

Additional Statement 2

Prepared for the examination of the
Cranbrook DPD

Response to the Inspector's Additional Questions

Forward Funding AQ13

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Forward Funding

Full question and response	Question No. and Summary
<p>1.2 The Council say that no allocation is made in the IDP for gas connection due to the use of the additional CHP plant to serve the wider development. This was the subject of some debate at earlier hearings. Can the Council give an update on the expected timing of the facility and at what point in the updated trajectory it will be effective in serving new units given that at their earliest units come on stream in 2022/23. Is there sufficient capacity in the existing facility to serve plots in the meantime?</p> <p>1.2 By way of background the Council confirmed in its hearing statement¹ to matter 16 (paragraph 2.24) that plant within the existing E.ON Energy Centre, which currently provides Combined Heat and Power (CHP) for Cranbrook, had previously been scaled on the basis that it would serve Cranbrook Phase 1. In addition it was acknowledged that within the existing Section 106 agreement, there is a trigger at 2000 occupations, after which the gas fired plant should have switched to a solid biomass CHP. The Council recognises that the technology that was originally expected to enable this shift and the resulting electrical and thermal output that would arise (pyrolysis and gasification), has not matured sufficiently in the intervening decade since the original s.106 agreement was signed, to provide a sufficiently robust and reliable solution at present.</p>	<p>AQ13 – Timing for future expansion of CHP and interim measures</p>

¹ <https://eastdevon.gov.uk/media/3693392/matter-16-written-statement-east-devon-district-council.pdf>

- 1.3 While a district heating network has advantages in terms of avoiding the need to retrofit individual homes, the primary energy source cannot be left as gas and therefore in its matter 2 [hearing statement](#)² (para 3.18), the Council confirmed that a detailed feasibility study to understand the options for decarbonising the existing district heat network serving Skypark and Cranbrook had been commissioned. The scope for this study allowed a review of technologies for both Cranbrook Phase 1 but also the planned Phase 2 and it is therefore appropriate that an update on the progress of the study is provided here.
- 1.4 This study which was previously referenced in the examination has now been published and was included as a background paper in a report which was entitled “[Towards Zero Carbon Developments in the West End](#)”³ which was considered by the Council’s Cabinet on 30th September.
- 1.5 The [study](#)⁴ which is available on the Council’s website, considered 14 different technologies in terms of the energy source and focused on three options in detail –
- utilising waste heat from an Energy from Waste plant (EfW)
 - utilising waste heat from the convertor station for the France-Aldernay-Britain connector project and
 - the use of large scale solar thermal heat production and storage.

² <https://eastdevon.gov.uk/media/3697089/matter-2-written-statement-east-devon-district-council-new.pdf>

³ <https://democracy.eastdevon.gov.uk/documents/s9640/Towards%20Zero%20Carbon%20Development%20in%20the%20West%20End.pdf>

⁴ <https://eastdevon.gov.uk/papers/cabinet/300920bpcabinetcranbrookhndetailedfeasibilitystudy.pdf>

- 1.6 The study reveals that the most viable option, from which it would be possible to serve all of the homes at Cranbrook in terms of heat demand (addressing both Phase 1 and Phase 2), is the use of waste heat from the EfW plant by means of a connection to the existing energy centre. This option includes utilising currently vacant space in the energy centre to provide for redundancy and back up.
- 1.7 Importantly the study demonstrates that in capacity terms it is possible to serve all of the plots at Cranbrook. The EfW plant is expected to be operational from 2023 and funding bids are being progressed to the government's Heat Network Investment Programme in conjunction with E.ON to secure a connection from this plant to the District Heat/ Energy centre at Cranbrook. It is recognised within the Study that an overall programme of delivery could allow for procurement during 2021, construction during 2022 and first operation in 2023.
- 1.8 In setting out this potential timeline, it is recognised that this results in a gap between planned delivery of expansion housing, and the first operations of the CHP using waste heat from the EfW plant. To address this, planned reinforcement of the existing network which is scheduled for next year (2021) will help to serve the eastern expansion areas – in short getting enhanced infrastructure to the eastern parts of the town.
- 1.9 In addition the development of the Monkerton/Tithebarn area has also demonstrated that it is possible to roll out district heating networks on a packet/cellular basis with temporary energy centres to meet individual build timetables whilst working towards an overall solution that connects to the main energy source. The final programme will need to be determined following the government's confirmation of the changes to Part L of the Building Regulations and the introduction of Future Homes

Standard in order to ensure overall regulatory compliance. However at this stage and given the timetable for the introduction of the FHS in 2025 and the availability of the enhanced heat network from 2023/24 it is not envisaged that there would be a period over which any direct conflict between the expected requirements of the FHS and use of interim measures would arise.

- 1.10 Overall it is recognised that there is support given by the FHS consultation for the use of Heat networks stating in particular at paragraph 2.12 that “heat networks also form an important part of our plan in the future of low carbon heat, in particular in cities and high-density areas. Heat networks can decarbonise more easily compared to most other heat sources because new technologies can be added to the system with little disruption to individual householders. They provide a unique opportunity to exploit larger scale, renewable and recovered heat sources that can’t be accessed at an individual building level”.
- 1.11 Recognising the consultation support for the approach outlined; that there is a credible and realistic opportunity to deliver a low/zero Carbon heat supply to the network and there are interim solutions available to bridge the limited gap that would occur based on the current timelines and trajectories, it is considered that this remains the appropriate way to deliver the original aspirations for Cranbrook from 2010 and those that continue in 2020.

Appendices

There are no appendices to this statement