

# DRAFT LOCAL DEVELOPMENT ORDER FOR MAYLANDS BUSINESS PARK, HEMEL HEMPSTEAD: STATEMENT OF REASONS

## Description of development permitted

- I.1 This Local Development Order (LDO) grants planning permission for the installation, alteration or replacement of the following micro-renewable energy systems on any industrial, warehouse, business and commercial buildings within the Maylands Business Park, as shown outlined in red on Map I:
- A. Roof mounted solar photovoltaic ('solar PV') and/or solar thermal panels and supporting structures on pitched roofs subject to the following conditions:
    - i) No Solar PV and/or solar thermal panel shall extend beyond the edge of the roof in any direction
    - ii) No Solar PV and/or solar thermal panels shall project more than 200mm above the roof plane
    - iii) Solar PV and/or solar thermal panels shall be positioned, so far as is practical, in a balanced (e.g. symmetrical) layout that is sympathetic to the configuration of the roof, to minimise their effect on the amenity of the area
  - B. Roof mounted solar PV and/or solar thermal panels and supporting structures on flat roofs subject to the following conditions:
    - i) No Solar PV and/or solar thermal panel and supporting structure shall be higher than 1.5 metres from the roof (allowing for panels to be raised at an angle)
    - ii) No Solar PV and/or solar thermal panel and supporting structures shall be less than 1 metre from the edge of the building (when measured in a straight line in any direction)
  - C. The installation of boundary railings at the roof level of any industrial, warehouse, business and commercial buildings for the purposes of establishing and maintaining a 'Green Roof', or for maintaining a PV or solar thermal installation, subject to the following conditions:
    - i) No railings shall be higher than 1 metre from the roof
    - ii) No green roof may be used as an accessible garden if it is located on a building which is adjacent to or within 30 metres of the curtilage of a residential property, to prevent overlooking and loss of amenity
- I.2 This LDO does not grant planning permission for standalone, ground mounted and wall mounted solar panels. Where these are proposed, an application for full planning permission would be required.

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<sup>1</sup> Green Roofs are Intentionally Vegetated Roof Surfaces.

### **Justification for creation of the LDO**

- 1.3 The use of micro renewable technologies is one of the strongest growth areas in renewable energy provision and as such organisations, particularly councils, need to be able to respond positively to expansion in this area.
- 1.4 Dacorum Borough Council has set high aspirations for developing green energy. This is encapsulated in the masterplan for Maylands<sup>2</sup>, the largest business park in the East of England, which seeks to introduce the concept of sustainable energy use and the inclusion of renewable energy producing technologies in the business park as a catalyst for ‘greening Maylands’.
- 1.5 To this end, the Council wishes to make the planning system simpler so that it does not act as an obstacle to the aspirations of the Council and the wider community to deliver green energy facilities. The objective of the LDO is to remove the need for planning permission for certain micro renewable technologies, but retain important safeguards over the appearance of new installations. It offers the flexibility for review and amendment if needed.

### **Statement of policies which the LDO would implement**

- 1.6 The LDO would implement saved Policy I (Sustainable Development Framework) and saved Policy 123 (Renewable Energy) of the Dacorum Borough Local Plan.
- 1.7 The objectives of this LDO are in line with the Council’s vision and objectives for the regeneration of East Hemel Hempstead, which includes Maylands, as set out in the draft Core Strategy (Policy CS34).
- 1.8 The LDO also accords with Planning Policy Statement 22: Renewable Energy (PPS22), Planning Policy Statement 1: Sustainable Development (PPS1) and the Supplement to PPS1: Planning and Climate Change.

### **Lifetime of the LDO**

- 1.9 It is intended that the LDO will be active for a period of five years following the date of its adoption. This is to allow sufficient time for existing businesses located within Maylands Business Park, as well as prospective businesses, to bring forward and implement micro-renewable energy developments. Following the end of this five-year period, the LDO would cease to apply. The Council would then have the following options:
- Renew the LDO under the same terms/conditions as previously;
  - Renew the LDO but modify its terms and conditions; or
  - Delete the LDO and return to the standard planning application process
- 1.10 Development which has started under the provision of the LDO will be allowed to be completed in the event the LDO is revoked or revised.
- 1.11 Development which has started under the provision of the LDO prior to its expiry can be completed following the expiry of the LDO.
- 1.12 The developments that have taken place under the LDO will therefore be allowed to continue to operate but no new micro-renewable energy

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<sup>2</sup> <http://www.dacorum.gov.uk/default.aspx?page=4931>

developments will be allowed under the terms of the LDO following its expiry without planning permission.

