

Owner/Occupier
c/o Canmoor Developments Ltd and
Ventry 22 Birchen Coppice Trading
Estate Stourport Road Kidderminster
DY11 7QY

Natalie Fellows, Fellows Planning Limited
62 Carmarthen Avenue Drayton
Portsmouth PO6 2AQ

Removal/variation of conditions
Notification of Decision: Approve with Conditions

Application Number: APP/25/00603

Site Address: 8 Downley Road, Havant, PO9 2JD

Proposal: Variation of Condition 2 and 23 of planning permission APP/24/00606.

Further to your application received on 6 August 2025 which was valid from 16 September 2025, Havant Borough Council, as Local Planning Authority, **Approve with Conditions** the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

1	The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Documents submitted with application APP/24/00606: Application Form - Original Submission – Uploaded 07/08/2024 Certificate B – Uploaded 15/01/2025 CIL Form - Original Submission – Uploaded 07/08/2024 Employment & Skills Plan Downley Rd (November 2024 update) Fellows Planning - Revised Submission -Uploaded 17/01/25 Statement of Community Involvement 060724 Fellows Planning - Original Submission -08.07.24 23076 Design & Access Statement dated rev00 08.07.24 Hale Architecture - Original Submission -08.07.24
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	23076-PL001A-Site Location Plan Rev A Hale Architecture - Revised Submission – Uploaded 03/01/2025 23076-PL002B-Existing Site Plan Rev B Hale Architecture - Revised Submission - Uploaded 03/01/2025 23076-PL005A-Extg_Prop Outline Plan Rev A Hale Architecture - Original Submission - – Uploaded 07/08/2024 23076-PL010-Existing Site Sections Hale Architecture - Original Submission – Uploaded 07/08/2024 23076-PL011D-Proposed Site Sections Hale Architecture - Original Submission — Uploaded 07/08/2024 23076-PL015D-Unit GA Plan Hale Architecture - Original Submission - Uploaded 07/08/2024 23076-PL016D-Proposed GA Elevations Hale Architecture - Original Submission – Uploaded 07/08/2024 23076-PL018-Proposed Roof Plan Hale Architecture - Original Submission – Uploaded 07/08/2024 BEA 2442 Arboricultural Impact Assessment - Dunham Bush Site, Downley Road, Havant – Uploaded 07/08/2024 24-042-01-P01 A0 Tree Survey Plan BEA Landscaping - Original Submission - – Uploaded 07/08/2024 24-042-02-P01 A0 Tree Constraints Plan BEA Landscaping - Original Submission - – Uploaded 07/08/2024 24-042-03-P02 A0 Arboricultural Impact Plan BEA Landscaping - Original Submission – Uploaded 07/08/2024 24-042-04-P01 A0 Tree Retention & Removal Plan BEA Landscaping - Original Submission – Uploaded 07/08/2024 24-042-05-P04 A0 Tree Protection Plan BEA Landscaping - Revised Submission -Uploaded 17/10/24 2442 Arboricultural Method Statement - Dunham Bush Site, Downley Road, Havant BEA Landscaping - Original Submission — Uploaded 07/08/2024 Tier 1 Ground Investigation Report TRC - Original Submission -08.07.24 Tier 2 Ground Investigation Report TRC - Original Submission -08.07.24 Hoare Lea Air Quality Assessment - Original Submission – Uploaded 07/08/2024
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	Hoare Lea Noise Impact Assessment Rev. 01 - Original Submission – Uploaded 07/08/2024 Transport Assessment V2 SLR (Vectos) -Original Submission – Uploaded 07/08/2024 Travel Plan Revision 04 (October 2024) SLR (Vectos) - Revised Submission Our Ref: APP/24/00606 -17.10.24 FPCR Ecological Appraisal (January 2025 update) - Revised Submission - 17.01.25 Landscape & Ecological Specification & Management Plan 08.07.24 FPCR - Original Submission – Uploaded 07/08/2024 Lighting Report 0465-ESC-00-ZZ-RP-Z-0016 P2 ESC - Original Submission – Uploaded 07/08/2024 Lighting plan 0000-ESC-00-ZZ-DR-E-2100 P2 ESC - Revised Submission - 22.01.25 Sustainability Statement Rev 3 ESC - Original Submission – Uploaded 07/08/2024 BREEAM Pre-Assessment V6 ESC - Original Submission – Uploaded 07/08/2024 Planning Energy Statement ESC - Original Submission – Uploaded 07/08/2024 SO1 Revision T1 Proposed Foundation Design T&L Constructing Ltd - Submission -22.01.25 425.065366.00001 AT SK04 REVISION D - Proposed Site and Egress Plan SLR (Vectos) - Submission -22.01.25 Downley Road Speed Survey Results - 15th January 2025 SLR (Vectos) - Submission -17.01.25 Parking Survey Results/Photos Highway Technical Note (SLR) 24.12.24 SLR (Vectos) – Uploaded 10/01/2025 Construction Management Plan (CMP) and Associated Appendices and pre-condition survey Metro - Revised Submission -30.10.24 Walking and Cycling Assessment Rev 04 (October 2024) SLR (Vectos) - Submission -16.10.24 – Uploaded 17/10/2024 SK0050 PO1 Unprotected Area North & South Elevations Hale Architecture Response to Building Control question - Submission -17.09.24 SK0050 PO2 Unprotected Area North & South Elevations Site Plan Hale Architecture Response to Building Control question - Submission -17.09.24
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	Flood Risk Assessment and Drainage Strategy (24-011-CAN Downley Road, Havant) – Revised submission uploaded 21/03/2025 I&L response to LLFA consultation comments (2) uploaded 10/04/2025 Documents submitted with application APP/25/00603: 23076-PL004 P - Proposed Site Plan Rev P - Hale Architecture BEA-25-063-06 Rev C03 - Planting Plan (Planning ref: 24-042007 P07)– BEA Landscape Design BEA-25-063-07 Rev P02 –Urban Greening Factor Plan – BEA Landscape Design BNG Metric 4.0 - 25.11.25 FPCR BNG Report (November 2025) FPCR BNG Plan (24/11/2015) FPCR Habitat Management and Monitoring Plan (25/11/2025) FPCR Covering letter - Fellows Planning Updated Flood Risk Assessment and Drainage Note prepared by I&L Consulting Ltd (dated 23rd May 2025), including: - Proposed Drainage Plan (Construction) – Drawing No. 24-011-I&L D00 P5 - Drainage Calculations (Appendix B) - Water Quality Assessment (Appendix C) - Drainage Maintenance Plan (Appendix D) Reason: - To ensure provision of a satisfactory development.
2	Development shall proceed in accordance with the ecological avoidance, mitigation, and enhancement measures as detailed in the Ecological Appraisal (FPCR, July 2024) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
3	The development shall be carried out in accordance with the BNG Statutory Metric (FPCR, November 2025), Biodiversity Gain Plan (FPCR, November

