## Inverclyde

### LOCAL DEVELOPMENT PLAN



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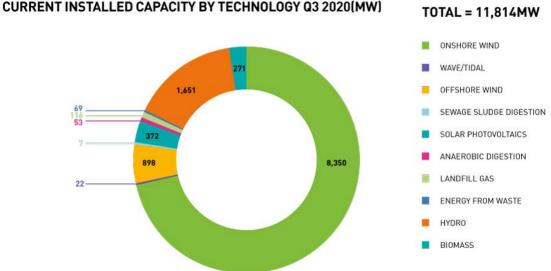
#### **1.0 INTRODUCTION**

This document provides guidance to supplement the Local Development Plan policies on Supplying Energy (Policy 4), Heat Networks (Policy 5), Low and Zero Carbon Generating Technology (Policy 6), and Promoting Sustainable and Active Travel (Policy 11). Specifically, it has been prepared to allow for the assessment of a variety of types of energy development proposals. The Guidance is aimed at:

- landowners and developers (and their advisors) considering renewable energy projects;
- · communities/interest groups considering the impact of a proposed renewable development; and
- local authority Councillors and Officers considering planning applications.

Renewable energy is generated from natural resources such as the sun, wind, and water. It also includes energy from replenishable resources such as waste and biomass. Renewables are already the single largest contributor to electricity generation in Scotland. Wind energy and hydro energy are currently the most productive of the renewable resources in Scotland but it is considered that the others will increase their share over time.

#### Figure 1: Installed Renewable Energy Capacity in Scotland



Source: BEIS Energy Trends

It is the role of the planning system to reconcile the benefits of proposed renewable energy developments with any potential detrimental impact on the environment.

#### 2.0 POLICY AND GUIDANCE

#### **National Policy Context**

National Planning Framework 3 (NPF3) considers the means of attaining a low carbon Scotland by reducing emissions and recognises the importance of the planning system in delivering carbon reduction targets. It recognises the importance of promoting greater use of renewable sources of heat energy and recovery of waste heat and supports the further deployment of onshore wind farms whilst addressing concerns about the impact of some developments and reflecting the objective of greater community ownership of renewable energy. Scottish Planning Policy (2014), offers support to renewable energy and addresses the main sources of renewable energy at present – wind and hydro – and those other technologies that may contribute more energy in the future such as biomass, solar/ photovoltaic, landfill gas, wave and tidal.

Outcome 2 of the Scottish *Planning Policy* supports the vision of creating a low carbon place through the reduction of carbon emissions and adaptation to climate change. Paragraph 157 states that "Local development plans should support new build developments, infrastructure or retrofit projects which deliver energy efficiency and the recovery of energy that would otherwise be wasted both in the specific development and surrounding area".

The Scottish Energy Strategy 2017 identifies a target of 50% of Scotland's overall energy consumption from renewable resources and to have decarbonised the energy system almost completely by 2050.

The Update to the Climate Change Plan sets targets for reduction in greenhouse gases emissions which the increased use of renewable energy will contribute to.

#### Table1: CO2 Reduction Targets

Target Reduction in CO2 (%)	Target Year
75	2030
Net zero	2045

#### **National Guidance**

There is a series of online planning guidance from Scottish Government relating to a variety of renewable technologies including:

#### Table 2: Scottish Government Online Guidance

Onshore Wind Turbines	Wind Farm Developments on Peat Land
Landfill gas	Hydro Schemes
Anaerobic digestion	Woody biomass
Large photovoltaic arrays	Energy from waste (PAN63)
Micro-generation	Deep geothermal
	Energy storage
Heat demands	

This guidance can be accessed at:

https://www.gov.scot/collections/planning-advice-notes-pans/#renewablesplanningadvice

A number of documents relevant to the development process for onshore wind farms can be found on Nature.Scot's website.

Within the Managing Change in the Historic Environment series, Historic Environment Scotland has prepared guidance on Micro-renewables (updated 2020) and Wave and Tidal Energy (2013).

#### Clydeplan Strategic Development Plan (2017)

The Clydeplan Strategic Development Plan sets, through Policy 10, out a positive policy framework for renewable heat and energy provision including a regional spatial framework for onshore wind provision.

#### **Local Policy Context**

#### Local Development Plan

This Supplementary Guidance supports Policies 4 5, 6 and 10 of the Inverciyde Local Development Plan.

Policy 4 offers in principle support to energy developments which contribute to a reduction in greenhouse gases. All energy applications will be assessed against this and other relevant Local Development Plan policies.

#### Policy 4 – Supplying Energy

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact, including cumulative impact, on:

- a) the resources protected by the Plans historic buildings and places and natural and open spaces chapters;
- b) the amenity and operations of existing and adjacent uses;
- c) tourism and recreational resources;
- d) air quality;
- e) aviation and defence interests;
- f) telecommunication and broadcasting interests; and
- g) traffic and pedestrian safety

Where relevant, proposals are to be accompanied with restoration plans acceptable to the Council.

