

LOCAL DEVELOPMENT ORDER LOCAL ENERGY NETWORKS April 2019

Description

This Local Development Order supports the roll out of local energy networks.

It grants Permitted Development rights to District Heating and other local energy transmission and distribution networks throughout the district of Exeter, including pipes, wires, heat exchange equipment, enclosures, informational signage, and ancillary engineering works.

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

These rights are granted only within the area identified on the LDO map.

These rights are subject of restrictions and conditions.

Permitted Development

The installation, alteration or replacement of local energy transmission and distribution network infrastructure and ancillary works over, on or under land identified on the accompanying map.

Development not permitted

Development is not permitted where—

- (a) any ancillary buildings or enclosures would be greater than 1.5 metres in height or greater than 2.5 cubic metres in volume; or
- (b) it consists of any above ground level installation within a Conservation Area; or
- (c) the installation is of thermal or electrical generating plant; or
- (d) any individual sign would exceed 0.3 square metres in area;
- (e) or the installation would be installed on a site designated as a scheduled monument; or
- (f) the installation would be on a Listed Building or a Locally Listed Building or within the curtilage thereof; or
- (g) the installation constitutes EIA development as defined by Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 or as subsequently redefined; or

(h) the installation is of a type described in a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 in force on the land; or

(i) the installation is development that is restricted by a condition of a planning permission implemented on the land; or

(j) the installation would be within 8 metres of any flood defence assets or of the top of a bank of a main river.

(k) the installation would be outside the area identified on the LDO map.

Conditions

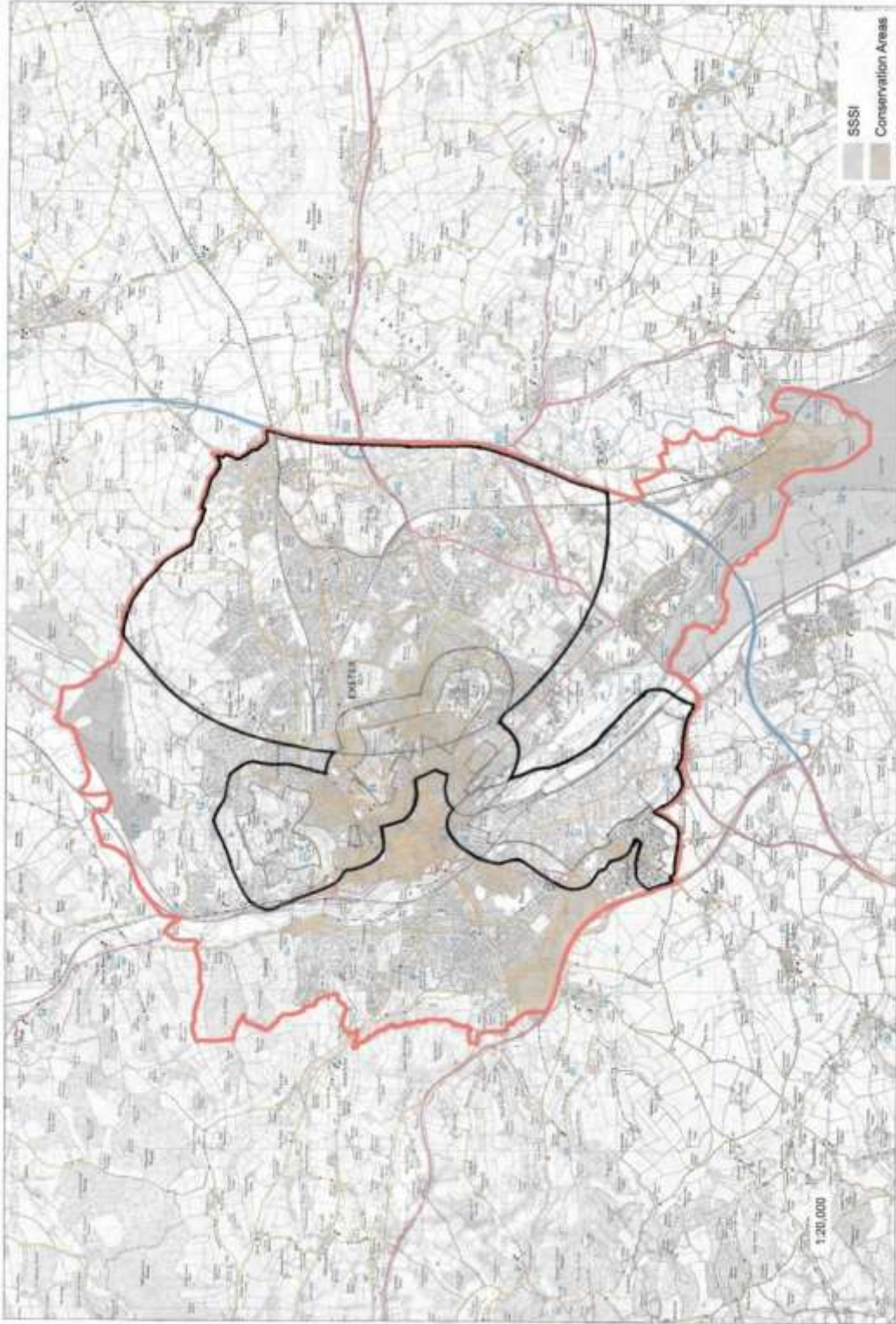
The above development is permitted subject to the following conditions—

(a) the installations should be, so far as practicable, sited and designed so as to minimise their effect on the amenity of the area; and

(b) areas of trees or landscaping affected by the installation shall be reinstated in to their condition prior to commencement of the works or to a specification agreed in writing by the LPA.

(c) any above ground infrastructure should be flood resistant and resilient where located within an area subject of flood risk from fluvial or surface water flooding.

(e) any above ground apparatus or enclosures are removed as soon as reasonably practicable after they are no longer required for the purpose of a Local Energy Network and the land restored to its condition before the development took place.



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