

ITEM No ...8.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 7TH SEPTEMBER 2020

REPORT ON: HEAT NETWORK STATEMENTS NON-STATUTORY PLANNING GUIDANCE

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 173-2020

1 PURPOSE OF REPORT

1.1 The purpose of the report is to seek approval of the draft Non-statutory Planning Guidance on Heat Network Statements for consultation with interested parties and make alterations following completion of the consultation.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approves the draft Heat Network Statements non-statutory Planning Guidance, as attached in Appendix 1; and
- b remits the Executive Director of City Development to undertake a 6 week period of public consultation on the Draft Planning Guidance and report back to the Committee on the results of the consultation.

3 FINANCIAL IMPLICATIONS

3.1 None.

4 BACKGROUND

4.1 The role of this Non-statutory Planning Guidance is to provide detail and guidance to support the Dundee Local Development Plan. The draft Heat Network Statements Planning Guidance has been written to enable the implementation and delivery of Policy 46: Delivery of Heat Networks.

4.2 This requirement to provide developer guidance arose through the Local Development Plan examination process and is reflected in Paragraph 8.53 of the plan indicating that the Council will issue planning guidance on the content of the statement that is required through Policy 46.

4.3 The statement referred to in Policy 46 is required by developers to demonstrate that they have considered the feasibility and viability of creating or connecting to a heat network as a sustainable form of heating within their development in line with Dundee's District Heating Strategy 2018-2028. Where it is not considered feasible or viable then this should be demonstrated through the statement with future proofing solutions provided and considered as part of a development.

4.4 The draft Guidance seeks to provide a clear approach to this statement, taking developers through the steps that are required as part of considering a heat network within a development and what future proofing will be required should it not be deemed suitable at this stage.

4.5 The proposed consultation is to ensure that interested parties have an opportunity to comment on the draft Guidance to ensure that the content is clear and understandable to those who will be required to use it.

4.6 Following the consultation, the Guidance will be reviewed and updated as appropriate. The findings of the consultation and the finalised version of the Guidance will be reported back to Members for approval prior to publication.

4.7 The Draft Non-statutory Planning Guidance for consultation can be found on the following weblink: <https://www.dundee.gov.uk/service-area/city-development/local-development-plan/planning-division-consultations> and has been attached to the report at Appendix 1.

5 POLICY IMPLICATIONS

5.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. A copy of the integrated Impact Assessment is available on the Council's website at www.dundee.gov.uk/iia.

6 CONSULTATIONS

6.1 The Council Management Team have been consulted in the preparation of this report and are in agreement with its content.

7 BACKGROUND PAPERS

7.1 None.

Gregor Hamilton
Head of Planning and Economic Development

Author: Julie Robertson

Robin Presswood
Executive Director of City Development

Dundee City Council
Dundee House
Dundee

GH/JR/KM

26 August 2020

APPENDIX 1



Dundee City Council
Heat Network Statement
Draft Planning Guidance 2020

Introduction

This planning guidance has been prepared to assist developers/agents on what is required to comply with Dundee Local Development Plan Policy 46: Delivery of Heat Networks with regards to the submission of a statement with their planning applications.

Policy 46 seeks to promote creating or connecting to existing energy centres and/or heat networks at the outset of a development in terms of the design and layout of a proposal for major applications, cumulatively major applications and proposals that are located within/close to an opportunity area as identified within Scotland's heat map or the Dundee District Heating Strategy.

Policy 46 places a requirement on developers to submit a statement in the circumstances set out in the policy below. This statement should demonstrate that consideration has been given to the feasibility of creating or linking to heat network. This planning guidance provides developers with links to the relevant evidence for consideration of the heat network, a flow chart to consider what action should be taken and a checklist of what the statement should contain.

Policy 46: Delivery of Heat Networks

Proposals for new development should meet their heat demand through heat networks, by considering the feasibility to create or link into an existing energy centre and heat network or demonstrate the capability to progress towards this technology in the future.

A statement will be required to be submitted with an application for planning permission to demonstrate that consideration has been given to the viability of creating or linking into a heat network. This requirement applies to the following development:

- a) Proposals that are subject to a Major planning application, or would cumulatively exceed the Major planning application thresholds; or
- b) Proposals for housing or commercial development in locations where Scotland's Heat Map or the City's heat network strategies indicate that they are close to a significant heat supply source or a planned heat network.