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.

Policy 5 promotes the creation of or connection to heat networks.

#### **Policy 5 Heat Networks**

Major Developments will be required to meet heat demand through a district heating network or other low-carbon alternative, unless the application is accompanied by an energy statement clearly demonstrating that this is not feasible. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Policy 6 meets the requirements of Section 3F of the Town and Country Planning (Scotland) Act 1997 by supporting the installation of low and zero-carbon generating technologies in new buildings.

#### Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero-carbon generating technologies. This percentage will increase to at least 25% by the end of 2025. Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment.

This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004 or to equivalent exceptions set out in later versions of the handbooks.

Policy 11 requires the inclusion of electric vehicle charging infrastructure in new developments in line with standards to be set out in this Supplementary Guidance.

#### Policy 11 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and

b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

#### **Climate Change Plan**

Inverclyde Council's Climate Change Plan 2018 sets out the Council's strategy for reducing its Council greenhouse gas emissions and adapting to climate change. This includes a target of reducing the Council's greenhouse gas emissions by 16% from a 2007/08 baseline by 2021/22.

#### **3.0 WIND ENERGY IN INVERCLYDE**

Based on application numbers, wind energy developments are currently the most popular type of renewable energy proposals and this type of development is Scotland's fastest growing renewable energy source – a trend which is expected to continue. By the third quarter of 2020 there was 8.4GW of installed onshore wind capacity in Scotland with another 4.3GW of capacity consented and 4.1GW in planning (Scottish Renewables)

Applications for wind energy developments are dealt with according to size, with proposals for up to 50 megawatt generating capacity determined by the Council, and larger proposals determined by the Scottish Government.

Wind turbines can be classified according to height to blade tip. The Landscape Capacity Study for Wind Turbine Development in Glasgow and the Clyde Valley (2014) identifies the following categories:

#### **Table 3: Wind Turbine Classification**

SIZE	CATEGORY
15 – 30m	small
31 – 50m	small/medium
51 – 80m	medium
81 – 120m	large
over 120m up to around 150m	very large

#### Spatial framework for wind energy

Scottish Planning Policy requires planning authorities to set out a spatial framework identifying those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities. Table 4 replicates the Scottish Planning Policy criteria for establishing spatial frameworks.

#### Table 4: Spatial Framework – extract from Scottish Planning Policy

Group 1: Areas where wind farms will not be acceptable: National Parks and National Scenic Areas.

Group 2: Areas of significant protection: Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

National and international designations: • World Heritage Sites; • Natura 2000 and Ramsar sites; • Sites of Special Scientific Interest; • National Nature Reserves; • Sites identified in theInventory of Gardens and Designed Landscapes; • Sites identified in theInventory of HistoricBattlefields.	the 2014 SNH map of wild land areas; • carbon rich soils, deep peat and priority peatland habitat.	Community separation for consideration of visual impact: • an area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement.
Group 3: Areas with potential for wind farm development: Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to		

detailed consideration against identified policy criteria.

Scottish Planning Policy requires development plans to indicate the minimum scale of onshore wind development that its Spatial Framework applies to. In Inverclyde the Spatial Framework is to be applied to wind energy developments of one or more turbines which is/are greater than 15 metres in height to blade tip.

The Spatial Framework criteria apply to Inverclyde as follows:

#### Group 1 - Areas where wind energy developments will not be acceptable.

Inverclyde has no National Parks and no National Scenic Areas therefore there are no Group 1 areas in Inverclyde.

