

SA2: Burnside Centre, Victoria Road - Index by ID Number

ID	Respondent	Organisation	BehalfOf	Respondent Category	Participate
624	Mr S Harkins	SGN		Statutory Consultee	<input type="checkbox"/>
667	Mr S Cridland	Burgess Hill Town Council		Town & Parish Council	<input type="checkbox"/>
713	Mrs H Hyland	Environment Agency		Statutory Consultee	<input type="checkbox"/>
1431	Ms D Shelton	WSCC Estates Team		Statutory Consultee	<input type="checkbox"/>

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA2

**ID:** 624

**Response Ref:** Reg19/624/2

**Respondent:** Mr S Harkins

**Organisation:** SGN

**On Behalf Of:**

**Category:** Statutory Consultee

**Appear at Examination?** x



## **Site Allocations Development Plan Document Regulation 19 Submission Draft Consultation Form**

The District Council is seeking representations on the Submission Draft Site Allocations Development Plan Document, which supports the strategic framework for development in Mid Sussex until 2031.

The Site Allocations DPD, has four main aims, which are:

- i) to allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan;
- ii) to allocate sufficient employment land to meet the residual need and in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development;
- iii) to allocate a site for a Science and Technology Park west of Burgess Hill in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development, and
- iv) to set out additional Strategic Policies necessary to deliver sustainable development.

All comments submitted will be considered by a Planning Inspector, appointed by the Secretary of State, at a public examination to determine whether the plan is sound.

The Site Allocations DPD is available to view at:

[www.midsussex.gov.uk/planning-building/development-plan-documents/](http://www.midsussex.gov.uk/planning-building/development-plan-documents/)

A number of documents have been prepared to provide evidence for the Site Allocations DPD and these can be viewed on the Council's website at the above address.

Paper copies will also be at the Council offices (see address below) and your local library and available to view if the buildings are able to open during the consultation period.

**Please return to Mid Sussex District Council by midnight on 28<sup>th</sup> September 2020**

### **How can I respond to this consultation?**

**Online:** A secure e-form is available online at:

[www.midsussex.gov.uk/planning-building/development-plan-documents/](http://www.midsussex.gov.uk/planning-building/development-plan-documents/)

The online form has been prepared following the guidelines and standard model form provided by the Planning Inspectorate. To enable the consultation responses to be processed efficiently, it would be helpful to submit a response using the online form, however, it is not necessary to do so. Consultation responses can also be submitted by:

**Post:** Mid Sussex District Council  
Planning Policy  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

**E-mail:** [LDFconsultation@midsussex.gov.uk](mailto:LDFconsultation@midsussex.gov.uk)

A guidance note accompanies this form and can be used to help fill this form in.

## Part A – Your Details (You only need to complete this once)

---

### 1. Personal Details

Title	Mr
First Name	Simon
Last Name	Harkins
Job Title (where relevant)	Network Support Assistant
Organisation (where relevant)	SGN
Respondent Ref. No. (if known)	
On behalf of (where relevant)	
Address Line 1	Axis House
Line 2	5 Lonehead Drive
Line 3	Newbridge
Line 4	Edinburgh
Post Code	EH28 8TG
Telephone Number	+44 (0) 131 469 1804
E-mail Address	simon.harkins@sgn.co.uk



Information will only be used by Mid Sussex District Council and its employees in accordance with the Data Protection Act 1998. Mid Sussex District Council will not supply information to any other organisation or individual except to the extent permitted by the Data Protection Act and which is required or permitted by law in carrying out any of its proper functions.

The information gathered from this form will only be used for the purposes described and any personal details given will not be used for any other purpose.

## Part B – Your Comments

You can find an explanation of the terms used in the guidance note. Please fill this part of the form out for each representation you make.

**Name or Organisation:**

SGN

### 3a. Does your comment relate to:

Site  
Allocations  
DPD

☒

Sustainability  
Appraisal

☐

Habitats Regulations  
Assessment

☐

Community  
Involvement  
Plan

☐

Equalities  
Impact  
Assessment

☐

Draft Policies  
Maps

☐

### 3b. To which part does this representation relate?

Paragraph

Policy SA

Draft Policies Map

### 4. Do you consider the Site Allocations DPD is:

4a. In accordance with legal and procedural requirements; including the duty to cooperate.

Yes

☐

No

☐

4b. Sound

Yes

☒

No

☐

### 5. With regard to each test, do you consider the Plan to be sound or unsound:

	Sound	Unsound
(1) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Consistent with national policy	<input type="checkbox"/>	<input type="checkbox"/>

**6a.** If you wish to support the legal compliance or soundness of the Plan, please use this box to set out your comments. If you selected '**No**' to either part of question **4** please also complete question **6b**.

I wish to support the soundness of the plan. I have no comments to make at this stage, but would like to offer my support for the future. I have also reviewed all sites in the DPD and their impact on the SGN gas infrastructure, if you so wish I would be happy to share a high-level review of my findings.

t is

**6b.** Please give details of why you consider the Site Allocations DPD is not legally compliant or is unsound. Please be as precise as possible.

**7.** Please set out what change(s) you consider necessary to make the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness.

