

Energy in neighbourhood planning - introduction and model policies

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Background to local energy and neighbourhood plan pilot

January to March 2016 Regen pilot project for Department of Energy and Climate Change (DECC):

- Researched current inclusion of energy in NPs
- Drafted ambitious energy policies
- Worked with local neighbourhood planning and energy groups to map resource, consult and test draft policies
- Reviewed policies with expert and local authority stakeholders
- **Model policies published in green in this document**
- Academic research on social interaction between local energy and neighbourhood plan groups to identify key factors and barriers to success

Neighbourhood planning growing

Neighbourhood Planning is spreading across the country

1700+

areas have started
neighbourhood
planning

8 million

people living in a
neighbourhood
planning area

330+

draft plans prepared
by communities



successful referendums



average
33%

voter
turnout

on average
9 in 10
vote

'YES'

Localism and community energy: ideologically akin

Planning Practice Guidance: Renewable and low carbon energy

- Local and neighbourhood plans are the key to delivering development that has the backing of local communities.
- Neighbourhood plans are an opportunity for communities to plan for community led renewable energy developments.
- Neighbourhood Development Orders and Community Right to Build Orders can be used to grant planning permission for renewable energy development.

<http://planningguidance.planningportal.gov.uk/blog/guidance/renewable-and-low-carbon-energy/developing-a-strategy-for-renewable-and-low-carbon-energy/>

Basic conditions for neighbourhood plans to meet

The "basic conditions" outlined in the Regulations are:

1. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
2. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
3. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area;
4. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations

Neighbourhood plan aims

What are we trying to achieve?

- A plan expressing the development wishes of the local people and provides a proper foundation for managing development – all within the confines of planning policy and law.

A plan which embraces:

- a clear vision for the future ‘shape’ of the locality
- ‘bright ideas’ for addressing problems/achieving opportunities
- evidence to back up these initiatives
- conformity with EU/national/local planning policy
- consultation with locals, LPAs, landowners, developers, physical and social infrastructure providers, etc
- turning all this into legally tight ‘planner-speak’.

Options for Neighbourhood (Development) Planning

Mini Local Plan

- Comprehensive coverage of policy issues.
- Allocate development sites for wide range of uses

Neighbourhood Development Order (Minor development)

- Residential – minor development (e.g. house extensions, windows)
- Town centre - change of use / minor changes signage
- Business park / industrial estate minor development

Policy and Allocation Plans

- Neighbourhood plans covering a narrower range of issues.
 - Often theme specific
- Allocate development sites for narrow range of uses.

Single Policy Document

- Neighbourhood Plan covering a single policy issue (e.g. protection of green space)

Neighbourhood Development Order (Site specific)

- Development of a particular site (e.g. small housing scheme under CRtB)

Policy Plans

- Neighbourhood plans covering a broad range of policy issues.
 - No site allocations.
 - Similar to Parish Plans.
- Augment Local Plan policy

Why should a neighbourhood plan address energy

Supporting sustainable energy through your neighbourhood plan can bring a range of benefits to the local area:

- **Taking control of the energy agenda in your area** – by proactively planning for energy, the community can decide what the local energy priorities are, as well as what types of schemes and ownership should be supported and where projects should be located
- **A more resilient local energy economy** – at present 92% of spending on electricity in the south west immediately leaves the south west economy. Neighbourhood plans can require energy projects in their area to be community led/benefit the local community or businesses, retaining energy spend locally – transforming energy from a drain on the economy to a benefit. Wadebridge Renewable Energy Network calculates that the town spends £12.8 million on energy, including £4.7 million on electricity - of which 67 per cent could be retained locally, through local energy projects.

Why should a neighbourhood plan address energy

- **Local ownership of energy generation** – Neighbourhood plans can favour local ownership models. Local ownership brings financial benefits for the community as those with an ownership stake receive a return on their investment. It also enables local control of the asset and decisions about its future, and how revenues generated are spent – e.g. Community benefit funds. Essentially, if you own it, you benefit.
- **Energy security** – local ownership of energy generation helps protect the community against issues with imported energy, including security of supply and rising fossil fuel prices. Dual fuel bills rose by an average of £455 between 2004 and 2010.
- **Affordability of living in the community** – locally supplied energy can be cheaper, meaning lower energy bills – e.g. The Sunshine Tariff in Wadebridge. Lower energy bills can make an area a more affordable and attractive place to live.