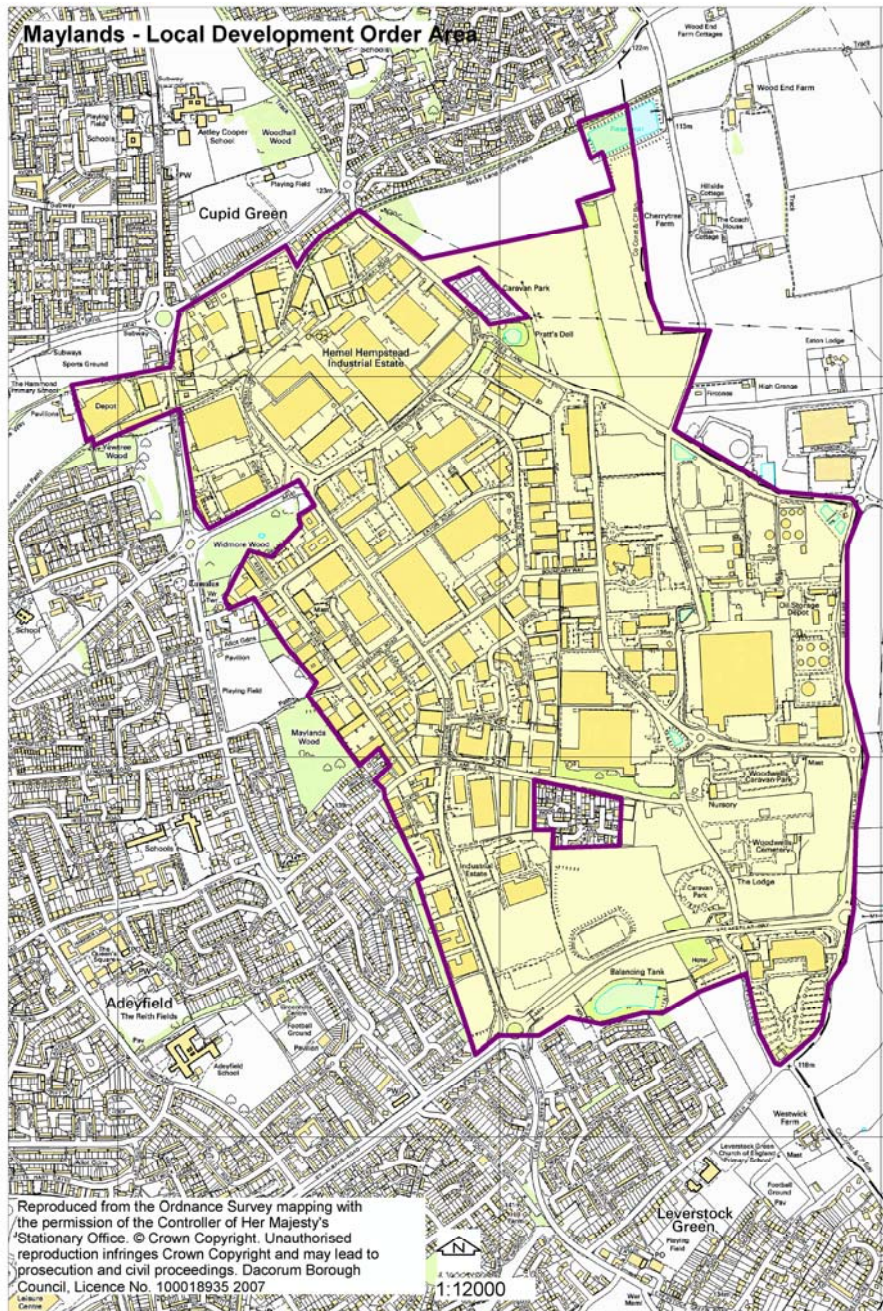
### **Monitoring the LDO**

- I.13 The LDO will be subject to continuous monitoring to assess its effectiveness. In order to meet the requirement to monitor the effect of the LDO, any business/developer wishing to install a micro-renewable energy development under the provision of this LDO shall be required to complete a form to be sent to the Council upon completion of development. This LDO shall be accompanied by a template form to be completed by the business/developer and will require the following information on the development in question:
- Property address
  - Type of development (e.g. solar PV, solar thermal etc.)
  - Brief description of development (including size/area covered in m<sup>2</sup>)
  - Installation capacity (in KW)
- I.14 Both the LDO and form will be available on the Council's website.
- I.15 Monitoring of the LDO will be reported in the Council's Annual Monitoring Report (AMR), which will consider the effectiveness of the LDO in contributing towards the Council's targets for reducing carbon emissions and increasing on-site energy production from renewable energy sources.

### **Legal Advice**

- I.16 This LDO has been prepared in compliance with the requirements of Circular 1/2006 and has been reviewed by Dacorum Borough Council's Planning Solicitor.

Figure 1: Map of proposed LDO Area



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