You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination? (tick below as appropriate)

☐

**No**, I do not wish to participate at the oral examination

☐

**Yes**, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

**10. Please notify me when:**

(i) The Plan has been submitted for Examination

☒

(ii) The publication of the recommendations from the Examination

☒

(iii) The Site Allocations DPD is adopted

☒

Signature:

*S.Harkins*

Date:

25/09/2020

**Thank you for taking time to respond to this consultation**



[REDACTED]

---

**From:** Harkins, Simon <Simon.Harkins@sgn.co.uk>  
**Sent:** 14 October 2020 15:58  
**To:** [REDACTED]  
**Subject:** RE: Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon [REDACTED]

Please find my feedback below. If you have any questions, then please let me know and I would be happy to help.

#### NETWORK OVERVIEW

From reviewing the impact that the Mid Sussex potential developments have on the gas infrastructure, I have identified that there are two areas of concern. The first is Burgess Hill, it is an area which is close to capacity and from the accumulative impact of all developments in and surrounding the town, it is likely that reinforcement will be required in the future to ensure security of supply to our customers.

The main trigger of the reinforcement is the 3,500 dwelling site *North and North West Burgess Hill*. From reviewing the trajectory of the site and analysing it on our Network Analysis Model, we expect that reinforcement will be required for 2025/26. Please note that this is just an estimate at this time of writing, it may have to go ahead before then or could be delayed due to development construction issues down to the Covid-19 pandemic. It is also worth noting that if it is delayed and UK governments stance to stop all new domestic connections post 2025 is upheld, then no reinforcement may be required.

The other area of concern is south east of Haywards Heath. This is a single fed leg that enters the Lewes district. The weakest point is at the tail of the system, however the reinforcement itself would be required upstream of the tail in the Mid Sussex district. An accumulative impact of small developments in Lewes and the site *Rogers Farm, Fox Hill*, are the trigger's for the reinforcement. It is expected that the reinforcement is likely to go ahead some time in our next price control period (April 2021 – March 2026)

#### Other Considerations

If any unexpected large demand sites, such as peaking power plants, were to connect to the system, then further analysis will be required.

Reinforcement of the existing Low Pressure (LP) network may be necessary to support development in Mid Sussex. This is dependent on the site demand and the final point of connection to SGN's network, which is usually only known to ourselves when a connections request is made.

SGN are unable to book capacity and the above assessment does not guarantee the availability of future capacity which is offered on a 'first come, first served basis'.

#### STATUTORY OBLIGATIONS

Where required, SGN will look to manage the provision of any off site infrastructure improvements, in line with the overall development growth and / or timescales provided. The full extent of these works will be dependent on the nature and location of the requested load(s), potentially requiring LP reinforcement in addition to that required for the IPMP networks, and will only become clear once a developer's request has been received. Reinforcement

solutions are likely to involve the provision of a new pipeline in parallel to SGN's existing mains system, but may also include the installation of above ground apparatus involving land purchase.

As this is a high level assessment and response, the information provided is indicative only and should be used as a guide to assist you on your assessment. While information obtained through consultation and / or engagement on Local Development Plans is important to our analysis, it only acts to identify potential development areas. Our principle statutory obligations relevant to the development of our gas network arise from the Gas Act 1986 (as amended), an extract of which is given below:-

Section 9 (1) and (2) which provides that:

#### 9. General powers and duties

(1) It shall be the duty of a gas transporter as respects each authorised area of his:-

(a) to develop and maintain an efficient and economical pipe-line system for the conveyance of gas; and

(b) subject to paragraph (a) above, to comply, so far as it is economical to do so, with any reasonable request for him -

(i.) to connect to that system, and convey gas by means of that system to, any premises; or

(ii.) to connect to that system a pipe-line system operated by an authorised transporter.

(1A) It shall also be the duty of a gas transporter to facilitate competition in the supply of gas.

(2) It shall also be the duty of a gas transporter to avoid any undue preference or undue discrimination -

(a) in the connection of premises or a pipe-line system operated by an authorised transporter to any pipe-line system operated by him; and in the terms of which he undertakes the conveyance of gas by means of such a system.

SGN would not, therefore, develop firm extension or reinforcement proposals until we are in receipt of confirmed developer requests.

As SGN is the owner and operator of significant gas infrastructure within the Mid Sussex area and due to the nature of our licence holder obligations;

- Should alterations to existing assets be required to allow development to proceed, such alterations will require to be funded by a developer.
- Should major alterations or diversions to such infrastructure be required to allow development to proceed, this could have a significant time constraint on development and, as such, any diversion requirements should be established early in the detailed planning process.

SGN would therefore request that, where the Council are in discussions with developers via the Local Plan, early notification requirements are highlighted.

Additionally, SGN are aware of the advances being made in renewable technologies, especially those related to the production of biomethane. Should any developer be proposing to include such technology within their development, then we would highlight the benefits of locating these facilities near existing gas infrastructure. Again, where the Council are in discussions with developers via the Local Plan, we would hope that these early notifications requirements are highlighted.

Please let me know if the above information is sufficient for your requirements at present. We would also welcome any future updates to your plans.