In both cases the development layout should be designed to be capable of connecting to the heat network or heat source and areas for pipe runs within the development should be safeguarded to enable future connectivity.

What are Heat Networks?

Heat networks are district heating system that deliver heat from a point of generation to end users such as homes, offices, leisure centres and other users of heat. A district heating scheme generally consists of:

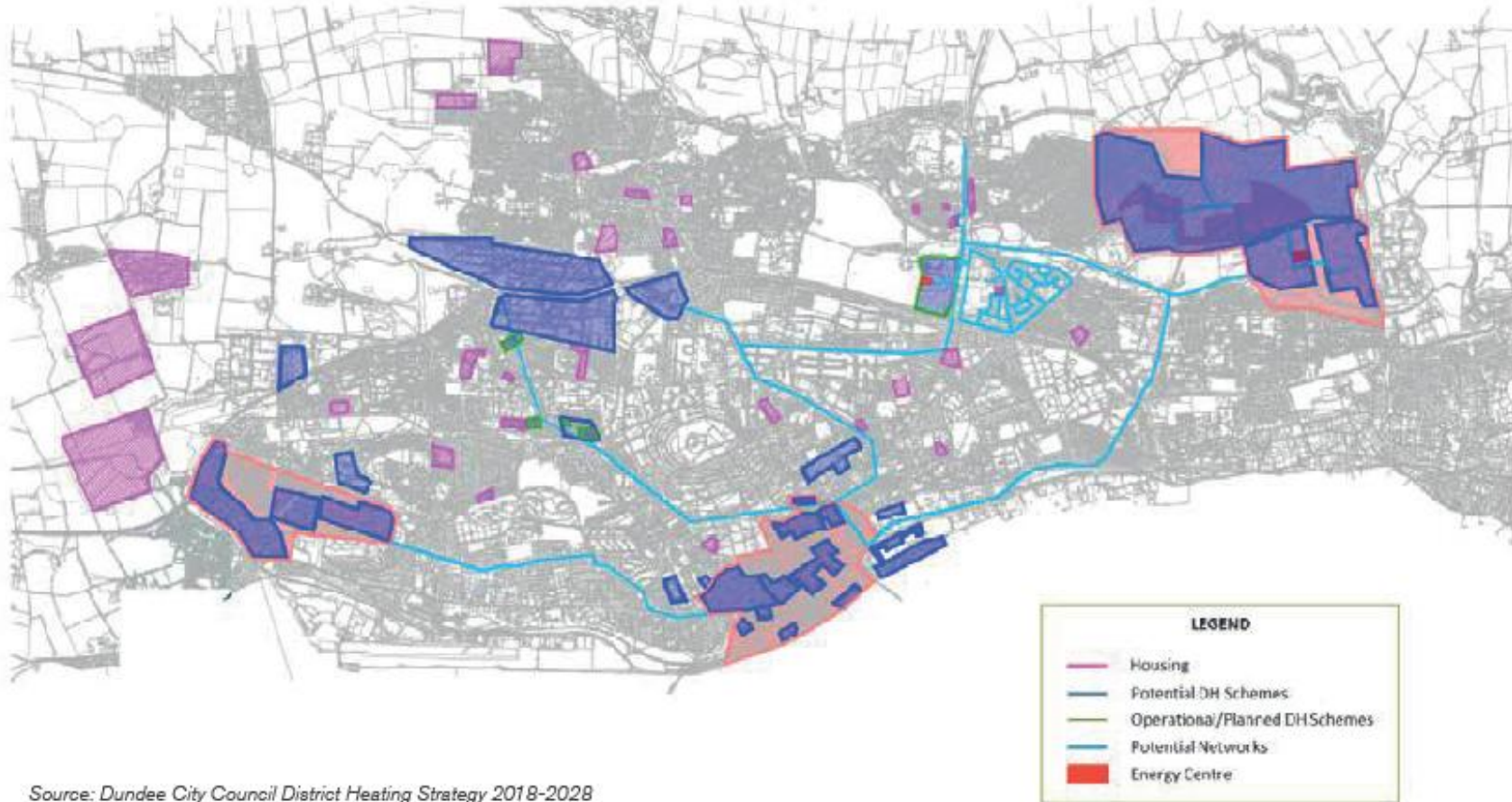
- A heat source, often in the form of a dedicated central energy centre; and
- A heat network of pre-insulated pipes used to deliver heat in the form of water or steam.