#### Group 2 - Areas where there is a need for significant protection.

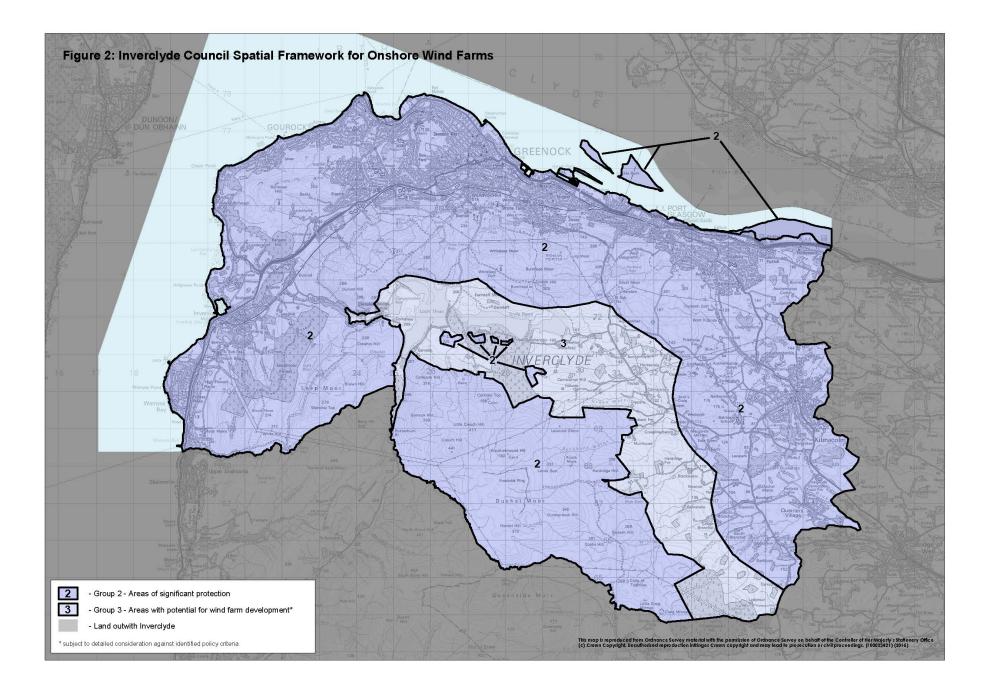
These include one on-shore internationally designated Special Protection Area (SPA) and another located along the bank of the Clyde, which is also a Ramsar site, along with 7 Sites of Special Scientific Interest (SSSI). Three Gardens and Designed Landscapes and areas of peatland to the south of the authority shown at <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a> along with a community separation distance of 2km complete the designations falling within this category. Diagram 2 shows the Group 2 restricted areas in detail.

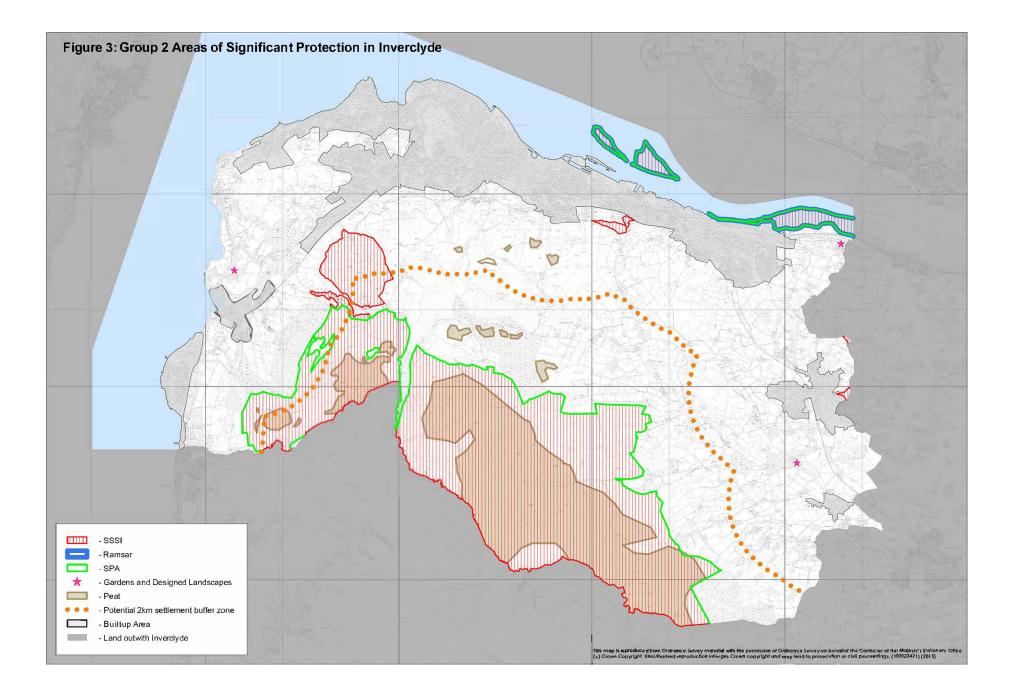
#### Group 3 areas where wind energy developments are likely to be acceptable subject to detailed consideration against policy criteria.

This includes all other areas in Inverclyde not already included in Group 2.

Figure 2 illustrates the spatial framework for onshore wind farms in Inverclyde, taking account of the Group 1-3 categories set out in Scottish Planning Policy.

Figure 3 illustrates the areas of significant protection in Inverclyde, being those designations identified under Group 2.





#### Assessing Proposed Wind Energy Development Proposals

The spatial framework indicates Group 3 areas where wind farms proposals are likely to be acceptable subject to detailed consideration and Group 2 areas where wind farms may be appropriate in some circumstances, if any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

In addition, all proposals will be assessed against all relevant policies of the adopted Local Development Plan and in particular the criteria of Policy 4 - Supplying Energy. Further guidance in relation to Policy 4 criteria is set out below.

