



Clarendon Homes
C/O Mr David Maher
Barton Willmore
26 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AE

2 September 2021

PLANNING DECISION NOTICE

APPLICANT:	Clarendon Homes
DEVELOPMENT TYPE:	Major Dwellings
APPLICATION REFERENCE:	21/00825/OUT
PROPOSAL:	Outline Planning Application (Access not reserved) for up to 15 No. residential dwellings including affordable housing, provision of open space, sustainable urban drainage systems (SUDs), new vehicular access and associated works
ADDRESS:	Land South Of Ringle Green, Sandhurst, Cranbrook, Kent,

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

- (1) Approval of the details of the layout, scale, landscaping and appearance (hereafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development commences and the development shall be carried out as approved.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (Development Management Procedure Order) 2015 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission. The

development hereby permitted shall be begun not later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (Development Management Procedure) Order 2015 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (3) The development shall be carried out in accordance with following approved plans (insofar as the details shown relate to the access to the development):

PL01/H: Proposed Site Layout Plan
PL003/F: Proposed Site Plan Sheet 2
PL06/E: Proposed Site Layout Plan - Height Parameters
PL07/C: Proposed Site Layout Plan Landscape Strategy
PL08/E: Existing Access Road and Proposed Site Access Plan
PL02/D: Proposed Site Plan Sheet 1
PL04/A: Proposed Site Sections/ Street Elevations Sheet 1
PL05/A: Proposed Site Sections/Street Elevations Sheet 2

Reason: To clarify which plans have been approved as part of this application.

- (4) Prior to the commencement of the development, a Construction and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Construction and Environmental Management Plan and BS:5228 Noise Vibration and Control on Construction and Open Sites and the Control of Dust from Construction Sites (BRE DTi Feb 2003), unless previously agreed in writing by the Local Planning Authority.

The Plan shall include:

- An indicative programme for carrying out the works.
- Measures to minimise the production of dust on the site.
- Measures to minimise the noise (including vibration) generated by the construction process include the careful selection of plant and machinery and use of noise mitigation barrier(s).
- Maximum noise levels expected 1 metre from the affected façade of any residential unit adjacent to the site.
- Details of areas for materials storage.
- Details of parking during construction.
- Management of traffic visiting the site, including parking provision for site operatives including an undertaking that HGVs must not reverse into or out of the site unless under the supervision of a banksman.
- Measures to prevent the transfer of mud and extraneous material onto the public highway.
- Measures to manage the production of waste and to maximise the re-use of materials.
- Measures to minimise the potential for pollution of groundwater and surface water.
- The location and design of site office(s) and storage compounds.

- The arrangements for public consultation and liaison during the construction works.

Reason: This information is required prior to the commencement of the development, in order to protect the amenity of local residents and in the interests of highway safety.

- (5) Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The works shall be carried out in accordance with the approved details, prior to the first occupation of the development hereby approved.

Reason: This information is required prior to the commencement of the development to ensure adequate means of foul and surface water disposal.

- (6) No development shall take place, until details that demonstrate that an effective outfall for surface water can be provided for the development (including any off-site works), have been submitted to and approved in writing by the Local Planning Authority. This information may include details of surveys of watercourses and/or details of any works that may be necessary to deliver an effective outfall for surface water. The details shall show that any off-site surface water drainage works can be appropriately secured and protected and subsequently implemented. The works shall be carried out in accordance with the approved details, prior to the first occupation of the development hereby approved.

Reason: This information is required prior to the commencement of the development, to ensure the development is served by satisfactory arrangements for the disposal of surface water.

- (7) Prior to the commencement of the development, a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):
- o that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
 - o appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

- (8) Prior to commencement of the development, the highway works at the junction of Marsh Quarter Lane and A268 to include local widening/realignment of the radius and improvement to the visibility splays and footway provision as shown on plans 19-158/106 and 107 shall be implemented in full.

