

BELLWAY HOMES LIMITED (NORTH LONDON)

CAMPUS PARK EAST, WELWYN GARDEN CITY

UTILITIES AND SERVICING STATEMENT - FINAL

**REPORT REF.
2007511-08**

November 2022

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REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT	BNW	GH	-	October 2022
-	FINAL	BNW	EF	GH	November 2022

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1. EXECUTIVE SUMMARY

- 1.1. This Utilities and Servicing Statement has been prepared to identify statutory utility constraints and connection strategies associated with the proposed development including the erection of five buildings to provide 313 residential units (Use Class C3) including 30% affordable housing, resident's car parking, cycle storage, refuse storage, hard and soft landscaping, external lighting, drainage, infrastructure and all associated works, at land off College Way, Campus East Car Park, Welwyn Garden City, Hertfordshire, AL8 6AB (hereafter referred to as the 'site').
- 1.2. This study also seeks to investigate the scope of any diversionary works and off-site utility reinforcement works required to facilitate the development, including preliminary budget costings for these works where appropriate. **Table 1-1** below summaries the findings of this report.

Table 1-1: Summary of Findings

Executive Summary		
Electricity	On-site cables	<p>A Low Voltage (LV) cable located in the mid-west corner of the site at the entrance to the existing car parking area.</p> <p>WYG utility tracing survey shows the site is currently served by several LV / service cables (underground) located throughout.</p>
	Off-site cables	<p>There are LV cables located to the west and southwest of the site boundary, along College Way which join three substations, located at Peel Court, Waitrose & Partners and Welwyn Hatfield Borough Council grounds, with High Voltage (HV) cables linking to these.</p>
	Constraints	<p>As part of the re-development of the site, it is considered that LV / service cables within the site boundary which currently serve the car park will be disconnected and removed, the exception being the LV cables located in the mid-west corner of the site at the entrance to the existing car parking area which remain unchanged.</p> <p>It is not anticipated that any electrical cable diversions will be required.</p>
	Point of connection	<p>Point of connection via a new high voltage ring main from the primary substation (Central Welwyn) located to the east of the site. This includes laying a new HV cable to network rail land (approximately 620m), directional drilling under the railway line (subject to Network rail approval), and an additional 400m to get to the site boundary where it will supply 5 new transformers on site through customer installed ducting.</p>
	Capacity	<p>To be confirmed by network analysis as part of detailed application for a firm quotation.</p>
	Budget Connection Cost	<p>£1,400,000 (excl. VAT)</p>

Executive Summary		
Gas	On-site mains	None identified within the site.
	Off-site mains	The nearest Cadent Gas assets include a Low Pressure (LP) gas mains located in College Way to west of the site and in the residential area to the northwest and north of the site boundary.
	Constraints	It is not anticipated that any gas main diversions will be required.
	Point of connection	N/A
	Capacity	N/A
	Budget Connection Cost	N/A
Water	On-site mains	None identified within the site.
	Off-site mains	The nearest watermain asset is a 4" distribution main located approximately 20m to the west of the site along College Way.
	Constraints	It is not anticipated that any water main diversions will be required.
	Point of connection	To the existing 4" distribution main located approximately 20m to the west of the site along College Way.
	Capacity	The existing network has sufficient capacity to serve the site.
	Budget Connection Cost	<p>New water mains supply - £34,770.00 (excl. VAT);</p> <p>Infrastructure charge - £108,702.00 (excl. VAT);</p> <p>Income offset Payment, applied as a discount (i.e., credit) against the infrastructure charge - £102,375.90 (excl. VAT);</p> <p>Total cost £41,096.10 (excl. VAT)</p>
Sewerage	On-site Sewers	<p>There is a 225-300mm diameter surface water sewer running southwest across the site from the northeast corner to the southwest boundary.</p> <p>There is also a 225mm diameter foul water sewer conveying flow southwest across the site from mid-way along the west boundary to the southwest corner of the site.</p> <p>WYG utility tracing survey and Draincare CCTV survey shows public surface and foul water sewers located within the site, along with private drains and foul water rising main proceeding northeast across the site to a private drain before joining TW foul water sewer midway along the west boundary.</p>
	Off-site Sewers	Adjacent to the west boundary of the site there is a 225mm surface water sewer located along College Way, as well as surface and foul water sewers located in the residential area to the north of the site.

Executive Summary

	Constraints	<p>As part of the development of the site, both the surface and foul water sewers located with the site will need to be diverted. The surface water sewers to the carriageway of the proposed highways of the site, between manholes 0402 and 9207. Similarly, it is proposed to divert the 225mm diameter public foul water sewer around the north side of Block B2 and join into manhole 9302.</p> <p>The proposed surface and foul water sewer diversions and have depths of no more than 4m, therefore the associated easement from centreline of sewer should be no less than 3m either side. Furthermore the proposed diversion will be subject to section 185 agreement with Thames Water.</p> <p>The CCTV sewer survey shows a private surface water drain running south through the west extent of the site, which will need to be diverted to accommodate the proposal.</p> <p>Furthermore, an allowance will need to be made for the Network Rail drains entering the Site from west boundary – this can be incorporated into the proposed diversionary works for the public sewers.</p>
	Point of connection	<p>Three surface water connections to proposed surface water sewer diversion within the east extent of site and one onto 300mm dia. surface water sewer upstream of manhole 9205 on the south boundary of the site.</p> <p>One foul water connection to the 225mm dia. foul water sewer within the western extent of the site, the connection will be made upstream of manhole 9204. A second foul water connection to the 225mm dia. foul water sewer located within the western extent of the site, the connection will be made at manhole 9203.</p>
	Capacity	<p>Pre-development enquiry from Thame Water has confirmed there is sufficient capacity in the adjacent public sewers to accommodate the proposed surface and flows water flows from the site. The pre development response confirms there is sufficient capacity to serve 307 units. Thames Water have been consulted to confirm there is sufficient capacity to accommodate the foul water flows from the additional 6 dwelling – a response is awaiting at the time of preparing this report.</p>
Telecoms	On-site cables	<p>There is a below ground cables with associated junction boxes located within the west and south extent of the site, which progress east along the south boundary of the site and terminate at Network Rail Depot.</p>
	Off-site cables	<p>BT have telecoms cables located in College Way to the west of the site.</p>
	Constraints	<p>It is anticipated that the BT Assets located within the site will need to be diverted as part of the development proposals.</p> <p>BT require a fee of £2,562.25 (incl. VAT) to produce a detailed estimate and specification of works for the potential diversion. A budget estimate has not been produced at the time of preparing this report.</p>

2. Introduction

- 2.1. Ardent Consulting Engineers (ACE) has been instructed by Bellway Homes Limited to provide Utilities and Servicing advice in relation to the demolition of all existing buildings and structures followed by the erection of five buildings to provide 313 residential units (Use Class C3) including 30% affordable housing, resident's car parking, cycle storage, refuse storage, hard and soft landscaping, external lighting, drainage, infrastructure and all associated works at the site.
- 2.2. This report supports a detailed planning application to the local planning authority (Welwyn Hatfield Council) for redevelopment of the Site.
- 2.3. Capacity enquiries have been submitted to the relevant statutory utility providers.
- 2.4. The proposed development will utilise the existing access to the west of the site off College Way.
- 2.5. It should be noted that elements of this report have been produced on the basis of information received from relevant service companies and as such, ACE cannot accept responsibility for the accuracy of the information received.
- 2.6. The budget estimates received from the respective utility providers were based on previous iterations of the accommodation schedule which proposed 297 (307 for Thames Water) residential dwellings at the time submission of the respective enquiries. It is therefore not envisaged that an additional 16 (or 6 for Thames Water enquiry) dwellings will result in a significant change to the reported figures in this report, although this would need to be confirmed by the respective utility providers during the formal application process.
- 2.7. Copies of the correspondence received from Statutory Undertakers have been provided in the appendices of this report for further reference.

3. BASELINE PARAMETERS

Site Location

- 3.1. The site is currently brownfield land used as a multi storey two level car park known as Campus East. A network Rail depot and train line lies to the east of the site. College Way, Waitrose & Partners shops and associated car parking is located to the south of the site. College Way, residential block of flats (Peel Court) and council building (WHBC) lie to the west of the site. Educational buildings (Oakland College) and associated car parking along with private residential properties are located to the north of the site. The site is located in the centre of Welwyn Garden City, where a mixture of residential, educational, commercial and industrial properties are the dominant land use for the wider landscape in the region around the site.
- 3.2. The site is currently accessed off College Way mid-way along the west boundary of the site, from The Campus (B195).
- 3.3. The area of the site is approximately 2.115ha and centred on a grid reference of 523998mE, 213303 mN.
- 3.4. Please refer to **Figure 3-1** below for a Site Location Plan.