• the resources protected by the Plans historic buildings and places and natural and open spaces chapters

<u>Biodiversity and geodiversity</u> - Wind energy proposals are required to take into account the impact on international and national designated biodiversity and geodiversity resources. Developments will only be acceptable where any negative impacts can be satisfactorily overcome. Developers will also have to assess the attributes of local designations such as Local Nature Reserves and Local Nature Conservation Sites to determine the potential impact of their development and what mitigation measures should be implemented.

Onshore wind turbines can potentially have a detrimental impact on birds through collision with turbines, displacement from their normal migratory routes and breeding grounds, or loss of habitat through formation of infrastructure. As all wild birds are protected under the Birds Directive and Wildlife and Countryside Act, 1981, developers are required to quantify any risks through surveys at different times of the year. Nature.Scot provides guidance on its website regarding bird survey methods and assessments.

Landscape – The impact of wind energy developments on the landscape is a key consideration. Wind energy proposals will be considered against the Landscape Capacity Study for Wind Turbines in Invercive (2014) which is available on the Council website.

Sensitivity of the landscape to the various sizes of wind turbines has been assessed across the landscape character types within Inverclyde as identified in the Glasgow and the Clyde Valley Landscape Assessment 1999. Within Inverclyde, there are 4 landscape character types.

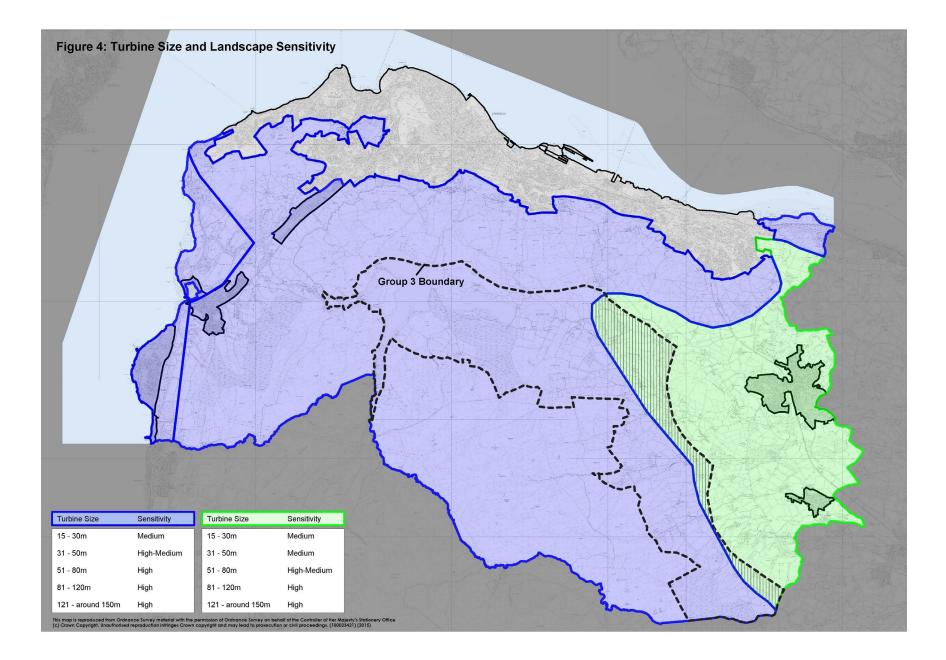
- Raised Beach
- Rugged Upland Farmland
- Upland River Valley
- Rugged Moorland Hills

The sensitivity of the landscape to small, small-medium, medium, large and very large turbines within each landscape character typology is summarised in Table 5. Figure 4 shows the sensitivity of the landscape types to each size of turbine.

Landscape Character Type	Turbine Size (to blade tip)	Sensitivity
(1) Raised Beach	Small 15 – 30m	Medium
	Small – Medium 31 – 50m	High - Medium
	Medium 51 – 80m	High
	Large 81 – 120m	High
	Very Large over 120m ⇔150m	High
(6) Rugged Upland Farmland	Small 15 – 30m	Medium
	Small – Medium 31 – 50m	Medium
	Medium 51 – 80m	High - Medium
	Large 81 – 120m	High
	Very Large over 120m ⇔150m	High

Table 5: Landscape Character Type, Turbine Size and Sensitivity

Landscape Character Type	<b>Turbine Size</b> (to blade tip)	Sensitivity
(12) Upland River Valley	Small 15 – 30m	Medium
	Small – Medium 31 – 50m	High - Medium
	Medium 51 – 80m	High
	Large 81 – 120m	High
	Very Large over 120m ⇔150m	High
(20) Rugged Moorland Hills	Small 15 – 30m	Medium
	Small – Medium 31 – 50m	High - Medium
	Medium 51 – 80m	High
	Large 81 – 120m	High
	Very Large over 120m ⇔150m	High



The Landscape Capacity Study will be used to direct turbine proposals to the most appropriate landscapes for their size and number (in terms of cumulative impact). Where turbines are proposed in more sensitive locations, it will also be used to identify where mitigation will be required to ensure the proposed development does not impact negatively on the important elements of the area such as landscape, views, tourism, recreation and natural heritage designations.