The heat may be generated in an energy centre using a range of technologies (e.g. surplus heat recovered from an energy from waste facility or other industrial plant, water source heat pump, gas combined heat and power (CHP), solar thermal, etc.) and could change over time as lower carbon/renewable heat sources emerge. As the network expands, higher levels of efficiency and resilience are achieved through the incorporation of multiple heat sources supplying multiple and varying demands. Heat networks have a range of benefits including securing a significant reduction in CO2 emissions and the carbon intensity of heat, reducing energy costs for businesses and households as well as helping to tackle fuel poverty.

District Heating and Heat Networks in Dundee

Dundee has a long history of district heating schemes within the City dating back to the 1920s. Dundee City Council has made a commitment to build on existing schemes and deliver new projects through its District Heating Strategy 2018-2028. The strategy identifies potential heat network opportunities within the City, building on existing schemes and exploring future connections as shown in Figure 1. In addition in order to consider further where energy generation and demand is located throughout the city, Scotland's Heat Map provides site specific information on how the heat demand and supply within the City.

Figure 1: Existing and potential heat network opportunities in Dundee

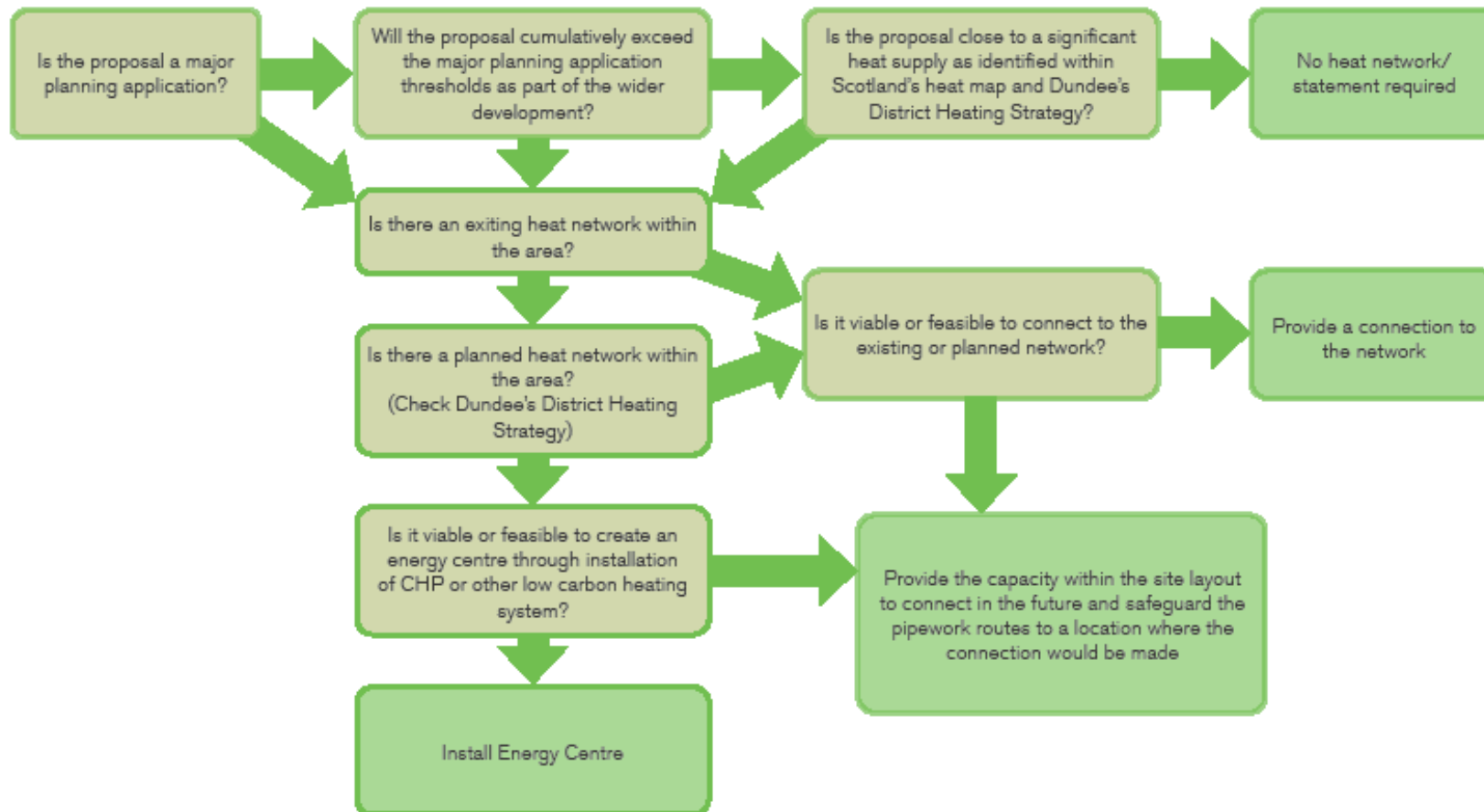


Source: Dundee City Council District Heating Strategy 2018-2028

Heat Network Statement

In the first instance developers need to consider if and how they can meet the Policy 46 requirements. Figure 2 below provides a flowchart taking developers/agents through key questions when considering heat networks within a proposal and what action they should take.

Figure 2: Policy 46 implementation flowchart



As shown in Figure 2 the type of development and where it is located within the City will determine the action that may be required. In the first instance developers should check Scotland's heat map and Dundee's District Heating Strategy to identify if there are any heat centres, identified heat demand or opportunities that may be appropriate to the development. If it is considered that there is an opportunity to create or link to a heat network as part of the development early discussion with the Council will be required to establish how this could be implemented.