Why should a neighbourhood plan address energy

- **Tackling fuel poverty** – Fuel poverty can't be tackled through planning policy, but Neighbourhood Plans can include actions for the community to prioritise with the funding and resources available to them (e.g. CIL funding). In addition, community benefit funds generated from locally owned projects supported by the plan can be targeted at tackling fuel poverty.
- **Job creation** – successful community energy projects can create paid employment for those running the project, as well as generating work for local energy companies and support services, such as planning consultancies. The renewable energy industry in the south west currently supports 10,000 jobs and attracted £740 million in investment in 2013/14. Regen estimates the sector has the potential, given the right conditions, to support 34,000 jobs in the south west.

Questions for your community to consider

- What does your community think are their key challenges and costs associated with their energy needs, both now and in the future?
- How can renewable energy generation and efficiency measures help meet these challenges?
- Would your community support energy schemes which are owned by and benefit them?
- How might you use the revenue to improve local services and build long term community resilience?
- What are the energy needs and costs of the key employers in your community?
- What can your neighbourhood plan do to encourage energy efficiency and generation to reduce the cost of running those businesses (and the risk to local jobs)?
- What energy generation opportunities might there be in your area (in addition to wind and solar), small or large scale, both now and in the future?

[Neighbourhood Planning Renewable Energy advice note](#), Cornwall Council

Questions for your community to consider

- Do you want to encourage the development of renewable opportunities? And how can the community benefit from the development of these resources? For instance, can new jobs or businesses be created?
- Would your community support a positive approach to making use of any heat produced by renewable technologies or from industrial processes?
- If your area is coastal or has a working port, would your community support marine energy and the onshore industries which could grow around it?
- Increasingly 'smart' measures, such as matching energy supply with demand and energy storage will become available. Does the community want to encourage these technologies to help tackle the cost of energy?
- Sustainable transport can be supported through neighbourhood plans through, for example, encouraging electric vehicle charging points and cycle routes. Would this be of interest to your community?

[Neighbourhood Planning Renewable Energy advice note](#), Cornwall Council

How can a neighbourhood plan address energy?

1. Sustainability or resilience as a key crossing-cutting theme/driver/principle or setting a target for energy
2. Sustainable design policies
 - a. Policy on energy standards in new housing developments
 - b. Policy specifying higher non-domestic building standards
 - c. Policy requiring district heating networks to be constructed or connections made where feasible

How can a neighbourhood plan address energy?

3. Retrofit policies
 - a. Policy to promote retrofitting of historic and listed buildings
 - b. Policy to require consequential improvements to the energy efficiency of homes and/or non-domestic buildings where extensions or other changes requiring planning permission are made.
4. Renewable energy policies
 - a. Policy supporting renewable energy, or specifying types supported or specifying criteria for support
 - b. Policy identifying potential renewable energy sites
 - c. Policy supporting local ownership
5. Non-planning role: Setting out actions that support the delivery of sustainable energy and/or projects that could be funded with CIL funding – e.g. Establishing a local renewable energy company , actions to support the role out of smart meters or trials

1. Sustainability as cross-cutting theme

1. Sustainability or resilience as a key crossing-cutting theme/driver/principle or target

A vision with resilience at the centre

e.g. Vision – to build a community that would be resilient against global shocks such as economic downturns, rising energy prices and climate change.

[Frome Neighbourhood Plan](#) (*under examination Feb 2016*)

A target for the area on renewables

e.g. Selsey will gain more than 15% (the Government target for 2020) of its energy from renewable sources, primarily wind, wave and solar.

[Selsey Neighbourhood Plan](#) (*under examination Feb 2016*)

2. Sustainable design policies

2a. Policies on energy standards in new housing developments

The Housing Standards Review (2015):

- removed the ability to require higher standards of sustainable design
- scrapped the Code for Sustainable Homes:

“...local / neighbourhood plans should not set in their emerging Plans.. any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.”