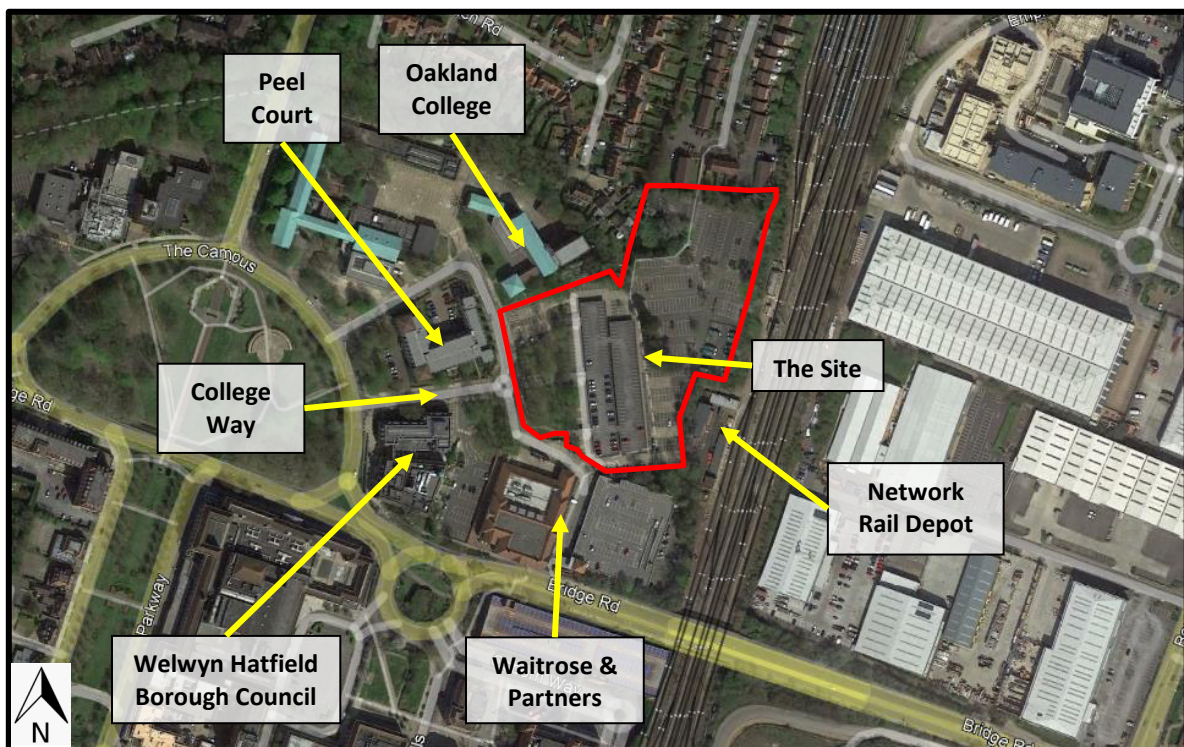


Figure 3-1: Site Location Plan

- 3.5. The topographical survey, undertaken by WYG in November 2019, shows the site slopes in a southerly direction. Elevations across the site are in the order of 92.23mAOD in the northwest corner of the site to 87.28mAOD on the south boundary. The podium parking in the centre of the site has an elevation between 92.67mAOD to 90.62mAOD. The average ground level slope for the site is approximately 1:38.
- 3.6. A copy of the Topographical Survey is including in **Appendix A**.

4. DEVELOPMENT PROPOSALS

- 4.1. Demolition of all existing buildings and structures followed by the erection of five buildings to provide 313 residential units (Use Class C3) including 30% affordable housing, resident's car parking, cycle storage, refuse storage, hard and soft landscaping, external lighting, drainage, infrastructure and all associated works.
- 4.2. As part of the proposed development, the existing vehicle access off College Way to the west of the site will be retained.
- 4.3. **Figure 4-1** shows an extract of the proposed development layout.
- 4.4. The site layouts have been provided by Saunders Architects and Macfarlane Associates and are included in **Appendix B**.



Figure 4-1: Proposed Development Layout

5. UTILITY SERVICE PROVISION

Introduction

5.1. All relevant Statutory Undertakers have been consulted in relation to the proposed development. Each Statutory Undertaker, with known plant in the region, has been contacted and requested to provide details of:

- Existing assets in the area;
- The extent of any necessary diversion, abandonment or protection works to facilitate the development;
- The requirement for any off-site reinforcement works to meet the peak load demand generated by the development proposals; and
- The potential point of connection to the existing supply distribution network.

Approximate Utility Demands

5.2. Anticipated approximate utility demands for the development based on 313 residential dwellings (flats) with a concierge for electricity, potable water and foul water were provided to utility providers, derived using BSRIA Guidance Documents and common benchmarks.

5.3. The following approximate loadings in **Table 5-1** have been used to inform the overall site demands. It should be noted that these figures are given prior to the relevant utility companies applying their own diversification adjustments. Furthermore, as no gas is proposed for the heating and cooking purposes for the proposal, no allowance has been made for it in this utilities and servicing statement.

Table 5-1 Approximate Utility Demand

Land Use	Electricity Peak kW	Gas		Potable Water l/s	Foul Water l/s
		Peak kW	Annual kW		
313 Residential dwellings (Flats) with 90 Electric vehicle Charging Points	2,384	n/a	n/a	7.4	14.5
82m ² Concierge	6	n/a	n/a		
Total	2390	n/a	n/a	7.4	14.5

Line Search Before You Dig (LSBUD) Statutory Undertakers

5.4. The Line search Before you Dig (LSBUD) search (**Appendix C**) for the development proposal have identified a list of potentially affected LSBUD members (**Figure 5-1**), members who are not affected (**Figure 5-2**) and those who are non-members who will need to be contacted to confirm if they have any assets which may be affected (**Figure 5-3**). Those listed in **Figure 5-1** and **Figure 5-3** have been consulted as part of the production of this Utilities and Servicing Statement, however, it is understood that the Statutory Undertakers listed in **Figure 5-2** do not have assets in the immediate vicinity of the proposed development.

List of affected LSBUD members			
Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
UK Power Networks	08000565886	08000565886	Await response

Figure 5-1: List of Potentially Affected LSBUD Members

List of not affected LSBUD members		
AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN	Cemex
Centrica Storage Ltd	CNG Services Ltd	Concept Solutions People Ltd
ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith	Diamond Transmission Corporation
DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)	E.ON UK CHP Limited
EirGrid	Electricity North West Limited	Energy Assets Pipelines
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Langage Limited
ESP Utilities Group	ESSAR	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	Exolum Pipeline System	Fulcrum Pipelines Limited
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Gtt	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Sootland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd
Last Mile	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Murphy Utility Assets	National Grid Electricity Transmission	National Grid Gas Transmission
Neos Networks	Northumbrian Water Group	NPower CHP Pipelines
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Oikos Storage Limited
Ørsted	Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)
Petroineos	Phillips 66	Portsmouth Water
Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals	SAS Utility Services Ltd
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd
SES Water	SGN	Shell
Shell NOP	SP Energy Networks	Squire Energy Networks
SSE Generation Ltd	SSE Transmission	SSE Utility Solutions Limited
Tata Communications (c/o JSM Construction Ltd)	Total Coinbrook Pipelines	Total Finaline Pipelines
Transmission Capital	Uniper UK Ltd	University of Cambridge Granta Backbone Network
Vattenfall	Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd
VPI Power Limited	Wales and West Utilities	West of Duddon Sands Transmission Ltd
Western Power Distribution	Westminster City Council	Zayo Group UK Ltd c/o JSM Group Ltd

Figure 5-2: List of Non-affected LSBUD Members

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
Affinity Water	maps@affinitywater.co.uk	03453572428	Not Notified
BT	https://www.swns.bt.com/pls/mba/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
ENGIE	nrsua.uk@engie.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Hertfordshire County Council	highway_structures@hertfordshire.gov.uk	01992556121	Not Notified
Lumen Technologies	plantenquiries@instaloom.co.uk	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@tuntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instaloom.co.uk		Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Figure 5-3: List of Non-LSBUD Members

5.5. The following non-LSBUD members listed below have confirmed they have no records of their respective assets located within the site:

- City Fibre
- Colt
- ENGIE
- GTC
- Hertfordshire County Council
- Lumen Technologies
- MBNL
- Sky UK Ltd
- SOTA
- Utility Assets Ltd
- Verizon Business
- Virgin Media
- Vodafone

5.6. Correspondence from the above non-LSBUD members is provided in **Appendix D**.

Utility Tracing survey

5.7. WYG carried out a utility tracing survey in February 2020 for the site and adjacent areas. Similarly, Draincare also undertook a CCTV sewer survey of the existing sewers and drains within the site in February 2021. These surveys have been used to inform this Utilities and Servicing Statement, where relevant. A copy of the utility tracing and CCTV surveys are provided in **Appendix E**.