Where the creation of or link to a heat network is not considered viable, evidence of why this would be case would be required e.g. evidence from heat mapping, heating strategy etc. Where a heat network is considered unviable developers are required to demonstrate how the development could be future proofed to enable future connection and choice for the end user. As indicated in Policy 46 this should be incorporated in to the design layout to show areas for future piperuns and connections e.g. within areas of open space, a cross-section through road/path network to show space for future pipes or ability for valving arrangement in flats to be adapted.

The statement should be proportionate to the scope of the development and could form part of a joint statement in order to meet the requirements of Policy 46 as well as Policy 48: Low Zero Carbon Technology in New Developments. The heat network statement shall be required with the planning application and will be considered as an integral part of the assessment of the application.

The following provides a checklist for developers prior to submission to ensure that all the necessary information is provided:

Heat Network Statement - Checklist

- Reference to Policy 46 and how the proposal will address the policy requirements;
- Reference to Scotland's Heat Map and Dundee's District Heating Strategy to identify opportunity areas and potential projects in relation to the project;
- An assessment of the opportunities to create or connect the development to an energy centre/heat network and any potential impact on the development;
- An assessment of the appropriateness of district heating within the development as well as details of any other energy efficiency technologies proposed; and
- Where the creation or connection to a heat network is unviable and justified above details of how this proposal will be future proofed should be provided with options and recommendations.

For further discussion on the content of this guidance and the delivery of heat networks within a proposal please contact:

Planning Team
City Development Department
Dundee City Council
Dundee House
50 North Lindsay Street
Dundee, DD1 1LS

telephone 01382 433105 or email planning@dundeecity.gov.uk
Website: <http://www.dundeecity.gov.uk/citydevelopment/planningdivision/>

Contact Details

Planning Team
City Development Department
Dundee City Council
Dundee House
50 North Lindsay Street
Dundee, DD1 1LS

For general advice and information, telephone 01382 433105 or
email planning@dundee.gov.uk

Website: <http://www.dundee.gov.uk/citydevelopment/planningdivision/>

**This information is made available in large print or in
an alternative format that meets your needs.**

Chinese	欲知詳情，請致電：01382 435825
Russian	Более подробную информацию можно получить позвонив по телефону: 01382 435825
Urdu	مزید معلومات کے لئے براہ مہربانی 01382 435825 پر فون کریں۔
Polish	po dalszą informację zadzwoń pod numer 01382 435825
Alternative Formats	For further information please contact the issuer of this publication



...you can do so much more **ONLINE** at...
dundee.gov.uk