But, if we are to achieve the 2050 carbon target “by 2050 the emissions footprint of our buildings will need to be almost zero” – meaning new homes built now need to be zero carbon. There may be other approaches that can be taken on energy in new homes...

2a. Energy in new housing developments

i. Policy can't require higher energy efficiency standards, but can support developments that deliver higher standards voluntarily.

E.g. POLICY H5 - ENERGY EFFICIENT HOMES

The Town Council encourages the development of homes that exceed the minimum Code for Sustainable Homes requirements from the development plan.

Where it can be verified that new residential developments have exceeded (verified post occupation) the requirements of Building Regulations part L1A (conservation of heat and power, new dwellings) Frome Town Council will provide an appropriate refund of Community Infrastructure Levy based on the funds it receives through that process from that development.

[Frome Neighbourhood Plan](#) (*under examination Feb 2016*)

2a. Energy in new housing developments

ii. NP groups can identify “additional” housing sites (beyond 5 year supply)

For these *additional* sites, its possible through discussions with landowners / developers, to require exceptional sustainability performance:

E.g. number of self-built approaching “zero-carbon” or “Passivhaus” quality benchmarks (standards)

Quoted from: Nigel McGirk, advising Calne Neighbourhood Plan

2a. Energy in new housing developments

iii. Policy requiring onsite generation of renewable energy in housing developments

Known as Merton style rules

e.g. LNP6 - Renewable Energy:

New developments will generate at least 25% of its energy requirements from suitable decentralised and renewable or low carbon sources.

[Langwathby Parish Neighbourhood Plan](#) (*Policy was in pre-submission consultation draft – but policy removed in subsequent draft due to Eden District Council’s concerns about viability*)

Model policy (a) – renewable energy in new housing developments

If we are to limit the increase in global temperature rises to a level that will avoid the worst impacts, new housing development must not emit greenhouse gas emissions. Proposals for housing development must therefore demonstrate how all (100%) of the energy requirements of the development will be met from renewable and low carbon energy sources.

Where the energy requirements of the proposed development cannot be met from onsite installations, developers must first demonstrate that all feasible steps have been taken to minimise energy consumption on the site and then identify and secure alternative sources of renewable and low carbon energy generation to meet the needs of the development. In demonstrating that the development will meet this requirement, developers are encouraged to work with community energy organisations to provide the necessary energy generation.

For further information on national policy context, rational for inclusion, issues and alternatives see Regen's report [here](#).

2b. Non-domestic building standards

Higher non-domestic standards can be required or specific opportunities highlighted, such as solar on commercial roofs.

e.g. Policy NP16 Energy-saving standards for non-residential developments

All new non-residential buildings should achieve the following standards:

- In the period ending June 2017, BREEAM Good;
- In the period from July 2017 to June 2020, BREEAM Very Good;
- In the period from July 2020 onwards, BREEAM Excellent.

[Wirksworth Neighbourhood Plan](#) (made June 2015)

Model policy (b) - Non-domestic development

All new non-residential buildings should achieve the following standards:

- In the period ending June 2017, BREEAM Good;*
- In the period from July 2017 to June 2020, BREEAM Very Good;*
- In the period from July 2020 onwards, BREEAM Excellent.*

For further information on national policy context, rational for inclusion, issues and alternatives see Regen's report [here](#).

Model policy (c): Non-domestic development, alternative policy

All new non-domestic buildings must have solar PV on their roofs. Where a developer is unable to deliver the solar PV installation, they need to demonstrate that they have worked in detail with a 3rd party (commercial or community) to assess the opportunity.

Where the opportunity is not currently viable due to market conditions, the developer must ensure that the roof is built to a standard that could accommodate PV in the future.

For further information on national policy context, rational for inclusion, issues and alternatives see Regen's report [here](#).

