

Renewables Update February 2010

Consultation on extension of 'permitted development' rights to small scale renewable energy technology

The Government is consulting (up to 9 February 2010) on widening the "permitted development" rights enjoyed by most properties to install small scale microgeneration and electric vehicle charging technologies without the need for planning permission. Supporting the development of such technologies is seen as a high national priority by the Government.

Domestic Properties

Permitted development rights are proposed for wind turbines fixed to a detached dwelling house subject to meeting certain criteria which include:

- No part higher than 3 m above highest part of the roof.
- Maximum swept area of blade 3.8 sq m (equivalent to a blade diameter of 2.2 m).
- Noise level not to exceed 45 dB at 1 m from nearest adjacent habitable room of neighbouring property.
- Only one installation per property.
- Only non-reflective material for blade surfaces.

There would not be permitted development rights in Conservation Areas or at World Heritage Sites if the turbine would be visible from any highway. There would be no permitted development rights on listed buildings or scheduled monuments. Similar limits apply to possible installations on freestanding outbuildings although a 5 m limit applies with regard to distance from the property boundary.

Permitted development rights are proposed for standalone turbines within the curtilage of domestic properties. The maximum height allowed (hub and blade) of 11.1 m and it must be set back from the property boundary by the equivalent of its height plus 10%. Only a first installation is permitted and then only if there is no existing air source heat pump at the property. Similar limits apply with regard to sensitive areas like Conservation Area and listed buildings.

Limited permitted development rights at domestic premises are proposed for air source heat pumps too - first installations only and subject to noise limits and limitations in Conservation Area and listed buildings for example.



Project Management

We provide a single point of contact for all our clients' projects. This enables the whole process to be managed and clear dialogue maintained between all the disciplines involved - acquisition and estates, radio engineering, planning, legal, design, and construction.

It is an approach that ensures we drive projects through to delivery on time and on budget.

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Consultation on extension of ‘permitted development’ rights to small scale renewable energy technology (Cont’d)

Non-Domestic Properties

Broader limits are proposed for non-domestic properties - for example up to 15 m turbine hub height with blades no higher than 18 m above ground level; also a maximum of two per property (B2 only) (these are similar to levels defining whether an Environmental Impact Assessment needs to be considered). Limited permitted development rights are also proposed for:

- Air source heat pumps
- Ground source heat pumps
- Water source heat pumps
- Solar panels (both thermal and photovoltaic)
- Biomass and CJP systems

The consultation paper proposes amendments to Parts 6 (agriculture) and 7 (forestry) of the Town and Country Planning (General Permitted Development) Order 1995 specifically to permit housing biomass boilers, anaerobic digestion systems and associated waste and fuel stores. The rights are limited to use only fuel and waste generated on the holding and subject to a 28 day prior notification procedure. These procedures apply to structures to house hydro turbines too.

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AHA Planning Director, David Holmes, comments:

"This paper shows the Government trying hard to get to grips with the practical implications of their commitment to renewable energy technologies. As is often the case, the devil is in the detail; this is likely to prove most awkward in tackling noise issues on domestic properties (detached houses only, remember, for building mounted - but not for free standing turbines). There is a difficult balance between encouraging microgeneration and protecting residential amenity."



The Renewable Heat Incentive

On February 1st the Government released proposals for a Renewable Heat Incentive (RHI) to be introduced in April 2011.

The scheme will incentivise low carbon heating technology such as ground source heat pumps, biomass boilers and air source heat pumps which is good news for home owners, large country estates, schools and businesses. The table below sets out the technology and the expected tariffs in pence/kWh.

Proposed RHI rates:

Technology	Scale	Tariffs (pence/ kWh)	Tariff Life- time (years)
	<i>Small installations</i>		
Solid biomass	Up to 45 kW	9	15
Biodiesel	Up to 45 kW	6.5	15
Biogas on-site combustion	Up to 45 kW	5.5	10
Ground source heat pumps	Up to 45 kW	7	23
Air source heat pumps	Up to 45 kW	7.5	18
Solar thermal	Up to 20 kW	18	20
	<i>Medium installations</i>		
Solid biomass	45 kW-500 kW	6.5	15
Biogas on-site combustion	45 kW-200 kW	5.5	10
Ground source heat pumps	45-350kW	5.5	20
Air source heat pumps	45-350 kW	2	20
Solar thermal	20-100 kW	17	20
	<i>Large installations</i>		
Solid biomass	500 kW and above	1.6-2.5	15
Ground source heat pumps	350 kW and above	1.5	20
Biomethane injection	All scales	4	15

If you would like further information on how the RHI proposals could benefit you please contact:

Matthew Venner (South and South West) - 07980 917257

Richard Adams (Wales and North) - 07710 065205

Alastair Edwards (Midlands and East) - 07980 917155



- An independent town planning and chartered surveying practice, established in 1999.
- Two directors, with “coal face”, hands-on backgrounds and extensive arbitration and Public Inquiry experience who, between them, have worked on major projects over the past 15 years.
- A flexible, stable, multi-skilled fee earning team, predominantly RICS and RTPI qualified and based throughout the UK to maximise local knowledge and contacts.
- A dedicated support team comprising administrators, project manager and practice manager providing an effective, robust service to fee earners.
- A quality practice – ISO 9001:2008, accredited by LRQA - organised to provide reliable, dedicated and scalable service of the highest standard to all clients at extremely competitive rates.
- A reputation for creative and innovative strategic solutions.