6. ELECTRICITY

UK Power Networks (UKPN)

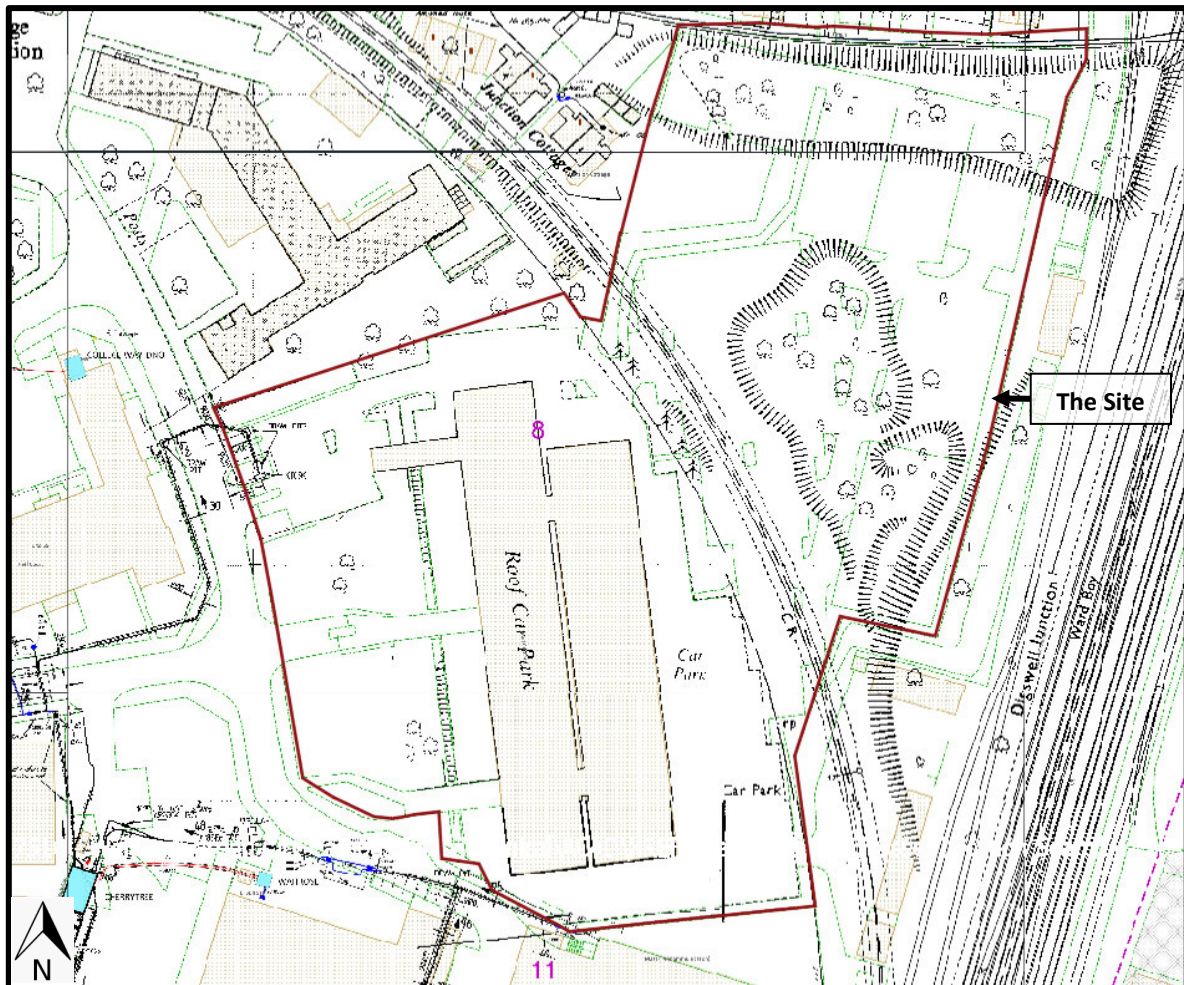


Figure 6-1: Extract of UK Power Networks Asset Mapping

- 6.1. **Figure 6-1** above shows the area UK Power Networks (UKPN) have covered in their search. The UKPN asset mapping included in **Appendix F** indicates a Low Voltage (LV) cable located in the mid-west corner of the site at the entrance to the existing car parking area.
- 6.2. Outside of the site, the UKPN asset mapping shows there are LV cables located west and southwest of the site boundary, along College Way which join three substations, located at Peel Court, Waitrose & Partners and Welwyn Hatfield Borough Council grounds, with High Voltage (HV) cables linking to these.
- 6.3. The utility tracing survey shows the site is currently served by several LV cables (underground) located throughout. The survey appears to correlate well the UKPN asset plans, indicating no UKPN HV cables within the site and UKPN LV cables located in the mid-west corner of the site at the entrance to the existing car parking area.

- 6.4. As part of the re-development of the site, it is considered that LV cables within the site boundary which currently serve the car park will be disconnected and removed, the exception being the LV cables located in the mid-west corner of the site at the entrance to the existing car parking area which remain unchanged.
- 6.5. Therefore, it is not anticipated that any UKPN apparatus will require diversion or lowering.
- 6.6. A budget estimate enquiry was sent to UKPN to determine whether they have sufficient spare capacity within their existing network and to obtain a budget cost for connecting the proposed development to the network.
- 6.7. UKPN have provided a budget estimate (**Appendix F**) of £1,400,000 (ex. VAT) with a Point of Connection to their primary substation at Central Welwyn located to the east of the site. This includes laying a new high voltage ring main from the primary substation to network rail land (approximately 620m), directional drilling under the railway line (subject to Network rail approval), and an additional 400m to get to the site boundary where it will supply 5 new transformers on site through customer installed ducting.
- 6.8. UKPN have made a number of assumptions in order to provide a budget quotation as set out within their letter and have not undertaken any network analysis at this stage to confirm that capacity is available within the existing electricity distribution network. Network analysis will be undertaken as part of a detailed application, and it is recommended that this should be undertaken as soon as full details of the development are available.

7. GAS SUPPLY

Cadent Gas

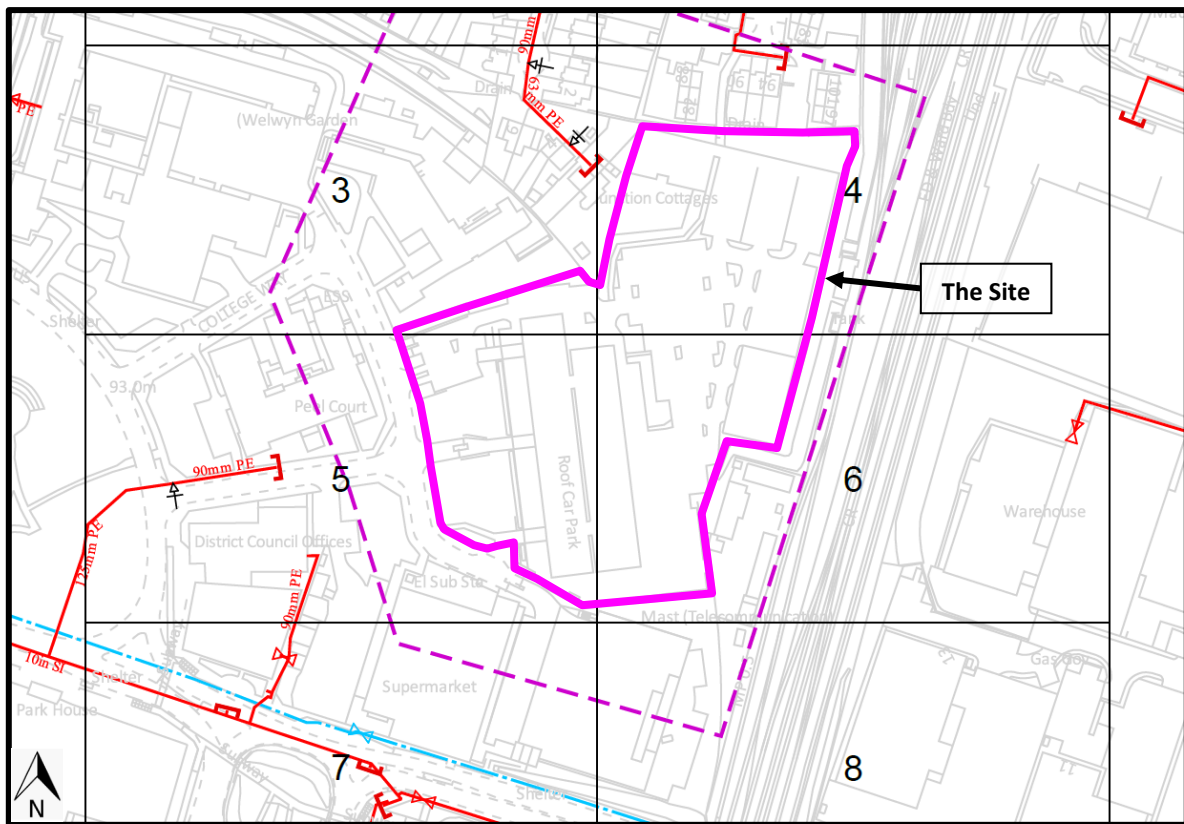


Figure 7-1: Extract of Cadent Gas Asset Mapping

- 7.1. **Figure 7-1** above shows the area Cadent Gas have covered in their search area. The Cadent Gas asset mapping included in **Appendix G** show none of their assets located within the site. The nearest Cadent Gas assets include a Low Pressure (LP) gas mains located in College Way to west of the site and in the residential area to the northwest and north of the site boundary.
- 7.2. Therefore, it is not anticipated that any Cadent Gas apparatus will require diversion or lowering.
- 7.3. The utility tracing survey shows no gas mains within the site. The survey appears to correlate well the Cadent Gas asset plans.

