

From: 
To: [Neighbourhood Planning \(MBC\)](#)
Subject: RE: Boughton Monchelsea Neighbourhood Plan Regulation 16 Consultation
Date: 25 September 2020 14:16:38
Attachments: [image001.jpg](#)
[image002.jpg](#)

Good Afternoon

I have reviewed the documents that are part of the Boughton Monchelsea Neighbourhood Plan Regulation 16 Consultation. The information that we (at SGN) find particular informative is the ongoing and future developments and it is only the developments in this case that I feel am qualified to comment on, the feedback on which can be found below.

NETWORK OVERVIEW

Boughton Monchelsea is found on a tail of the Medium Pressure (MP) gas network. The MP, then supplies the localised system through Low Pressure (LP) tier. At times the tails of the system can be concerning as they only have a single feed. In this case though, before any developments on the system are analysed, pressures on the tail are relatively healthy. When the potential developments in the village are added, there is only a subtle drop in pressure, therefore no reinforcement to the MP gas infrastructure will be required, meaning there is capacity in the system to support all development. That being said reinforcement of the existing LP network may be necessary, this will be dependant on the site demand and the final point of connection to SGN's network, which will normally only be known to us when the customer submits a connections request.

Please note, 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 Boughton Monchelsea 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.

If you require any further information please let me know.

Kind regards,

Simon Harkins

Network Support Assistant, Long Term Strategy



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

From: Neighbourhood Planning (MBC) <NeighbourhoodPlanning@Maidstone.gov.uk>

Sent: 13 August 2020 11:25

Subject: Boughton Monchelsea Neighbourhood Plan Regulation 16 Consultation

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

Dear Sir or Madam,

Boughton Monchelsea Parish Council has prepared a Neighbourhood Development Plan that sets out a sustainable vision for the neighbourhood area and a series of policies that the community is proposing to be used in the determination of planning applications.

Public consultation on the plan will commence on 14th August 2020 and close at 5pm on 28th September 2020. Representations received after the closing date will not be considered.

Copies of the Boughton Monchelsea Neighbourhood Development Plan and the supporting documents are available to view and download at:

<https://localplan.maidstone.gov.uk/home/neighbourhood-planning>

A representation Guidance Note has been produced and outlines what your representation must include. It is available to view and download at:

<https://localplan.maidstone.gov.uk/home/neighbourhood-planning>

Representations must be made in writing (including electronic) to one of the following addresses:

- By email to neighbourhoodplanning@maidstone.gov.uk
- Or by post to Strategic Planning, Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ.

Representations will be considered alongside the Neighbourhood Development Plan by an independent Examiner. Representations may include a request to be notified of the Borough Council's decision following a referendum and/or when the Neighbourhood Plan is made.

All representations will be publicly available. All personal data will be processed in accordance with the Data Protection Act 2018 and the General Data Protection Regulation. Your information will only be processed for the analysis of consultation responses.

Maidstone Borough Council is committed to maintaining the privacy, security, trust and confidence of all our partners, clients and customers when you use our services. To find out more, please make sure you read our privacy notice here:

<http://www.maidstone.gov.uk/home/privacy-and-cookies>

Kind regards,

Anna Ironmonger

Planning Officer (Strategic Planning)

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ

☎ 01622 602228 [w www.maidstone.gov.uk](http://www.maidstone.gov.uk)

(Monday-Friday 8.30am-5pm)



To access our digital services please visit

<https://clicktime.symantec.com/3ScZhip2AK4n9gKtopjAgZk6H2?u=www.maidstone.gov.uk%2Fservice>

Sign up to receive your Council Tax bill by email

<https://clicktime.symantec.com/34GeR2HO98irTjPpxoW27HC6H2?u=http%3A%2F%2Fwww.maidstone.gov.uk%2Femailbilling>

We understand the importance of ensuring that personal data, including sensitive personal data is always treated lawfully and appropriately and that the rights of individuals are upheld.

We are required to collect, use and hold personal data about individuals. Data is required for the purposes of carrying out our statutory obligations, delivering services and meeting the needs of individuals that we deal with. This includes current, past and prospective employees, service users, members of the public, Members of the Council, our business partners and other local authorities or public bodies.

To view our full statement to see how your data will be stored and processed please visit

<https://clicktime.symantec.com/3CftDmYBA175i6CSYV9b9Cp6H2?u=https%3A%2F%2Fmaidstone.gov.uk%2Fdataprotection>

This email is confidential. If you receive it by mistake, please advise the sender by email immediately. Any unauthorised use of the message or attachments is prohibited. Unless stated otherwise, any opinions are personal and cannot be attributed to Maidstone Borough Council. Unless a purchase order is attached this email is not a contract or an order.

It is your responsibility to carry out Virus checks before opening 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