Kind regards,

**Simon Harkins**

**Network Support Assistant, Long Term Strategy**

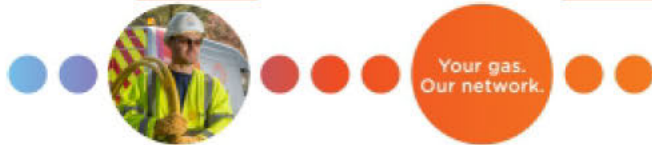
T: +44 (0) 131 469 1804 (Internal: 31804)

E: [simon.harkins@sgn.co.uk](mailto:simon.harkins@sgn.co.uk)

SGN, Axis House, 5 Lonehead Drive, Newbridge, Edinburgh, EH28 8TG

[sgn.co.uk](http://sgn.co.uk)

Find us on [Facebook](#) and follow us on Twitter: [@SGNgas](#)



Smell gas? Call 0800 111 999

[Find out how](#) to protect your home from carbon monoxide

Classified as Internal

From: [REDACTED]

Sent: 13 October 2020 11:11

To: Harkins, Simon <Simon.Harkins@sgn.co.uk>

Cc: ldfconsultation <ldfconsultation@midsussex.gov.uk>

Subject: RE: Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

**WARNING This email is not from the SGN network. Do not open unexpected files or links.**

Dear Mr Harkins,

Thank you for your response to the recent Regulation 19 consultation on the Sites DPD.

In your comment you state: *I have also reviewed all sites in the DPD and their impact on the SGN gas infrastructure, if you so wish I would be happy to share a high-level review of my findings.*

I'd be grateful if you could please clarify what high-level comments you have on the sites and their impacts on SGN gas infrastructure in order for us to determine whether any modifications are required to the plan or the evidence base.

Kind regards,

[REDACTED]  
Senior Planning Officer  
Planning Services

<http://www.midsussex.gov.uk>

**N.B. My working days are Tuesday – Thursday inclusive.**

Submit your planning application online.  
<http://www.planningportal.gov.uk>

How are we doing? We always welcome your [feedback](#)

Working together for a better Mid Sussex

---

**From:** Harkins, Simon <[Simon.Harkins@sgn.co.uk](mailto:Simon.Harkins@sgn.co.uk)>  
**Sent:** 25 September 2020 12:05  
**To:** ldfconsultation <[ldfconsultation@midsussex.gov.uk](mailto:ldfconsultation@midsussex.gov.uk)>  
**Subject:** RE: Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

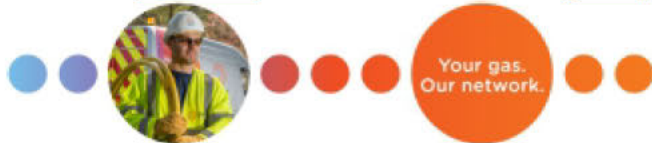
Good Afternoon,

Please see attached Response Form. Unfortunately I could not use the Online Response form, as it came up with error messages when I pressed the Next button.

If you require any further information from myself then please get in touch.

Kind regards,

**Simon Harkins**  
**Network Support Assistant, Long Term Strategy**  
T: +44 (0) 131 469 1804 (Internal: 31804)  
E: [simon.harkins@sgn.co.uk](mailto:simon.harkins@sgn.co.uk)  
SGN, Axis House, 5 Lonehead Drive, Newbridge, Edinburgh, EH28 8TG  
[sgn.co.uk](http://sgn.co.uk)  
Find us on [Facebook](#) and follow us on Twitter: [@SGNgas](#)



Smell gas? Call 0800 111 999  
[Find out how](#) to protect your home from carbon monoxide

---

Classified as Internal

---

**From:** Mid Sussex District Council - Planning Policy <[planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)>  
**Sent:** 03 August 2020 16:09  
**To:** Customer <[customer@sgn.co.uk](mailto:customer@sgn.co.uk)>  
**Subject:** Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

[View this email in your browser](#)



sustainable development.

The Council must publish the version of the Site Allocations DPD that it intends to submit to the Planning Inspectorate for Examination. At this stage of consultation, the Council is seeking views on whether the Plan is legally compliant and meets the test of 'soundness' set out in the National Planning Policy Framework (NPPF). These are the broad areas that the Inspector will focus on in examining the Plan.

Comments will be considered by an independent planning inspector alongside the submitted Site Allocations DPD at a future Public Examination before deciding whether the Plan can be adopted by the Council.

The District Council will summarise the main issues from the consultation for the Inspector. The Inspector will also receive copies of the representations submitted.

All of the consultation documents, Community Involvement Plan, Statement of Representations Procedure, and further information can be viewed online at:  
[www.midsussex.gov.uk/SitesDPD](http://www.midsussex.gov.uk/SitesDPD)

**Comments can be submitted:**

**Online:** Online Form at [www.midsussex.gov.uk/SitesDPD](http://www.midsussex.gov.uk/SitesDPD)

**Post to:** Planning Policy, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

**E-mail to:** [LDFconsultation@midsussex.gov.uk](mailto:LDFconsultation@midsussex.gov.uk)

Responses must be received by **midnight on the 28<sup>th</sup> September 2020.**

If you have any queries about this consultation, please e-mail:  
[planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)



**Our address is:**  
Planning Policy  
Mid Sussex District Council  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

[planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)

You are receiving this email as you are either a Statutory Consultee, subscribe to the Planning Policy Update mailing list, or made a response to the Site Allocations DPD Regulation 18 consultation.