2c. District heating policies

Policies can require district heating networks to be constructed or connections made where feasible, either within a specific priority area or across the neighborhood plan area.

e.g. “Development will be expected to incorporate, where feasible, low-carbon-energy generation and distribution by these means – or connect to nearby networks where there is available capacity for this to be viable. This infrastructure will be most feasible in large new developments, or where new developments are situated near existing areas of high building and heat density. Where currently infeasible, developers will be expected to consider connection to these networks in the future.”

[Selsey Neighbourhood Plan](#) (*under examination Feb 2016*)

Model policy (d): District heat networks

Major new development will be expected to incorporate district heating infrastructure in line with the following hierarchy:

- 1. Where there is an existing heat network, new developments will be expected to connect to it.*
- 2. Where there is no existing network, new developments will be expected to deliver an onsite heat network, unless demonstrated that this would render the development unviable.*
- 3. Where a developer is unable to deliver the heat network themselves, they need to demonstrate that they have worked in detail with 3rd parties (commercial or community) to assess the opportunity.*
- 4. Where a heat network opportunity is not currently viable and no third party is interested in its delivery, the development should be designed to facilitate future connection to a heat network unless it can be demonstrated that a lower carbon alternative has been put in place – e.g. Passivhaus standard.*

(continued on next slide)

Model policy (d): District heat networks continued

(Continued from previous):

New development will be expected to demonstrate that the heating and cooling systems have been selected according to the following heat hierarchy:

- 1. Connection to existing CHP/CCHP distribution networks*
- 2. Site-wide renewable CHP/CCHP*
- 3. Site-wide gas-fired CHP/CCHP*
- 4. Site-wide renewable community heating/cooling*
- 5. Site-wide gas-fired community heating/cooling*
- 6. Individual building renewable heating*

For further information on national policy context, rationale for inclusion, issues and alternatives see Regen's report [here](#).

3. Retrofitting policies

3a. Retrofitting of historic and listed buildings

As yet there are no examples of this. CSE have written an example neighbourhood plan policy of this type, drawn from Bath & North East Somerset Council's SPD on retrofitting:

“The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be encouraged, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within in conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.”

Dan Stone, Centre for Sustainable Energy

Model policy (e): Retrofitting historic buildings

The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be encouraged, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within in conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.

Historic buildings should be retrofitted in line with current guidance from Historic England

<https://content.historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/responsible-retrofit-trad-bldgs.pdf/>

For further information on national policy context, rational for inclusion, issues and alternatives see Regen's report here.

3b. Consequential improvements policy

Improvements to an existing building could be required when planning permission for an extension or change of use is applied for.

e.g. **Policy ES12 Energy efficiency of existing development**

Where an existing building is extended or refurbished, or there is a change of use:

- the features referred to in Policy ES11 (high quality, thermally efficient building materials; double glazing (at a minimum); and cavity walls and loft insulation)
- consideration should also be given to upgrading the whole property to meet higher energy efficiency standards;
- in the case of residential development, the average household SAP rating should be improved or increased by a grade (e.g. from E to D);
- where an extension increases the size of a building by more than 30%, on-site energy generation from renewable sources should be incorporated into the site where feasible.

Example policy (f): Consequential improvements to existing stock

This is an example policy, not a model policy, as we don't recommend including a policy on this issue:

Where an existing building is extended or refurbished, or there is a change of use:

the features referred to high quality, thermally efficient building materials; double glazing (at a minimum); and cavity walls and loft insulation should be included where technically feasible; consideration should also be given to upgrading the whole property to meet higher energy efficiency standards; in the case of residential development, the average household SAP rating should be improved or increased by a grade (e.g. from E to D);

For further information on national policy context, rationale for inclusion, issues and alternatives see Regen's report [here](#).

4. Renewable energy policies

4a. Policies supporting renewable energy, or specifying types supported or specifying criteria

Policies of this type vary from:

- i. Generic statement of support for renewables
- ii. Limiting support to certain scales and/or technologies
- iii. Setting out factors that will be considered before a decision is made

i. Generic statement of support for renewables

e.g. “Selsey Town Council must be part of the strategy to reduce carbon emissions in the fight against global warming. As the rise in CO₂ emissions and impact of climate change on sea levels will undoubtedly have a detrimental long-term effect on Selsey, we must be at the forefront of behavioural change and be willing to support the use of renewable energy as a tangible means of reducing our local carbon footprint.”

