

RIDGE

PROPERTY & CONSTRUCTION CONSULTANTS

DAIRY CREST, HAVANT UTILITIES STATEMENT

Prepared for

Jones Lang LaSalle
Latimer House
5-7 Cumberland Place
Southampton
SO15 2BH

Tel: 02380 232882

Prepared by

Ridge and Partners LLP
Partnership House
Moorside Road
Winchester
Hampshire
SO23 7RX

Tel: 01962 834400

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1. INTRODUCTION

1.1 Overview

1.1.1. Ridge and Partners LLP has been commissioned by Jones Lang LaSalle (JLL) on behalf of Southern Co-operative to produce a Utilities Statement to support an Outline Planning Application submission.

1.1.2. The application relates to the construction of a mixture of 92 one and two bedroom apartments on the site across 5 stories. The apartments will be split into a ratio of 56 one bedroom apartments and 36 two bedroom apartments with unallocated parking provision for 100 spaces. Access to the site will be served from Fulflood Road.

1.1.3. The proposed development site is located off Dunsbury Way, approximately 2.7km east of Junction 4 (Havant) of the A3 (M). Figure 1 shows the location of the site.



Source: OS Open Data

Figure 1. Site Location

2. EXISTING UTILITIES

2.1 Baseline Conditions

2.1.1. Information has been gathered from both Statutory Utility Providers and National Facility Providers as listed below:

- Linesearch
- Portsmouth Water
- Southern Gas Networks (SGN)
- Scottish and Southern Energy (SSE)
- Open reach BT

2.1.2. The private utilities can be reused, protected or removed to make way for the proposed development. A search for public utilities has been carried out and known services are shown on utility record drawings, which are included as appendices to the report

2.1.3. Consideration should be given to the location of any public utilities, for supply to the Site and also as potential constraints to the layout of the proposed development. The protection and/or diversion of services, in consultation with the service providers, can be time consuming and costly.

2.1.4. A records search was requested for the following:

Utility / Service	Attached	Comments
Gas	Yes	
Water	Yes	
Sewers	Yes	
BT	Yes	
Electricity	Yes	
Linesearch	Yes	
Vodafone	Yes	Formerly Cable & Wireless & Thus
Virgin Media	Yes	Formerly ntl & Telewest
BSkyB	Yes	Formerly Easynet
Vtesse	Not Affected	
Colt	Yes	
KPN	Yes	
Tata	Not Affected	
Sota	Not Affected	
CGI Logica	Not Affected	
Energetics	Yes	
City Fibre	Yes	
Telia Sonera	Yes	
Instalcom	Yes	Includes Level3, GC (UK) Ltd, GC PEC, Fibrenet UK Ltd and Fibrespan Ltd
KCom	Not Affected	Formerly Kingston Communications
Verizon	Yes	
Interoute	Yes	
Trafficmaster	Not Affected	
Independent Utilities	Yes	
Other	Not Requested	

NB: All responses that do not include plans apply to the grid references supplied only unless a plan of the site was provided. All plans / responses are valid for a maximum of three months unless noted otherwise

2.1.5. The following services are present on/around the site, and serve the various buildings:

2.2 Southern Gas Networks (SGN) - Gas

2.2.1. A 125mm PE low pressure supply is routed along the northern boundary of the proposed development site from a 6" CI gas main on Fulflood Road.

2.2.2. Low pressure mains are routed on all main roads within the vicinity of the site.

2.2.3. SGN's records, Appendix A, indicate that there are two medium pressure gas main routed onto the northern and western boundaries of the proposed development site. Diversionary works may be required to facilitate the new development.

2.2.4. The western boundary of the site is routed by an 8" CI gas main routing off Dunsbury Way.

2.2.5. There is a gas structure, in the image below, which appears to be a Gas Governor, across the road from the site.



Figure 2. Gas Structure on Corner of Dunsbury Way and Bramdean Drive.

2.3 Portsmouth Water – Potable Water

2.3.1. Portsmouth Water's records, Appendix B, There are potable water mains routed within the main roads in close proximity of the site.

2.3.2. There is a 4" CI water main routed onto the northern boundary of the proposed development site from Fulflood Road, with a 125mm High Performance Polyethylene pipe (HPPE) located on the opposite side of Fulflood Road.

2.3.3. There is an abandoned 6" CI water main routed along Dunsbury Way and abandoned mains on Bramdean Drive.

2.4 Southern Water – Surface Water and Foul Water Sewers

2.4.1. Southern Waters records, Appendix C, surface and foul water sewers are routed north of the site boundary along Fulflood Road and west of the site along Dunsbury Way. The surface water pipes along Fulflood Road are 375 Ø concrete pipe and the foul water is a 225 Ø vitrified clay pipe. The surface water pipe on Dunsbury Way is a 450 Ø clay pipe and the foul water pipe is 225 Ø vitrified clay.