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).

■ **This email is confidential and may be legally privileged. It is intended solely for the addressees and access to this email by anyone else is unauthorised. If you are not the intended recipient, please immediately notify the sender of the error in transmission and then delete this email. Please note that any disclosure, copying, distribution is prohibited and may be unlawful.**

Unless specifically stated otherwise, emails and attachments are neither an offer capable of acceptance nor acceptance of an offer and do not form part of a binding contractual agreement.

Emails may not represent the views of SGN.

Please be aware, we may monitor email traffic data and content for security and staff training. For further information about what we do with your personal data, and your rights in relation to the same, please see the [Privacy Notice](#) published on our website

SGN is a registered trade mark and is the brand name for the companies with this Scotia Gas Networks group of companies.

Scotia Gas Networks Limited (company registration number 04958135) and all of its subsidiaries, except for Scotland Gas Networks plc are registered in England and Wales and have their registered office address at St Lawrence House, Station Approach, Horley, Surrey RH6 9HJ.

Scotland Gas Networks plc (company registration number SC264065) is registered in Scotland and has its registered office address at Axis House, 5 Lonehead Drive, Newbridge, Edinburgh EH28 8TG

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting

software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

**This email is confidential and may be legally privileged. It is intended solely for the addressees and access to this email by anyone else is unauthorised. If you are not the intended recipient, please immediately notify the sender of the error in transmission and then delete this email. Please note that any disclosure, copying, distribution is prohibited and may be unlawful.**

**Unless specifically stated otherwise, emails and attachments are neither an offer capable of acceptance nor acceptance of an offer and do not form part of a binding contractual agreement.**

**Emails may not represent the views of SGN.**

**Please be aware, we may monitor email traffic data and content for security and staff training. For further information about what we do with your personal data, and your rights in relation to the same, please see the [Privacy Notice](#) published on our website**

**SGN is a registered trade mark and is the brand name for the companies with this Scotia Gas Networks group of companies.**

**Scotia Gas Networks Limited (company registration number 04958135) and all of its subsidiaries, except for Scotland Gas Networks plc are registered in England and Wales and have their registered office address at St Lawrence House, Station Approach, Horley, Surrey RH6 9HJ.**

**Scotland Gas Networks plc (company registration number SC264065) is registered in Scotland and has its registered office address at Axis House, 5 Lonehead Drive, Newbridge, Edinburgh EH28 8TG**



[REDACTED]

---

**From:** Harkins, Simon <Simon.Harkins@sgn.co.uk>  
**Sent:** 15 October 2020 13:05  
**To:** [REDACTED]  
**Subject:** RE: Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

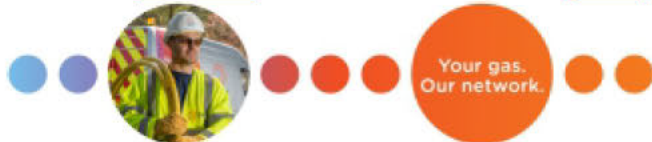
Hello [REDACTED]

The potential capacity issue in Haywards Heath is only from housing. Burgess Hill however, the cause is the accumulative impact from all developments, including the employment allocations *Burnside Centre* and *Site of Former KDG*. Regarding the Science and Technology Park, north west of Burgess Hill it is likely (but not impossible) that if this does connect to the gas network it will connect to a separate system, where it will have no impact to the potential capacity issue at Burgess Hill.

Hope this helps, please feel free to send me any other questions.

Kind regards,

**Simon Harkins**  
Network Support Assistant, Long Term Strategy  
T: +44 (0) 131 469 1804 (Internal: 31804)  
E: [simon.harkins@sgn.co.uk](mailto:simon.harkins@sgn.co.uk)  
SGN, Axis House, 5 Lonehead Drive, Newbridge, Edinburgh, EH28 8TG  
[sgn.co.uk](http://sgn.co.uk)  
Find us on [Facebook](#) and follow us on Twitter: [@SGNgas](#)



Smell gas? Call 0800 111 999  
[Find out how](#) to protect your home from carbon monoxide

Classified as Internal

---

**From:** [REDACTED]  
**Sent:** 15 October 2020 12:44  
**To:** Harkins, Simon <Simon.Harkins@sgn.co.uk>  
**Subject:** RE: Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

**WARNING** This email is not from the SGN network. Do not open unexpected files or links.

Dear Simon,

I note you highlight potential capacity issues at Burgess Hill and Haywards Heath – could you please confirm if this relates to all the proposed employment allocations as well as the housing in each of the locations or just the latter?

Kind regards,

[REDACTED]

Senior Planning Officer  
Planning Services

<http://www.midsussex.gov.uk>

**N.B. My working days are Tuesday – Thursday inclusive.**

-----  
Submit your planning application online.  
<http://www.planningportal.gov.uk>  
-----

How are we doing? We always welcome your [feedback](#)

Working together for a better Mid Sussex  
-----

---

**From:** Harkins, Simon <[Simon.Harkins@sgn.co.uk](mailto:Simon.Harkins@sgn.co.uk)>

**Sent:** 14 October 2020 15:58

**To:** [REDACTED]

**Subject:** RE: Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

Good Afternoon [REDACTED]

Please find my feedback below. If you have any questions, then please let me know and I would be happy to help.