	2025) and Habitat Management & Monitoring Plan (HMMP) (FPCR, November 2025). submitted with this application, unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interest of securing biodiversity net gain (BNG) and having regard to the BNG hierarchy and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
4	Notice in writing shall be given to the Council when the: (a) HMMP has been implemented; and (b) habitat creation and enhancement works as set out in the HMMP have been completed. Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
5	The approved HMMP under Condition 3 proposes onsite habitat creation and/or onsite habitat enhancement works, these works shall be carried out in full accordance with the approved details either prior to the first occupation of the retail unit hereby permitted or within the first planting season thereafter. Evidence of the completed onsite habitat works shall be submitted to the Local Planning Authority within 1 month of the completion of these works. In order to discharge this condition, the evidence must be approved in writing by the Local Planning Authority. Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
6	The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Reason: In the interest of securing biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
7	Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP

	Reason: In the interest of securing and monitoring biodiversity net gain (BNG) and policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act 1990.
8	Within 6 months of any part of the development first becoming occupied (unless an alternative timescale has been agreed in writing by the Local Planning Authority), written documentary evidence proving that the development has achieved at minimum 'Excellent' against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval. Reason: To ensure the development contributes to sustainable construction in accordance with Policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.
9	Prior to the first occupation of each industrial unit, an acoustic assessment to show that the rating level of any plant and equipment, as part of their unit, will meet the 'Noise Rating Level at nearest dwelling LAeq' as stipulated in the Hoare Lea Noise impact assessment Rev01 date July 2024 under Table 7 (A further correction would be applicable if the plant contains distinguishing features, as per BS4142:2014 guidance), shall be submitted to and approved in writing by the Local Planning Authority. The assessment must be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound. Background levels have already been established in the forementioned assessment. Thereafter, there shall be no additional plant installed without prior agreement in writing by the Local Planning Authority. Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
10	Prior to the first occupation of each industrial unit, the building envelope shall meet the requirements of the Hoare Lea Noise Assessment with regard to the stipulated minimum sound insulation performance and therefore sound insulation measures shall be retained in accordance with these requirements. Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
11	There shall be no piling carried out on site unless a detailed methodology has been submitted to and approved in writing by the Local Planning Authority. The methodology should seek the least intrusive noise and vibration method of piling and shall detail proposed mitigation methods to be employed, to