2.4.2. A 225 Ø vitrified clay surface water pipe is present along Dunsbury Way and Bramdean Drive.

2.4.3. There appears to be an interceptor located on Fulflood Road which could be utilised to improve the quality of the surface water run-off, as it discharges directly into Riders Stream to the south of the site. A condition survey will be required to see if it is still operational and performing within its manufactured parameters.

2.4.4. There are surface and foul water manholes located in the centre of Fulflood Road, Figure 3 shows the location of these.



Figure 3. Sewer Manhole Configuration Intersection of Fulflood Rd and Little Hackets.

2.5 BT – Telecoms

2.5.1. BT's Openreach records, Appendix D, indicate that there is an underground BT network and distribution point routed from Dunsbury Way onto the west of the site.

2.5.2. There is also an underground network routed in the far side of the pavement of Fulflood Road, north of the proposed development and a network routed south of the site on High Lawn Way.

2.5.3. The records indicate that there are no other networks within the site boundary.

2.6 Virgin Media – Telecoms

2.6.1. Virgin Media's records, Appendix E, show that there is an underground Virgin Media network routed within all the main roads surrounding the perimeter of the site. There are two chambers located on the northern boundary of the site on the nearside of Fulflood Road. The mapping records indicate that there are no services routed within the site boundary.

2.7 Scottish and Southern Energy – Electricity

2.7.1. SSE's records, Appendix F, indicate that there are no electrical substations within the site boundary, with the closest being located on Bramdean Drive.

2.7.2. There are networks routed north of the site boundary along Fulflood Road and west of the site on Dunsbury Way.

2.7.3. No low voltage networks are indicated in SSE records as being within the site boundary.

2.8 GTC

2.8.1. A search area for GTC apparatus was requested for the following area:



Figure 4. GTC search enquiry.

2.8.2. Whilst there is GTC apparatus present within the search area, there is no apparatus present on the proposed development site, as shown in Appendix G.

2.9 Linesearch

2.9.1. Records from Linesearch are included as Appendix H.

2.10 Indigo Pipelines

2.10.1. Records from Indigo Pipelines, Appendix I, shows that there is apparatus within the search area, but not within the boundary of the proposed site.

2.11 Services Absent from the Site

2.11.1. The following services were confirmed to not have any services within close proximity to the site boundary:

- Vodafone
- Sky Telecommunications Services Ltd
- Colt Technology Services
- Energetics
- CityFibre (Appendix J)
- Global Crossing (UK) Ltd
- Global Crossing PEC
- Fibrenet UK Ltd
- Fibrespan Ltd
- Verizon
- Interoute
- Teliasonera
- TATA KPN SOTA (McNicholas)