#### NETWORK OVERVIEW

From reviewing the impact that the Mid Sussex potential developments have on the gas infrastructure, I have identified that there are two areas of concern. The first is Burgess Hill, it is an area which is close to capacity and from the accumulative impact of all developments in and surrounding the town, it is likely that reinforcement will be required in the future to ensure security of supply to our customers.

The main trigger of the reinforcement is the 3,500 dwelling site *North and North West Burgess Hill*. From reviewing the trajectory of the site and analysing it on our Network Analysis Model, we expect that reinforcement will be required for 2025/26. Please note that this is just an estimate at this time of writing, it may have to go ahead before then or could be delayed due to development construction issues down to the Covid-19 pandemic. It is also worth noting that if it is delayed and UK governments stance to stop all new domestic connections post 2025 is upheld, then no reinforcement may be required.

The other area of concern is south east of Haywards Heath. This is a single fed leg that enters the Lewes district. The weakest point is at the tail of the system, however the reinforcement itself would be required upstream of the tail in the Mid Sussex district. An accumulative impact of small developments in Lewes and the site *Rogers Farm, Fox Hill*, are the trigger's for the reinforcement. It is expected that the reinforcement is likely to go ahead some time in our next price control period (April 2021 – March 2026)

#### Other Considerations

If any unexpected large demand sites, such as peaking power plants, were to connect to the system, then further analysis will be required.

Reinforcement of the existing Low Pressure (LP) network may be necessary to support development in Mid Sussex. This is dependent on the site demand and the final point of connection to SGN's network, which is usually only known to ourselves when a connections request is made.

SGN are unable to book capacity and the above assessment does not guarantee the availability of future capacity which is offered on a 'first come, first served basis'.

## STATUTORY OBLIGATIONS

Where required, SGN will look to manage the provision of any off site infrastructure improvements, in line with the overall development growth and / or timescales provided. The full extent of these works will be dependent on the nature and location of the requested load(s), potentially requiring LP reinforcement in addition to that required for the IPMP networks, and will only become clear once a developer's request has been received. Reinforcement solutions are likely to involve the provision of a new pipeline in parallel to SGN's existing mains system, but may also include the installation of above ground apparatus involving land purchase.

As this is a high level assessment and response, the information provided is indicative only and should be use as a guide to assist you on your assessment. While information obtained through consultation and / or engagement on Local Development Plans is important to our analysis, it only acts to identify potential development areas. Our principle statutory obligations relevant to the development of our gas network arise from the Gas Act 1986 (as amended), an extract of which is given below:-

Section 9 (1) and (2) which provides that:

### 9. General powers and duties

(1) It shall be the duty of a gas transporter as respects each authorised area of his:-

- (a) to develop and maintain an efficient and economical pipe-line system for the conveyance of gas; and
- (b) subject to paragraph (a) above, to comply, so far as it is economical to do so, with any reasonable request for him -
  - (i.) to connect to that system, and convey gas by means of that system to, any premises; or
  - (ii.) to connect to that system a pipe-line system operated by an authorised transporter.

(1A) It shall also be the duty of a gas transporter to facilitate competition in the supply of gas.

(2) It shall also be the duty of a gas transporter to avoid any undue preference or undue discrimination -

- (a) in the connection of premises or a pipe-line system operated by an authorised transporter to any pipe-line system operated by him; and in the terms of which he undertakes the conveyance of gas by means of such a system.

SGN would not, therefore, develop firm extension or reinforcement proposals until we are in receipt of confirmed developer requests.

As SGN is the owner and operator of significant gas infrastructure within the Mid Sussex area and due to the nature of our licence holder obligations;

- Should alterations to existing assets be required to allow development to proceed, such alterations will require to be funded by a developer.
- Should major alterations or diversions to such infrastructure be required to allow development to proceed, this could have a significant time constraint on development and, as such, any diversion requirements should be established early in the detailed planning process.

SGN would therefore request that, where the Council are in discussions with developers via the Local Plan, early notification requirements are highlighted.

Additionally, SGN are aware of the advances being made in renewable technologies, especially those related to the production of biomethane. Should any developer be proposing to include such technology within their development, then we would highlight the benefits of locating these facilities near existing gas infrastructure. Again, where the Council are in discussions with developers via the Local Plan, we would hope that these early notifications requirements are highlighted.

Please let me know if the above information is sufficient for your requirements at present. We would also welcome any future updates to your plans.

