

SWINDON LOW CARBON LOCAL DEVELOPMENT ORDERS

Local Carbon Local Development Order 1:

Air source heat pumps and district heating installations LDO

June 2015

Description of the Development to be Permitted

- Extension of Permitted Development Rights to facilitate the installation of air source heat pumps at non-domestic properties throughout Swindon Borough.
- Extension of Permitted Development Rights to facilitate roll out of District Heating transmission and distribution networks throughout Swindon Borough.

Detailed Description

The LDO supports the installation of air source heat pumps at non-domestic properties. Non-domestic land, for the purposes of these extended permitted development rights, includes businesses and community buildings such as schools and community centres.

The Low Carbon LDO also supports the roll out of district heating transmission and distribution networks.

The permitted development rights granted by this LDO are in addition to the permitted development rights already granted nationally.

Development granted by the LDO

Installation or alteration of air source heat pumps on non-domestic premises

Permitted Development

The installation, alteration or replacement of a micro-generation air source heat pump—

- (a) on a non-domestic building; or
- (b) within the curtilage of a non-domestic building, including on a building within that curtilage.

Development not permitted

The above development is not permitted unless the air source heat pump complies with the MCS Planning Standards or equivalent standards*.

Development is also **not** permitted where—

- (a) the volume of the air source heat pump's outdoor compressor unit (including any housing) would exceed 0.6 cubic metres;
- (b) any part of the air source heat pump would be installed within 1 metre of the boundary of the curtilage of the property;
- (c) the air source heat pump would be installed on a pitched roof;
- (d) the air source heat pump would be installed on a flat roof where it would be within 1 metre of the external edge of that roof;
- (e) the air source heat pump would be installed on a site designated as a scheduled monument;
- (f) the air source heat pump would be installed on a listed building or on a building or structure within the curtilage of a listed building;
- (g) the air source heat pump would be installed within a conservation area.

Conditions

The above development is permitted subject to the following conditions—

- (a) the air source heat pump is used solely for heating purposes;
- (b) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- (c) the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area;

(d) the air source heat pump is removed as soon as reasonably practicable when no longer needed.

**Microgeneration Certification Scheme for air source heat pumps (being MCS 007(b)) and for small and micro wind turbines (being MCS 006(c));*

“microgeneration” has the same meaning as in section 82(6) of the Energy Act 2004(d).

Installation of District Heating transmission and distribution network

Permitted Development

The installation, alteration or replacement of a District Heating transmission and distribution network.

Development not permitted

Development is not permitted where—

- (a) any ancillary buildings would be higher than 4 metres in height or 200 cubic metres in capacity;
- (b) the installation would be installed on a site designated as a scheduled monument;
- (c) the installation would be installed on a listed building or on a building within the curtilage of a listed building;
- (d) the installation would be installed within a conservation area

Conditions

The above development is permitted subject to the following conditions—

- (a) the installations should be, so far as practicable, sited so as to minimise its effect on the amenity of the area;
- (b) There should be no lopping, topping, or removal of trees or landscaping areas to accommodate the installations without prior approval of the LPA.