

WYRE FOREST DISTRICT COUNCIL

CABINET MEETING
22ND NOVEMBER 2007

New Development Control Practice Note 19:
Guidance on Renewable Energy

OPEN	
COMMUNITY STRATEGY THEME:	A Better Environment
CORPORATE PLAN THEME:	Delivering Quality Services
KEY PRIORITY:	Best Practice
CABINET MEMBER:	Councillor Stephen Clee
RESPONSIBLE OFFICER:	Head of Planning, Health and Environment
CONTACT OFFICER:	Clare Eynon – Ext. 2515 Clare.Eynon@wyreforestdc.gov.uk
APPENDICES	Appendix 1 - Development Control Practice Note 19 : Guidance on Renewable Energy Appendix 2 - Householder Guide to the Microgeneration of Renewable Energy

1. PURPOSE OF REPORT

- 1.1 This report seeks Members' approval for a new Development Control Practice Note and associated guidance leaflets which will give guidance to developers and members of the public on how to incorporate technology relating to renewable energy in the design of new development.

2. RECOMMENDATION

The Cabinet is asked to DECIDE:

- 2.1 **To adopt and publish the Development Control Practice Note 19 - Guidance on Renewable Energy**
- 2.2 **To adopt and publish leaflet – Householder Guide to the Microgeneration of Renewable Energy**

3. BACKGROUND

- 3.1 The government has set a key goal to achieve zero carbon new homes by 2016 (Code for Sustainable Homes). In order to achieve this goal, more and more legislation will be coming into force to ensure that new developments consider sustainable construction principles through the whole life cycle of a development – the planning, construction, maintenance and eventually the demolition process. Developers who take early action and consider sustainable construction principles in new developments will be well prepared for legislation that will soon be coming into force to meet zero carbon targets.
- 3.2 Developers who install renewable energy solutions in a proposed development are more likely to gain a competitive edge in the market, not only in preparing themselves for future legislation but by offering potential customers the benefits of renewable energy. Benefits include cheaper fuel bills, increased security and reliability of energy supply, with the possibility of an income from selling excess energy produced back to the National Grid.
- 3.3 The Development Control process has a major role to play in working with developers and other interested parties in facilitating the installation of renewable energy.

4. KEY ISSUES

- 4.1 The purpose of the new Practice Notice, attached as *Appendix 1*, is to provide guidance to developers and members of the public on how to incorporate technology relating to renewable energy in the design of new development. It also sets out what technologies are available for homeowners to improve energy efficiency and microgeneration of renewable energy.
- 4.2 This Practice Note will also assist with officers in negotiating amendments to development proposals in order to create more sustainable forms of development.
- 4.3 A leaflet for householders is attached as *Appendix 2* which provide a summary of the types of renewable energy available. This leaflet will form part of the existing suite of Development Control leaflets.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications associated with the adoption of the Practice Note other than the costs associated with the publishing of the accompanying leaflet which can be met from existing budgets.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 The guidance would be in line with policies contained within the adopted Local Plan and also government guidance within PPS22.

7. RISK MANAGEMENT

- 7.1 The adoption of the guidance note will assist with negotiating amendments to development proposals ensure that issues relating to renewable energy are adequately considered by the Local Planning Authority in the determination of any applications.

8. CONCLUSION

- 8.1 The Practice Note will provide useful guidance and information to developers and members of the public. It will assist with officers in negotiating amendments to development proposals in order to create more sustainable forms of development.

9. CONSULTEES

- Housing Services Manager
- Forward Planning Manager

10. BACKGROUND PAPERS

- Code for Sustainable Homes
- PPS22 'Renewable Energy'
- Planning for Renewable Energy – A Companion Guide to PPS22

30th October 2007