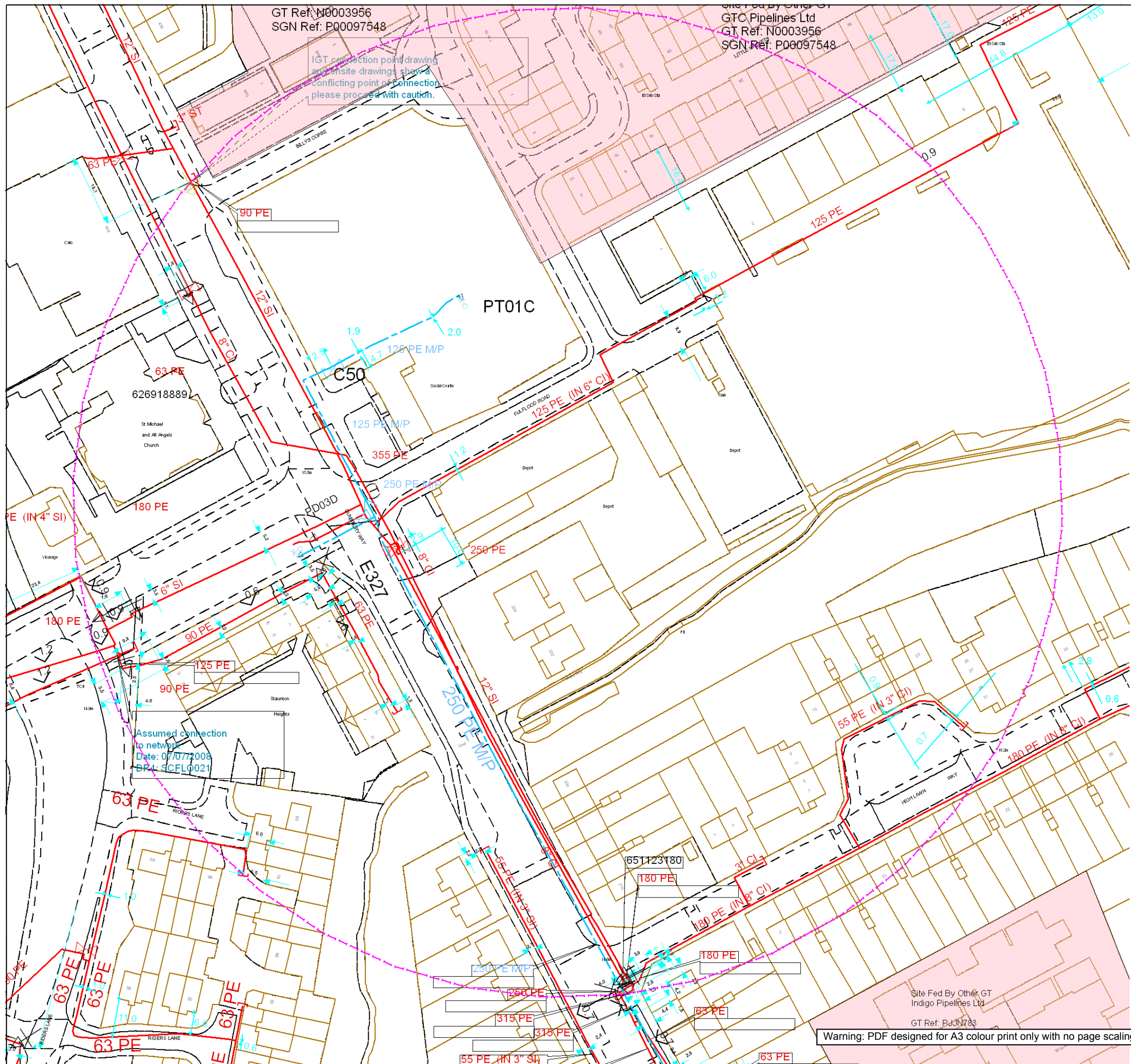
2.12 Key Considerations

2.12.1. This Utilities Statement has confirmed that most of the utility operators have existing services within close proximity of the site boundary; records indicate that there are water, gas, electrical and telecommunication services routed in Dunsbury Way and Fulflood Road.

2.12.2. The utility companies/services that have been discussed within this statement have not commented on the capacity of the existing infrastructure to support a development of this nature and it is likely that they would be unable to comment until a more detailed servicing strategy for the proposed residential units is established.



APPENDIX A – SGN - GAS



Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 08/05/2017
Job Reference: 10379671
Site Location: 471322 108244
Requested by:
Mr Duncan Phillips
Your Scheme/Reference:
U122/17
Exact Scales:
1:500 Area or Circle dig site
1:500 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 91201722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
History Data
LAs

GTs

Some Examples Of Plant Items

Valve Syphon Depth of Cover Diameter Change Material Change

SSSIs



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SGN
Your gas. Our network.

Know what's below

Protecting you and your family

Protecting you and your family

Are you planning on carrying out any home improvements such as building a conservatory, an extension, a new pond, decking, concreting, landscaping, fencing or planting trees in your garden? You must make sure you have drawings/maps showing any pipes or cables around your home. To obtain copies of our gas drawings/maps please visit our **Dig safely** pages on sgn.co.uk and follow the link to our online system.

This service is free of charge.

Our Dig safely page is also where you'll find advice on any protective measures you may need to take before you start work, whether you're planning on doing it yourself or hiring a professional.

Damaging gas pipes is dangerous and could lead to a fire or an explosion. It could also cause large-scale loss of gas supply to the local community and is potentially very expensive.



Responsibilities

It's the responsibility of whoever is doing the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance.

In practice, this means anyone carrying out work must obtain a copy of any available colour drawings showing the position of buried utilities for reference before and during the project.

Non-recording of service pipes >

Individual service pipes are not normally recorded on gas network drawings. This is accepted practice and reinforced by guidance given in Design, construction and installation of service pipes – approved code of practice, published by the HSE, and IGE/TD/4 – Gas Services, published by the Institute of Gas Engineers and Managers.

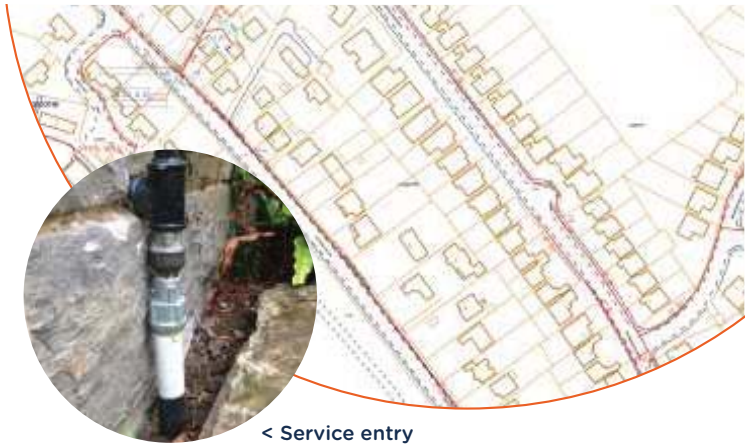
What you need to do when planning a conservatory or house extension, landscaping, fencing or any other groundworks

It's the responsibility of whoever is undertaking the work to check with utility companies before the work starts.