8. POTABLE WATER

Affinity Water

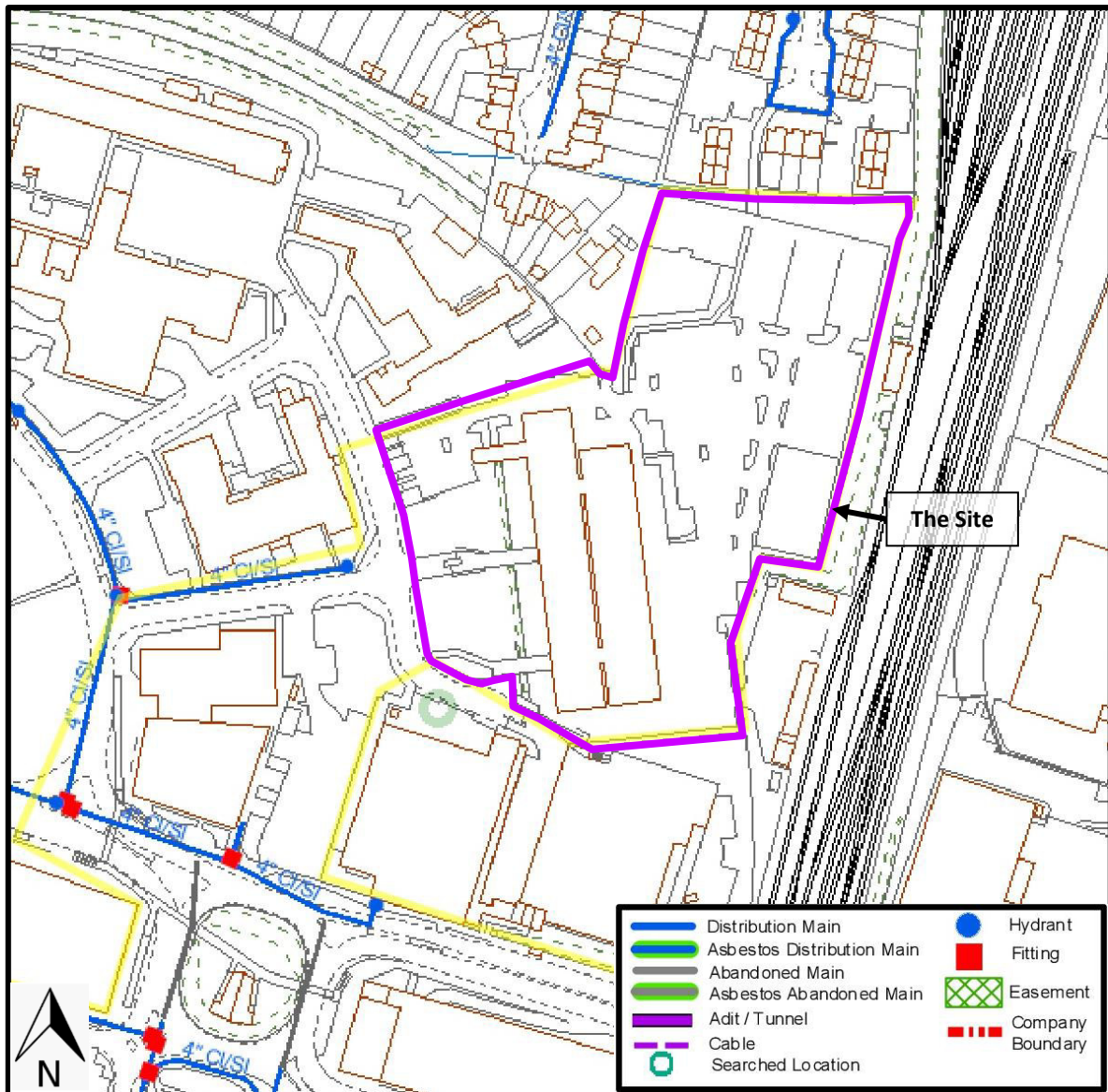


Figure 8-1: Extract of Affinity Water Asset Mapping

- 8.1. **Figure 8-1** above and Affinity Water mapping included in **Appendix H** show no watermains within the site boundary. The nearest watermain asset is a 4" distribution main located approximately 20m to the west of the site along College Way.
- 8.2. Therefore, it is not anticipated that any Affinity Water apparatus will require diversion or lowering.
- 8.3. The utility tracing survey shows no potable water mains within the site.

- 8.4. Affinity Water have consulted as part of a developer enquiry to establish a suitable connection point for the new development, and to provide a budget estimate for new on-site water mains infrastructure to serve the proposed site.
- 8.5. In a response dated 18/05/2022 (**Appendix H**), Affinity Water have confirmed the best point of connection would be off the existing 4" distribution main located approximately 20m to the west of the site along College Way. Affinity Water have confirmed in their response that the existing water network has sufficient capacity to supply the development without any need for network reinforcement.
- 8.6. Affinity Water budget estimate (**Appendix H**) for the proposal is outlined below, of which this is based on several assumptions which are included in their response. It is worth noting that the income offset payment is applied as a discount (i.e., credit) against the infrastructure charge.
- New water mains supply: £34,770.00 (excl. VAT);
 - Infrastructure charge: £108,702.00 (excl. VAT);
 - Income offset Payment: -£102,375.90 (excl. VAT);
 - Total Cost £41,096.10 (excl. VAT);
- 8.7. Correspondence with Affinity Water is included in **Appendix H**.

