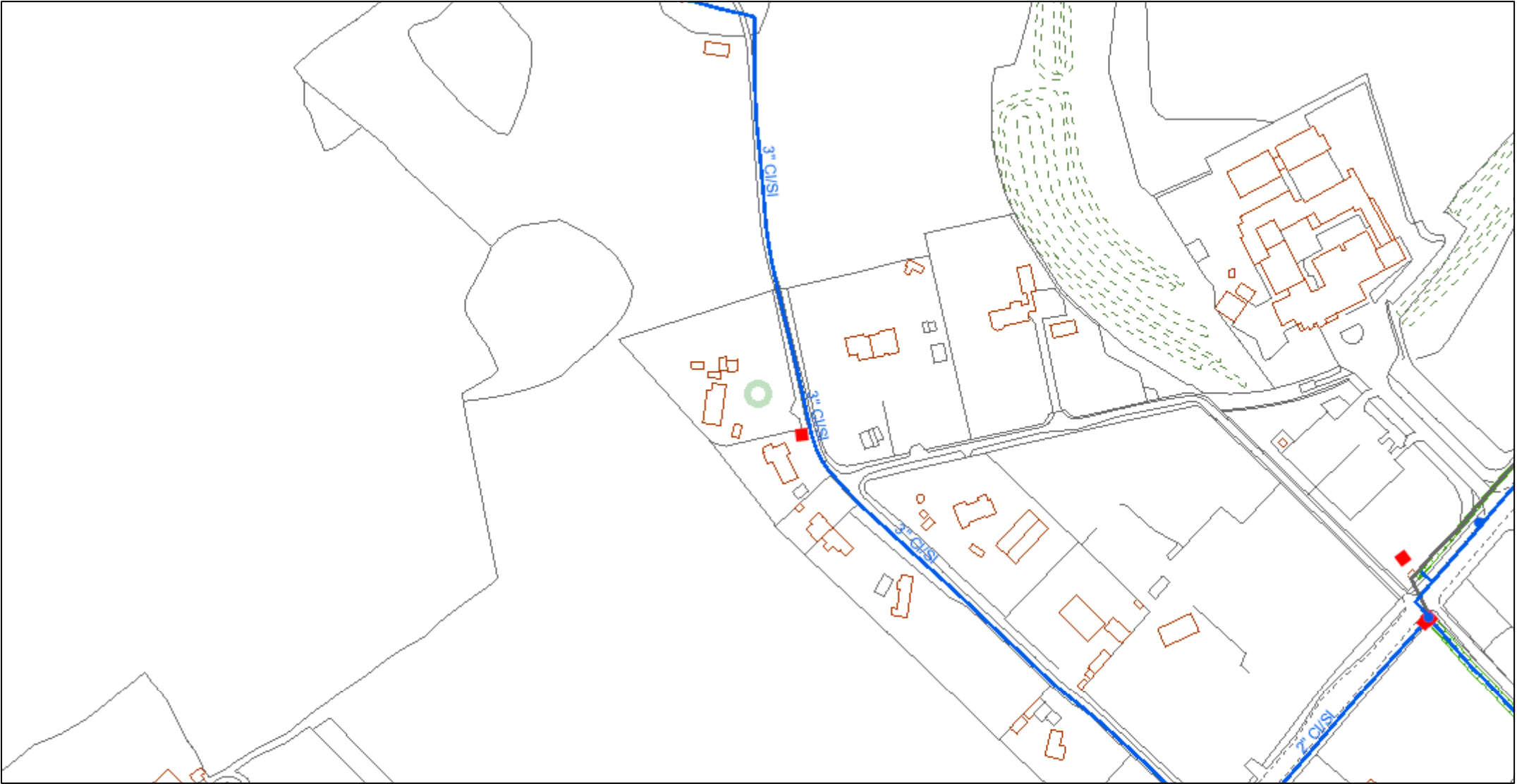


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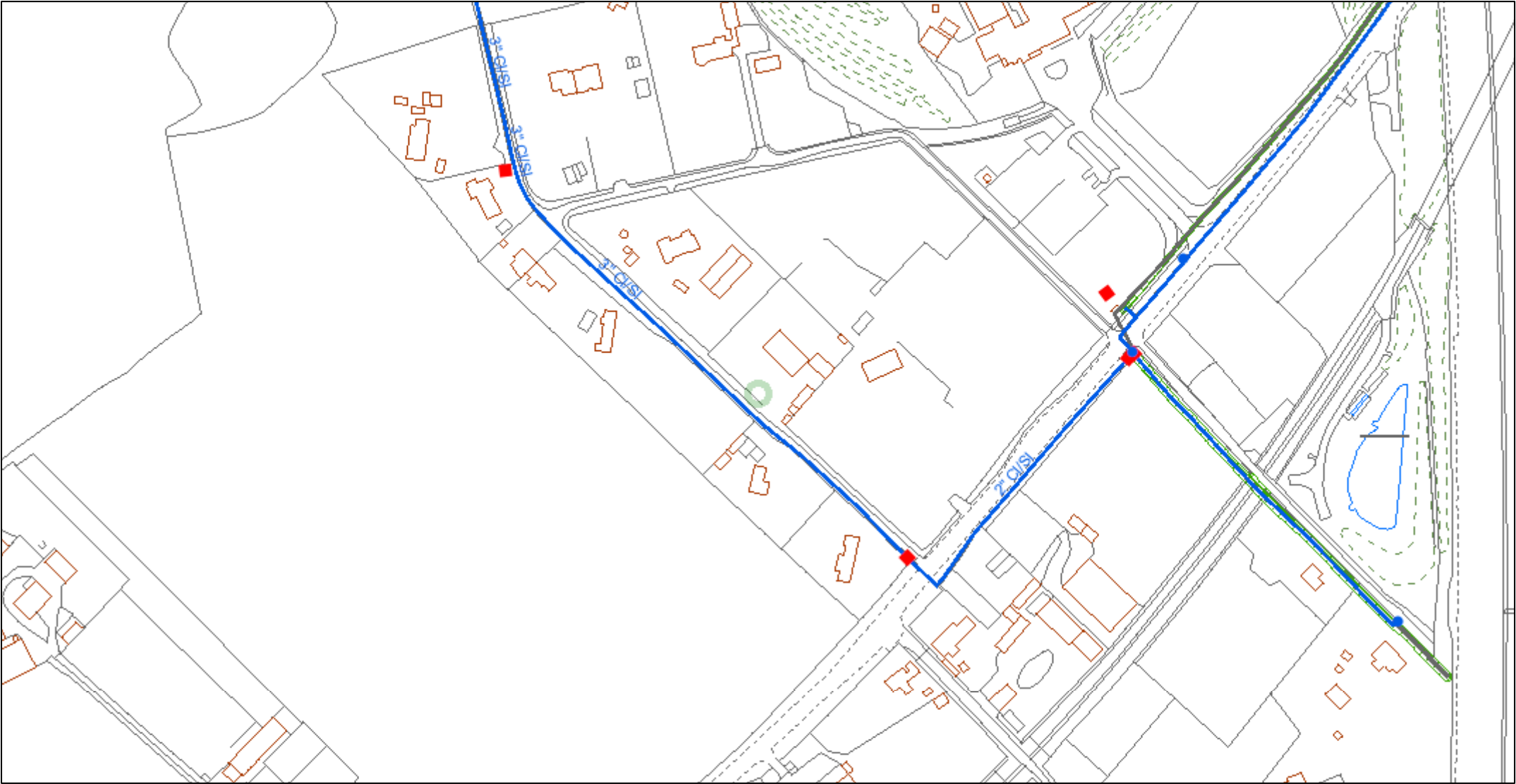


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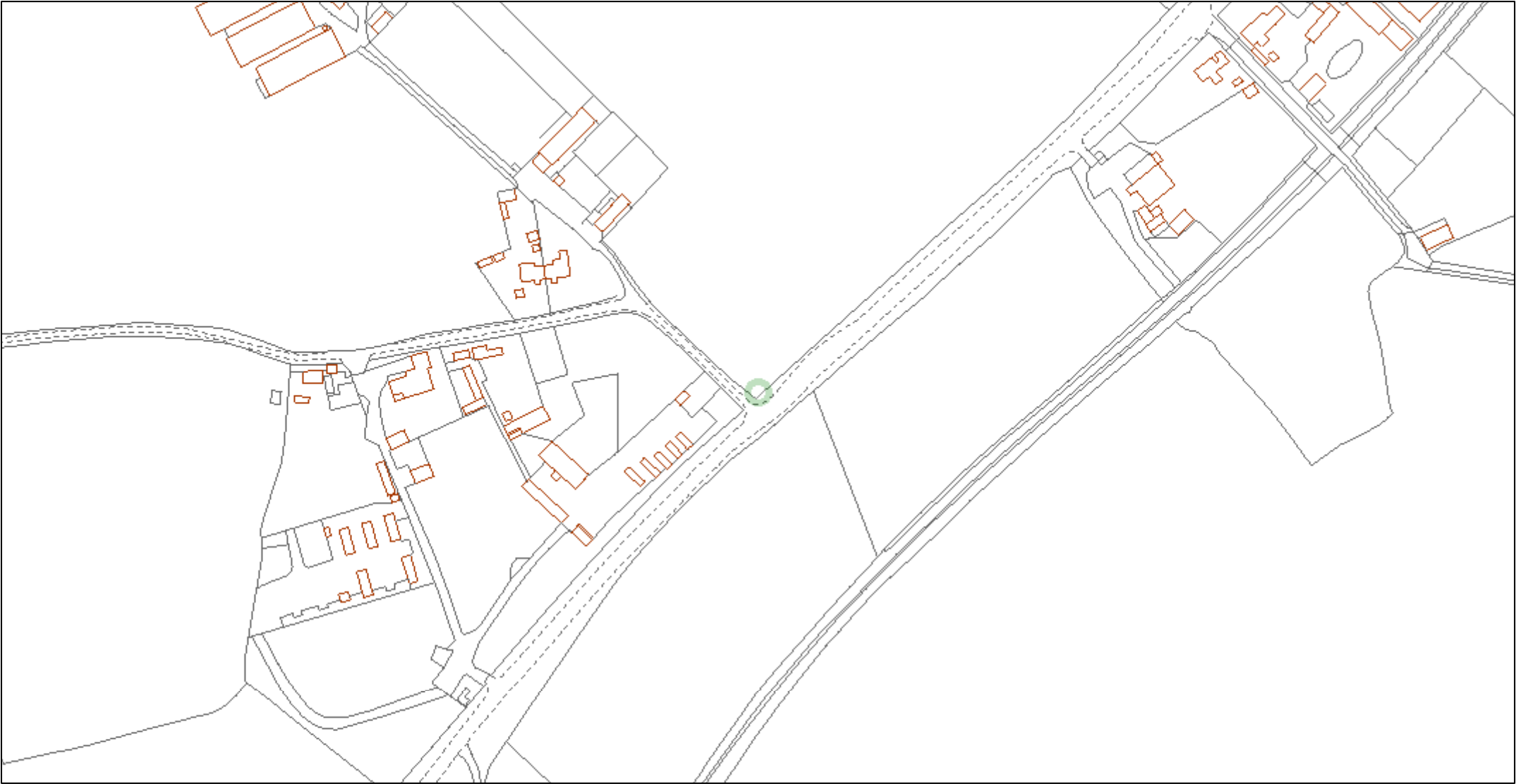


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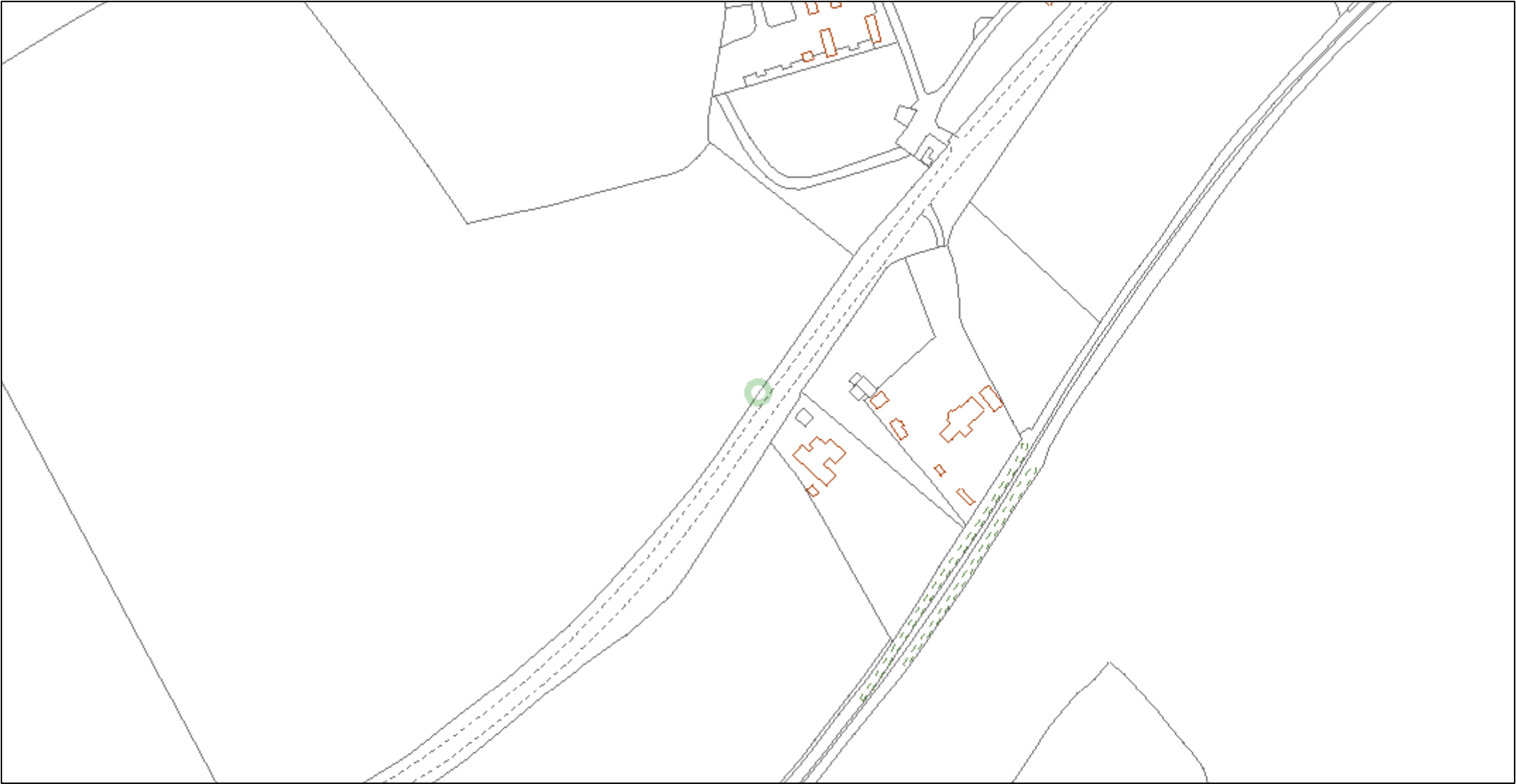