If you're planning any building or digging work remember that gas pipes, power cables, water pipes and sewers all run underground and could be right beneath your feet. Construction or excavation work can damage underground services or prevent further maintenance.

Remember that obtaining planning permission or a building warrant from your local authority doesn't normally involve consultation with utility companies so you should get in touch with them when you start planning your project. This will help keep everyone safe.

Please visit our **Dig safely** pages on sgn.co.uk for more information and our online mapping system.



< Service entry

Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf and you have requested a map from us, **your own gas service may not be marked**. The simplest way to understand the location of your gas service is to know where it enters your house, as pictured.

Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing above.

If you're unsure and need further help, please contact us and we'll arrange for a Plant Protection officer to contact you.



Any damage, however minor, must be reported to the National Gas Emergency Service

Planting a tree or landscaping your garden

Tree roots can damage utilities.

If you're planting trees or shrubs, make sure you consider the type of plant, root type and their location in relation to buried gas pipes to avoid any damage. We may need access to repair and maintain our pipes and equipment in the future, and we reserve the right to remove any tree or bush if we need to.

What happens if you damage a pipe?

If you damage a gas pipe:

- Call the National Gas Emergency Service on **0800 111 999** immediately
- **DON'T** attempt to make repairs yourself
- **DON'T** handle or attempt to alter the position of the exposed pipe

Damaging a gas pipe can result in:

- Major fire/explosion leading to death or serious injury
- Asphyxiation due to gas exposure leading to death or serious injury
- Loss of gas supply to individuals or communities
- Financial costs to you for repair and remedial work
- Enforcement action by the HSE

We will recover all reasonable costs incurred in repairing damaged gas pipes.

Delivering gas safely, reliably and efficiently

Your safety is our top priority

We manage the network that distributes natural and green gas to over 5.9 million customers in Scotland and the south of England.

We own and operate 74,000km of gas mains, and associated plant and equipment. We're committed to delivering gas safely, reliably and efficiently to every one of our customers.



All our engineers and contractors carry a photo ID card with our company logo on it. Don't be afraid to check with our Security team on **0800 015 5170** that the person on your property is supposed to be there.



Service entry



Meter box

Accidental damage to our pipes could put you or members of the public at risk.

Help

If you're planning any work on or around your property and you need more information, you'll find everything you need on our Dig Safely pages.



sgn.co.uk



0800 912 1722

Smell gas? 0800 111 999

Follow these six steps if you smell gas:



DO open windows and doors to help ventilate the gas



DO turn off the gas supply at the meter and make sure any gas appliances are turned off



DO call the **National Gas Emergency** number on **0800 111 999**. Lines are open 24 hours a day, 365 days a year



DON'T smoke or use any naked flames



DON'T touch any electrical switches. Turning a switch on or off could ignite a gas leak



DON'T enter a cellar if you smell gas, even if your gas meter is located in the cellar



SGN
Your gas. Our network.

Dig safely

Measures to avoid injury
and damage to gas pipes

The following protective and precautionary measures **MUST** be taken when working in the vicinity of gas mains and services.

It is the responsibility of the property owner or company carrying out the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance, eg HS(G)47. In practice, this means that whoever is carrying out the work **MUST** obtain gas mains location information and/or maps showing the indicative position of the gas network before any work takes place.

To avoid injury to yourself, your employees, colleagues and the general public you MUST suitably mark the position of the pipes on site.

HS(G)47 outlines best practice that should be followed to ensure you work safely:

1. Plan the work, obtain maps.
2. Detecting, identifying and marking underground services.
3. Safe excavation and safe digging practices.

In addition to the requirements under the Health and Safety At Work etc. Act 1974 to prevent injuries to employees and others (not employed), it is an offence under regulation 15 of the Pipelines Safety Regulations 1996 to cause damage to a pipeline (which includes gas mains and services as well as higher pressure pipelines) so as to give rise to a danger to persons.

You MUST make sure that current full colour copies of our maps are issued to all relevant personnel on site and they're aware of the presence and location of our gas mains and services prior to any excavation.