The cumulative impact differs in each of the four landscape character typologies. Details can be found in paragraphs 5.10-5.11, 5.23 and 5.49-5.50 of the Landscape Capacity Study.

<u>Historic Buildings and Places</u> - In addition to Gardens and Designed Landscapes referred to in the Spatial Framework, Invercive has a number of other historic buildings and places including Listed Buildings, Scheduled Monuments and archaeology sites. The impact of wind energy developments on historic building and places requires to be taken into account. Development will normally be permitted only where there is no significant adverse effect on such buildings and places, or where mitigation can be carried out to satisfactorily reduce any negative impact.

<u>Water Environment</u> - Watercourses, lochs, wetlands and riparian areas, as well as sensitive ecosystems, are potential constraints for wind developments. Scottish Environment Protection Agency's early input would therefore be required on the potential impact of the location, layout and design of the proposed development. Pollution risks during the construction will be a consideration. Adequate measures to protect the water environment and prevent or mitigate potential impacts on water resources would be imperative at the construction and decommissioning stage and again at the decommissioning phase. Further advice on the factors to be addressed when assessing a potential site can be obtained from <a href="http://www.sepa.org.uk/regulations/water/">http://www.sepa.org.uk/regulations/water/</a>

<u>Woodland</u> - Where a proposal for wind turbines will result in woodland removal, the Scottish Government's Policy on the Control of Woodland Removal will be a material consideration, as will the Forestry and Woodland Strategy for Glasgow City Region (2020) and Policy 35 of the Local Development Plan which requires the impact on woodland to be considered. Depending on the quality of the woodland, compensatory planting may be acceptable mitigation in instances where woodland will be lost. However, this will not be sufficient mitigation if the woodland to be lost is ancient semi-natural woodland as paragraph 194 of Scottish Planning Policy (2014) states that planning should protect and enhance ancient semi-natural woodland as an important and irreplaceable resource.

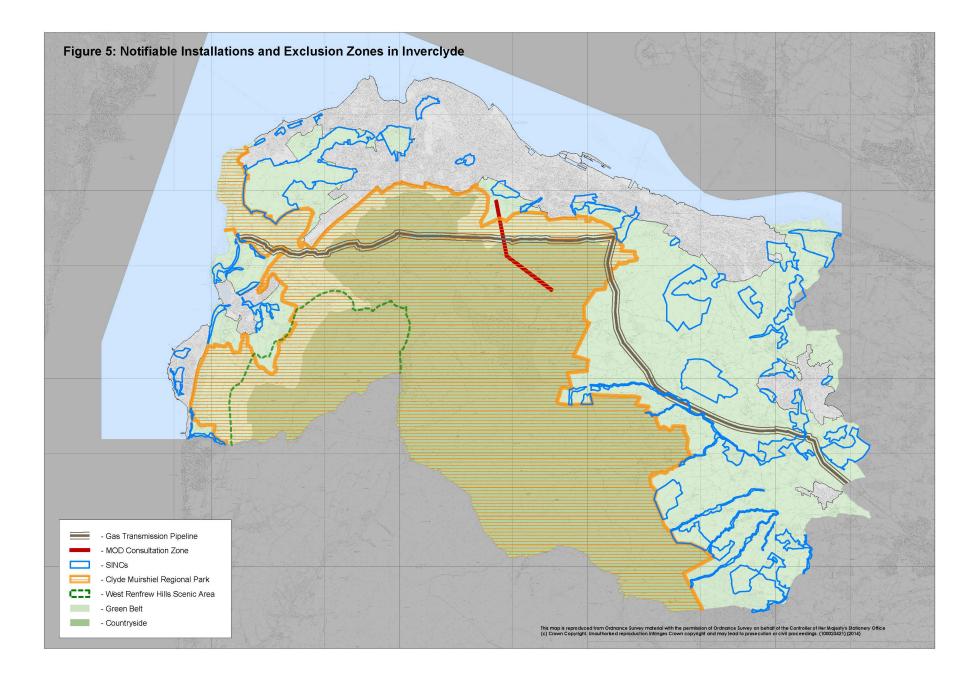
#### • The amenity and operations of existing and adjacent uses

<u>Noise</u> – the noise from wind turbines can be an issue for nearby residents, whether it is the mechanical noise from turbines with gearboxes or it is the 'swoosh' noise from the blades moving. Proposals for wind turbines will not be acceptable where residents are impacted by noise generated from turbines. Developers will be required to provide a Noise Impact Assessment indicating likely noise impact and mitigation measures ensuring turbines are sufficiently distanced from individual residences or communities can avoid noise problems.