9. SURFACE AND FOUL WATER DRAINAGE

Thames Water

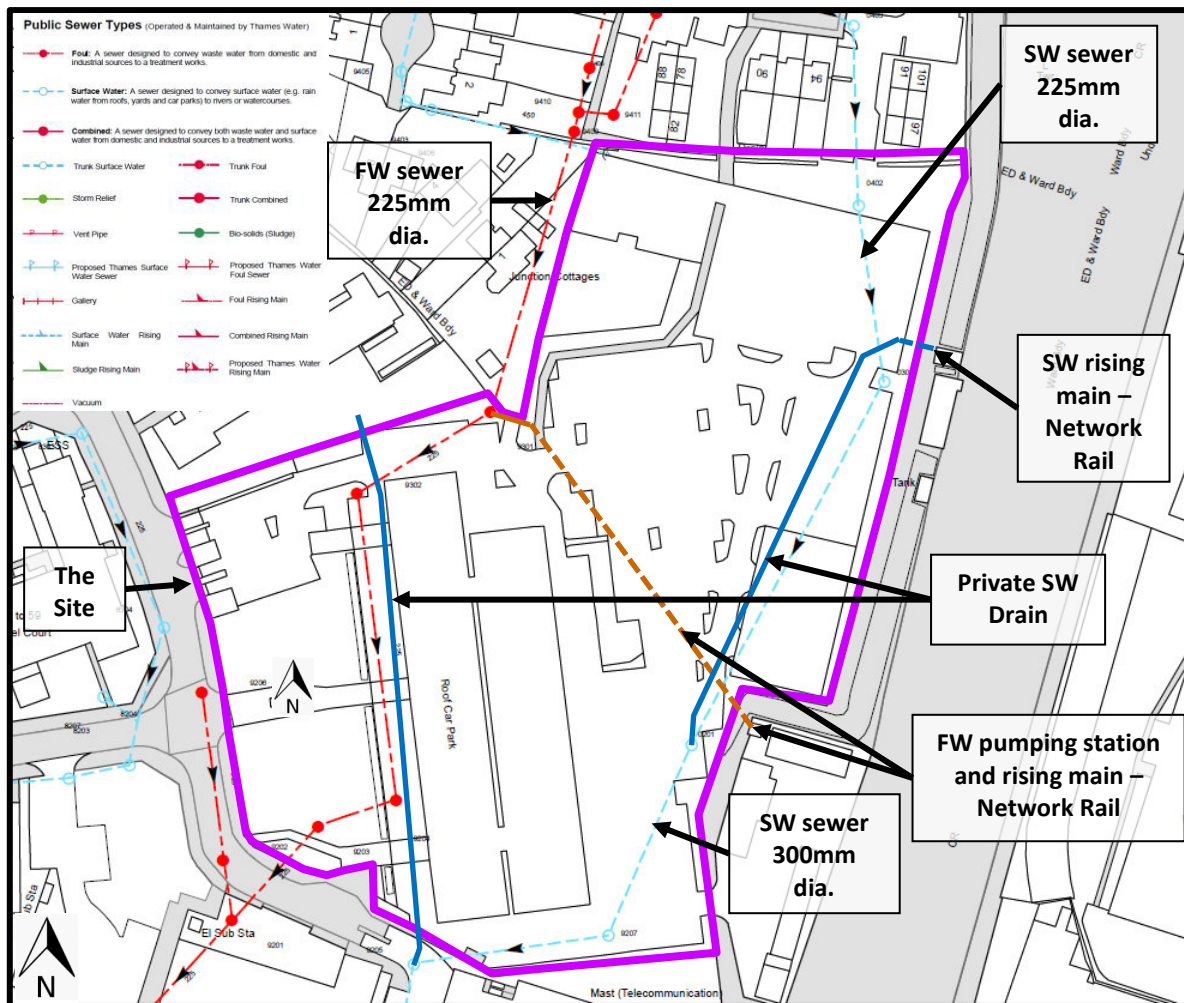


Figure 9-1: Extract of Thames Water Asset Mapping

- 9.1. **Figure 9-1** above and Thames Water sewer asset mapping included in **Appendix I**. The asset plans show there is a 225-300mm diameter surface water sewer running southwest across the site from the northeast corner to the southwest boundary and proceeds southwest through Waitrose & Partners property to join the wider public sewer network along Bridge Road.
- 9.2. There is also a 225mm diameter foul water sewer conveying flow southwest across the site from mid-way along the west boundary to the southwest corner of the site. This sewer continues southwest through Waitrose & Partners property to join the wider public sewer network along Bridge Road.
- 9.3. The utility tracing and CCTV survey shows appears to correlate well the Thames Water asset plans, confirming public surface and foul water sewers located within

the site, along with private drains and rising mains. The CCTV sewer survey also shows a private 225mm diameter surface water drain which receives flows from outside the site and runs south through the west extent of the site to the southern boundary before joining Thames Water surface water sewer at manhole 9205.

- 9.4. As part of the development of the site, it is proposed that the section of the public surface sewer located within the site are diverted to the carriageway of the proposed highways of the site, between manholes 0402 and 9207. Similarly, it is proposed to divert the 225mm diameter public foul water sewer around the north side of Block B2 and join into manhole 9302. The proposed surface and foul water sewer diversions and have depths of no more than 4m, therefore the associated easement from centreline of sewer should be no less than 3m either side. Furthermore, the proposed diversion will be subject to section 185 agreement with Thames Water which can be addresses at the detailed design stage. The private 225mm diameter surface water drain within the western extent of the site will also require diverting to the west as part of the development of the site.
- 9.5. A pre-development response from Thames Water is provided in **Appendix I**, in which they have confirmed that a flow rate of 8 l/s would be acceptable into the 300mm diameter surface water sewer located within southern extent of the site. furthermore, Thames water have confirmed that there is sufficient sewerage capacity in the adjacent foul water sewer network to serve the site for previous site layout which was for 307 dwellings. Thames Water have since been consulted to confirm if there is capacity to serve an additional 6 dwellings (i.e. 313 in total)– a response is awaiting at the time of preparing this report. These connections will be subject to a S106 sewer connection agreement with TW which will be addressed at the detailed design stage.

10. TELECOMS

British Telecommunications (BT)

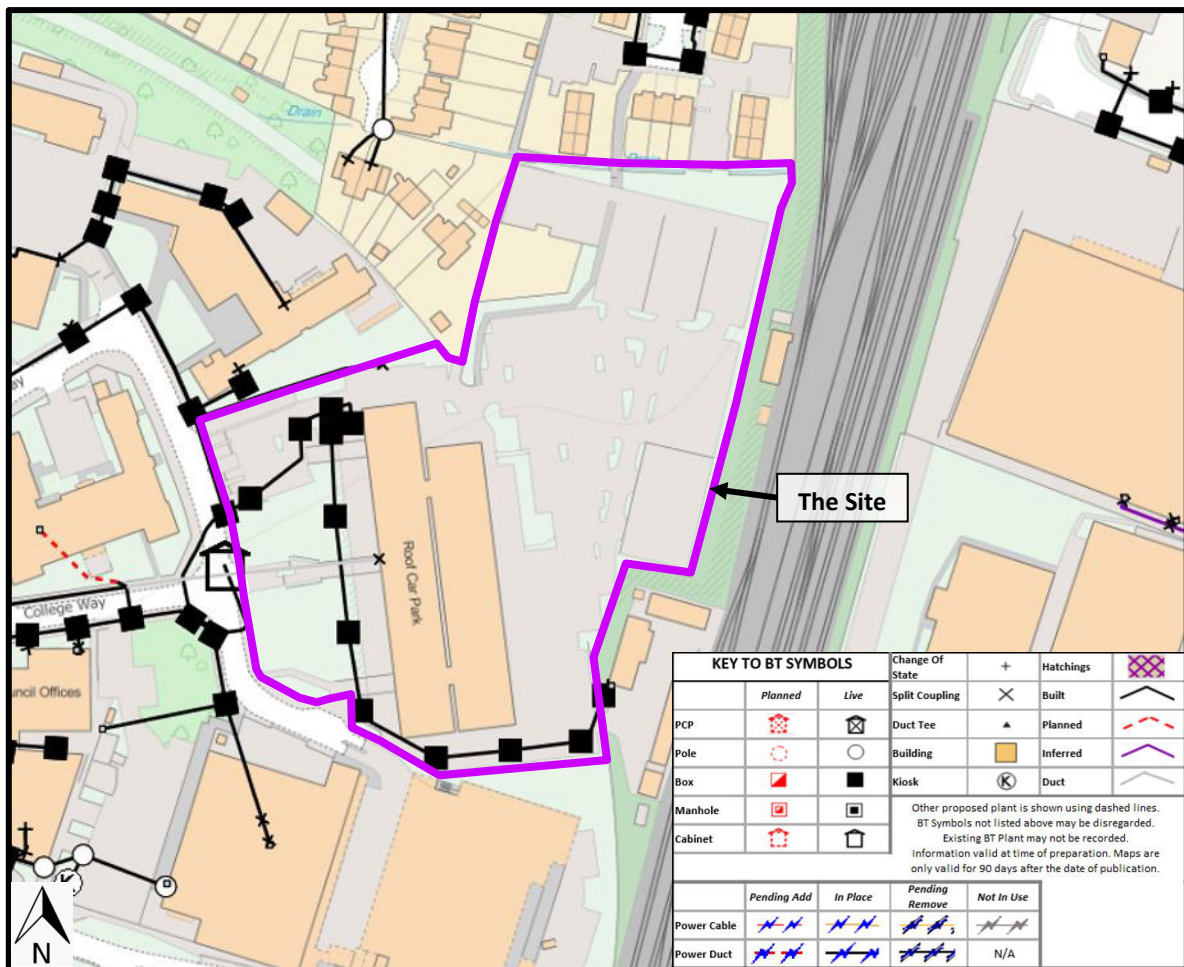


Figure 10-1: Extract of BT Openreach Asset Mapping

10.1. **Figure 10-1** above and BT Openreach asset mapping included in **Appendix J**, shows that there are no aboveground assets within the site. There is however, a below ground cable with associated junction boxes located within the west and south extent of the site, which progress east along the south boundary and terminates at Network Rail Depot. There is also a duct cable to a split coupling located adjacent to the northwest boundary of the site. Additional mapping for BT Openreach (**Appendix J**) shows another duct cable to a split coupling from the site access mid-way on the west boundary to the ramp access to the upper car parking area in the centre of the site.

10.2. The utility tracing survey appears to correlate well the BT Openreach asset mapping, although no BT duct assets are shown along the northwest boundary of the site or

from the site access mid-way on the west boundary to the ramp access to the upper car parking area.

- 10.3. As part of the development of the site, the existing BT cable located within the site will need to be diverted through the site (ideally within the proposed footway adjacent to the proposed internal highway) to the southeast corner to maintain the connection to Network Rail Depot.
- 10.4. BT Openreach has been consulted to provide an estimate for the potential diversion of the assets within the site. In their response, (**Appendix J**) they have determined that a detailed survey is required to confirm the required alterations to their assets within the site, of which a fee of £2,562.25 (incl. VAT) is required to produce estimate and specification of works required. It is recommended the application is submitted as soon as reasonably practicable.
- 10.5. BT Openreach is obliged to supply the proposed development. Once a planning consent has been granted, detailed costs and a specification of works will be provided by BT Openreach New sites.
- 10.6. Correspondence with BT Openreach is included in **Appendix J**.