Kind regards,

Simon Harkins

Network Support Assistant, Long Term Strategy

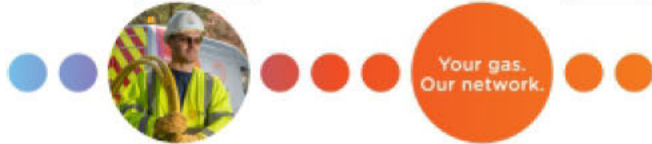
T: +44 (0) 131 469 1804 (Internal: 31804)

E: [simon.harkins@sgn.co.uk](mailto:simon.harkins@sgn.co.uk)

SGN, Axis House, 5 Lonehead Drive, Newbridge, Edinburgh, EH28 8TG

[sgn.co.uk](http://sgn.co.uk)

Find us on [Facebook](#) and follow us on Twitter: [@SGNgas](#)



Smell gas? Call 0800 111 999

[Find out how](#) to protect your home from carbon monoxide

Classified as Internal

From: [REDACTED]

Sent: 13 October 2020 11:11

To: Harkins, Simon <[Simon.Harkins@sgn.co.uk](mailto:Simon.Harkins@sgn.co.uk)>

Cc: ldfconsultation <[ldfconsultation@midsussex.gov.uk](mailto:ldfconsultation@midsussex.gov.uk)>

Subject: RE: Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

**WARNING** This email is not from the SGN network. Do not open unexpected files or links.

Dear Mr Harkins,

Thank you for your response to the recent Regulation 19 consultation on the Sites DPD.

In your comment you state: *I have also reviewed all sites in the DPD and their impact on the SGN gas infrastructure, if you so wish I would be happy to share a high-level review of my findings.*

I'd be grateful if you could please clarify what high-level comments you have on the sites and their impacts on SGN gas infrastructure in order for us to determine whether any modifications are required to the plan or the evidence base.

Kind regards,

[REDACTED]  
Senior Planning Officer  
Planning Services

<http://www.midsussex.gov.uk>

**N.B. My working days are Tuesday – Thursday inclusive.**

Submit your planning application online.  
<http://www.planningportal.gov.uk>

How are we doing? We always welcome your [feedback](#)

Working together for a better Mid Sussex

---

---

**From:** Harkins, Simon <[Simon.Harkins@sgn.co.uk](mailto:Simon.Harkins@sgn.co.uk)>

**Sent:** 25 September 2020 12:05

**To:** ldfconsultation <[ldfconsultation@midsussex.gov.uk](mailto:ldfconsultation@midsussex.gov.uk)>

**Subject:** RE: Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

Good Afternoon,

Please see attached Response Form. Unfortunately I could not use the Online Response form, as it came up with error messages when I pressed the Next button.

If you require any further information from myself then please get in touch.

Kind regards,

**Simon Harkins**

**Network Support Assistant, Long Term Strategy**

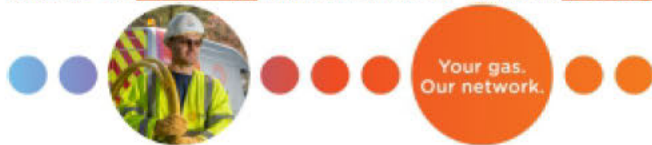
T: +44 (0) 131 469 1804 (Internal: 31804)

E: [simon.harkins@sgn.co.uk](mailto:simon.harkins@sgn.co.uk)

SGN, Axis House, 5 Lonehead Drive, Newbridge, Edinburgh, EH28 8TG

[sgn.co.uk](http://sgn.co.uk)

Find us on [Facebook](#) and follow us on Twitter: [@SGNgas](#)



Smell gas? Call 0800 111 999

[Find out how](#) to protect your home from carbon monoxide

---

Classified as Internal

**From:** Mid Sussex District Council - Planning Policy <[planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)>

**Sent:** 03 August 2020 16:09

**To:** Customer <[customer@sgn.co.uk](mailto:customer@sgn.co.uk)>

**Subject:** Mid Sussex DC Planning Policy - Site Allocations DPD Consultation (Regulation 19)

[View this email in your browser](#)





sustainable development.

The Council must publish the version of the Site Allocations DPD that it intends to submit to the Planning Inspectorate for Examination. At this stage of consultation, the Council is seeking views on whether the Plan is legally compliant and meets the test of 'soundness' set out in the National Planning Policy Framework (NPPF). These are the broad areas that the Inspector will focus on in examining the Plan.

Comments will be considered by an independent planning inspector alongside the submitted Site Allocations DPD at a future Public Examination before deciding whether the Plan can be adopted by the Council.

The District Council will summarise the main issues from the consultation for the Inspector. The Inspector will also receive copies of the representations submitted.

All of the consultation documents, Community Involvement Plan, Statement of Representations Procedure, and further information can be viewed online at:  
[www.midsussex.gov.uk/SitesDPD](http://www.midsussex.gov.uk/SitesDPD)

**Comments can be submitted:**

**Online:** Online Form at [www.midsussex.gov.uk/SitesDPD](http://www.midsussex.gov.uk/SitesDPD)

**Post to:** Planning Policy, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

**E-mail to:** [LDFconsultation@midsussex.gov.uk](mailto:LDFconsultation@midsussex.gov.uk)

Responses must be received by **midnight on the 28<sup>th</sup> September 2020.**

If you have any queries about this consultation, please e-mail:  
[planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)

**Our address is:**  
Planning Policy  
Mid Sussex District Council  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

[planningpolicy@midsussex.gov.uk](mailto:planningpolicy@midsussex.gov.uk)

You are receiving this email as you are either a Statutory Consultee, subscribe to the Planning Policy Update mailing list, or made a response to the Site Allocations DPD Regulation 18 consultation.