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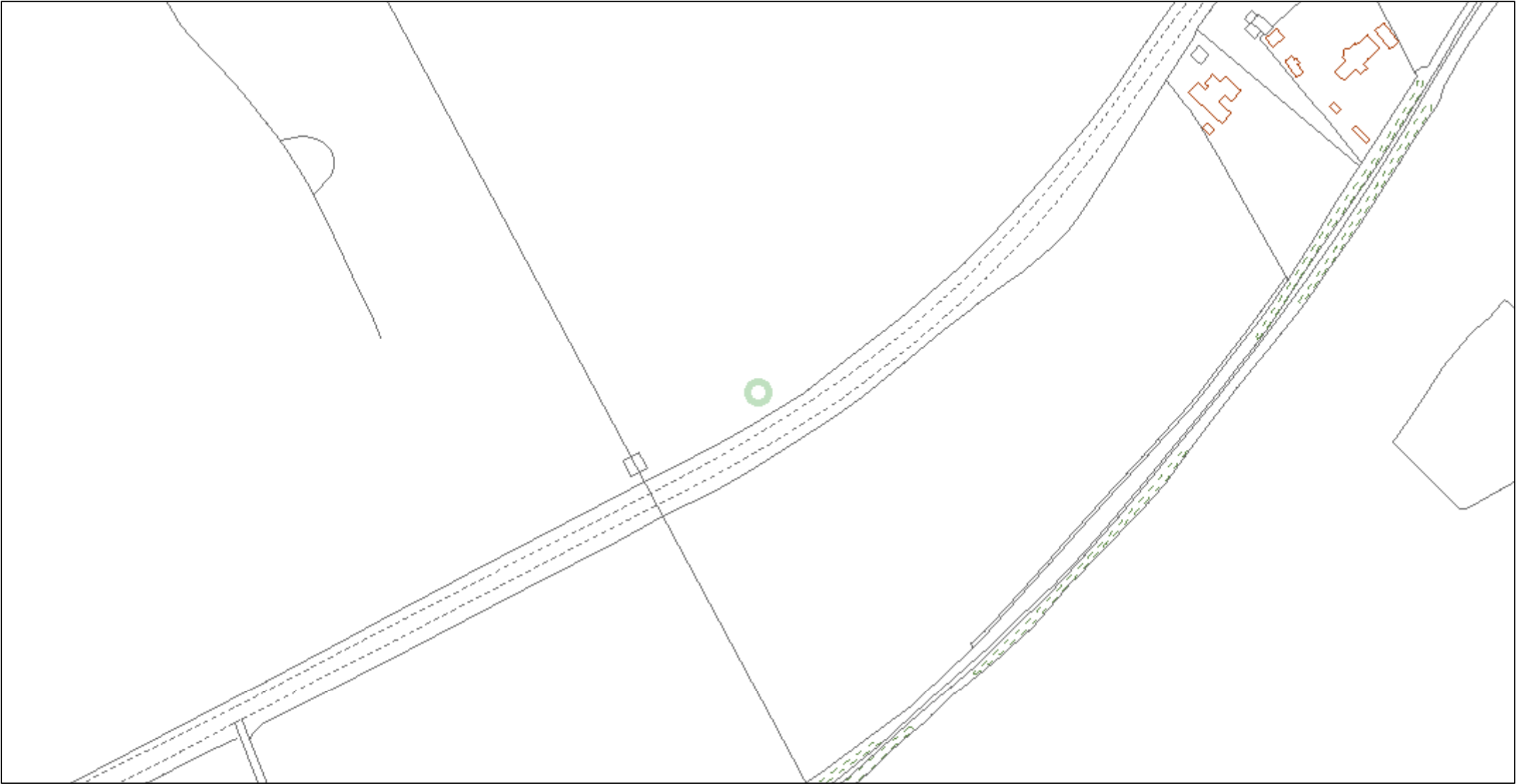


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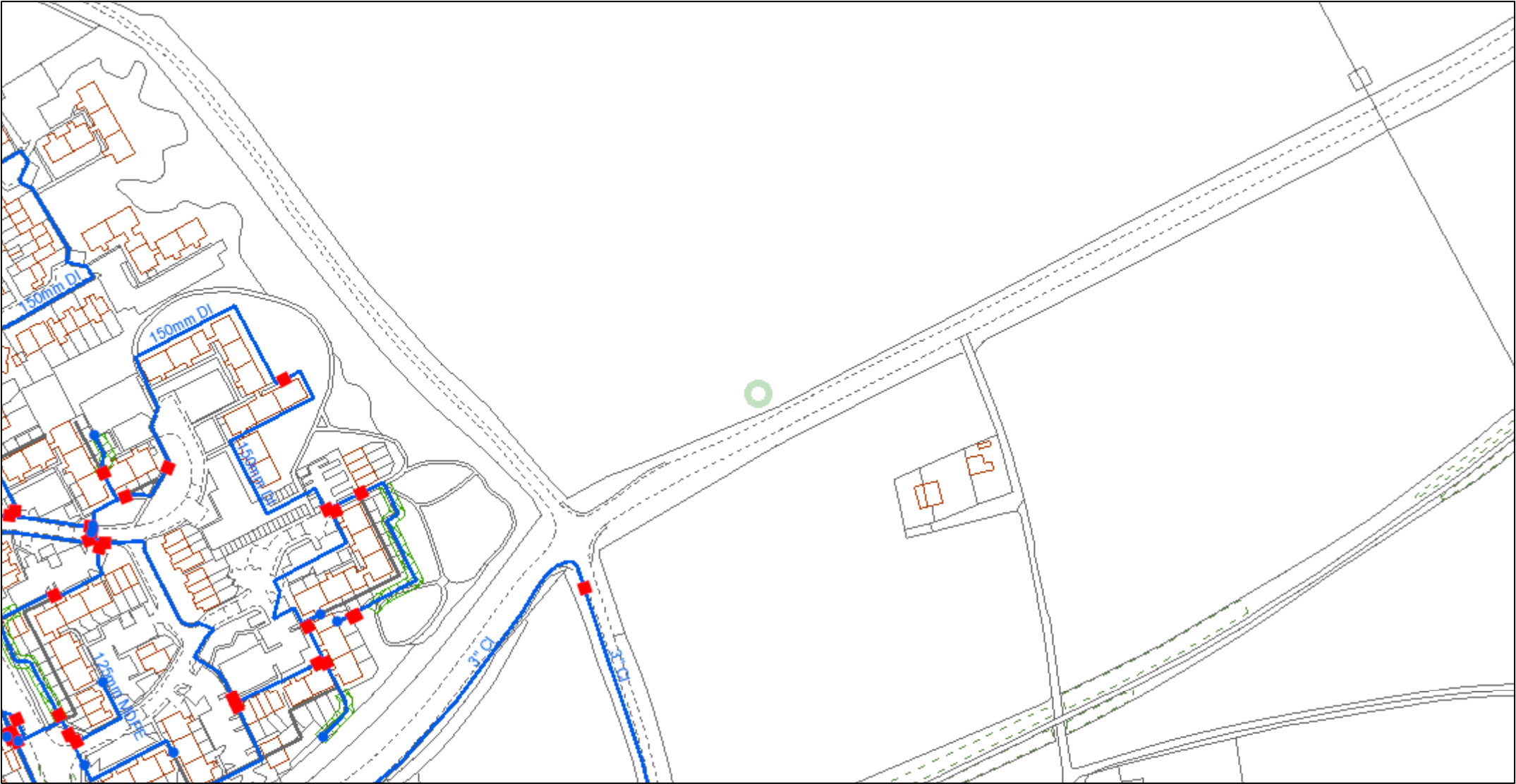


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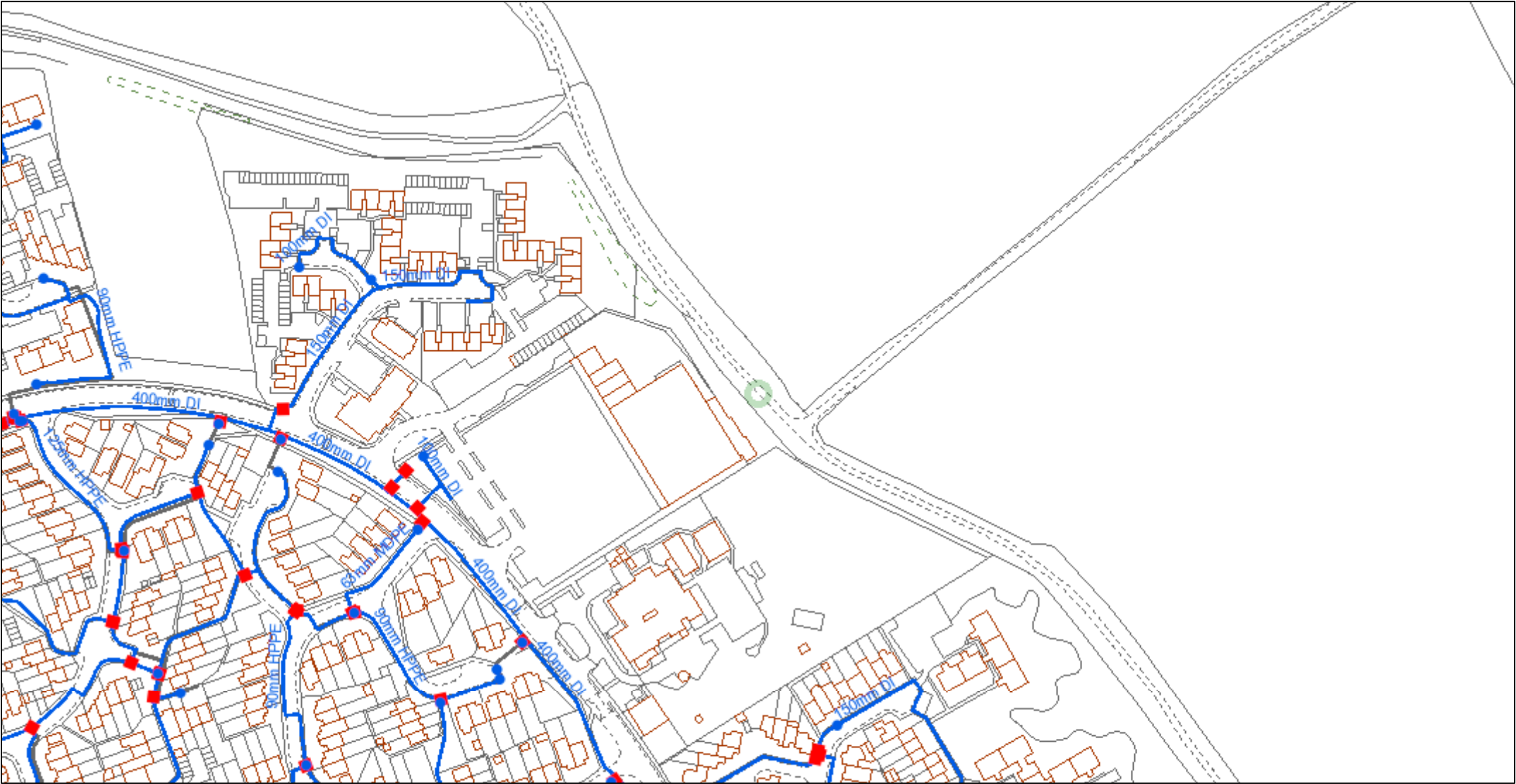


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	Cable		
	Searched Location		



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1:2,500

- | | | | |
|--|----------------------------|--|------------------|
| | Distribution Main | | Hydrant |
| | Asbestos Distribution Main | | Fitting |
| | Abandoned Main | | Easement |
| | Asbestos Abandoned Main | | Company Boundary |
| | Adit / Tunnel | | |
| | Cable | | |
| | Searched Location | | |

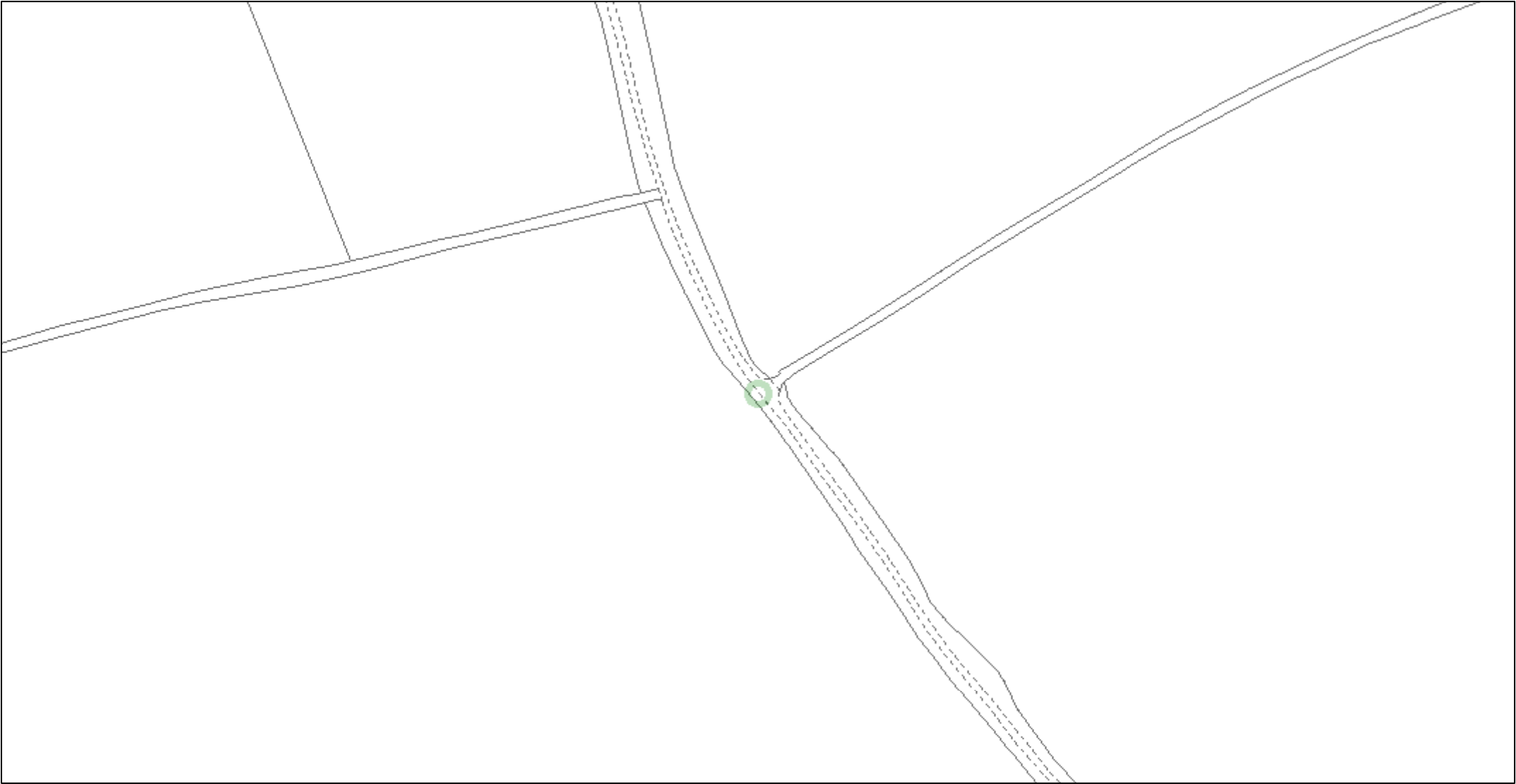


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1:2,500

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
	Abandoned Main		Easement
	Asbestos Abandoned Main		Company Boundary
	Adit / Tunnel		
	Cable		
	Searched Location		