Appendix A

Topographical Survey

NOTES

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON THIS DRAWING ARE IN METRES.
2. ALL LEVELS ARE IN METRES AND RELATED TO NEWLYN DATUM, ALL CO-ORDINATES ARE RELATED TO OS SITE GRID VIA GNSS OBSERVATIONS.
3. LOCAL SCALE FACTOR (1.00200986) HAS BEEN APPLIED TO THIS SURVEY USING STATION DM030 (52.3851561, 21.3183889) AS THE ORIGIN POINT.

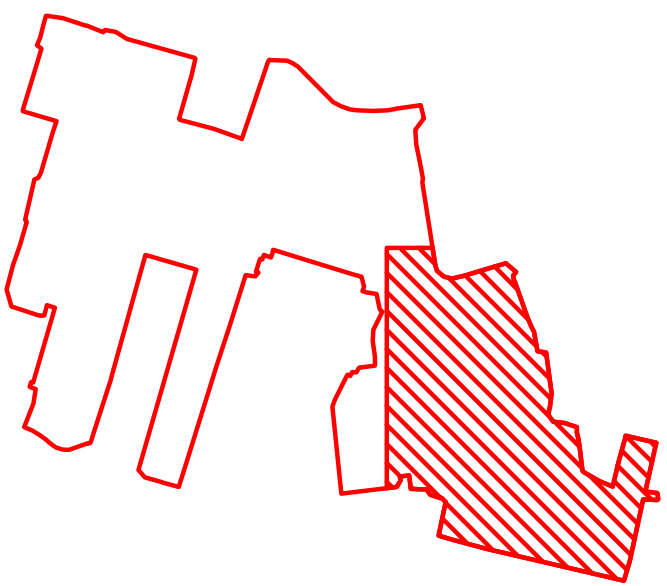
TOPO LEGEND

[illegible]


ASSOCIATED DRAWINGS

W0020	- MELANI GARDEN CT	TRIDORSALPHAK, SUNN'S SHEET 7 OF 14	(this journal)
W0021	- MELANI GARDEN CT	TRIDORSALPHAK, SUNN'S SHEET 8 OF 14	
W0022	- MELANI GARDEN CT	TRIDORSALPHAK, SUNN'S SHEET 9 OF 14	
W0023	- MELANI GARDEN CT	TRIDORSALPHAK, SUNN'S SHEET 10 OF 14	
W0024	- MELANI GARDEN CT	TRIDORSALPHAK, SUNN'S SHEET 11 OF 14	
W0025	- MELANI GARDEN CT	TRIDORSALPHAK, SUNN'S SHEET 12 OF 14	
W0026	- MELANI GARDEN CT	TRIDORSALPHAK, SUNN'S SHEET 13 OF 14	
W0027	- MELANI GARDEN CT	TRIDORSALPHAK, SUNN'S SHEET 14 OF 14	
W0028	- MELANI GARDEN CT	UTERUS SANDS SHEET 8 OF 14	
W0029	- MELANI GARDEN CT	UTERUS SANDS SHEET 9 OF 14	
W0030	- MELANI GARDEN CT	UTERUS SANDS SHEET 10 OF 14	
W0031	- MELANI GARDEN CT	UTERUS SANDS SHEET 11 OF 14	
W0032	- MELANI GARDEN CT	UTERUS SANDS SHEET 12 OF 14	
W0033	- MELANI GARDEN CT	UTERUS SANDS SHEET 13 OF 14	
W0034	- MELANI GARDEN CT	UTERUS SANDS SHEET 14 OF 14	

LOCATION PLAN



REV	DESCRIPTION	BY	CHK	APP	DATE
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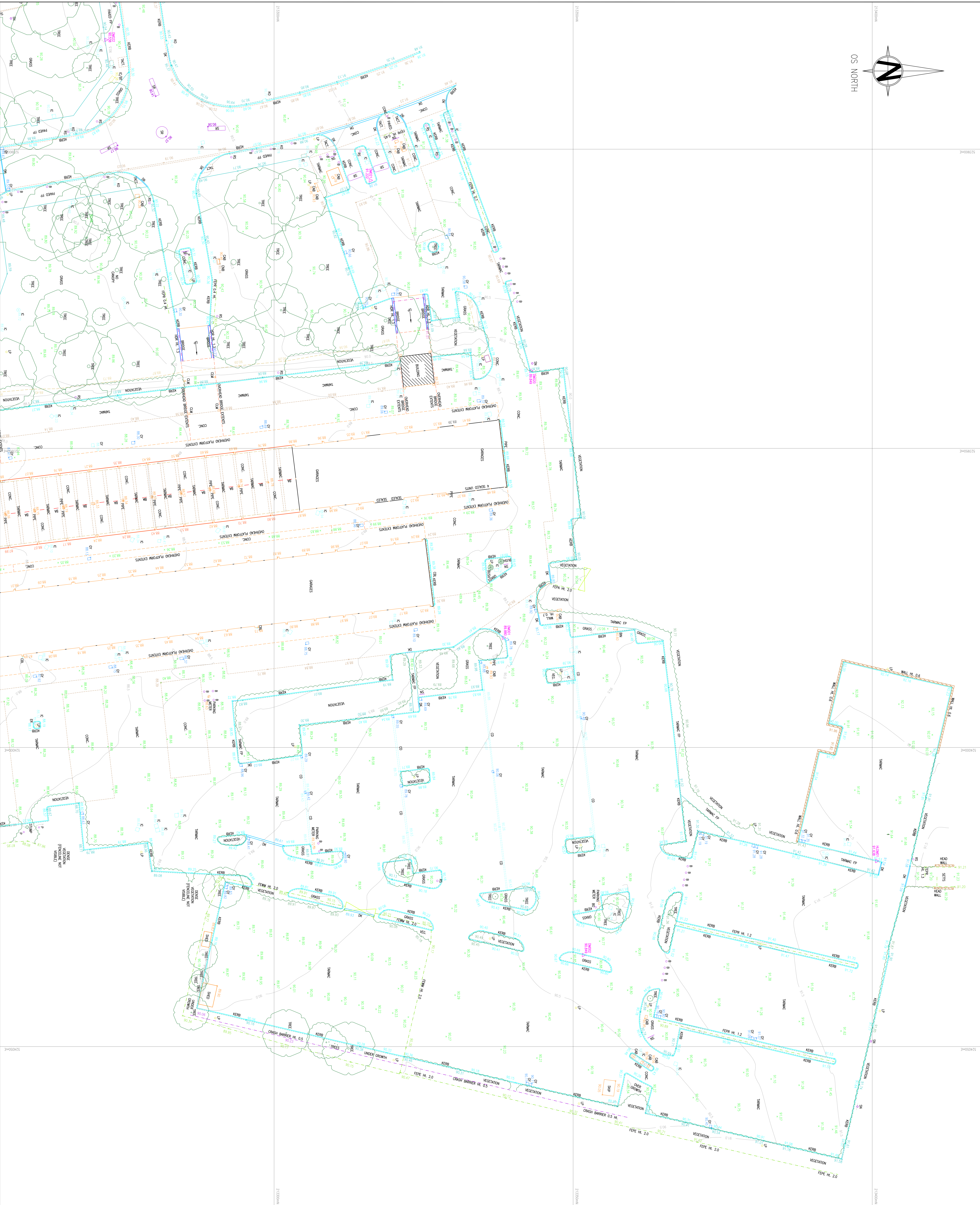


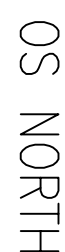
WELWYN GARDEN CITY

TOPOGRAPHICAL SURVEY
SHEET 1 OF 14

Drawing Title:

Scale @	A0	Drawn	Date	Checked	Date	Approved	Date
1:200		DM	14.11.19	CP	14.11.19	TN	14.11.19
Project No.		Office	Type	Drawing No.		Revision	
A115249		22	01	WYG001		P1	





**DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND
REPORT ANY OMISSIONS OR ERRORS**

NOTES

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON THIS DRAWING ARE IN METRES.
2. ALL LEVELS ARE IN METRES AND RELATED TO NEW T.M DATUM, ALL CO-ORDINATES ARE RELATED TO OS STATE GRID WA GNSS OBSERVATIONS.
3. LOCAL SCALE FACTOR (1.00070986) HAS BEEN APPLIED TO THIS SURVEY USING STATION DMO030 (52.2851561, 213181.869) AS THE ORIGIN POINT.