	ensure minimal impact on the nearest residential receptors and minimise the risks to groundwater quality. Reason: To safeguard the amenities of the locality and in the interests of safeguarding ground water quality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
12	There shall be no external lighting installed on site other than that on the approved documents Lighting Report 0465-ESC-00-ZZ-RP-Z-0016 P2 ESC - Original Submission -08.07.24 and Lighting plan 0000-ESC-00-ZZ-DR-E-2100 P2 ESC - Revised Submission -22.01.25, unless otherwise agreed in writing by the Local Planning Authority. Reason: To protect the occupants of nearby residential properties, from any light disturbance / nuisance, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
13	Prior to each occupation of each of the units, a full Operational Management Plan (OMP) shall be submitted to and approved in writing by Local Planning Authority in consultation with the County Highway Authority. This should set out the peak hour HGV trip generation for each associated unit and the associated HGV routeing. The OMP shall also provide a commitment to allow the formal variation of the OMP for each industrial unit should the operational needs vary from the operation and use of the units that have previously been assessed and secured. Reason: In the interests of Highway Safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
14	The development shall be carried out in full accordance with the details contained within the 'External Materials: Specification Note' submitted and approved on 05/06/2025 for the discharge of condition 16 of APP/24/00606, unless agreed otherwise agreed in writing by the Local Planning Authority. Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
15	The soft landscaping scheme shall be carried out in full accordance with the approved plans BEA-25-063-06 Rev C03 - Planting Plan (Planning ref: 24-042007 P07) by BEA Landscape Design and Landscape & Ecological Specification & Management Plan 08.07.24 by FPCR, prior to the first occupation of the development or within the first available planting season following the first occupation of the development. Thereafter the soft landscaping shall be maintained in accordance with Landscape & Ecological Specification & Management Plan 08.07.24 by FPCR unless otherwise agreed in writing by the Local Planning Authority. Any tree or shrub planted or

	retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season, unless agreed in writing by the Local Planning Authority. Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
16	Prior to any construction or groundwork commencing on the site the approved tree protective measures, including fencing and ground protection, as shown within the Tree Retention & Removal Plan and Tree Protection Plan prepared by BEA Landscaping shall be installed. No arboricultural works shall be carried out to trees other than those specified and in accordance with the submitted Arboricultural Method Statement prepared by BEA Landscaping. Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires. Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
17	Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any or any significant buried waste material or suspected contamination is encountered (e.g. significant made soils, or any obviously contaminated, stained, discoloured or odourous soil/groundwater); works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery and a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include; 1) Investigation in the vicinity of the suspect material, sufficient to characterise it's nature, likely extent & mobility, 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and; 3) Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken & documented by competent persons, and the

	findings presented in a written format. The scheme shall be implemented as approved. Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority; A) A written statement confirming that no suspected contamination was identified during development, OR; B) Documentation in accordance with 1) & 2) above; together with a Verification Report (where appropriate) which demonstrates that the agreed remediation objectives (3)) have been met. Reason: Site investigation has concluded that there remains a risk that discrete deposits of contaminating material / contaminated soils which have not been intercepted by the initial intrusive works could still be present at the site, and that such deposits could potentially pose a risk to future occupiers of the site or to the local water environment. This is in line with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework.
18	The approved lines of site splays on 425.065366.00001_AT_SK02 Rev C and 425.065366.00001_AT_SK04 Rev D shall be provided prior to the first occupation of the site and shall be kept free of any obstruction exceeding 0.6m in height above the adjacent carriageway thereafter. Reason: In the interest of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
19	The development shall be carried out in strict accordance with the submitted Construction Management Plan (CMP) and Associated Appendices prepared by Metro (submitted 30.10.24) and the agreed Framework Construction Traffic Management Plan (ref DPP_1592_R0) dated 08 October 2024, unless otherwise agreed in writing by the Local Planning Authority. Should at anytime the appointed principal contractor change, the Local Planning Authority and Council's Environmental Health Team shall be notified in writing prior to a new principal contractor starting on site and shall be provided with the relevant contact details. Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
20	Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or in any other statutory instrument amending, revoking and re-enacting that Order, the building hereby permitted shall be used for Use Classes E(g) (iii), B2 and B8

	along with ancillary offices and for no other purpose. The floor areas of the ancillary offices shall not be increased without prior agreement of the Local Planning Authority in writing. Reason: To safeguard the amenities of the locality and in the interests of ensuring sufficient parking provision and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
21	The development shall be carried out in full accordance with the updated Flood Risk Assessment and Drainage Note prepared by I&L Consulting Ltd (dated 23rd May 2025), including: • Proposed Drainage Plan (Construction) – Drawing No. 24-011-I&L D00 P5 • Drainage Calculations (Appendix B) • Water Quality Assessment (Appendix C) • Drainage Maintenance Plan (Appendix D) unless otherwise approved in writing by the Local Planning Authority. Reason: To ensure that the site is adequately drained and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
22	The long-term maintenance of the surface water drainage system shall be carried out in full accordance with the drainage maintenance plan was contained in appendix D of the updated Flood Risk Assessment and Drainage Note prepared by I&L Consulting Ltd (dated 23rd May 2025), unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that the site is adequately drained and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Other Important Information:

1.	This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
2.	Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk

3.	Any failure to adhere to the details of the approved plans , and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
02 February 2026

**PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ
ALONGSIDE YOUR NOTIFICATION OF DECISION**

1: APPEAL INFORMATION

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY
REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- 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 you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's 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 appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.

- The Secretary of State 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 Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission 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.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

2: BUILDING CONTROL

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

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

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. 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.linesearchbeforeudig.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:

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

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.