In a gas emergency

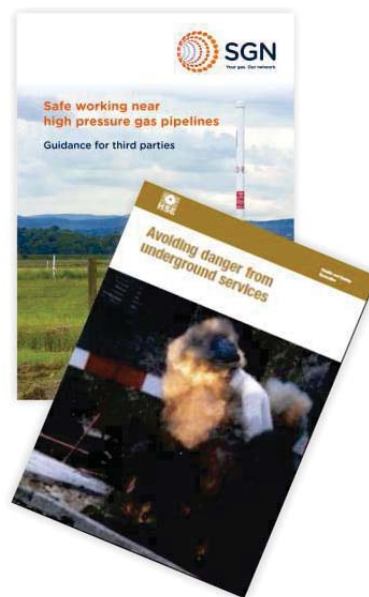
If you cause a gas leak or suspect a main or service pipe or equipment is leaking, you **MUST** take the following emergency actions immediately:

- Ask people to move away from the area of the gas escape.
- Call **0800 111 999** immediately.

1. **Don't** attempt to repair the escape or stop the leakage.
2. As gas may enter buildings, ask people in the surrounding premises to **leave** until it's safe for them to return.
3. **Stop** anyone going near the immediate vicinity of the gas escape.
4. **Prohibit** smoking and extinguish all naked flames.
5. **Don't** use mobile phones or other ignition sources.
6. **Assist** our representatives and other emergency services such as the police, ambulance, and fire service as requested.

Additional reference material

- SGN guidance for Safe Working in the Vicinity of Pipelines & Associated Installations operating >7barg. Applicable for HP only.
- HS(G)47 **Avoiding Danger from Underground Services** available from hse.gov.uk
- NJUG **Utilities Guidance on Positioning and Colour Coding of Apparatus** available from njug.org.uk



Making an enquiry for gas mains or services maps

Please visit our **Dig safely** pages on sgn.co.uk for plant protection information and links to our online mapping system and other associated information and guidance.

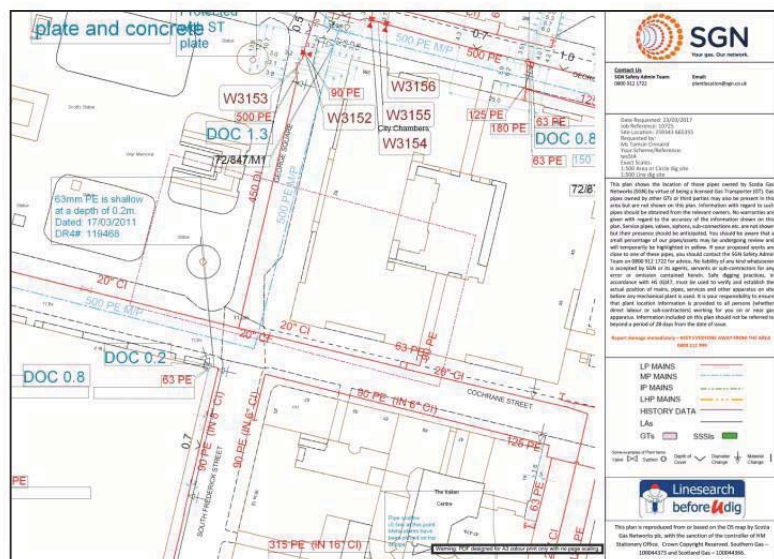
Our simple and easy to use online mapping system is available 24/7, 365 days a year.

You'll need to register/log in and provide a few details about your site location and the work you'll be carrying out. We'll respond immediately by email.

What you're likely to be sent

You'll be sent an email with a map. This will be an extract from our gas mains record, showing your site and any of our gas pipes as well as relevant safety information.

We always send out safety information, however we may forward your enquiry on to a local plant protection officer or a pipelines engineer to make direct contact with you depending on the work location.



Example of a gas map

Note: Service pipes are not shown on our maps

When working near our gas mains and services

Safe system of work

To satisfy ourselves that work in the vicinity of our gas mains is being carried out safely, we may ask for a copy of your risk assessment and/or method statement paperwork.

Where work falls under the Construction (Design and Management) Regulations 2015 reference to our gas mains and services MUST be made within your site Health and Safety file.

Financial

Every reasonable precaution MUST be taken to avoid personal injury or damage to our gas network at all times.

If we incur any costs to repair direct or consequential damage or divert any gas main or service, you'll be recharged in full.

HSE

Any damage to our gas mains or services will be subject to legislative reporting responsibilities to the Health and Safety Executive under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996, and the Pipelines Safety Regulations 1996.

Minimum safe working distances

Depending on the activity being undertaken and the gas mains or services you are working within the vicinity of, there are different safe distances that MUST be adhered to. SGN plant protection officers or pipeline engineers will inform you of these if required.

Surface boxes and manholes

Do not bury or move our surface boxes. Free access MUST be maintained during and after your work. No manhole cover or other structure can be built over, around or under a gas main, and no work is to be carried out that results in a reduction or increase in cover or protection without prior written agreement.