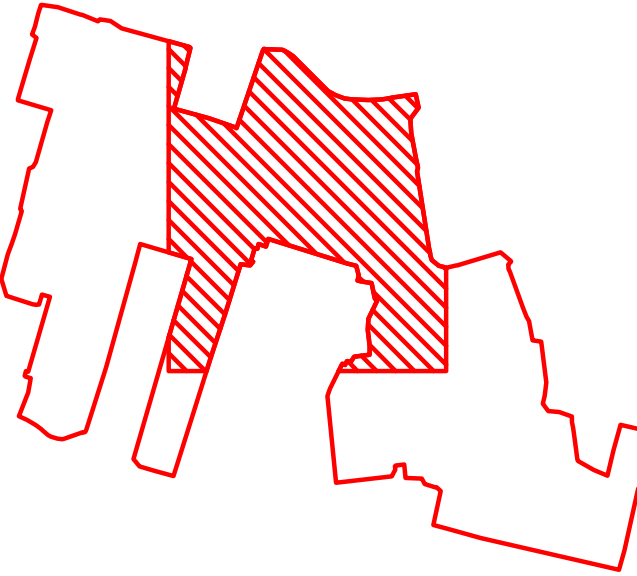
TOPO LEGEND

[illegible]


ASSOCIATED DRAWINGS

W0001	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 1	OF 14	
W0002	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 2	OF 14	(HNS SEWING)
W0003	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 3	OF 14	
W0004	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 4	OF 14	
W0005	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 5	OF 14	
W0006	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 6	OF 14	
W0007	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 7	OF 14	
W0008	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 8	OF 14	
W0009	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 9	OF 14	
W0010	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 10	OF 14	
W0011	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 11	OF 14	
W0012	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 12	OF 14	
W0013	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 13	OF 14	
W0014	ELIOTT GARDEN	OTY	TEMPERATURE	SUNNY	SHEET 14	OF 14	

LOCATION PLAN



EV	DESCRIPTION	BY	CHK	APP	DATE
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WAKELAND BUSINESS PARK
 CAMPLEIGH ROAD
 DOCKERMOUTH
 SA13 8QT
 TEL: +44 (0)1900 898 600
 FAX: +44 (0)1900 826 324
 e-mail: canbha@wyg.com

WELWYN GARDEN CITY

Drawing Title:
TOPOGRAPHICAL SURVEY
SHEET 2 OF 14

Drawing Title:

Scale @ A0	Drawn	Date	Checked	Date	Approved	Date
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Project No.	Office	Type	Drawing No.	Revision
A115249	22	01	WYG002	P1

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NOTES

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON THIS DRAWING ARE IN METRES.
2. ALL LEVELS ARE IN METRES AND RELATED TO MEAN SEA LEVEL. ALL CO-ORDINATES ARE RELATED TO OS SITE GRID WA GRSS OBSERVATIONS.
3. LOCAL SCALE FACTOR (1.000219966) HAS BEEN APPLIED TO THIS SURVEY USING STATION DM030 (633851.561, 213163.889) AS THE ORIGIN POINT.

TOPO LEGEND

AA	AG	AL	AM	AN	AO	AP	AR	AS	AT	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY	ZZ	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY	ZZ
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ASSOCIATED DRAWINGS

W001	KEVIN GABER	OT	TRIDONAPICAL	SHEET 1	OF 14
W002	KEVIN GABER	OT	TRIDONAPICAL	SHEET 2	OF 14
W003	KEVIN GABER	OT	TRIDONAPICAL	SHEET 3	OF 14
W004	KEVIN GABER	OT	TRIDONAPICAL	SHEET 4	OF 14
W005	KEVIN GABER	OT	TRIDONAPICAL	SHEET 5	OF 14
W006	KEVIN GABER	OT	TRIDONAPICAL	SHEET 6	OF 14
W007	KEVIN GABER	OT	TRIDONAPICAL	SHEET 7	OF 14
W008	KEVIN GABER	OT	TRIDONAPICAL	SHEET 8	OF 14
W009	KEVIN GABER	OT	TRIDONAPICAL	SHEET 9	OF 14
W010	KEVIN GABER	OT	TRIDONAPICAL	SHEET 10	OF 14
W011	KEVIN GABER	OT	TRIDONAPICAL	SHEET 11	OF 14
W012	KEVIN GABER	OT	TRIDONAPICAL	SHEET 12	OF 14
W013	KEVIN GABER	OT	TRIDONAPICAL	SHEET 13	OF 14
W014	KEVIN GABER	OT	TRIDONAPICAL	SHEET 14	OF 14

LOCATION PLAN



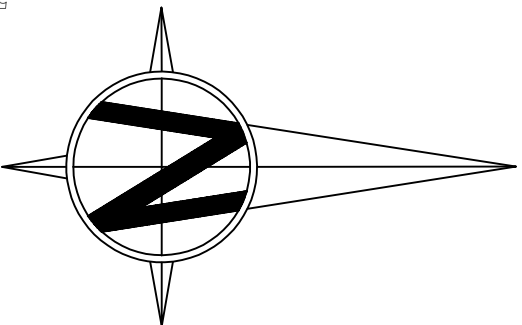
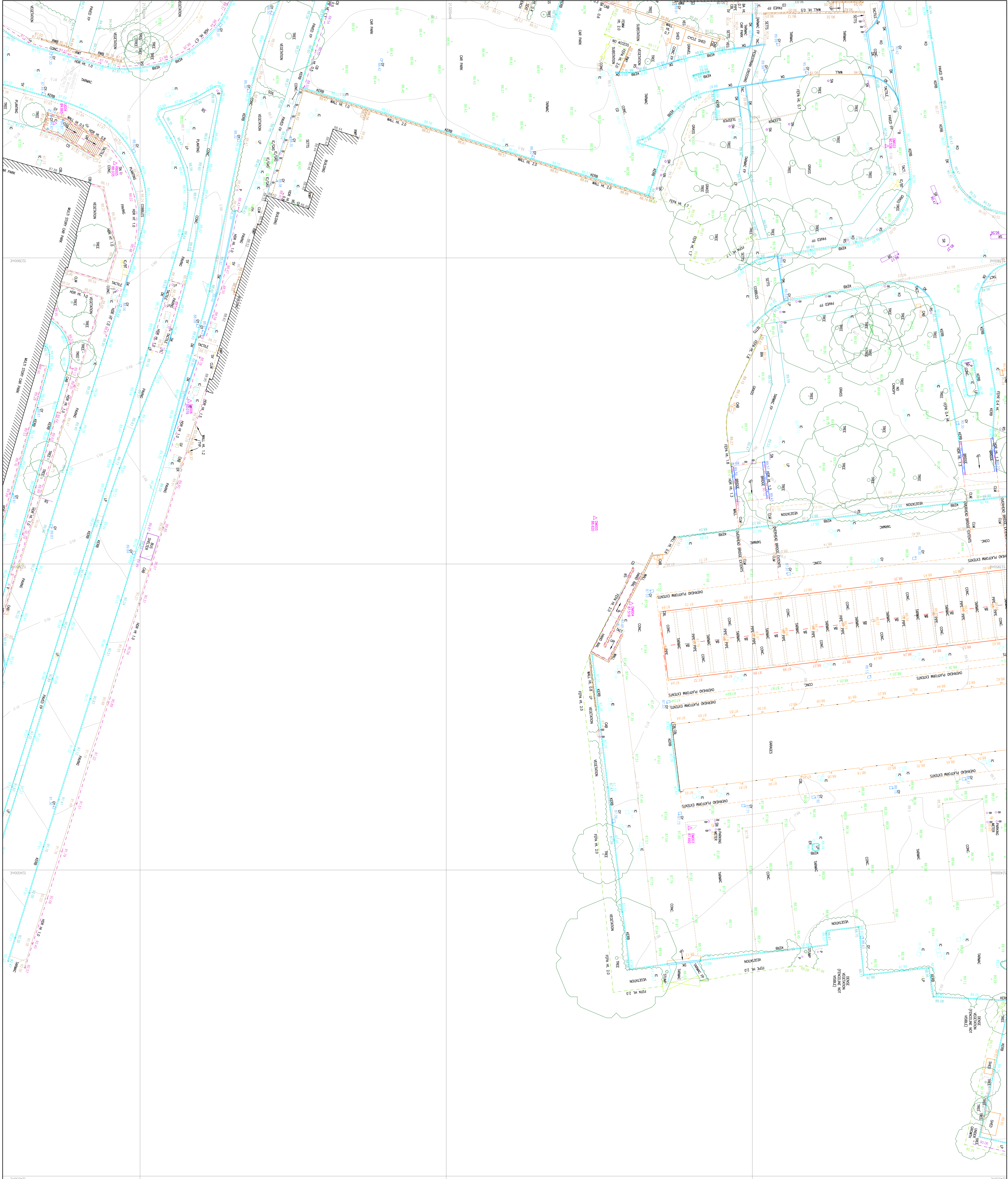
REV				
DISCUSSION				
BY	CHK	APP		
DATE				

WELBYN GARDEN CITY

Drawing Title:
TOPOGRAPHICAL SURVEY
SHEET 3 OF 14

Scale @	A0	Drawn	Date	Checked	Date	Approved	Date
1:200		DM	14.11.19	CP	14.11.19	TN	14.11.19
Project No.		Office	Type	Drawing No.			Revision
A115249		22	01	WYG003			P1

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OS NORTH

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NOTES

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON THIS DRAWING ARE IN METRES.
2. ALL LEVELS ARE IN METRES AND RELATED TO NEWLYN DATUM. ALL CO-ORDINATES ARE RELATED TO OS STATE VIA GNSS OBSERVATIONS.
3. LOCAL SCALE FACTOR (1.00209866) HAS BEEN APPLIED TO THIS SURVEY USING STATION DM030 (523851.561, 213183.889) AS THE ORIGIN POINT.