<u>Shadow Flicker</u> - When the sun passes behind the blade of a turbine as it rotates, it can cast a flickering shadow which can cause problems for neighbouring properties. The extent to which it is an issue depends on the location and direction in which the turbine is positioned. This can be alleviated by a suitable separation distance between residents and turbines or through technology to calculate very precisely whether flicker will occur shut turbines down at these times. Developers will be required to demonstrate that the elimination of shadow flicker has been addressed to the Council's satisfaction.

Notifiable installations and exclusion zones - In Invercelyde there is a large gas transmission pipeline running from west to east and south east across a large part of the rural area with a consultation zone of 22m on either side. A military technical site also runs north to south at Burnhead Moor with a consultation zone

of 25m either side (See Figure 5). Proposed wind energy developments must have regard to the consultation zones around notifiable installations and consultation zones where consultation with the Health and Safety Executive will be required.



#### • Tourism and recreational resources

While wind turbines can contribute positively to recreation and access within an area through the provision of new paths to the site linking into existing routes, there is the potential of negative impacts on the tourism resource. Clyde Muirshiel Regional Park (CMRP) covers approximately 781 hectares of Inverclyde and extends into Renfrewshire and North Ayrshire. The Park contains part of the Renfrewshire Heights Special Protection Area which supports a breeding hen harrier population. It also contains the majority of the West Renfrew Hills Local Landscape Area which covers an area of 77 hectares within the Park and is afforded protection on the basis of the quality of the landscape. The Park as a whole is valued for its scenic qualities and recreational opportunities, and impact on the Park will therefore be a consideration with regard to wind turbine developments. The Park has its own Framework Guidance Document on wind farm development and proposals within the Park.

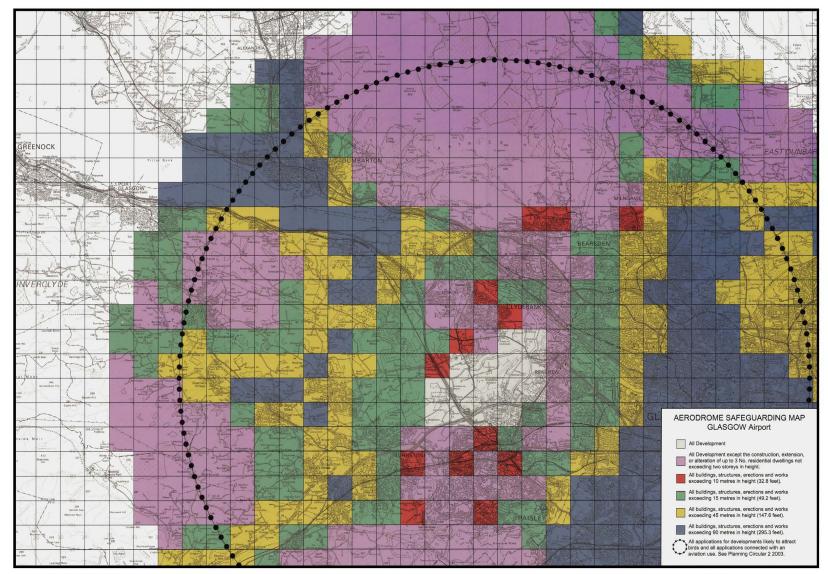
#### • Air quality

Wind turbines have limited impact on air quality.

#### • Aviation and defence interests

In terms of wind turbine developments, where there is an airport nearby aviation and defence issues need to be considered. The proximity of Inverclyde to Glasgow International Airport raises the issue of safety where part of the airport safeguarding zone is identified on the eastern edge of the authority. (See Figure 6). The impact of moving turbine blades on the effective operation of both civil and military radar installations at the airport must also be considered. Potential interference with radar at Glasgow International Airport has also been anticipated outwith the safeguarding zone. Without specific details of proposals, it is difficult to determine the exact effect a wind energy development would have. Potential developers are therefore advised to make use of the NATS preplanning service on its website <a href="http://www.nats.co.uk/windfarms">http://www.nats.co.uk/windfarms</a> where self-assessment maps can also be consulted, and to consult with the Civil Aviation Authority and Ministry of Defence as part of the scoping exercise.