[Selsey Neighbourhood Plan](#) (*under examination Feb 2016*)

ii. Limiting support to certain scales and/or technologies

Allendale neighbourhood plan limits support to small scale renewables:

“POLICY ANDP 10: Small Scale Renewable and Low Carbon Energy Schemes
Planning permission will be granted for energy generating infrastructure using renewable or low carbon energy sources **to serve individual properties or groups of properties in settlements and countryside locations** provided that:

- The impact of the energy generating infrastructure either individually or cumulatively with existing infrastructure does not conflict with criteria in Policy ANDP1;
- The energy generating infrastructure is located as close as practicable and **is in proportion to the scale of the existing buildings or proposed development it is intended to serve;**”

[Allendale Neighbourhood Plan](#) (made July 2015)

ii. Limiting support to certain scales and/or technologies

Much Wenlock neighbourhood plan limits support to certain technologies (excludes wind in particular) and to individual and community scale:

“Policy SCC2

Proposals **for individual and community scale energy from hydroelectricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products** will be supported subject to the following criteria:

- the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and
- the proposed development does not create an unacceptable impact on the amenities of local residents; and
- the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.”

[Much Wenlock Neighbourhood Plan](#) (made July 2014)

iii. Setting out factors that will be considered

Most policies on renewables take this format in some way – setting out the local factors to be considered in any renewable energy application process

e.g. CL 3 – Renewable and Low Carbon Energy Generation (5)
Renewable and low carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. The following considerations will be taken into account in assessing proposals:

- Visual impact in the immediate locality and the wider area.
- The amenity of nearby houses.
- Local landscape and countryside.
- Highway safety and traffic generation.
- Sites of local nature conservation and heritage assets.

Proposals for installations will need to include specific assessments related to these criteria and to consider the cumulative impacts.

iii. Setting out factors that will be considered

A more detailed policy on wind and solar from Gwinear and Gwithian in Cornwall

GGP POLICY 12a - WIND TURBINES

Wind turbines will only be permitted where the proposed development site is in an area identified as suitable for wind energy development, shown in Map 14: Map of Potential Sites for Wind Energy; and, in consultation with Gwinear-Gwithian's community, demonstrates the proposal fully addresses the planning impacts raised by the community. The community support domestic, business and farm-scale turbines that meet Policy 12, addresses planning impacts raised by the Gwinear-Gwithian community and ensure that the potential for harmful impacts on the following are appropriately avoided or mitigated:

- Residential amenity through noise generation, shadow flicker or overbearing visual impact. Safety of highways and public rights of way.
- Landscape and visual impact, having particular regard for the sensitivity of landscape to wind turbines within [Landscape Character Areas CA05 and CA06](#); and the potential for cumulative impact from concentrations of wind turbines. Applicants should use Cornwall Council's draft SPD on Renewable Energy Annexes 1 & 2 to inform their impact assessments.
- In areas bordering the boundaries of the AONB, and within or bordering undeveloped coastal areas, only turbines up to 25m tip height will be supported, as assessments have shown turbines above this will cause too greater visual impact.
- Proposals for individual wind turbines or wind farms will not be permitted where they, together with existing and approved turbines or wind farms, would lead to a concentration of wind turbines on a scale which would significantly change the character of the wider landscape

Once the development reaches the end of its operational life it must be removed and the site remediated to its previous use.

[Gwinear-Gwithian Pre-submission Consultation Draft Neighbourhood Plan](#)

(draft February 2016)

iii. Setting out factors that will be considered

GGP POLICY 12b - SOLAR PV

Proposals for rooftop solar and small solar arrays will be supported, providing:

1. The applicant can demonstrate any harm to the local landscape and environment will be minimised and, where necessary, mitigated. Applicants should use Cornwall Council's Supplementary Planning Document on Renewable Energy Annexes 1 & 3 and the landscape descriptions contained within CA05 and CA06 (Cornwall Landscape Character Study 2007) to inform their impact assessments. This assessment should include the potential for cumulative impacts in association with existing and approved solar PV developments.
2. They do not adversely affect residential amenity through noise generation, or overbearing visual impact; or have adverse impacts on highways (still not sure how solar can impact upon the highway unless they are talking about glint and glare – and if they are we should recommend they are more specific) and public rights of way.
3. If they are within or bordering the AONB and the undeveloped coast, their size complies with the Band A (< 1 ha) defined in Annex 1 of Cornwall Council's Renewable Energy Supplementary Planning Document; and where the benefits of renewable energy can be proven to outweigh the landscape and environmental impacts on these areas of high landscape value.
4. In the case of solar array proposals, regard is had to other uses of the land. In particular, demonstrating how land beneath/surrounding the panels will be managed; and how they have avoided land with high potential for agriculture (Best and Most Versatile Land)
5. Proposals for solar PV development will not be permitted where they, together with existing and approved solar PV, would lead to a concentration of solar PV on a scale which would significantly change the character of the wider landscape.

Once the development reaches the end of its operational life it must be removed and the site remediated to its previous use.

Model policy (g): Support for renewables plus local criteria

[Area name] has a strong ambition to be at the forefront of the drive to reduce carbon emissions in order to fight against irreversible climate change. In [area name] we must be at the forefront of behavioural change and be willing to support the use of renewable energy as a tangible means of reducing our local carbon footprint.

Renewable energy planning applications will be approved if their impacts are (or can be made) acceptable. The following considerations will be taken into account in assessing proposals:

(List local considerations – e.g. is there an ANOB or heritage feature that needs particular consideration)

For further information on national policy context, rational for inclusion, issues and alternatives see Regen's report [here](#).

4b. Identifying potential renewable energy sites

- As yet examples of neighbourhood plans which identify renewable energy sites are limited.
- But there are planning policy drivers to do it.
- CSE are producing a guidance note – how to identify suitable areas for onshore wind in neighbourhood plans

Ministerial statement on onshore wind

“When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, **suitable areas for wind energy development will need to have been allocated clearly in a local or neighbourhood plan.** Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient. Whether a proposal has the backing of the affected local community is a planning judgment for the local planning authority.”

[Ministerial statement on onshore wind](#), 18 June 2015

National Planning Policy Framework

NPPF states:

“[Local authorities should] consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;

In assessing the likely impacts of potential wind energy development when identifying suitable areas, and in determining planning applications for such development, planning authorities should follow the approach set out in the National Policy Statement for Renewable Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts). Where plans identify areas as suitable for renewable and low-carbon energy development, they should make clear what criteria have determined their selection, including for what size of development the areas are considered suitable.”

▶ Planning practice guidance for renewable and low carbon energy

“10. Identifying areas suitable for renewable energy in plans gives greater certainty as to where such development will be permitted. For example, where councils have identified suitable areas for onshore wind or large scale solar farms, they should not have to give permission outside those areas for speculative applications involving the same type of development when they judge the impact to be unacceptable.”

No arbitrary buffer zones: “Local planning authorities should not rule out otherwise acceptable renewable energy developments through inflexible rules on buffer zones or separation distances.”

[Planning practice guidance for renewable and low carbon energy](#)

The guidance sets out key planning considerations by technology type

Examples that have identified sites

Coniston have identified sites but these are limited to hydropower sites which are arguably less controversial than other technologies.