TOPO LEGEND

42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
AD	AE	AF	AG	AH	AI	AL	AM	AN	AO	AP	AR	AS	AT	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY	ZZ

ASSOCIATED DRAWINGS

W0001	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 1	OT	14	(none)
W0002	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 2	OT	14	
W0003	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 3	OT	14	
W0004	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 4	OT	14	
W0005	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 5	OT	14	
W0006	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 6	OT	14	
W0007	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 7	OT	14	
W0008	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 8	OT	14	
W0009	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 9	OT	14	
W0010	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 10	OT	14	
W0011	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 11	OT	14	(none)
W0012	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 12	OT	14	
W0013	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 13	OT	14	
W0014	WELTON GARDEN	OT	17000000000000000000	SUNNY SHEET 14	OT	14	

LOCATION PLAN



REVENUE	DESCRIPTION	BY	CHK	APP	DATE

LAKELAND BUSINESS PARK

CAMPLUGH ROAD
COCKERMOUTH

CA13 0QT

TEL: +44 (0)1900 898 600

AX: +44 (0)1900 826 3

എന്നിവിടെ: cybercrime@cyber.gov.in

Project:

WELWYN GARDEN

Drawing Title:

TOPOGRAPHICAL S

SHEET 4 OF 14

Scale ⑦	AN	Drawn
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1:200	DM 14
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Project No.	Office
A115249	77

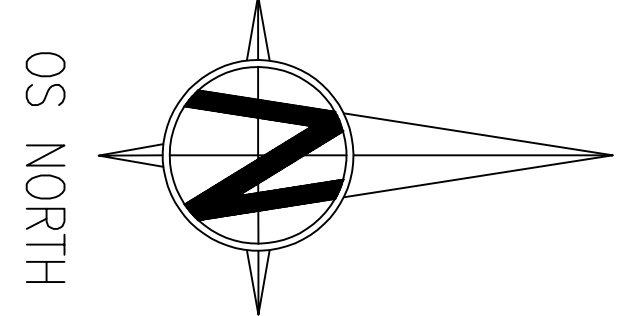
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NOTES

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON THIS DRAWING ARE IN METRES.
2. ALL LEVELS ARE IN METRES AND RELATED TO NEWMAN DATUM. ALL CO-ORDINATES ARE RELATED TO OS SITE GRID. VIA GROSS OBSERVATIONS.
3. LOCAL SCALE FACTOR (1.00020869) HAS BEEN APPLIED TO THIS SURVEY USING STATION DMD20 (622851.561, 211183.889) AS THE ORIGIN POINT.



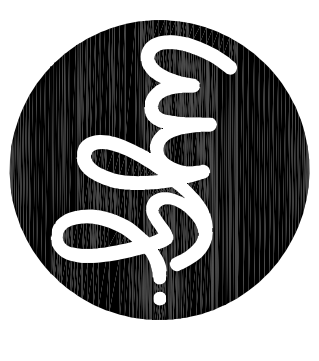
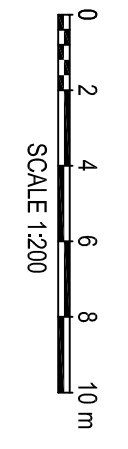
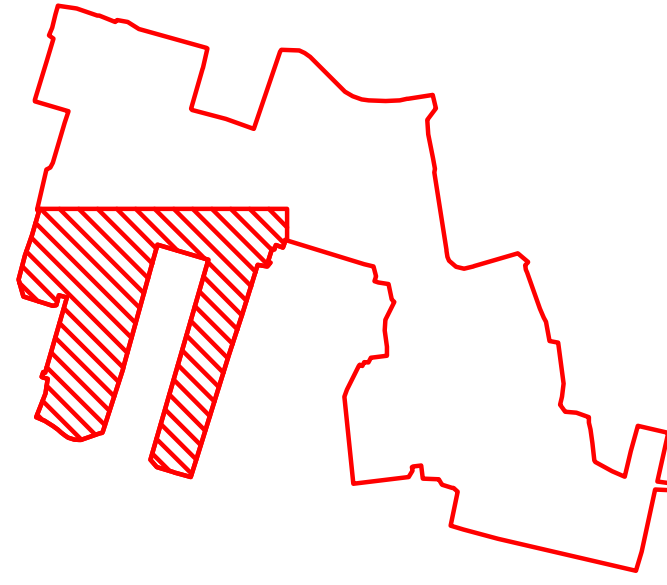
TOPO LEGEND

AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY	ZZ
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ASSOCIATED DRAWINGS

W0001 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 1 OF 14
W0002 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 2 OF 14
W0003 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 3 OF 14
W0004 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 4 OF 14
W0005 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 5 OF 14
W0006 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 6 OF 14
W0007 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 7 OF 14
W0008 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 8 OF 14
W0009 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 9 OF 14
W0010 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 10 OF 14
W0011 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 11 OF 14
W0012 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 12 OF 14
W0013 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 13 OF 14
W0014 - WEWYN GARDEN CITY TOPOGRAPHICAL SURVEY SHEET 14 OF 14

LOCATION PLAN



TEL: +44 (0)1900 888 900
FAX: +44 (0)1900 888 924
E-MAIL: enquiries@wyg.com

Project: WEWYN GARDEN CITY

Drawing Title: TOPOGRAPHICAL SURVEY
SHEET 5 OF 14

Scale @	AD	Drawn	Date	Checked	Date	Approved	Date
1:200	DN	14.11.19	CP	14.11.19	TN	14.11.19	
Project No.	Drawing No.	Type	Revision				
A115249	22_01	WYG005	P1				

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NOTES

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON THIS DRAWING ARE IN METRES.
2. ALL LEVELS ARE IN METRES AND RELATED TO NEWLYN DATUM. ALL CO-ORDINATES ARE RELATED TO OS STATE VIA GNSS OBSERVATIONS.
3. LOCAL SCALE FACTOR (1.00209866) HAS BEEN APPLIED TO THIS SURVEY USING STATION DM030 (523851.561, 213183.889) AS THE ORIGIN POINT.

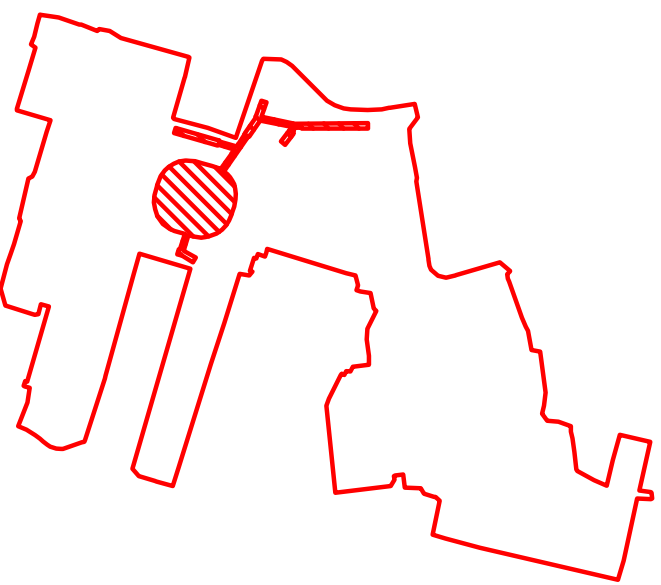
TOPO LEGEND

[illegible]


ASSOCIATED DRAWINGS

W0201	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 7	OF 14	
W0202	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 8	OF 14	
W0203	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 9	OF 14	
W0204	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 10	OF 14	
W0205	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 11	OF 14	
W0206	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 12	OF 14	
W0207	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 13	OF 14	
W0208	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 14	OF 14	
W0209	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 15	OF 14	
W0210	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 16	OF 14	
W0211	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 17	OF 14	
W0212	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 18	OF 14	
W0213	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 19	OF 14	
W0214	BEHMAN GARDEN	OT	TRIOPODAL	SILKIN	SHEET 20	OF 14	

LOCATION PLAN



REV	DESCRIPTION	BY	CHK	APP	DATE
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AKELAND BUSINESS PARK
 AMPLINGH ROAD
 COCKERMOUTH
 CA13 0DT
 TEL: +44 (0)1900 898 600
 FAX: +44 (0)1900 826 324
 e-mail: cumbria@wyg.com



WELWYN GARDEN CITY

Drawing Title:

TOPOGRAPHICAL SURVEY
UNDERPASS
SHEET 6 OF 14

14

Scale @	A0	Drawn	Date	Checked	Date	Approved	Date
1:200		DM	14.11.19	CP	14.11.19	TN	14.11.19
Project No.		Office	Type	Drawing No.		Revision	
A115249		22	01	WYG006		P1	

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