Reason: These works are required prior to the commencement of the development, in the interests of highway safety.

- (9) Details pursuant to Condition 1 shall show the provision, distribution and tenure of affordable housing. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development and location of the affordable housing is appropriate.

- (10) Details pursuant to Condition 1 shall include details of hard and soft landscaping and a programme for carrying out the works. The submitted scheme shall include details of hard landscape works, including hard surfacing materials; and details of soft landscape works, including planting plans, written specifications (including cultivation and other operations associated with the plant and grass establishment) and schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. The submitted scheme shall demonstrate that the ecological enhancement and mitigation proposals are incorporated fully within the submitted landscaping scheme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with an implementation programme approved by the Local Planning Authority.

Any trees or plants which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority give prior written consent to any variation.

Reason: In the interests of visual amenity and biodiversity.

- (11) Details pursuant to Condition 1 shall include facilities for the parking and turning of vehicles. The works shall be carried out in accordance with the approved plans and completed prior to the first occupation of the dwellings they serve. The parking and turning areas shall thereafter be retained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: To ensure the provision and retention of adequate off-street parking and turning facilities for vehicles in the interests of highway safety.

- (12) Details pursuant to Condition 1 shall include details of proposed renewable energy technologies in order to meet the requirements of the Development Plan. The works shall be carried out in accordance with the approved details, prior to the first occupation of the dwelling in which it relates.

Reason: In the interests of sustainable development.

- (13) The details submitted in pursuance of Condition 1 shall include details of refuse storage and screening. The development shall be carried out in accordance with the approved details and be made ready for use prior to first occupation of the dwelling in which it relates and thereafter retained.

Reason: To facilitate the collection of refuse, preserve visual amenity and to reduce the occurrence of pests.

- (14) The details submitted in pursuance of Condition 1 shall include details of existing and proposed levels, site survey and cross-sections to include relationship with adjacent properties. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development on the site.

- (15) The details submitted in pursuance of Condition 1 shall include details of the foul pumping station and any associated compound, if required. The pumping station and associated compound shall be constructed in accordance with the approved details, prior to the first occupation of the development and thereafter retained.

Reason: To ensure a satisfactory development on the site.

- (16) Notwithstanding the details submitted, no development shall take place until details of tree protection in accordance with British Standard BS 5837:2012 have been submitted to and approved in writing by the Local Planning Authority. These details shall be set out in a standalone Arboricultural Method Statement (AMS) and scaleable Tree Protection Plan (TPP) or, where appropriate, a combined AMS/TPP or set of statements and plans.

The approved AMS and TPP shall be provided to the site foreman prior to commencement of development, and all contractors on site shall be made aware of the specified tree protection measures.

The AMS and TPP shall cover all trees to be retained which could be impacted by the development, and shall include specific measures to protect these trees through all phases of the development, including measures for:

- the location of site facilities and materials storage;
- demolition of existing structures/hard surfaces;
- changes in ground levels, including the location of construction spoil;
- excavation, including for drainage and other services;
- installation of new hard surfaces; and
- preparatory works for new landscaping where these may encroach into root protection areas and/or present canopy spreads.

All demolition and construction activities shall be carried out in accordance with the approved AMS and TPP, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard existing trees to be retained and to ensure a satisfactory setting and external appearance to the development. This is a pre-commencement condition to ensure protection and retention of trees important to the character of the area.