Deep excavations

Adequate protection, approved by us, MUST be applied for any deep excavations in the vicinity of our gas mains and services that may affect its security and integrity. Ground movement around gas mains MUST be prevented. We MUST be contacted if a sewer trench or any other water authority is to be constructed at greater than 1.5 metres depth near a buried gas main or service pipe. You MUST give us detailed drawings showing the line and width of the proposed sewer or other trench, together with the soil group classification of the area concerned.



Crossing our mains or services

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over our gas mains is prohibited unless specifically agreed protective measures (ie the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned. You **MUST NOT** carry out any work in servitudes/easements without our prior written consent.

Exposed plant

Where excavations in the vicinity of our gas mains affect its support, the plant **MUST** be adequately supported and protected in consultation with us and to our satisfaction. It **MUST** be protected from impact, restraints and thrust blocks, and supports **MUST NOT** be removed without our agreement.

Hot work

One of our representatives should be present when welding or other hot work involving naked flames is being carried out near our gas mains, as there's potential for heat damage to plastic pipeline/coatings.

Backfilling

Concrete backfill should not be placed closer than 300mm to our mains. No concrete or hard material should be placed under or adjacent to any of our gas mains. Shuttering **MUST** be constructed to maintain the stated clearances and prevent fresh concrete encasing our mains or services. Material used for backfill around our gas mains **MUST** conform to the following:

- If sand, it **MUST** be well-graded in accordance with BS EN 12620:2002.
- It **MUST NOT** contain any sharp particles (stones, bricks, lumps or corrosive materials).
- Foamed concrete **MUST NOT** be used.
- It **MUST** be laid to a minimum depth of 250mm above the crown of the gas main.

Note: Power ramming **MUST NOT** take place until a 300mm hand rammed layer has been completed over the crown of the main.

Access

Free access to our sites, mains and services, including temporary structures and spoil heaps **MUST** be available at all times.





Mechanical excavation

Mechanical excavators (including breaker attachments) **MUST NOT** be used within the following distances from the confirmed location of our gas mains and services shown on our gas maps without prior agreement:

Type of mains and services	Gas map identification	Hand excavation required inside	Pipe pressure indication shown on map
Low Pressure (LP)	0 - 75mbar	0.5 metres	—————
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	— — — — —
Intermediate Pressure (IP)	2 - 7 bar	3.0 metres	— — — — —
High Pressure (HP)	Above 7 bar	You must seek approval from us prior to any work	— — — — —

Major accident hazard pipelines

High pressure pipeline

No work is to take place near an HP pipeline until it is agreed with us. After agreement and before any work does take place, the location of our pipeline **MUST** be marked up and its position confirmed by digging trial holes with our personnel in attendance.



Pipeline markers

High pressure

We will be involved in any work taking place near high pressure pipelines. We will provide you with additional information that you **MUST** familiarise yourself with before carrying out any work.

The default method of excavating near high pressure gas pipelines MUST always be by hand.



Wind turbines

The UK Onshore Pipelines Operations Association (UKOPA) has identified the appropriate exclusion zone (distance from the base of the wind turbine mast to the edge of the pipeline) as 1.5 times the turbine height. Contact MUST be made with us during the planning stages of a wind turbine or wind farm.



Tree planting

If trees or shrubs are to be planted in the vicinity of our gas mains and services, the selection of tree or shrub type and how it's planted **MUST** be considered carefully. This is to avoid root damage to buried mains or services, and to ensure our subsequent excavations for main repair and maintenance won't damage the trees or shrubs.

Written approval from us **MUST** be obtained before any tree planting is carried out on a servitude/easement. Any approval we grant to plant trees

The following trees and those of similar size (deciduous or evergreen) **MUST NOT** be planted within 6m of the centre line of the main: ash, beech, birch, most conifers, elm, maple, lime, horse chestnut, oak, and sycamore. Apple and pear trees are also included in this category.

Dwarf apple stocks may be planted up to 3m of the centre line of the main.