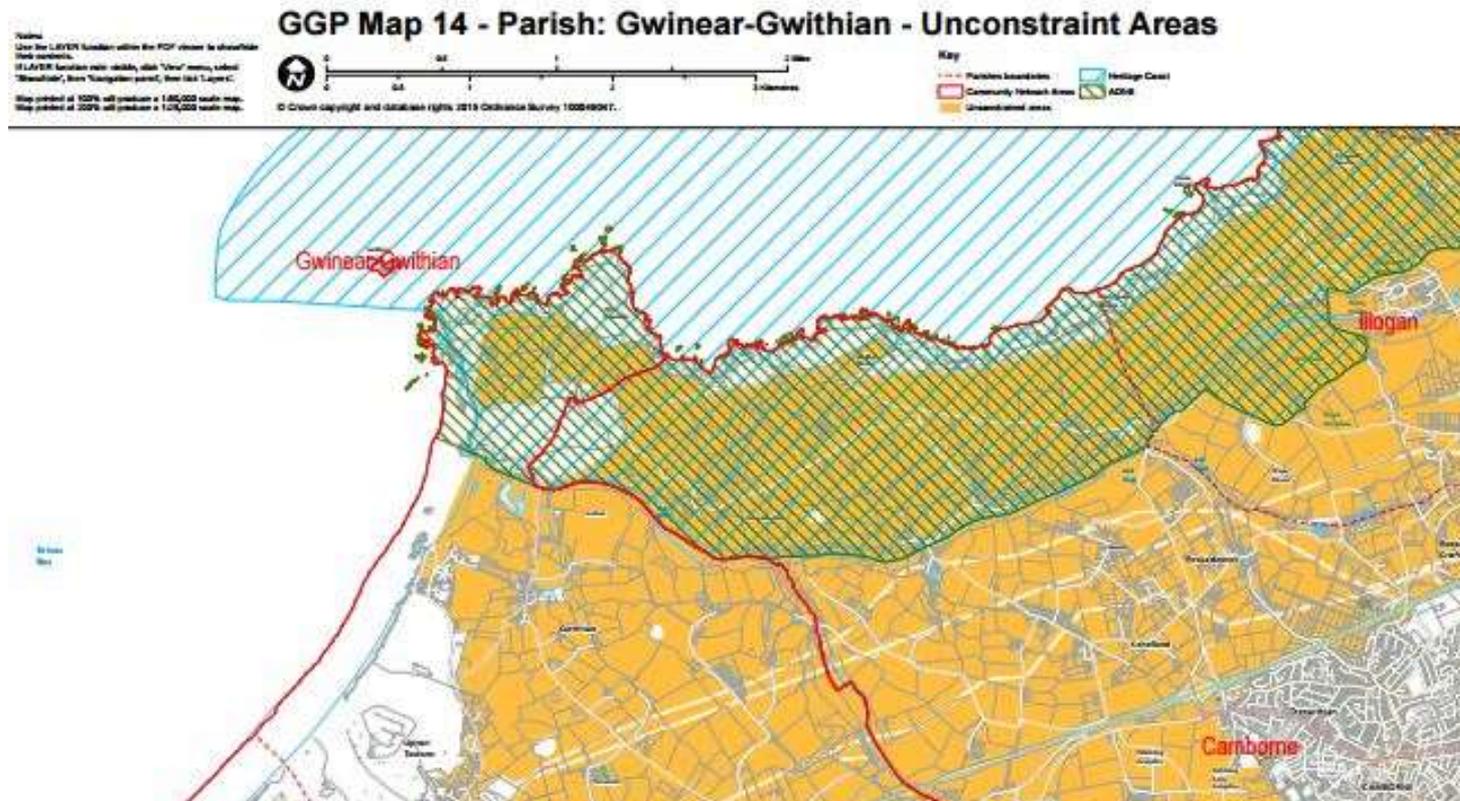
“Potential sites for additional renewable energy hydroelectric schemes include:

1. Former Far End Saw Mill site, fed from Yewdale Beck
2. Scrow Beck (above the existing Coppermines Beck scheme)
3. Meally Gill, above Holywath footbridge”

[Coniston Neighbourhood Plan](#) (Submitted Draft, 2015)

Examples that have identified sites

Gwinear-Gwithian draft neighbourhood plan includes a map of areas which are unconstrained for wind, which is referred to in policy 12a. As an area that is supportive of wind, they applied minimal constraints to their area to create a large unconstrained area of potential.



Examples that have identified sites

Whilst not a neighbourhood plan, North Devon and Torridge District Councils consulted on whether and how they should identify areas for onshore wind in their joint Local Plan.

The consultation ran until 24 March 2016.

http://consult.torridge.gov.uk/portal/planning/localplan/wind_energy_options

Model policy (h): Identifying sites or areas suitable for renewable energy

Renewable energy applications will only be approved where the proposed development site is in an area identified as suitable for that technology, as shown in Map X.