- (17) The approved development shall be carried out in such a manner as to avoid damage to the existing trees, including their root systems, and other planting to be retained by observing the following:
- (a) All trees to be preserved shall be marked on site and protected during any operation on site by temporary fencing in accordance with the current edition of BS 5837, and in accordance with the approved Tree Protection Plan and Arboricultural Method Statement, to the satisfaction of the Local Planning Authority. Such tree protection measures shall remain throughout the period of construction.
 - (b) No fires shall be lit within the spread of branches or upwind of the trees and other vegetation;
 - (c) No materials or equipment shall be stored within the spread of the branches or Root Protection Area of the trees and other vegetation;
 - (d) No roots over 50mm diameter shall be cut, and no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches or Root Protection Areas of the trees and other vegetation;
 - (e) Ground levels within the spread of the branches or Root Protection Areas (whichever the greater) of the trees and other vegetation shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.
 - (f) No trenches for underground services shall be commenced within the Root Protection Areas of trees which are identified as being retained in the approved plans, or within 5m of hedgerows shown to be retained without the prior written consent of the Local Planning Authority. Such trenching as might be approved shall be carried out to National Joint Utilities Group recommendations.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- (18) All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage for the duration of works on the site. Any parts of hedges or hedgerows removed without the Local Planning Authority's prior written permission or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and biodiversity.

- (19) No external lighting shall be installed until a detailed scheme of lighting has been submitted to and approved in writing by the Local Planning Authority. This scheme shall take note of and refer to the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01 dated 2011 (and any subsequent revisions) and shall include a layout plan with beam orientation and a schedule of light equipment

proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The scheme of lighting shall be installed, maintained and operated in accordance with the approved scheme unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of sustainable development, visual amenity, residential amenity, biodiversity and to protect dark skies.

- (20) Prior to the construction of the attenuation basin, a detailed design for the attenuation basin shall be submitted to and approved in writing by the Local Planning Authority. The attenuation basin shall be designed with appropriate side slopes, such that it may be unfenced and provide an area of permanent water to provide biodiversity enhancements. The detailed design shall include, but not be limited to details of all outfall structures, cross-sections, and landscaping specifications for within the pond and surrounds. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated and delivered within this proposal to appropriately manage flood risk.

- (21) Prior to the commencement of above ground works, details of boundary treatments (including walls, fences and railings) shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected, including adjacent to the Public Right of Way. The boundary treatment shall be completed before the dwellings they relate to are first occupied and in accordance with a timetable previously agreed in writing with the Local Planning Authority. The approved details shall be implemented in full and shall be permanently maintained thereafter.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity and to secure a reasonable degree of privacy for occupiers of the proposed dwellings.

- (22) A Landscape and Ecological Management Plan (LEMP) following the principles set out in British Standard 42020:2013 Biodiversity - Code of Practice for Planning and Development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground construction of the development.

The content of the LEMP shall include the following, as a minimum:

- a) Description and evaluation of the landscape and ecological features to be managed and note any features or areas covered by other management agreements or prescriptions.
- b) Ecological trends and constraints on site and wider environmental issues that might influence management and in particular consider the likely effects of climate change.
- c) Landscape and ecological aims and objectives of the management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions for each identified habitat and feature covered.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period) with recommendations for periodic review.
- g) Details of the body or organisation responsible for implementation of the plan and the resources both financial and personnel by which the LEMP will be implemented. This shall

include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured post development with the management body(ies) responsible for its delivery.

h) A scheme of community engagement geared towards raising awareness of landscape and biodiversity issues, active volunteering and social cohesion operated by an experienced provider approved by the Council, such as Kent Wildlife Trust or Kent High Weald Partnership.

i) Ongoing monitoring and remedial measures including regular review by accredited professionals including setting out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning landscape and biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of ecology, the landscape and scenic beauty of the area.

- (23) Prior to the commencement of above ground works, details of the provision of electric vehicle charging points for the development, including a timescale for their provision, shall be submitted to and approved in writing by the Local Planning Authority. All electric vehicle charge points should be Mode 3, AC with a minimum output rating of 7kW. The charging points shall be provided in accordance with the approved details and in accordance with the agreed timescale and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of development that meets the needs of current and future generations.

- (24) Prior to the commencement of above ground construction works, written and illustrative details for energy and water conservation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development, which meets the needs of current and future generations.