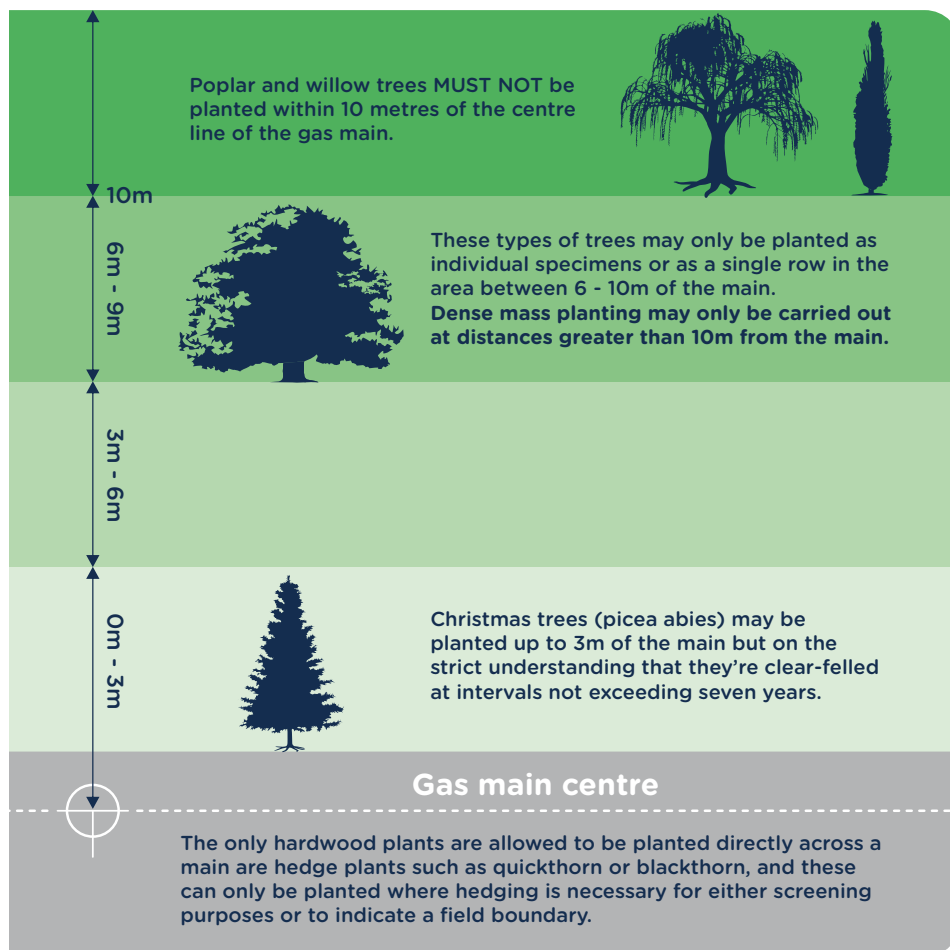
In cases where screening is required, the following are shallow rooting and may be planted close to the gas mains and services: blackthorn, broom, cotoneaster, elder, hazel, laurel, quickthorn, privet, snowberry and most ornamental shrubs.

Gas main centre

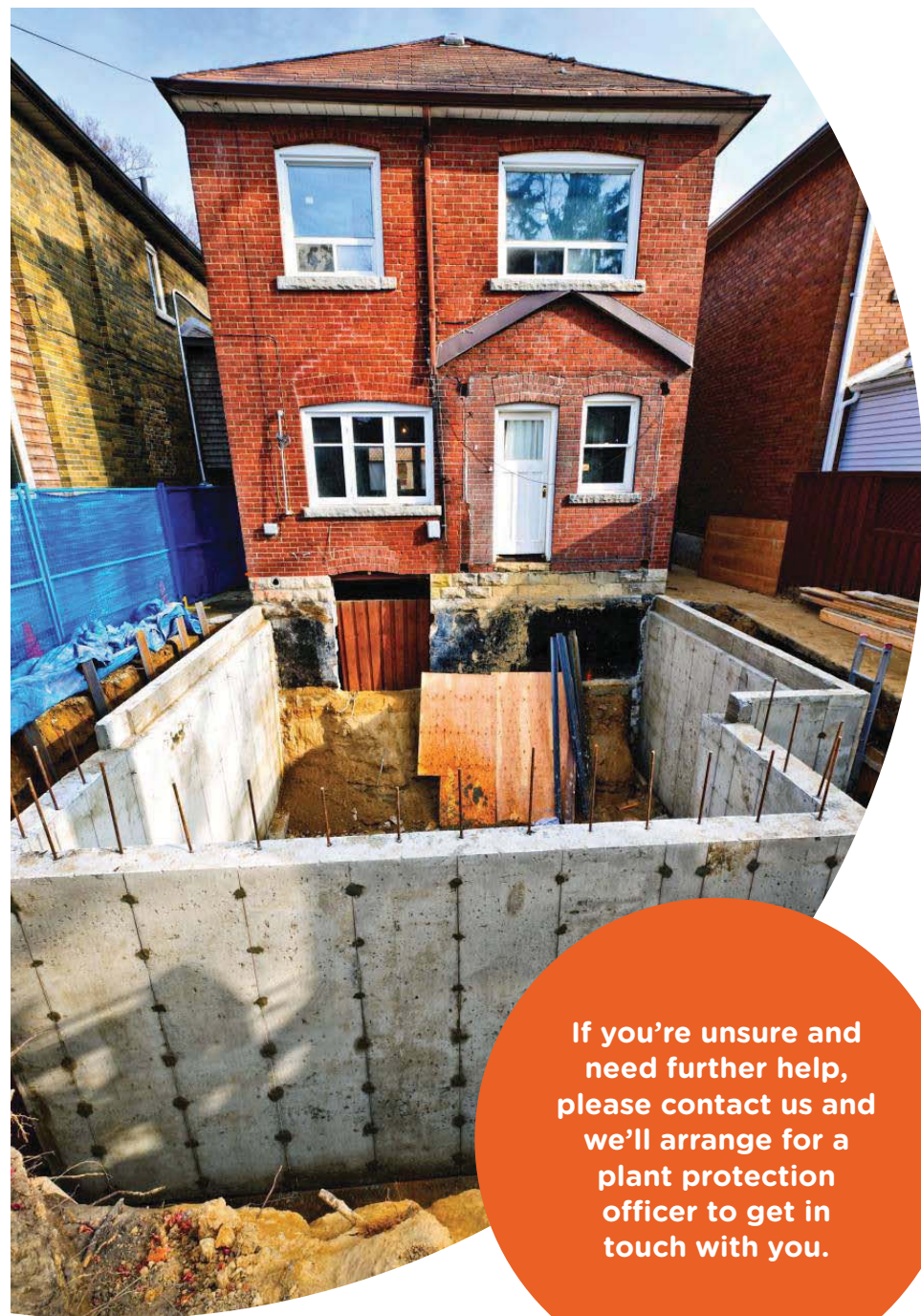
Raspberries, gooseberries and blackcurrants may be planted on the gas main, but a four metre strip, centred on the main, **MUST** be left clear at all times.