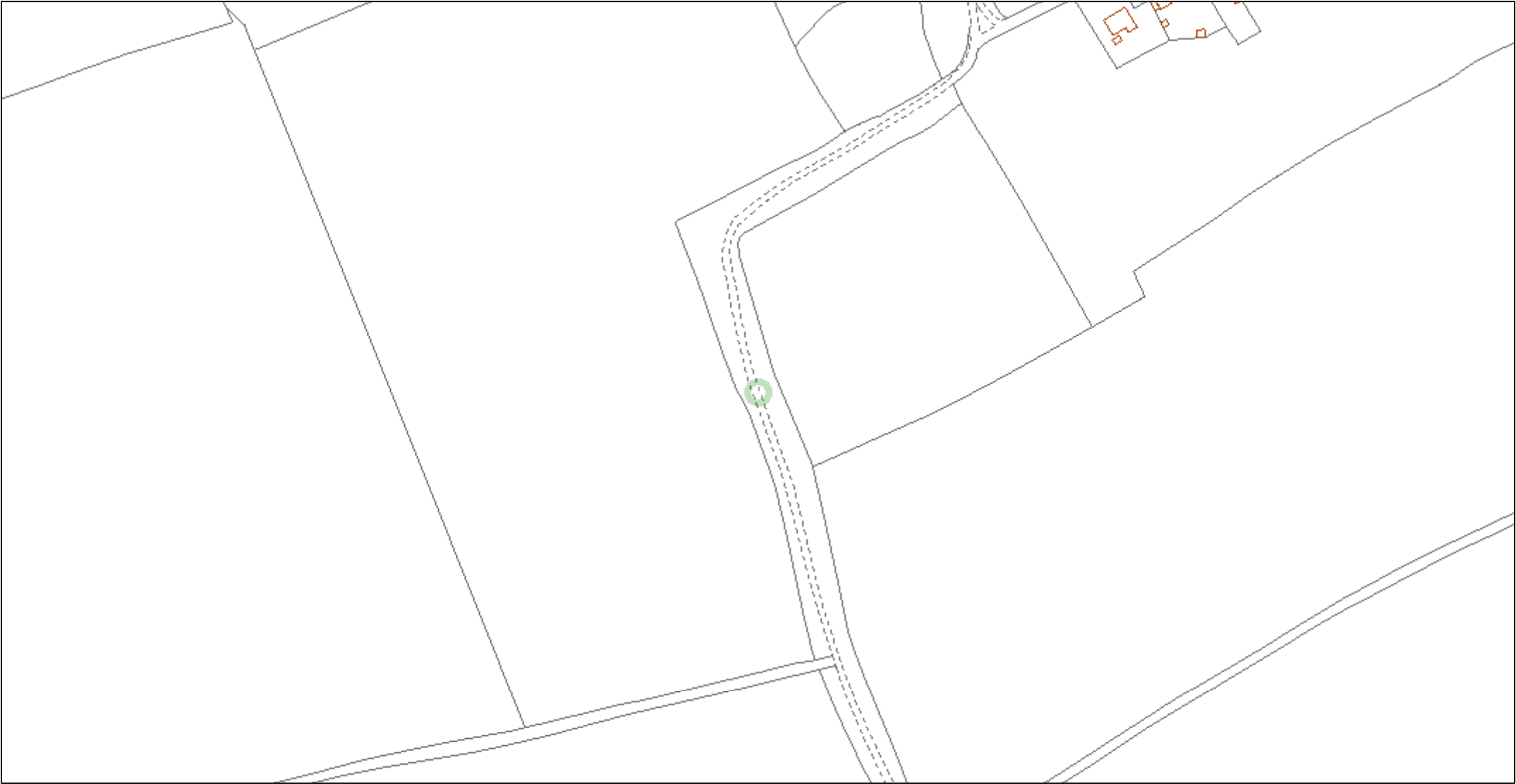


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1:2,500

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
	Abandoned Main		Easement
	Asbestos Abandoned Main		Company Boundary
	Adit / Tunnel		
	Cable		
	Searched Location		

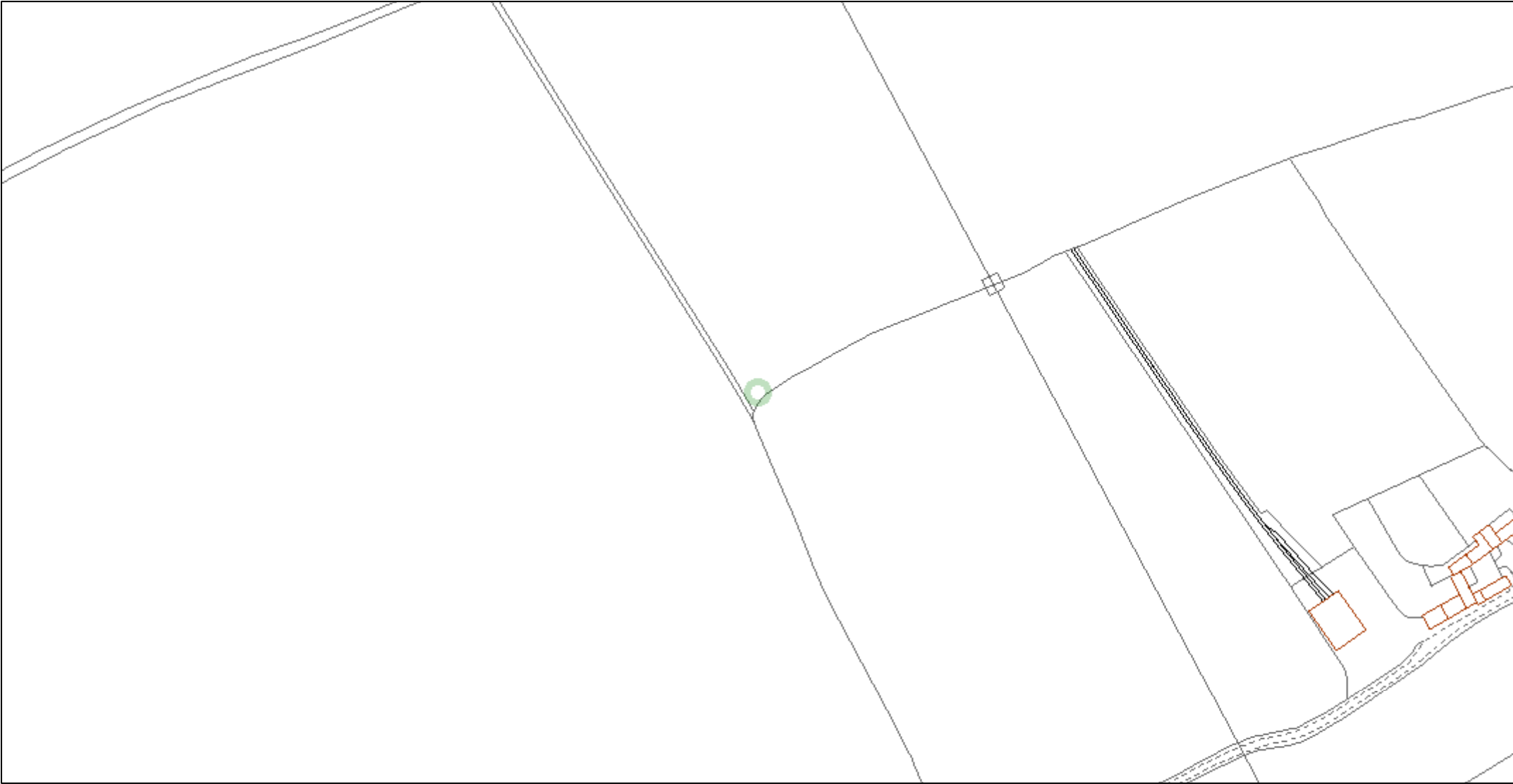


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1:2,500

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
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	Cable		
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1:2,500

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
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1:2,084

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
	Abandoned Main		Easement
	Asbestos Abandoned Main		Company Boundary
	Adit / Tunnel		
	Cable		
	Searched Location		



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1:2,084

	Distribution Main		Hydrant
	Asbestos Distribution Main		Fitting
	Abandoned Main		Easement
	Asbestos Abandoned Main		Company Boundary
	Adit / Tunnel		
	Cable		
	Searched Location		

Appendix 4 – DS0062075-Pre-Development_Budget_Report- 28_10_2025

07850605698 Alexandra Mielusica
Rushden Hall, Hall Avenue
Rushden
NN10 9NG

28/10/2025

Pre-Development report for DS0062075

Dear 07850605698 Alexandra Mielusica,

Thank you for your Pre-Planning Enquiry application for your proposed development at Hemel Hempstead Road.

Based upon the information provided in your application, we are pleased to share this report for the new water supply to your proposed development.

Please be advised that any figures included within this report are indicative and are based upon the information you have provided at this stage. All values remain subject to change and will be partially dependent on the provision of your finalised site plans. Where information has not been provided or is vague, assumptions have been made.

For more information about our charges, and the circumstances under which these rates are fixed, please refer to [Our Charges](#) page on our website.

Once you are ready to proceed with your development, you will need to progress this application by logging onto our [Development Experience Portal](#).

If you need any further advice, please do not hesitate to contact us.

Yours sincerely,

Jay Herridge

Development Experience Affinity Water
0345 357 24 28



Call us on
0345 357 2428

Visit our portal
affinitywater.custhelp.com

Visit our website
affinitywater.co.uk/developing

Your Proposed Development

The information within this report has been based upon the following information that was submitted as part of your application. The purpose of this report is to confirm if the development can be supplied with water, if any reinforcement work will be required to supply the site and, to identify any existing assets crossing the site which may require diverting or protecting.

Property Type	No. of Properties
Residential	1,500
Commercial	3
Industrial	0
Other (inc. fire supply)	0

Anticipated Build Rate

Year	No. of Properties
2025/2026	0
2026/2027	300
2027/2028	300
2028/2029	300
2029/2030	300
2030/2031	300
2031/2032	0
Beyond 2032	0

Existing Assets

Our records indicate that we have no assets within the boundary of your development site.

Easement Information

We are unable to permit development either over or within the easement strip without our prior consent.

Pipe Size (mm)	Total Easement Required (m)
Less than 150mm (6")	6m (3m either side of the water main)
151mm – 600mm (6" – 24")	7m (3.5m either side of the water main)
>600mm (24")	9m (4.5m either side of the water main)

For further information, please see our [Developing and working near our pipes and apparatus](#) guide on our website.

If it is not possible to avoid our assets, then these may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). You will need to make a separate formal application if you would like a diversion to be considered, this can be completed through our online portal.

Water mains should be located in highways or open space and not in private gardens, to ensure available access for any future maintenance and repair. Please consider this when planning your site.

Your New Water Supply Budget



Budget Costs

To support the budget forecast for your new development, please find below the estimated cost for delivering the new water mains for your site. All costs below are outlined in our 'New Connections Charging Arrangements' document, published on our [website](#). Please refer to this document for further information regarding these costs.

Description	Qty	Total exc. VAT
Mains: Fees		
Mains Application fee	1	£587.00
Mains Design fee	1	£1,468.00
Mains Administration fee	1	£1,378.00
Mains: Construction		
Main (131-190mm) Road	305	£186,660.00
Under Pressure Connection / Branch Connection – (261-320mm diameter parent main)	1	£9,245.56
Sluice Valve (180mm)	1	£1,634.39
Connections: Fees		
Application fee - Company Laid Connection	1,503	£54,108.00
Connections Administration fee	1,503	£166,833.00
Environmental Component	1,500	£190,500.00
Total budget:		£612,413.95

Contestable work is open to competition and can be provided by alternative connections providers rather than the water company as long as they have the appropriate approvals on the Lloyd's register. Non-contestable work is that which us, as the water company, must carry out and may include works on the existing network.

You may wish to consider appointing a WIRS accredited Self-Lay Provider (SLP) to complete the contestable works related to your development. You can find more information on this option, including information on the industry codes for adoption on our [website](#).

You may prefer to use a Self-Lay Provider for several reasons, such as:

- SLPs may be able to provide a multi-utility option;
- SLPs may offer a more cost-effective solution when constructing your project;
- SLPs may provide greater flexibility in meeting your construction programmes.

Other Costs

In addition to the above, the following items, although not exhaustive, may be required and have not been included in the budget costs.

- Infrastructure charges and credits
- Environmental Incentives
- Any costs incurred due to exceptional circumstances including additional traffic management charges
- Building water charges
- Miscellaneous charges such as line stops, aborted visits etc.
- Onsite services construction costs

A detailed design (including consultation with statutory bodies, e.g. fire authority and local authorities to establish traffic management requirements) and cost advice will be provided upon complete and accurate submission of the appropriate application relevant to your development.



All relevant and required charges are required to be paid in advance of any service undertakings by us, the water company. Where a self-lay provider is selected, separate agreements may be made between third parties, however, all relevant charges owed to the water company will be required in advance of any service undertakings.

Infrastructure Charges and Credits

The purpose of our infrastructure charge is to ensure new connection customers contribute to the costs of reinforcing our network required as a result of increased pressures from new premises being connected.

The infrastructure charges become due on completion of new service connections and are to be paid by the developer or NAV provider.

For indicative purposes, we have included below the current infrastructure charge and water efficiency discount on a per plot basis for standard household connections.

Description	Value
Water Infrastructure Charge	£601.00

Environmental Incentives Common Framework

The Environmental Incentives Common Framework (EICF) introduced by Ofwat from 1 April 2025. The framework provides a consistent approach across all water companies to promote water efficiency in new household developments. The Environmental Incentives Common Framework is made up of an Environmental Component & Environmental Incentives.

For more information on our Environmental Incentives scheme and eligibility please refer to our [EICF](#) page.

Environmental Component

The Environmental Component is a charge levied by water companies, against all household properties, to fund Environmental Incentives for promoting water efficiency.

Description	Qty	Total exc. VAT	VAT	Total inc. VAT
Environmental Component	1,500	£190,500.00	£0.00	£190,500.00

Environmental Incentives

The Environmental Incentive is a payment to the customer made by Affinity Water, subject to eligibility and demonstrating compliance with our relevant qualifying criteria.

The table below demonstrates the potential incentive per household property, payable to the customer by water companies. These values are based on the current charging year and are subject to change depending on when connections are made to our network. As a result, the total for this section are not included in the budget cost calculation above.

