



East Devon District Council

LOCAL DEVELOPMENT ORDER

District Heat Networks

Statement of Reasons

Addendum May 2023

District Heating LDO

Statement of Reasons Addendum – May 2023

1. Extension to area covered by LDO

- 1.1. It is proposed to extend the boundary of the adopted Local Development Order (LDO) for District Heat Networks.
- 1.2. East Devon District Council (EDDC) has two district heating networks. The development of the district heating networks is part of EDDC's strategy to deliver large scale zero carbon development. The system is operated by the energy centre which is currently connected to the national gas transmission main. It was always expected that the system would support decarbonisation. Initially the system was anticipated to be served by a biomass boiler, however it became evident that technology had not matured sufficiently to provide a reliable and commercially deliverable solution. A project is now being undertaken to heat the networks using heat recovery from a forthcoming Energy from Waste plant, situated in the Hill Barton Industrial estate. The connection of the district heat networks to the Energy from Waste plant will result in decarbonisation of the networks.
- 1.3. The LDO boundary is to be extended across an area reaching from the Hill Barton Industrial Estate to the A30. It will enable permitted development rights for the high pressure hot water pipes to be installed from the Energy from Waste plant to the energy substations at Skypark and Science Park subject to the limitations and conditions set out in the order.

2. Justification for the extension to the Local Development Order area

- 2.1. The justification for the original area applies to the proposed extended area:
 - 2.1.1. The principal aim for creating the LDO is to encourage and facilitate the implementation of district heating network by providing a simplified approach to planning which reduces the regulatory processes and delays associated with the submission of planning applications.
 - 2.1.2. The LDO will assist the delivery of a key aim of East Devon Council Plan 2020 – 2040 to achieve carbon neutrality by 2040. Addressing climate change is a key priority for the Council.
 - 2.1.3. East Devon District Council aims to reduce carbon emissions as part of tackling climate change. In accordance with the Council's Vision as set out in the Local Plan the LDO will help to facilitate the change to a low carbon economy and support the Council's desire to become zero carbon.

3. **Lifetime**

3.1. The amendment of the LDO takes effect on the date it is adopted by the Council.

3.2. Subject to any subsequent decision by the Local Planning Authority relating to its withdrawal, modification or extension, the LDO shall expire after 15 years of the date of its adoption, 15th July 2020.