#### Figure 6: Glasgow Airport Safeguarding Zone



#### • Telecommunication and broadcasting interest

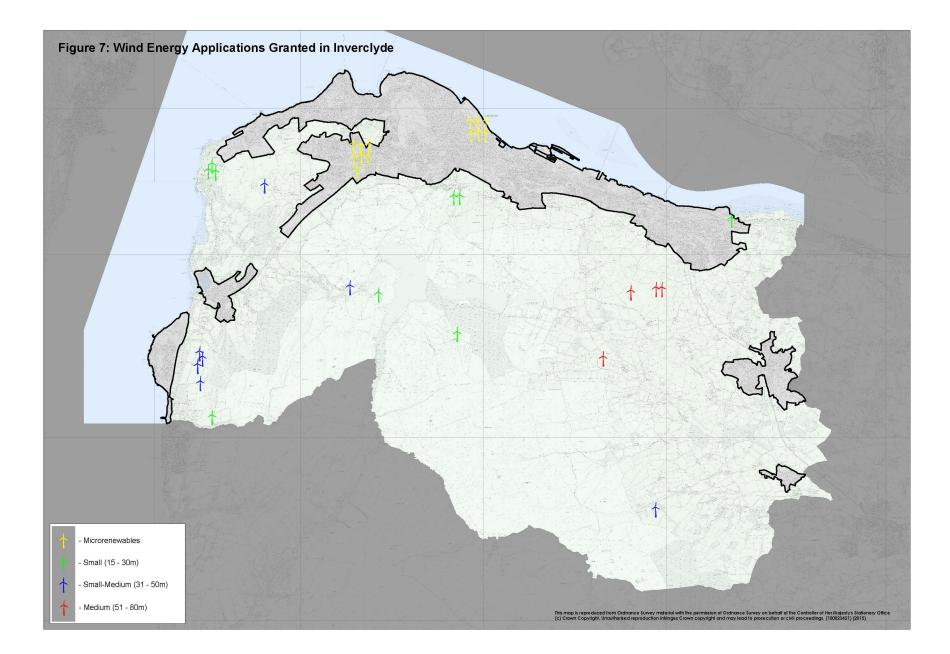
Wind turbines can disrupt radio and television signals. Wind energy development would only be acceptable where the developer could either maintain the transmission or provide alternative arrangements at no cost to those whose service is likely be disrupted. Early consultation by the developer with the relevant network providers is required.

#### • Traffic and pedestrian safety

The impact of wind turbines on traffic and pedestrians can occur at both the construction stage and when they are installed. The abnormal size of the integral parts of a turbine can cause transport issues for the road network leading to a development site, which can result in delays to surrounding settlements. A traffic and transport report may be required by the Council where the delivery of turbines is anticipated to impact on the road network. The siting of proposed wind turbines will be required to ensure that they do not present any threat to traffic or pedestrians by virtue of being too close to public roads or footpaths.

#### • Cumulative impact

Cumulative impacts arising from the combined effect of the proposal with other existing, approved or proposed wind energy developments need to be considered. Figure 7 illustrates the location of permitted wind turbines within Inverclyde at March 2020. Cumulative impact should also take account of existing, permitted and proposed wind turbines within a 35 km zone of the proposed site as advised in Nature.Scot's guidance on assessing the cumulative impact of onshore wind developments which will be a material consideration in the assessment of proposals.



#### **Decommissioning and Restoration**

When the life span of the development is complete, or it is deemed no longer to be required, under the conditions of their planning permission, developers will be required to dismantle the equipment and remove it from the site prior to reinstating it fully to its former condition within six months of the end of the period for which planning permission has been granted.

#### 4.0 OTHER RENEWABLE ENERGY TECHNOLOGY

The main types of renewable energy other than wind are listed below and will also be assessed against the criteria of Policy 4.

#### Hydro

The majority of hydro schemes in Invercive are likely to be small 'run-of-the river' schemes where water is taken from a river from behind a low weir, with no facilities for water storage and returned to the same water course after passing through the turbine. These would be primarily for domestic/ individual landowner use with an output of under 100Kw. The Council is supportive of this type of scheme in the right location where there would be appropriate mitigation of any negative impact on access, visual amenity and landscape, natural and built heritage designations and tourism and recreational uses. Key considerations specific to hydro schemes will be:

- Impact on the water environment, including habitats, in relation to water flow and flood risk
- Landscape and visual impact depending on the gradient of the water course
- Impact on water based recreational use

#### Micro wind

At a domestic or commercial level, small turbines can be free standing or mounted on buildings. Certain micro wind developments may be classed as Permitted Development. Where this is not the case, they will be determined through the submission of a planning application where key considerations will be:

- Impact on historic buildings and places
- Impact on the amenity and operations of existing and adjacent uses

#### Solar/Photovoltaics

There are three ways in which to exploit solar power; firstly, through the installation of solar panels on buildings to absorb sunlight as a source of energy for conversion into electricity or heat; secondly through photovoltaics which convert sunlight directly into electricity and heat, and finally passive solar gain through the orientation of buildings to make maximum use of the sun. These can be in a variety of locations provided there is ample solar irradiation and electricity connection. Invercive Council is supportive of the use of this technology in the correct location where proposals. Key considerations will be:

- Location, topography and orientation of solar farms
- Glint and glare impact on nearby properties, road traffic and aviation, especially where panels track the sun
- Ecological impacts on biodiversity and risk of flooding
- Impact of building-mounted solar panels on historic buildings and places

#### Biomass

Biomass is biological material which can be used to generate electricity. It can be either used directly or converted in to fibres or chemicals such as biofuels. Scottish Planning Policy advises that planning authorities should identify, through the development plan, where there are areas capable of accommodating new biomass plants with the location of large scale biomass plants determined by a number of factors including the economic costs of transporting fuel materials from source, the availability of biomass feedstock during the year, the location of the end user and the scale of the plant. Key considerations for biomass developments will be:

- Impact on communities and residential amenity
- Adverse impact on local air quality

#### Geothermal

There are two main types of geothermal. Deep geothermal is a source of heat at a depth of 100m or beyond. It is a large scale process and would require an Environmental Impact Assessment. Ground source heat pumps use pipes which are buried in shallower depths in the earth to extract heat from the ground. This can be used to heat radiators, underfloor or warm air heating systems and hot water in the home. Unless in a location affecting a listed building or within a conservation area, ground source heat pumps are usually considered permitted development and do not require planning permission. Key considerations will depend on the scale of proposals but will be likely to include:

- Impact on the water environment, particularly ground water
- Impact on adjacent residents and activities

#### Anaerobic Digestion and Energy from Waste

Anaerobic digestion is where organic matter found in wet biomass waste, sewage sludge animal manure and waste food is broken down to produce methanerich biogas which can be burned. Energy from Waste systems use gases produced from the direct incineration of waste to produce heat, electricity steam or hot water. It is generally considered to be an industrial process and most likely to be suitably located in industrial locations, although the source of the fuel e.g. landfill gas, and connection to the user of the energy produced will also be a factor. Key considerations for this type of development will be:

- Impact on the amenity of local residents and businesses
- Pollution prevention
- Visual impact of a tall chimney and necessary design requirements

#### **5.0 COMMUNITY BENEFITS**

Scottish Planning Policy states that where a proposal is acceptable in land use terms, and consent is being granted, local authorities may wish to engage in negotiations to secure community benefit in line with the Scottish Government Good Practice Principles for Community Benefits from Onshore Renewable Energy Developments.

The Council is supportive of the principle of seeking community benefit from renewable energy developments, and will engage with developers and communities to deliver community as appropriate with regard to the Scottish Government's Good Practice Principles.

#### **6.0 HEAT NETWORKS**

A district heat network is a system for distributing heat generated in a centralised location to meet residential and commercial heating requirements such as space and water heating. Invercive Council is supportive of proposals for district heating and combined heat and power systems.

District heating has a number of benefits including being more energy efficient, reducing carbon emissions, being cost effective for users and, for some systems, re-using heat that would otherwise be emitted into the environment. It does however require a long term investment and is best suited to high density areas where a large number of properties can be connected.

Planning has a key role to play in the development of communal heating systems through its involvement in the location, layout and design of developments. Policy 5 of the Local Development Plan supports the development of heat networks and maximising heat from existing and proposed unused and renewable heat resources.

National Planning Framework 3 (NPF3) sets out the planning priorities for heat where district heating schemes are supported as a means of achieving Scottish Government's goals for renewable heat. Scottish Planning Policy reflects the aims of NPF3, encouraging district heating in as many locations as possible. It directs Local Development Plans to:

- Use heat mapping to identify opportunities for co-location of developments with high demand with those with high heat output
- · Identify where heat networks, heat storage and energy centres already exist or would be appropriate
- Support heat networks through the inclusion of policies

Renewable heat applications and applications for other installations producing significant amounts of excess heat will be encouraged to consider:

- creation of or connection to new and existing heat networks
- the location of installations in relation to existing or potential heat networks and significant heat users
- future proofing of new facilities to meet potential connection needs

### 7.0 ELECTRIC VEHICLE CHARGING STANDARDS

Electric vehicle charging infrastructure will be required in new developments in line with the following standards.

#### Table 6: Requirements for Electric Vehicle Charging Points

Type of development	Size of development	Charging points required
Commercial/Industrial development	Individual developments requiring a travel plan	5% of available spaces fitted with trickle charging point
	Large commercial/industrial /mixed use development requiring a travel plan	3% of available spaces fitted with trickle charging point, plus 2% of available spaces fitted with fast charging point
	Major commercial mixed use development	On individual merit
Residential	Single/multiple dwellings	One trickle charging point per dwelling
	Flats/apartments	20% of available spaces fitted with trickle charging point
Other	Individual developments requiring a Travel plan	3% of available spaces fitted with trickle charging point, plus 2% of available spaces fitted with fast charging point

# Inverclyde

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