Description	Value
Environmental Incentive Basic - Water	-£127.00
Environmental Incentive Enhanced - Water	-£590.00
Environmental Incentive Premium - Water	-£2,163.00
Environmental Incentive Water Neutral - Water	-£2,880.00

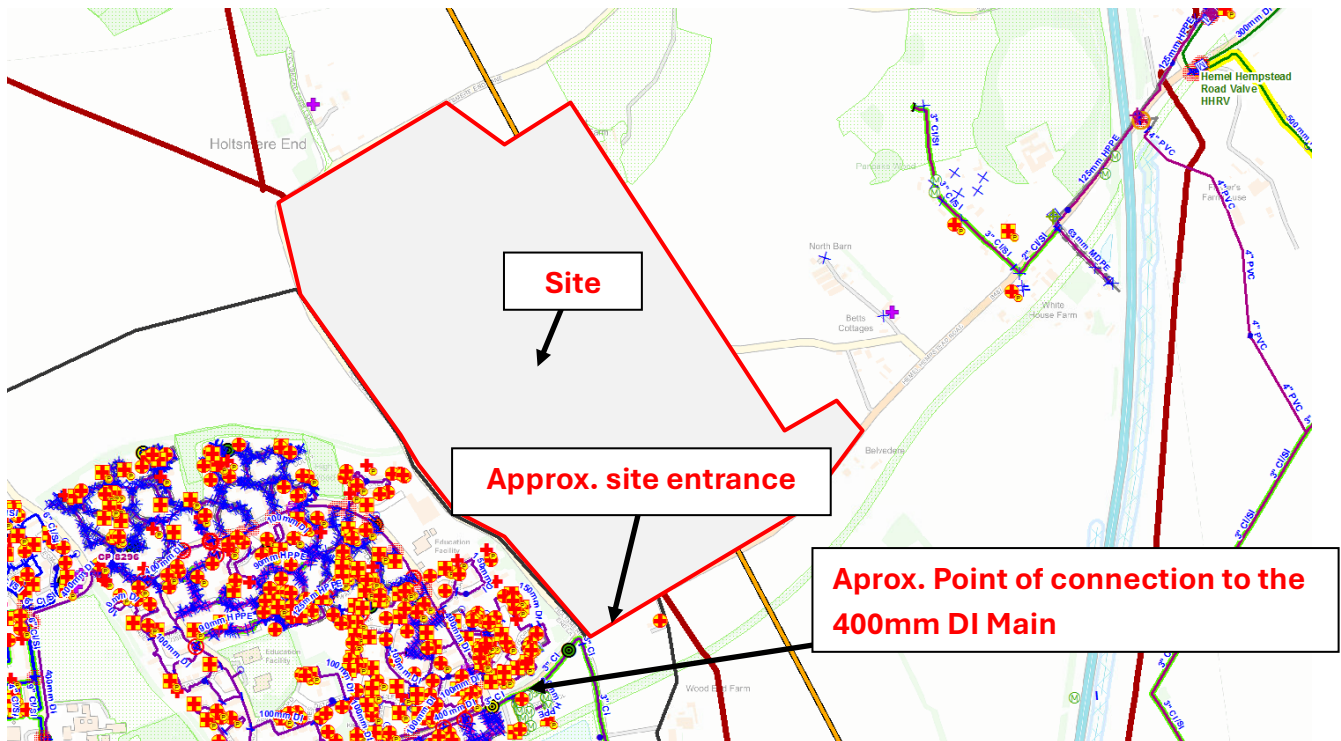
Your New Water Supply



Point of Connection

We determine your connection point using [OFWAT's charging rules for new connection services](#).

Please see the diagram below illustrating the point of connection to your site. The development should connect to the 400mm main along Redbourn Road Bessemer Drive and laying approximately 305m of 180mm ALPE (Barrier). Please be advised these measurements are approximate and are subject to change upon finalisation of your site plans under a full and proper application.



Pressure and Flow

Under the Water Industry Act (1991) we are required to supply a water pressure of 7 meters head (0.7 bar) and a water flow of 9 litres per minute to the boundary of your property.

Internal plumbing systems should be designed appropriately and, should your requirements be greater than this you will need to install and maintain adequate plumbing systems to suit. It is recommended that you check with a water industry approved plumber that all systems will work efficiently at these minimums. Please note, there is no upper limit for water pressure.

Minimum and maximum pressures available based on the flows provided to service the site, at our point of connection at the site entrance.

Initial hydraulic studies have identified that the achievable pressure will fluctuate around off peak and peak times. The pressure at point of connection to the site will be 39.84MH (metres head) in off peak times and dip to 38.11MH during peak times, which are usually between 06:00 – 09:00 and 17:00 – 20:00.



Our modelling team has confirmed that a flow of 33.91 l/s (with solution) can be achieved for fire flow.

Reinforcement

During our assessment we have modelled the impact the new development would have on the existing network. This helps us understand and plan any work that could be required to maintain supply to our existing customers and the new properties being added to the network.

The modelling undertaken has identified reinforcement **is not** required.

Next Steps

If you wish to move forward with receiving a detailed design and cost advice for your development, we require submission of a full and proper application via our [Development Experience Portal](#) along with relevant supporting documentation. You can do this by selecting the option to convert which can be found in the 'My available options' section.

Please note we cannot proceed if the application form is incomplete. Please provide estimates for items such as loading units and build rates if actuals are currently unknown.

The start of mains and service connections works on your site is dependent upon our current programme of works, although every effort will be made to accommodate your timetable. It should be noted that construction in the public highway is governed by statutory regulation and under certain circumstances commencement of offsite works may be delayed by up to 12 weeks from the receipt of your payment to gain permission from the Local Authority.

This report provides no guarantee of reservation of network capacity and due to the fluctuating nature of our network will be reviewed upon receipt of a full and proper application for your development.

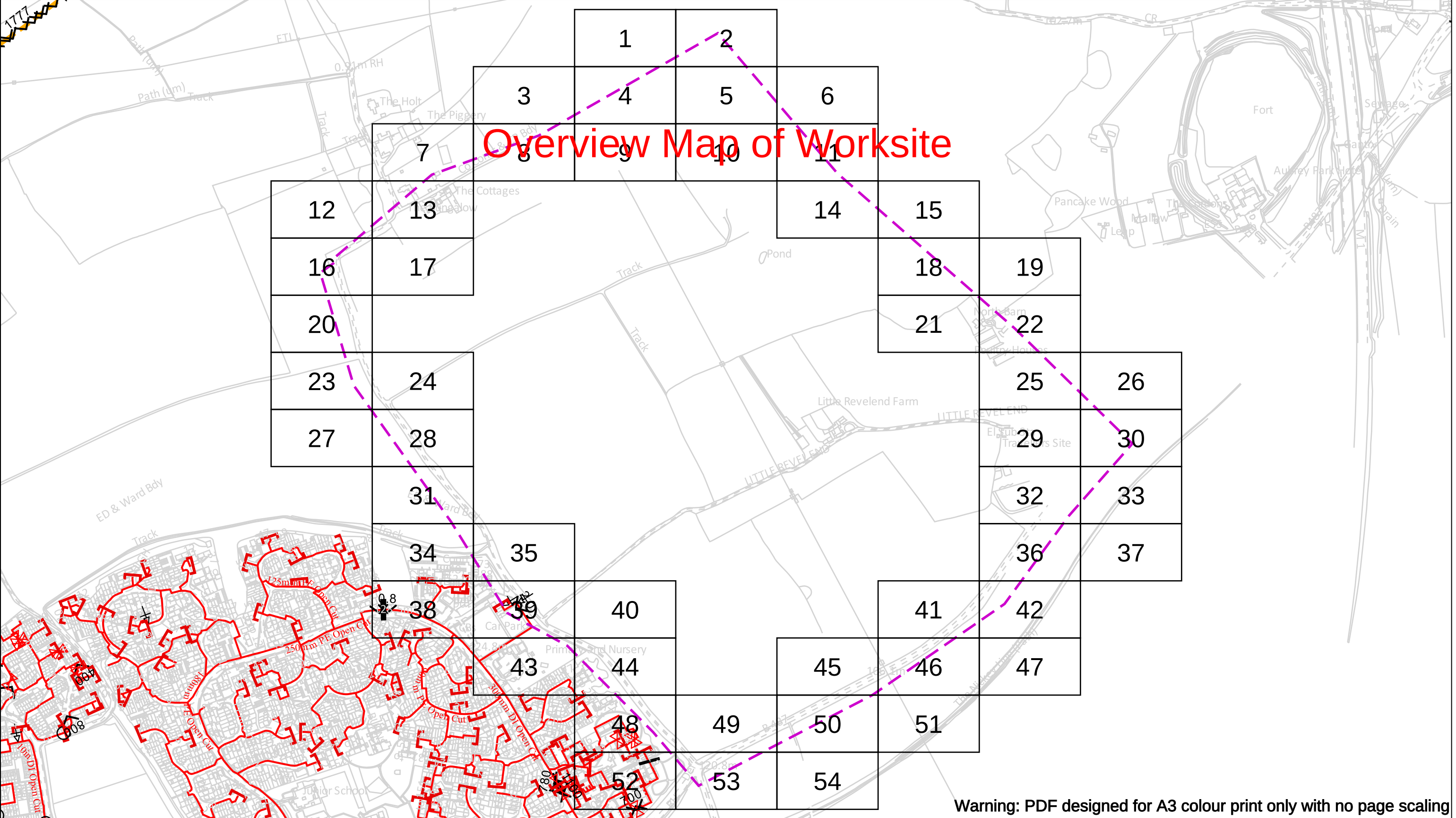
Call us on
0345 357 2428

Visit our portal
affinitywater.custhelp.com

Visit our website
affinitywater.co.uk/developing



Appendix 5 – Cadent Gas - 16.09.2025



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

Date Requested: 16/09/2025 Job Reference: 38716626 Site Location: 508666 211127 Requested by: Mrs TDS Midlands Your Scheme/Reference: Land off Hemel Hempstead Road Scale: 1:7175 (When plotted at A3)		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 HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	In case of an emergency call 0800 111 999 Dig Sites Area: Line: LP Mains MP Mains IP Mains LHP Mains Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service		 Your Gas Network
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Date Requested: 16/09/2025

Job Reference: 38716626

Site Location: 508666 211127

Requested by:
Mrs TDS Midlands

Your Scheme/Reference: Land off Hemel Hempstead Road

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

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Dig Sites

LP Mains

MP Mains

IP Mains

LHP Mains

Area:

Line:

Valve

Depth of cover

Syphon

Diameter Change

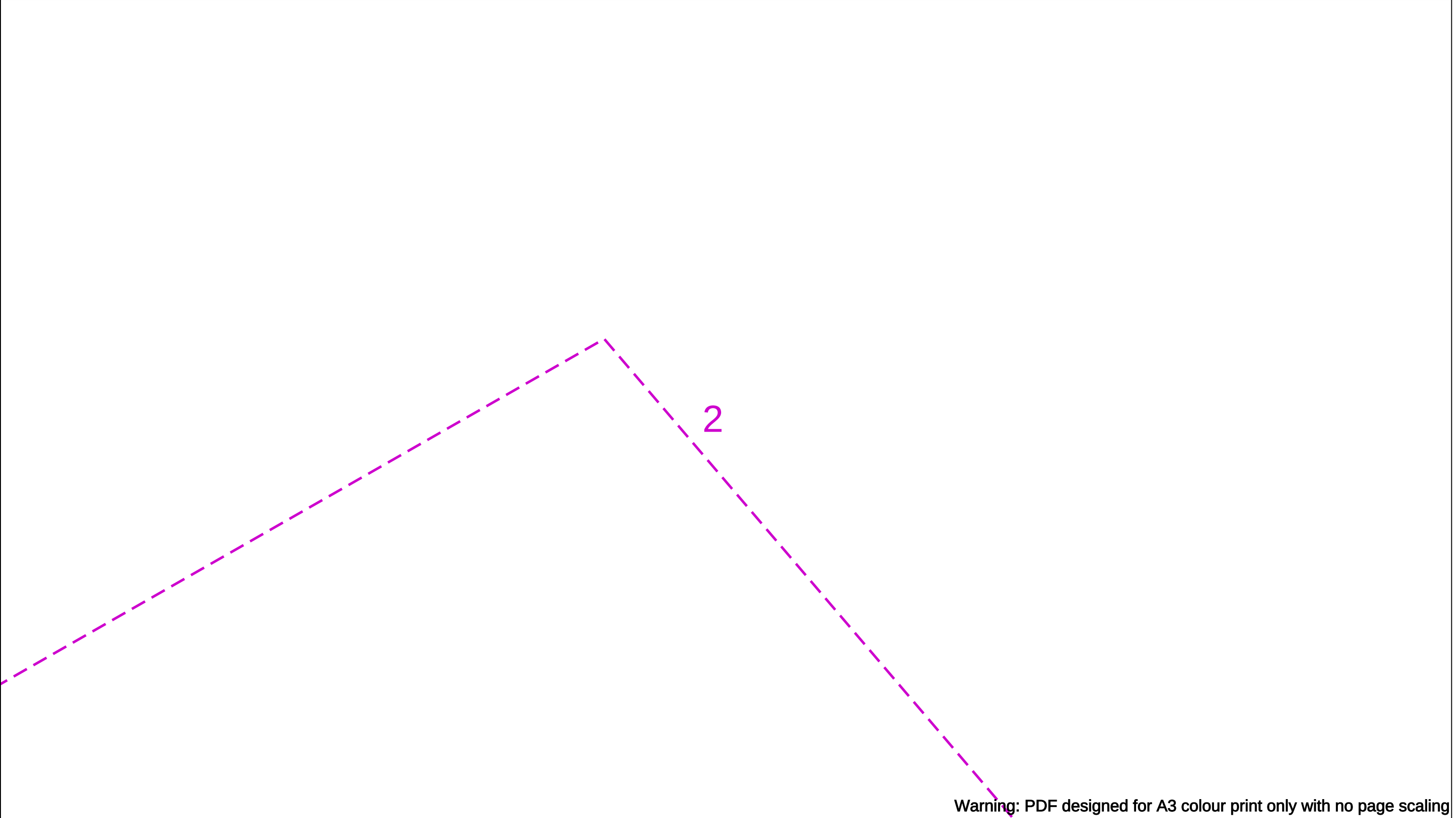
Material Change

Out of Standard Service

Cadent

Your Gas Network

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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		 Your Gas Network
Date Requested: 16/09/2025 Job Reference: 38716626 Site Location: 508666 211127 Requested by: Mrs TDS Midlands Your Scheme/Reference: Land off Hemel Hempstead Road	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 HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	 Dig Sites Area:  Line:   LP Mains  MP Mains  IP Mains  LHP Mains  Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service		
Scale: 1:500 (When plotted at A3)				