Good News for Small Scale Wind

The release of the Government's response to the consultation regarding the Feed-in Tariffs has now finally been published. These will start on 1 April 2010 with good news for small scale wind projects, as the tariffs for these projects have been increased.



The Feed-in Tariffs (FiTs) will provide a good incentive for any farmer or landowner considering a small scale project. The pay back potential will be significantly improved. Increased coverage in the press recently refers to the fact that we may see every farm having its own wind turbine in the next five years. With the new tariffs this becomes a real possibility.

Once a tariff has been set it will increase yearly by the Retail Price Index. If a farmer/landowner wishes to utilise the electricity produced the FiT will still be applicable even if not sold back to the Grid and any production over and above usage can be exported back to the Grid.

Generators may, if they wish, assign the rights to their FiTs payments to another body through a contractual agreement.

Technology	Scale	Tariff level for new installations in period (p/kWh) [NB tariffs will be inflated annually]			Tariff Lifetime (years)
		Years 1: 1/4/10 – 31/3/11	Year 2: 1/4/11 – 31/3/12	Year 3: 1/4/12 – 31/3/13	
Anaerobic digestion	≤ 500 kW	11.5	11.5	11.5	20
Anaerobic digestion	> 500 kW	9.0	9.0	9.0	20
Hydro	≤ 15 kW	19.9	19.9	19.9	20
Hydro	> 15-100 kW	17.8	17.8	17.8	20
Hydro	> 100 kW-2 MW	11.0	11.0	11.0	20
Hydro	> 2 MW – 5 MW	4.5	4.5	4.5	20
MicroCHP pilot*	≤ 2 kW*	10*	10*	10*	10
PV	≤ 4 kW (new build**)	36.1	36.1	33.0	25
PV	≤ 4 kW (retrofit**)	41.3	41.3	37.8	25
PV	> 4-10 kW	36.1	36.1	33.0	25
PV	> 10-100 kW	31.4	31.4	28.7	25
PV	> 100 kW-5 MW	29.3	29.3	26.8	25
PV	Stand alone System**	29.3	29.3	26.8	25
Wind	≤ 1.5 kW	34.5	34.5	32.6	20
Wind	> 1.5-15 kW	26.7	26.7	25.5	20
Wind	> 15-100 kW	24.1	24.1	23.0	20
Wind	> 100-500 kW	18.8	18.8	18.8	20
Wind	> 500 kW-1.5 MW	9.4	9.4	9.4	20
Wind	> 1.5 MW-5 MW	4.5	4.5	4.5	20
Existing microgenerators transferred from the RO		9.0	9.0	9.0	to 2027

Generation tariffs 1 April 2010 – 31 March 2013

If you are considering a small scale renewable project and would like further information on how FiTs can benefit you please contact:

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Alastair Edwards (Midlands and East) - 07980 917155

National Policy Statements: Reform to Planning System

Ed Miliband, Secretary of State for Energy and Climate Change, recently unveiled (9 November) a new approach to ensuring that the planning system can deliver the infrastructure needed to make a reality of the Government's legally binding commitment to reduce carbon emissions and to meet its objectives of sourcing 15% of total energy from renewables by 2020 and 30% of electricity supply coming from renewable technologies by 2020.

A new Infrastructure Planning Commission (IPC) has been established which will be able to determine major proposals (e.g. nuclear power station, wind farms larger than 50 MW capacity) taking development plans into account and following a national framework established by Parliament; an approach criticised by some as bypassing accountable local planning authorities.

The national framework will be set out in National Policy Statements. It is planned to issue 12 of them. On 9 November the first 6 were issued for consultation. The key draft Statements relate to:

- Overarching Energy Considerations
- Nuclear Policy
- Renewable Energy Infrastructure

Statements have also been issued for consultation relating to fossil fuels, gas storage and electricity networks. Consultation runs until 22 February 2010.

The overarching Government objectives are:

- To reduce greenhouse gas emissions by 80% by 2050
- To achieve security of energy supply
- To create an electricity grid with more capacity and the ability to manage fluctuations in supply and demand
- To strive to eliminate fuel poverty
- To encourage sustainable energy development whilst protecting the environment.

AHA's Planning Director David Holmes commented:

"This is an ambitious approach to an issue which has to be of serious concern to all thinking people. It will be most interesting to see how the new approach handles the land use conflicts that are likely to occur and how the interests of the environment are balanced with the needs for new energy infrastructure".

Local Knowledge, Nationwide Coverage

For detailed advice from our Planning Department on renewable planning issues, please contact David Holmes on 01608 645116 or david@adamsholmes.co.uk.



Directors: Richard Adams, David Holmes

- AHA geographical area
- Head Office
- Surveyors' home working locations



As a professional team we have the expertise to advise on and deliver any aspect of telecoms planning, property or estate management work. For this, or independent information on renewable energy technology, please contact us.

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