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).

■ **This email is confidential and may be legally privileged. It is intended solely for the addressees and access to this email by anyone else is unauthorised. If you are not the intended recipient, please immediately notify the sender of the error in transmission and then delete this email. Please note that any disclosure, copying, distribution is prohibited and may be unlawful.**

Unless specifically stated otherwise, emails and attachments are neither an offer capable of acceptance nor acceptance of an offer and do not form part of a binding contractual agreement.

Emails may not represent the views of SGN.

Please be aware, we may monitor email traffic data and content for security and staff training. For further information about what we do with your personal data, and your rights in relation to the same, please see the [Privacy Notice](#) published on our website

SGN is a registered trade mark and is the brand name for the companies with this Scotia Gas Networks group of companies.

Scotia Gas Networks Limited (company registration number 04958135) and all of its subsidiaries, except for Scotland Gas Networks plc are registered in England and Wales and have their registered office address at St Lawrence House, Station Approach, Horley, Surrey RH6 9HJ.

Scotland Gas Networks plc (company registration number SC264065) is registered in Scotland and has its registered office address at Axis House, 5 Lonehead Drive, Newbridge, Edinburgh EH28 8TG

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting



software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

**This email is confidential and may be legally privileged. It is intended solely for the addressees and access to this email by anyone else is unauthorised. If you are not the intended recipient, please immediately notify the sender of the error in transmission and then delete this email. Please note that any disclosure, copying, distribution is prohibited and may be unlawful.**

**Unless specifically stated otherwise, emails and attachments are neither an offer capable of acceptance nor acceptance of an offer and do not form part of a binding contractual agreement.**

**Emails may not represent the views of SGN.**

**Please be aware, we may monitor email traffic data and content for security and staff training. For further information about what we do with your personal data, and your rights in relation to the same, please see the [Privacy Notice](#) published on our website**

**SGN is a registered trade mark and is the brand name for the companies with this Scotia Gas Networks group of companies.**

**Scotia Gas Networks Limited (company registration number 04958135) and all of its subsidiaries, except for Scotland Gas Networks plc are registered in England and Wales and have their registered office address at St Lawrence House, Station Approach, Horley, Surrey RH6 9HJ.**

**Scotland Gas Networks plc (company registration number SC264065) is registered in Scotland and has its registered office address at Axis House, 5 Lonehead Drive, Newbridge, Edinburgh EH28 8TG**

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

**This email is confidential and may be legally privileged. It is intended solely for the addressees and access to this email by anyone else is unauthorised. If you are not the intended recipient, please immediately notify the sender of the error in transmission and then delete this email. Please note that any disclosure, copying, distribution is prohibited and may be unlawful.**

**Unless specifically stated otherwise, emails and attachments are neither an offer capable of acceptance nor acceptance of an offer and do not form part of a binding contractual agreement.**

**Emails may not represent the views of SGN.**

**Please be aware, we may monitor email traffic data and content for security and staff training. For further information about what we do with your personal data, and your rights in relation to the same, please see the [Privacy Notice](#) published on our website**

**SGN is a registered trade mark and is the brand name for the companies with this Scotia Gas Networks group of companies.**

**Scotia Gas Networks Limited (company registration number 04958135) and all of its subsidiaries, except for Scotland Gas Networks plc are registered in England and Wales and have their registered office address at St Lawrence House, Station Approach, Horley, Surrey RH6 9HJ.**

**Scotland Gas Networks plc (company registration number SC264065) is registered in Scotland and has its registered office address at Axis House, 5 Lonehead Drive, Newbridge, Edinburgh EH28 8TG**

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA2

**ID:** 667

**Response Ref:** Reg19/667/4

**Respondent:** Mr S Cridland

**Organisation:** Burgess Hill Town Council

**On Behalf Of:**

**Category:** Town & Parish Council

**Appear at Examination?** x

**From:** Emily Bryant [REDACTED]  
**Sent:** 16 September 2020 09:34  
**To:** ldfconsultation  
**Cc:** Steve BHTC; Cllr Janice Henwood  
**Subject:** Site Allocations DPD Response BHTC Planning Committee  
**Attachments:** Site Allocations DPD response.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** SiteDPD

Good morning,

Please find attached the response from the Burgess Hill Town Council Planning Committee on the Site Allocations DPD Consultation.

Kind regards,

**Emily Bryant**  
**Projects and Administration Officer**  
**Direct Line : 01444 238206**



---

**Burgess Hill Town Council**, 96 Church Walk, Burgess Hill, West Sussex, RH15 9AS

tel: 01444 247726 fax: 01444 233707 web: [www.burgesshill.gov.uk](http://www.burgesshill.gov.uk) youth website: [www.you-bh.com](http://www.you-bh.com) The information contained in this message is confidential. If you are not the intended recipient, you are hereby notified that any use, dissemination or reproduction is strictly prohibited. Please contact the sender by return email and destroy all copies of the original message.