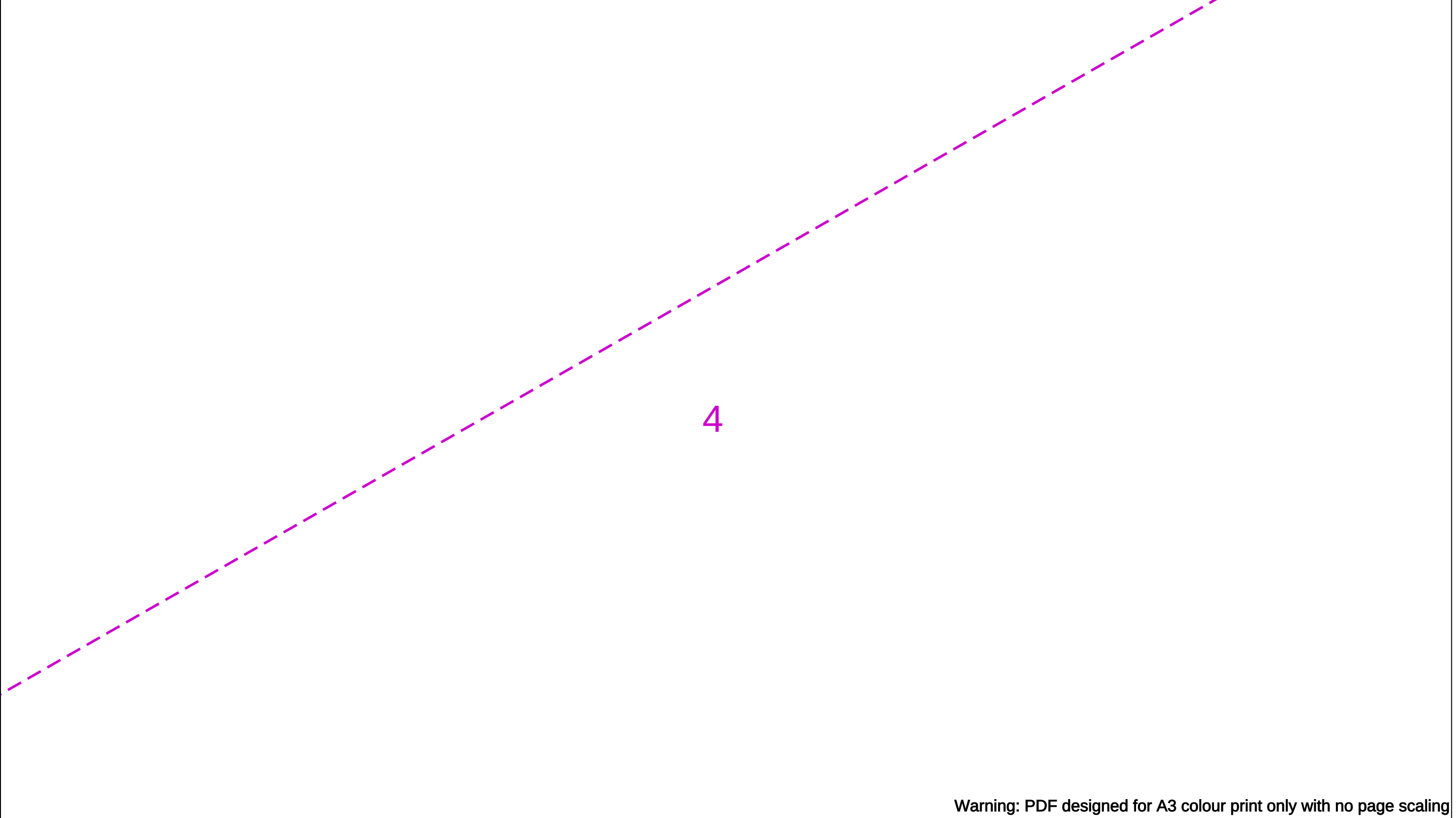
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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		 Cadent Your Gas Network
Date Requested: 16/09/2025 Job Reference: 38716626 Site Location: 508666 211127 Requested by: Mrs TDS Midlands Your Scheme/Reference: Land off Hemel Hempstead Road	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 HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	 Dig Sites Area:  Line:   LP Mains  Valve  MP Mains  Depth of cover  IP Mains  Syphon  LHP Mains  Diameter Change  Material Change  Out of Standard Service		
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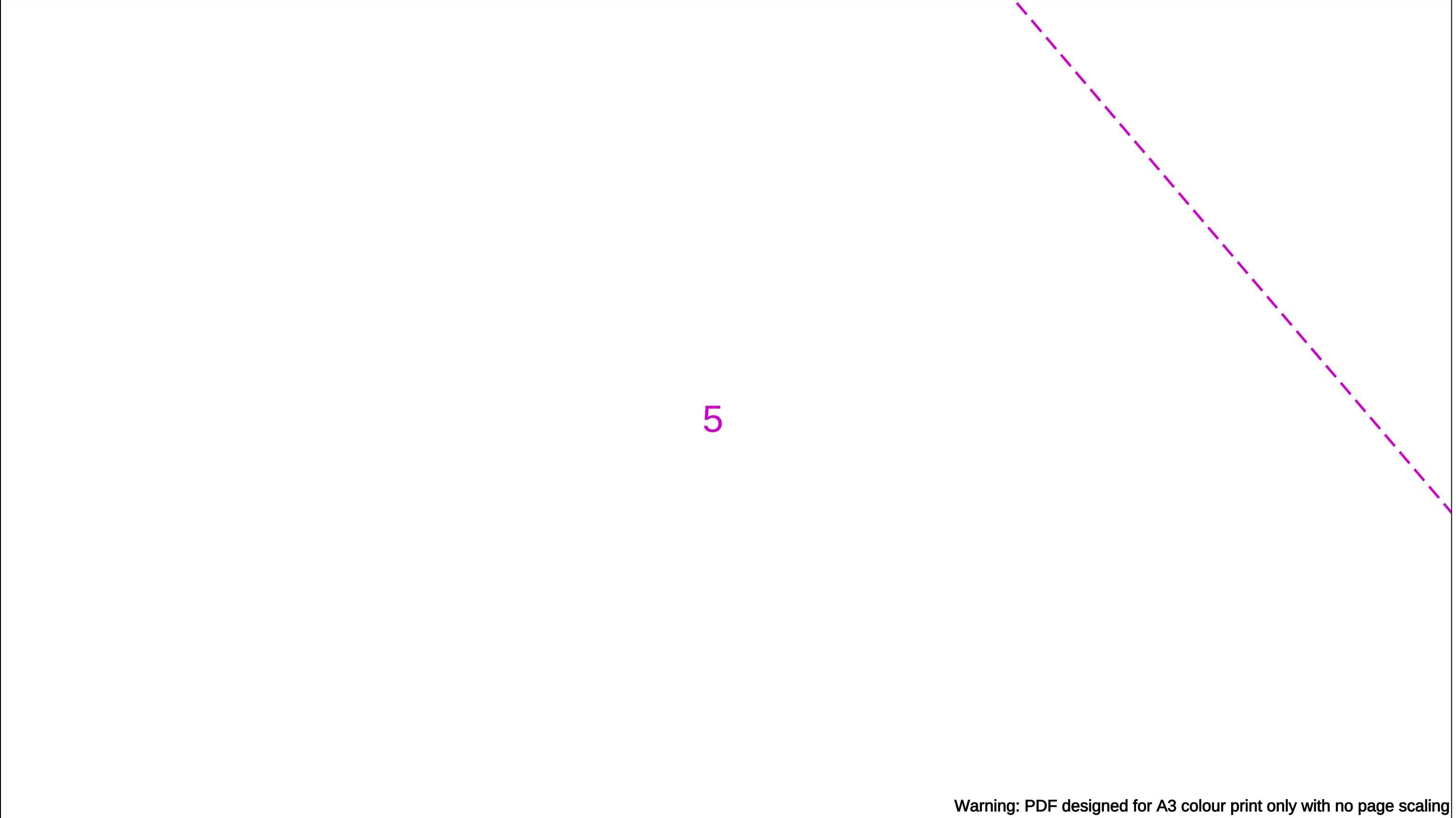
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Scale: 1:500 (When plotted at A3)				

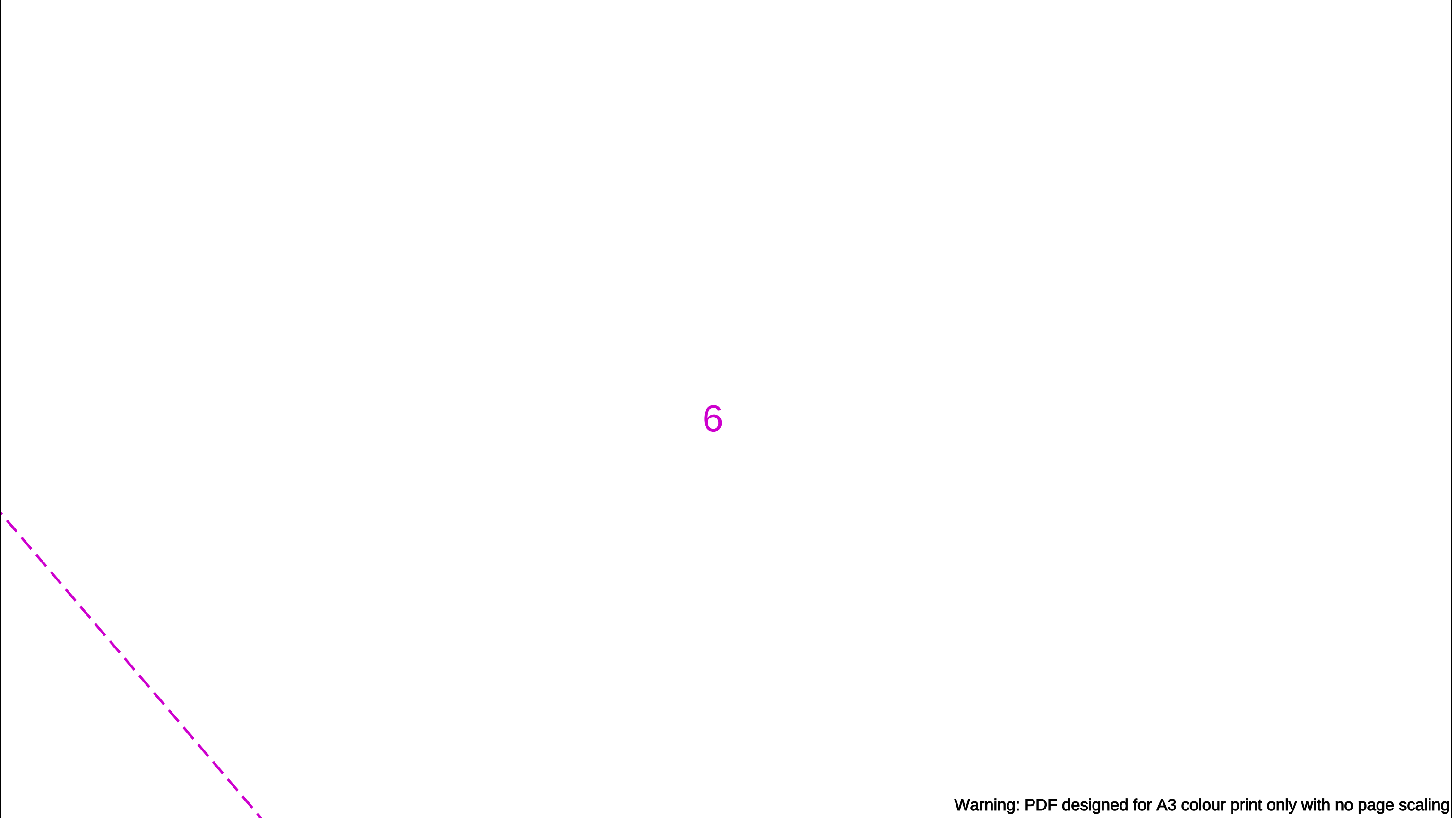
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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		 Your Gas Network
Date Requested: 16/09/2025 Job Reference: 38716626 Site Location: 508666 211127 Requested by: Mrs TDS Midlands Your Scheme/Reference: Land off Hemel Hempstead Road	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 HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	 Dig Sites Area:  Line:   LP Mains  Valve  MP Mains  Depth of cover  IP Mains  Syphon  LHP Mains  Diameter Change  Material Change  Out of Standard Service		
Scale: 1:500 (When plotted at A3)				

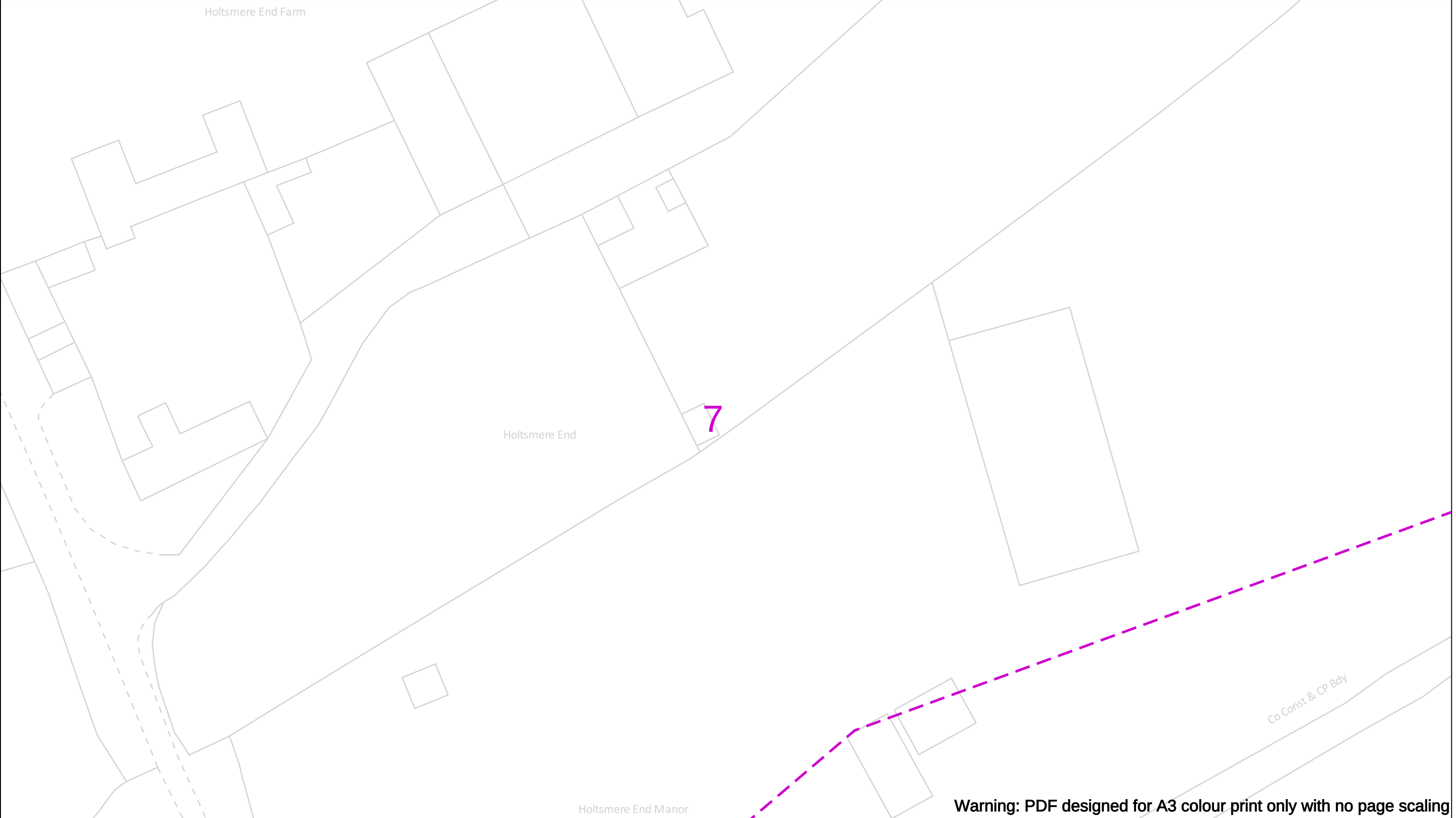
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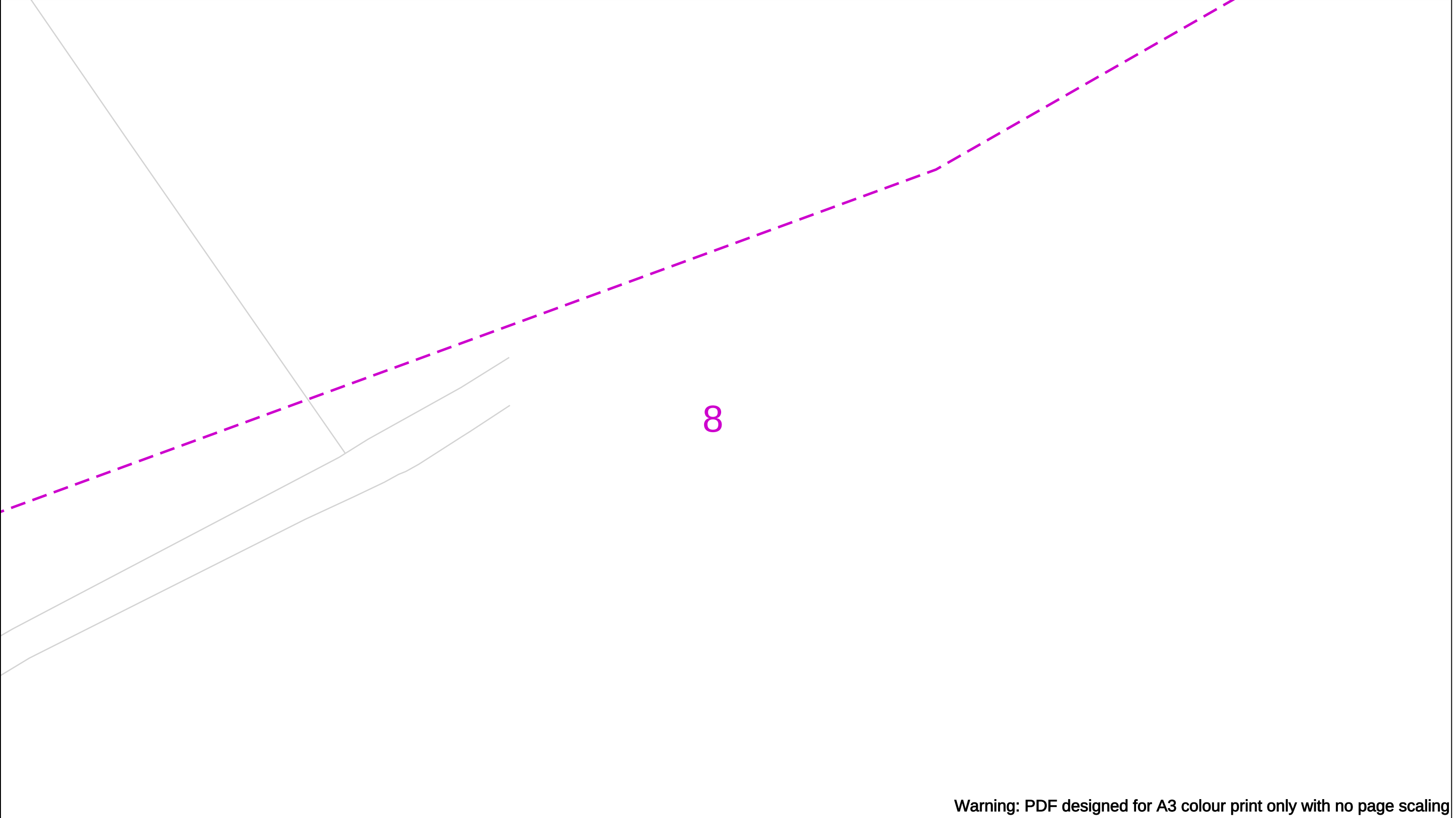
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Date Requested: 16/09/2025 Job Reference: 38716626 Site Location: 508666 211127 Requested by: Mrs TDS Midlands Your Scheme/Reference: Land off Hemel Hempstead Road Scale: 1:500 (When plotted at A3)		View extent: 200m, 115m IMPORTANT NOTICES This plan 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 HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	In case of an emergency call 0800 111 999 Dig Sites LP Mains MP Mains IP Mains LHP Mains Area: Line: Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service	
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Cadent