If an application is submitted for a site outside of those areas, the developer must show that the proposed location meets the criteria used in identifying suitable areas.

For further information on national policy context, rationale for inclusion, issues and alternatives see Regen's report [here](#).

4c. Supporting local ownership

Policies can lend extra support/limit support to community schemes or other ownership models.

It is useful to understand what can be meant by community led schemes in more detail. [Cornwall Council's draft Renewable Energy SPD](#) is a useful source for this.

e.g. “PLANNING POLICY: SUSTAINABILITY 1. Proposals for the generation of renewable energy will be supported where adverse impacts are satisfactorily addressed or are outweighed by the overall benefits of the proposal. Community led renewable energy schemes will be encouraged.”

[**Backwell Neighbourhood Plan**](#) *(made March 2015)*

4c. Supporting local ownership

Three pronged approach from Hough on the Hill:

Policy HoH12: New development for domestic-scale energy efficiency and/or energy production from renewable and low carbon sources will be supported where:

- They relate to an existing or proposed property in the Parish;
- They are subordinate in scale to the existing building; and
- They are in accordance with the Character and Built Environment and Green Spaces policies of the Neighbourhood Plan, including the Neighbourhood Plan Design Guidance.

Policy HoH13: Community-led initiatives for renewable and low carbon energy will be supported where:

- They meet local needs and provide a positive local benefit, and
- They are in accordance with the Character and Built Environment and Green Spaces policies of the Neighbourhood Plan, including the Neighbourhood Plan Design Guidance

Policy HoH14: Initiatives which would enable local businesses to develop renewable and low carbon energy will be accepted where:

- The primary function is to support their operations;
- They are subordinate to the primary business, and
- They are in accordance with the Character and Built Environment and Green Spaces policies of the Neighbourhood Plan, including the Neighbourhood Plan Design Guidance.

[Hough on the Hill Neighbourhood Plan](#) (made July 2015)

4c. Supporting local ownership

Detailed approach to defining ownership models from Gwinear-Gwithian:

GGP POLICY 12 Proposals for renewable energy schemes in Gwinear-Gwithian will be supported where they are either:

1. Integrated so that the energy generated can be supplied directly to (domestic, business and other) buildings in the parish, demonstrated by direct reduction in buildings' energy consumption.
2. Fully or partly owned by Gwinear-Gwithian residents and businesses. This can be demonstrated by evidence of the development being fully or partly owned through an appropriately constituted community energy enterprise (CEE, whose members include Gwinear-Gwithian residents and/or businesses). If the applicant has sought to deliver via this model but this has not been possible, a share offer would be accepted, providing there is evidence CEE delivery was not possible; and that Gwinear-Gwithian are given priority.

[Gwinear-Gwithian Pre-submission Consultation Draft Neighbourhood Plan](#) (draft February 2016)

Model policy (i): Local ownership

Renewable energy development will be permitted where community ownership can be demonstrated.

For further information on national policy context, rationale for inclusion, issues and alternatives see Regen's report [here](#).

5. Non-planning actions

5. Non-planning role: Setting out projects or actions

The community can set out list of actions to be prioritised by the Parish/Town Council:

e.g. “TOWN COUNCIL ACTION POINTS - To work with local people and relevant bodies to find ways of encouraging energy saving improvements to the existing building stock.”

[Wirksworth Neighbourhood Plan](#) (made June 2015)

In addition, a list of projects that could be delivered by CIL funding could be set out. In areas where there is a neighbourhood plan or neighbourhood development order in place, charging authorities can choose to pass on 25% or more of the levy.

e.g. “The following projects as outlined in detail below, are prioritised as follows:-

1. Village Hall improvement
2. Traffic calming and car parking
3. Campus community project (including establishment of a day care centre)
4. ADAS and community energy
5. Additional environment projects”

[Appendix B Projects and developer contributions: Draft Wye with Hinxhill Neighbourhood Plan](#) (Consultation draft March 2015)

Contact us

We're always keen to hear from you. Call us, email or pop in for a cup of tea...



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