on a servitude/easement will be subject to us retaining the right to remove any tree, which in our opinion may become a danger to our mains in the future.

The written consent to plant trees will state what area may be planted and also the type of tree. The diagram details the specific species and the distances they **MUST** be planted from gas mains or services. You **MUST** contact us for further information.



Note: For further guidance, please refer to NJUG 10.

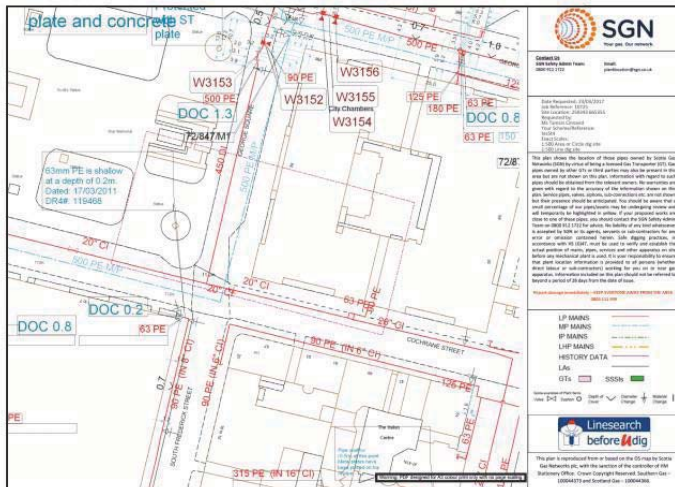


If you're unsure and need further help, please contact us and we'll arrange for a plant protection officer to get in touch with you.

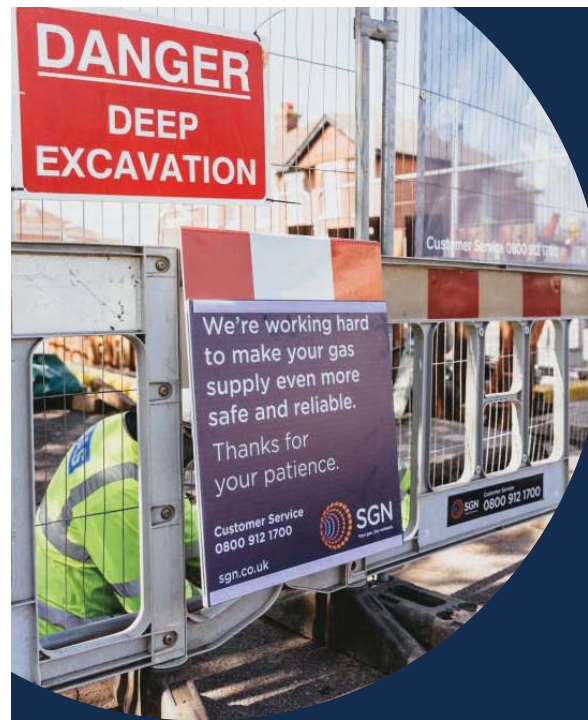
Gas services/work in gardens

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The simplest way to understand the location of your gas service is to know where it enters your house.



< Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing.



We provide a free plant location enquiry service and we're always happy to help.

[www](http://www.sgn.co.uk) Visit our Dig safely pages on sgn.co.uk

[0800 912 1722](tel:08009121722) *

*All calls are recorded and may be monitored