Your Gas Network

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Date Requested: 16/09/2025
Job Reference: 38716626
Site Location: 508666 211127
Requested by:
Mrs TDS Midlands
Your Scheme/Reference: Land off Hemel Hempstead Road

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area:  Line: 

 LP Mains

 MP Mains

 IP Mains

 LHP Mains

 Valve

 Depth of cover

 Syphon

 Diameter Change

 Material Change

 Out of Standard Service



Your Gas Network

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View extent: 200m, 115m

Date Requested: 16/09/2025
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Site Location: 508666 211127 Requested by: Mrs TDS Midlands Your Scheme/Reference: Land off Hemel Hempstead Road	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 HSG47, 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.
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Scale: 1:500 (When plotted at A3)

In case of an emergency call 0800 111 999

A horizontal scale bar with a black and white alternating pattern, labeled "50m" at the right end.

Dig Sites Area:  Line: 

 IP Mains

— LIP Mains
— MP Mains
— IP Mains
— LHP Mains

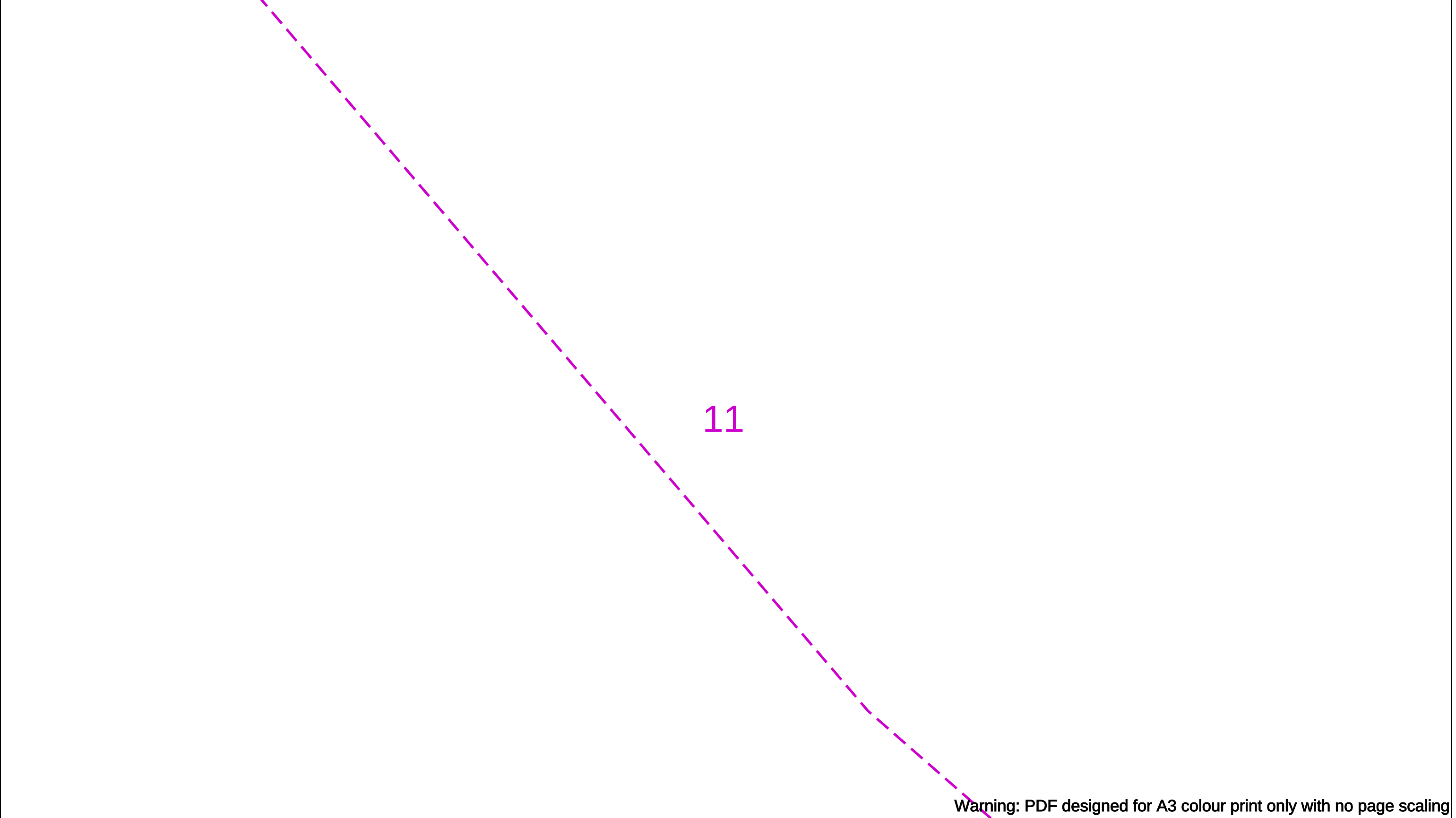
	Valve		Diameter Change
	Depth of cover		Material Change
	Syphon		Out of Standard Service

-  Diameter Change
-  Material Change
-  Out of Standard Service

Cadent

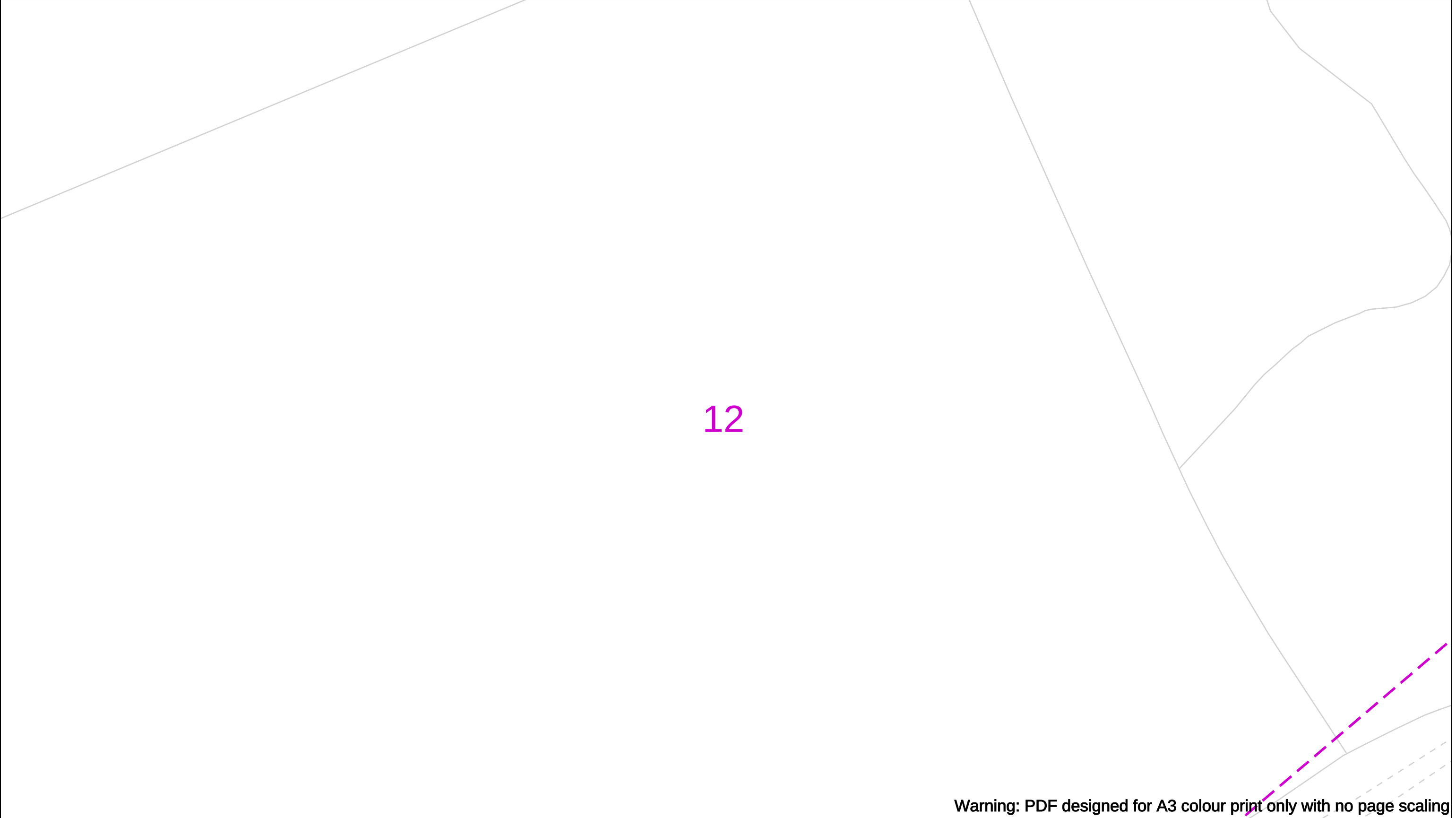
Your Gas Network

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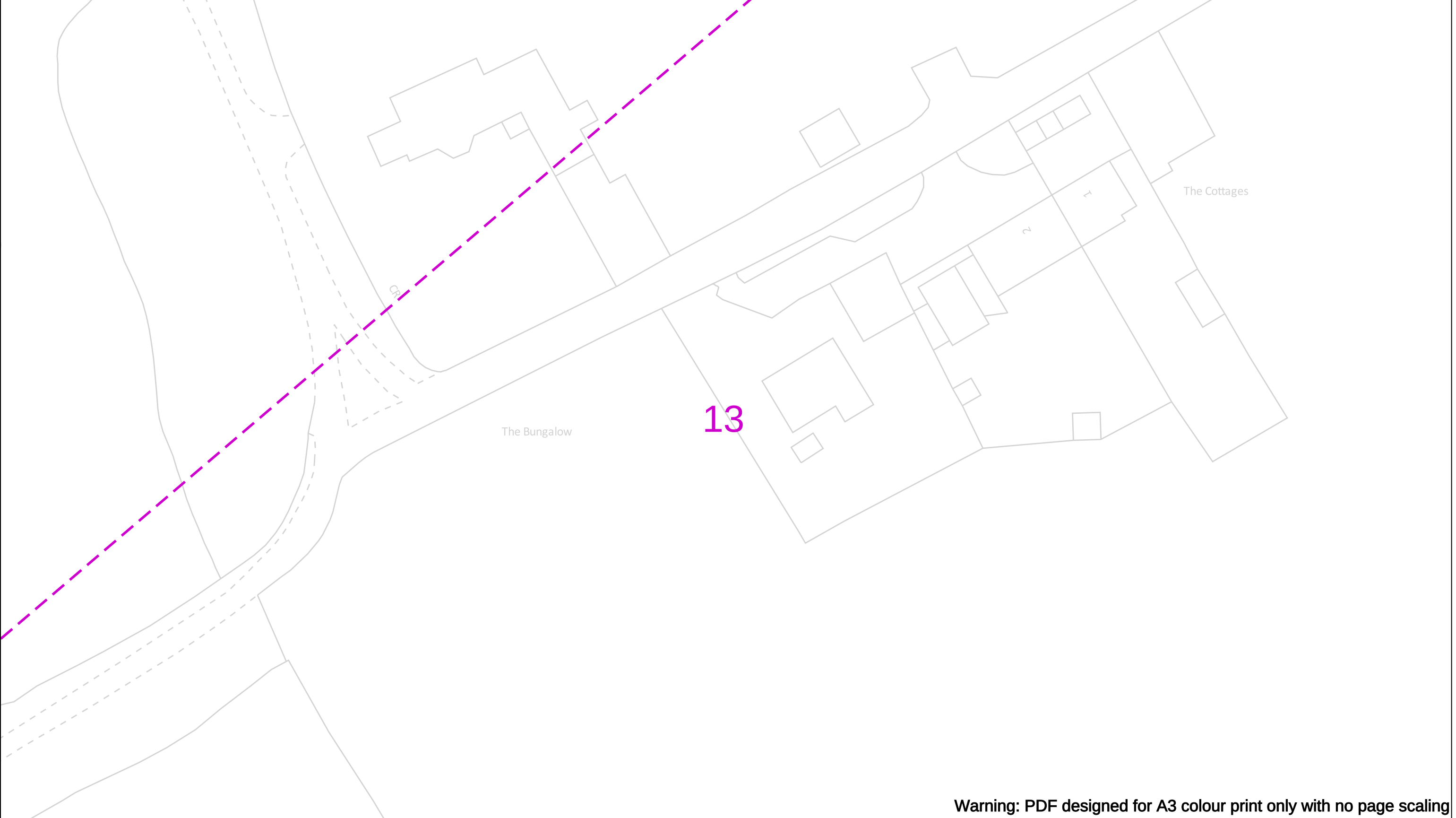
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Scale: 1:500 (When plotted at A3)				