**Sharing your personal data** In order for Burgess Hill Town Council to facilitate your request, personal information you have provided to us may be shared with our partner organisations who may contact you direct to help resolve your query. Burgess Hill Town Council will not use your data for any other purposes other than for the reasons you shared it with us and it will be deleted from our records when it is no longer required. Should you not require your information to be shared, please contact us immediately upon receipt of this email, but this may mean, however, we are unable to resolve fully your query.

**Freedom of Information** The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. Should you wish to see the Town Council's complete General Privacy Notice, please go to the Town Council's website at: [www.burgesshill.gov.uk/privacy](http://www.burgesshill.gov.uk/privacy)

The views expressed within this email and any attachments are not necessarily the views or policies of Burgess Hill Town Council. We have taken precautions to minimise the risk of transmitting software viruses but we advise you to carry out your own virus checks before accessing this email and any attachments. Except as required by law, we shall not be responsible for

any damage, loss or liability of any kind suffered in connection with this email and any attachments or which may result from reliance upon the contents of this email and any attachments.

---

---

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA2

**ID:** 713

**Response Ref:** Reg19/713/1

**Respondent:** Mrs H Hyland

**Organisation:** Environment Agency

**On Behalf Of:**

**Category:** Statutory Consultee

**Appear at Examination?** x

<b>Name</b>	Hannah Hyland
<b>Job title</b>	Planning Specialist
<b>Organisation</b>	Environment Agency
<b>Address</b>	Environment Agency Oving Road Chichester West Sussex PO20 0AG United Kingdom
<b>Email</b>	hannah.hyland@environment-agency.gov.uk
<b>Name or Organisation</b>	Environment Agency
<b>Which document are you commenting on?</b>	Site Allocations DPD
<b>Sites DPD Policy Number (e.g. SA1 - SA38)</b>	SA2 - Burnside Centre, Victoria Road, Burgess Hill
<b>Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate</b>	Yes
<b>(1) Positively prepared</b>	Sound
<b>(2) Justified</b>	Sound
<b>(3) Effective</b>	Sound
<b>(4) Consistent with national policy</b>	Sound
<b>Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD</b>	We are pleased that additional criteria has been added to the policy since the Regulation 18 consultation to ensure that any development is supported by a robust Flood Risk Assessment and that no development will take place within 8 metres of the watercourse.
<b>If you wish to provide further documentation to support your response, you can upload it here</b>	
<b>If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination</b>	No, I do not wish to participate at the oral examination
<b>Please notify me when-The Plan has been submitted for Examination</b>	yes
<b>Please notify me when-The publication of the recommendations from the Examination</b>	yes
<b>Please notify me when-The Site Allocations DPD is adopted</b>	yes
<b>Date</b>	23/09/2020

**1431**

## Site Allocations DPD: Regulation 19 Consultation Response

**Policy:** SA2

**ID:** 1431

**Response Ref:** Reg19/1431/1

**Respondent:** Ms D Shelton

**Organisation:** WSCC Estates Team

**On Behalf Of:**

**Category:** Statutory Consultee

**Appear at Examination?** x



**From:** Deborah Shelton [REDACTED]  
**Sent:** 25 August 2020 14:20  
**To:** ldfconsultation  
**Cc:** Eloise Short; Elaine Sanders  
**Subject:** Mid Sussex Site Allocations Development Plan Document (DPD): Regulation 19 Consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

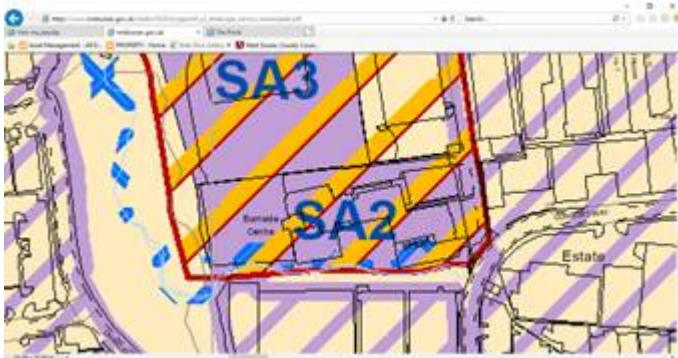
**Categories:** SiteDPD

Dear Sirs,

The comments below are from the Resource Assets Team at West Sussex County Council (WSCC) and are supplied from a landowner perspective. They do not represent the comments of WSCC as a statutory consultee, which are forwarded separately from the Planning Policy and Infrastructure Team.

We have reviewed the proposals put forward in the Mid Sussex DPD Regulation 19 Consultation and wish to add our support to the following designations:

Map 7 (Burgess Hill) Burnside policy SA2 – Employment (in the medium term, 5-10 years):



Map 7a (Burgess Hill) The Brow policy SA16 - Housing and community facilities – including a fire station:



Map 11a (East Grinstead) Part of Imberhorne Upper School SA20 – Housing:



Regards,  
**Deborah**

Deborah Shelton | Asset Management Officer, Asset Management and Estates | Property and Assets Directorate,  
2<sup>nd</sup> Floor Northleigh, Tower Street, Chichester, West Sussex, PO19 1RF Internal: 23950 | External: 0330  
2223950 | Mobile [REDACTED]

Email: [REDACTED]

---

#### LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

---