- (25) Prior to the commencement of above ground works, details of the installation of fixed telecommunication infrastructure and where possible High-Speed Fibre Optic connections to all dwellings shall be submitted to and approved in writing by the Local Planning Authority. The infrastructure shall be installed in accordance with the approved details, prior to the first occupation of the dwelling in which it serves.

Reason: To provide high quality digital infrastructure in new developments.

- (26) Prior to the commencement of above ground works, details of external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure consistency and safeguard the characteristics of the locality.

- (27) The details submitted in pursuance of Condition 1 shall include details of the surfacing, boundary treatment, soft landscaping for the public right of way and a timetable for undertaking the works. It shall also include pedestrian links through the site linking to the public right of way.

Reason: To enhance the permeability of the site and in the interests of sustainable development and visual amenity.

- (28) The biodiversity mitigation works shall be carried out in accordance with the Biodiversity Mitigation Strategy dated 31st August 2021 and timeline, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity.

- (29) Prior to the first occupation of the development hereby approved, details of biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, prior to the first occupation of the development and thereafter retained.

Reason: To enhance biodiversity on site.

Informative(s):

- (1) It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

- (2) The applicant's attention is drawn to the Mid Kent Environmental Code of Development Practice, which is available to view at www.tunbridgewells.gov.uk. The demolition and construction works shall be carried out in accordance with this guidance.
- (3) The applicant should demonstrate a clear audit trail for Design for Crime Prevention and Community Safety and meet the statutory duties under Section 17 of the Crime and Disorder Act 1998. It is recommended the applicant contacts Kent Police Designing Out Crime Officer, prior to the submission of a reserved matters application.

- (4) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read Southern Water's New Connections Services Charging Arrangements documents which has now been published and is available to read on Southern Water's website via the following link:
<https://beta.southernwater.co.uk/infrastructure-charges>
- (5) Any public sewer diversion proposals shall be approved by Southern Water under Section 185 of the Water Industry Act. An allocation should be made using Southern Water's Developer Portal at southernwater.co.uk/developing
- (6) The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus developer.services@southernwater.co.uk
- (7) Southern Water have restrictions on proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets. Refuse should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" and the Sewerage Sector Guidance.
- (8) The design of drainage scheme should ensure that no groundwater or land drainage is to enter public sewers.
- (9) Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".
- (10) Once work begins on site please apply for Street Naming & Numbering at <http://www.tunbridgewells.gov.uk/residents/planning/street-naming-and-numbering>. Applying early to officially register new addresses will prevent delays with Council, utility, postal and emergency services.
- (11) No furniture, fence, barrier or other structure may be erected on or across Public Rights of Way without the express consent of the Highway Authority.
 - o There must be no disturbance of the surface of the Public Right of Way, or obstruction of its use, either during or following any approved development without the express consent of the Highway Authority.
 - o No hedging or shrubs should be planted within 1 metre of the edge of the Public Right of Way.
 - o Please also make sure that the applicant is made aware that any planning consent given confers no consent or right to close or divert any Public Right of Way at any time without the express permission of the Highway Authority.
- (12) The applicant needs to submit a Section 278 application to the Local Highway Authority for works to the highway.

(13) Consent is required from the KCC Land Drainage Team for works to the ditch.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was approved without delay.
- The applicant/agent was advised of minor changes required to the application and these were agreed.
- The applicant/agent was provided formal pre-application advice.

A handwritten signature in black ink, appearing to read 'S. Baughen', with a stylized flourish at the end.

Stephen Baughen
Head of Planning
Tunbridge Wells Borough Council

IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse planning permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

SGN Advisory note

There are a number of risks created by built over gas mains and services; these are:

1. Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
2. Gas entry into buildings – pipework proximity increases risk of gas entry in buildings.
3. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
4. Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation.
5. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

<https://www.sgn.co.uk/damage-prevention>

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work

Further information can also be found here:

<https://www.sgn.co.uk/help-and-advice/diggingsafely>