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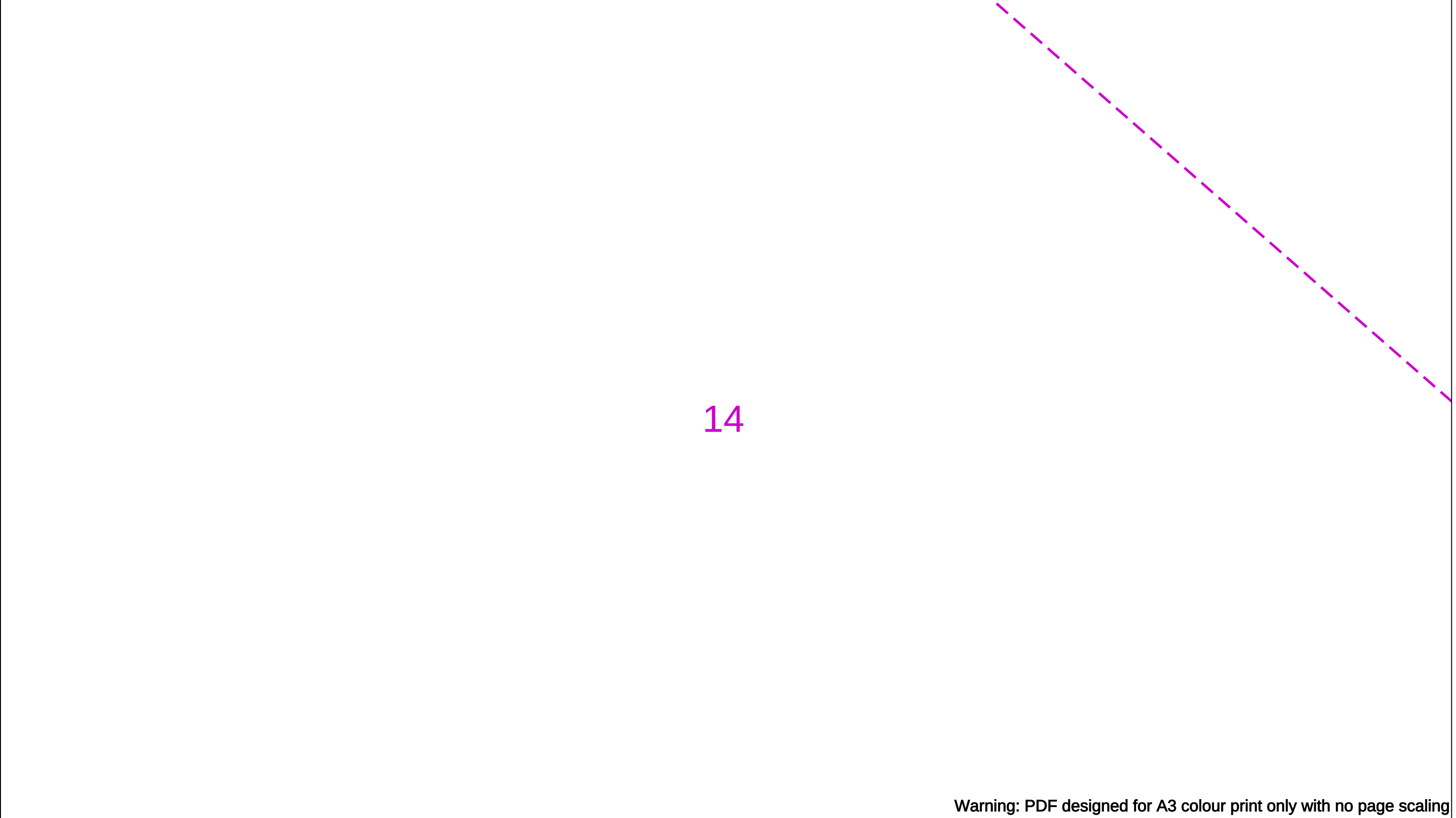
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Date Requested: 16/09/2025 Job Reference: 38716626 Site Location: 508666 211127 Requested by: Mrs TDS Midlands Your Scheme/Reference: Land off Hemel Hempstead Road Scale: 1:500 (When plotted at A3)		View extent: 200m, 115m IMPORTANT NOTICES This plan 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 HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	In case of an emergency call 0800 111 999 50m Dig Sites LP Mains MP Mains IP Mains LHP Mains Area: Line: Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service	Cadent Your Gas Network
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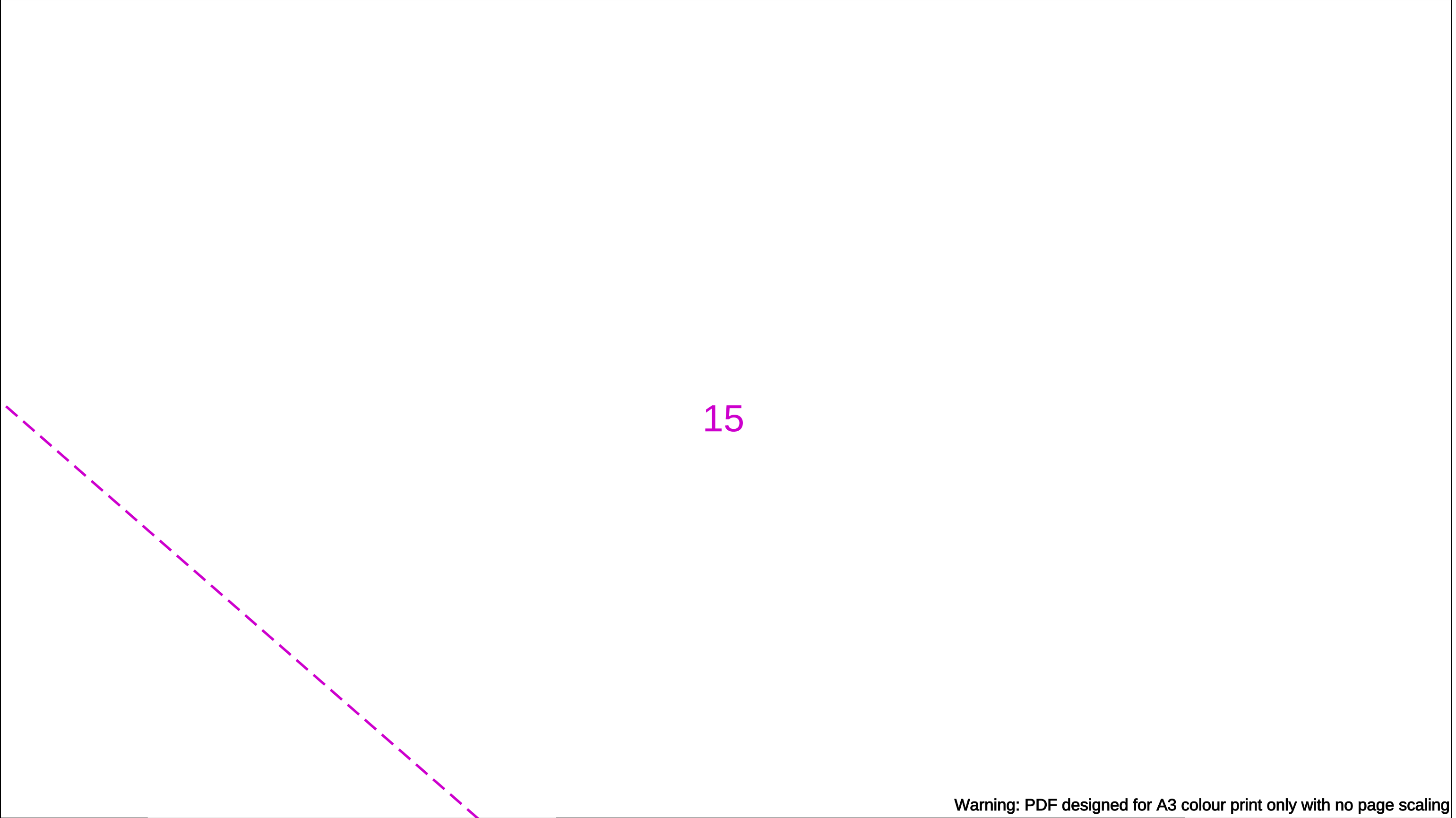
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Scale: 1:500 (When plotted at A3)				

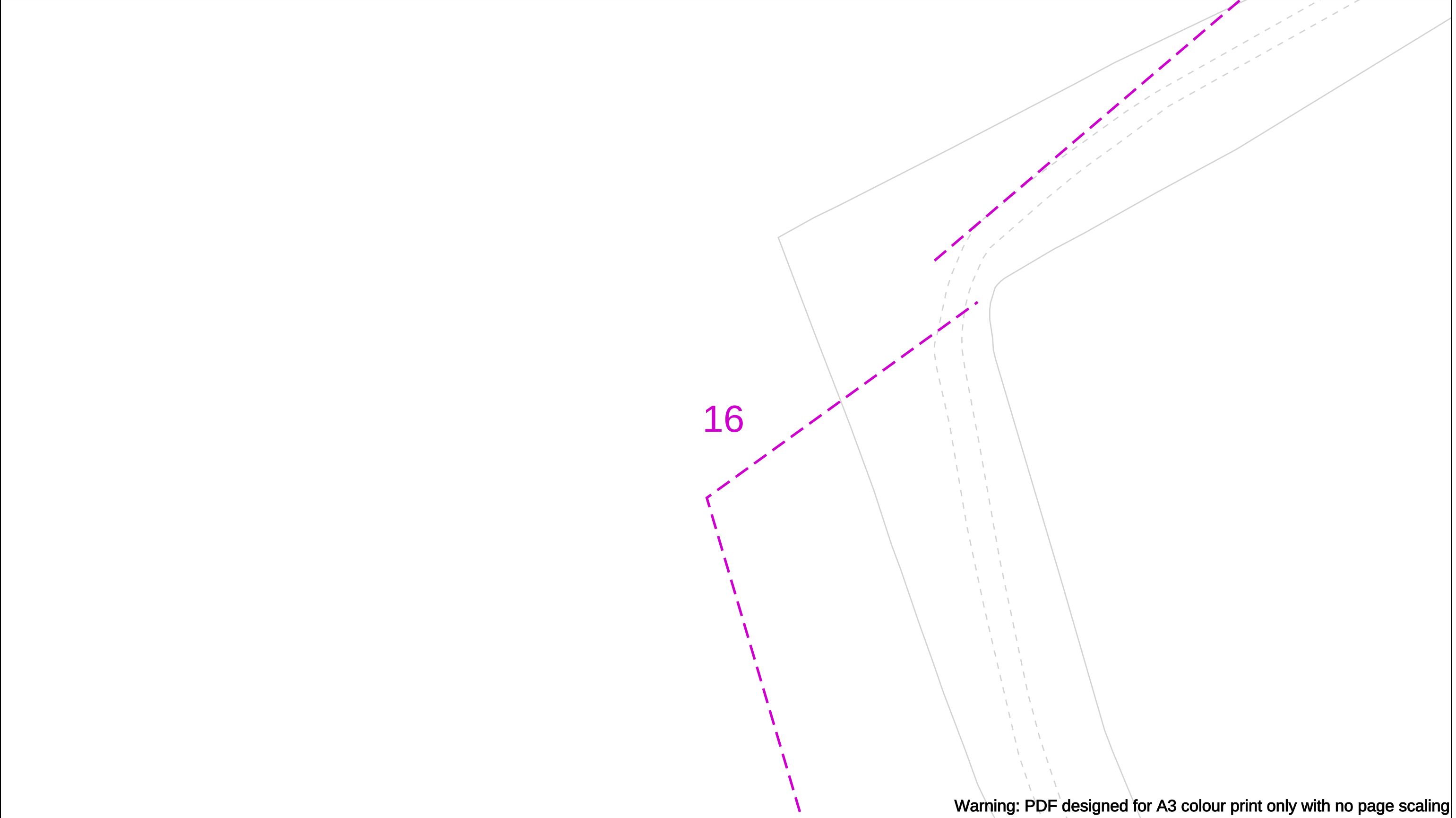
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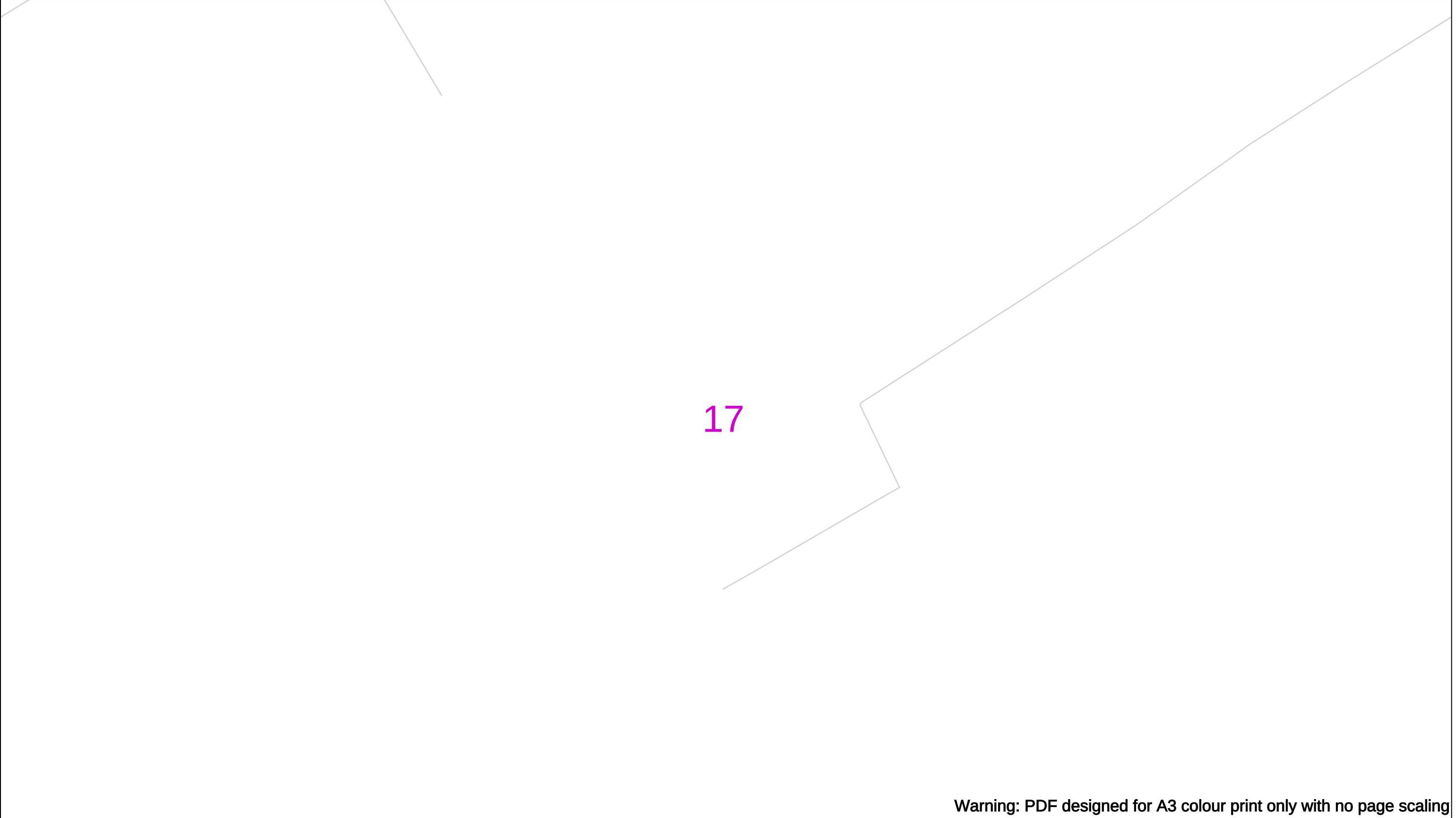
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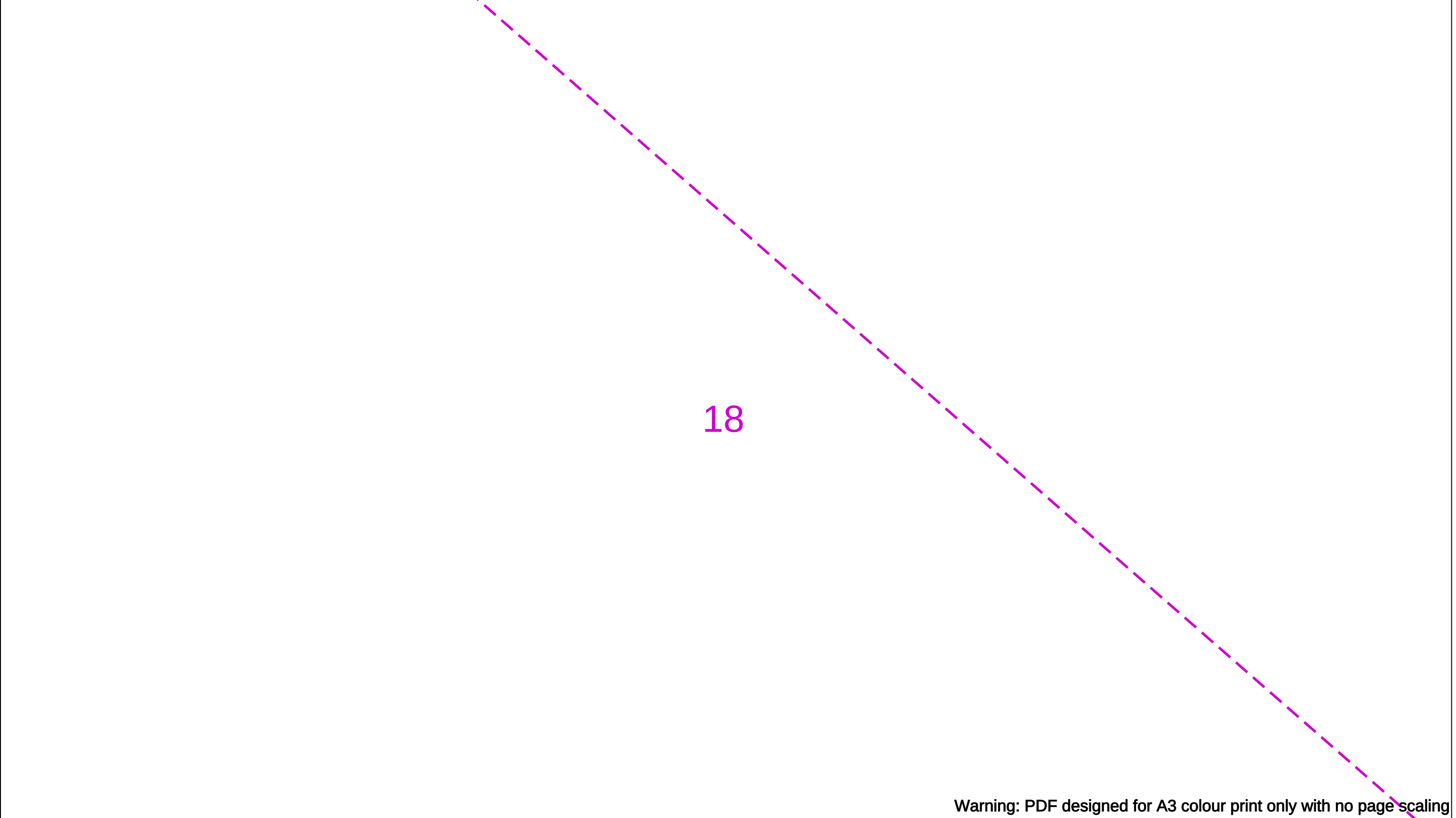
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	LP Mains		Valve																	
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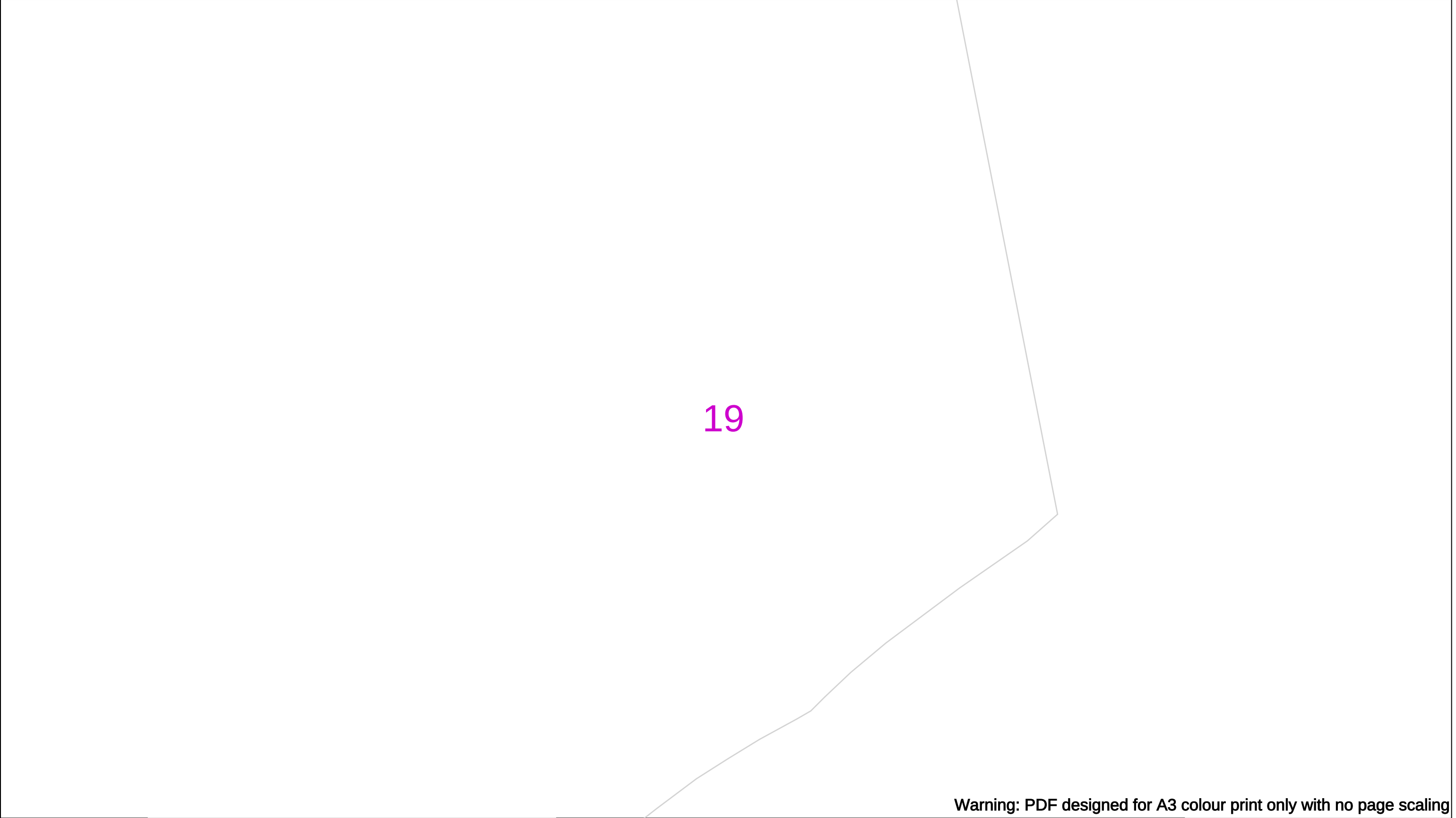
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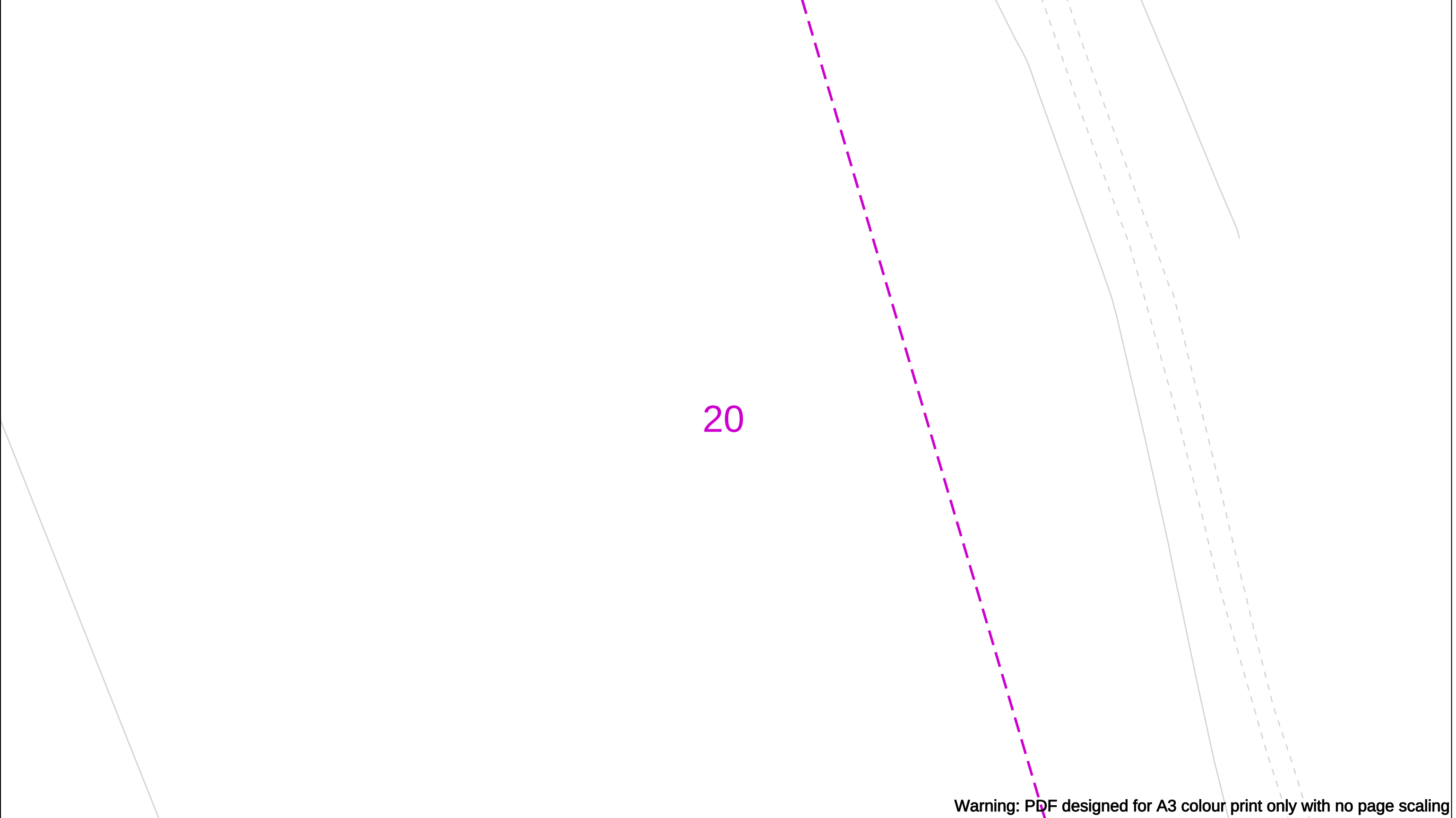
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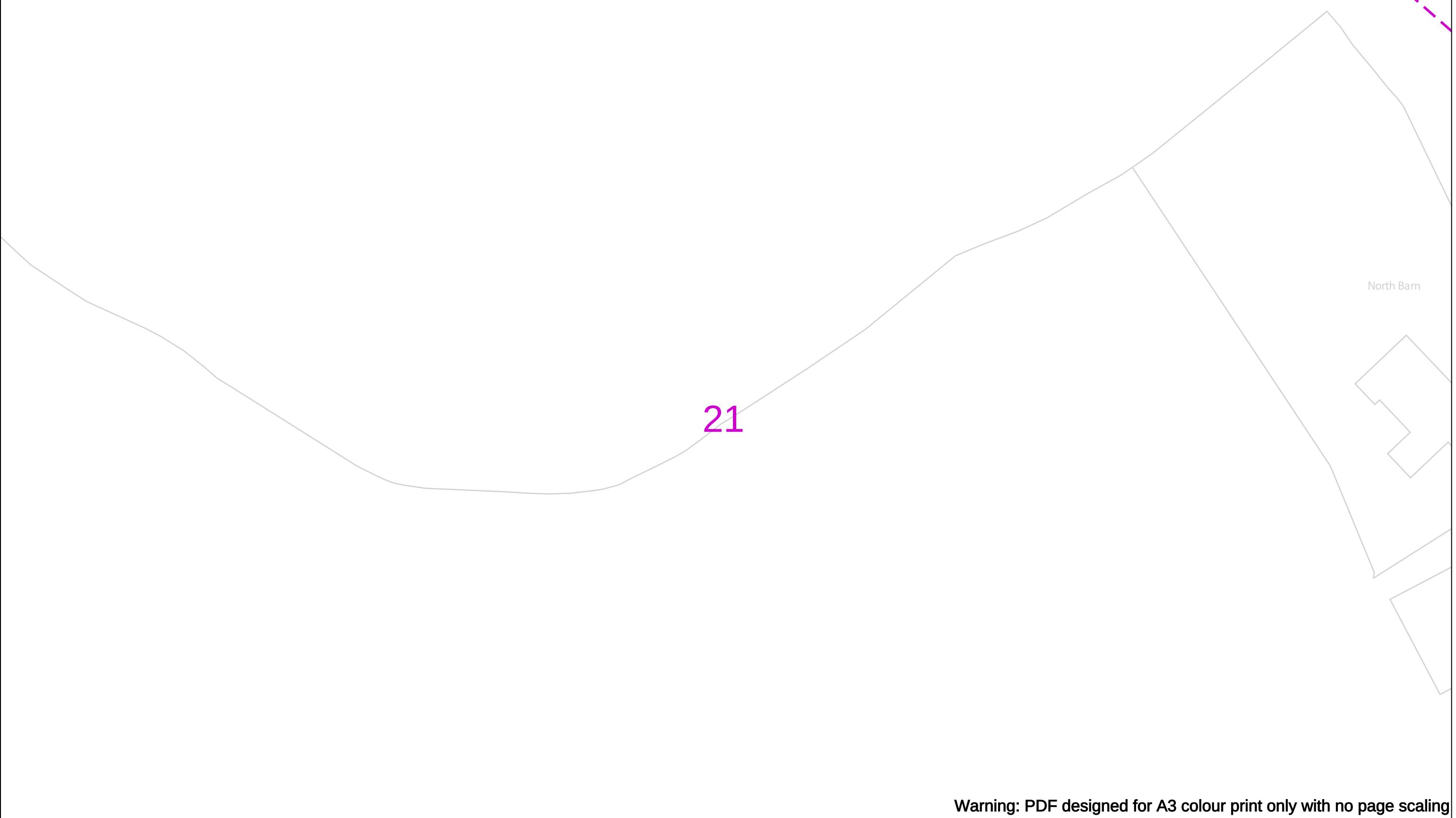
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	View extent: 200m, 115m	In case of an emergency call 0800 111 999		 Cadent Your Gas Network
Date Requested: 16/09/2025 Job Reference: 38716626 Site Location: 508666 211127 Requested by: Mrs TDS Midlands Your Scheme/Reference: Land off Hemel Hempstead Road	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 HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	 Dig Sites LP Mains MP Mains IP Mains LHP Mains Area:  Line:  Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service		
Scale: 1:500 (When plotted at A3)				

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