



Office of the
Deputy Prime Minister

Creating sustainable communities

PPS 22 : RENEWABLE ENERGY

SOME MYTHS...AND SOME CLARIFICATIONS

DAVID WILKES

Planning Directorate

local and regional government • housing • planning • fire • regeneration • social exclusion • neighbourhood renewal



- **"Consultation Paper on Draft New Planning Policy Statement 22 (PPS22) : Renewable Energy"**
- **What is this document about?**
- **Where are the words "Wind Farm" or "Wind Turbine" ?**



Key Principles

- "(i) Renewable developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental and other impacts can be addressed satisfactorily."



- "(ii) Regional planning guidance and development plans should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources...
- ...local planning authorities should recognise the full range of renewable energy sources...and the potential for exploiting them subject to environmental safeguards."
- A presumption in favour of renewables ?



- "(iii)...Planning policies that rule out or place constraints on the development of all, or specific types of, renewable energy technologies should not be included in...development plans without sufficient reasoned justification...
- ...the Government may intervene in the plan making process where it considers that the constraints being proposed by LPAs are too great or have been poorly justified."
- "Central Government ignoring and over-riding local people's views" ?



- "(v) ...local planning authorities should not make assumptions about the technical feasibility of renewable energy projects..."

- Why not?



Regional Targets

- "...(RPG) should include the target for renewable energy generation for its respective region, derived from assessments of the region's renewable energy resource potential."
- " Targets in RPG should be expressed as the minimum amount of energy to be generated within the region... Targets should be reviewed on a regular basis and revised upwards (if they are met) subject to the region's renewable energy resource potential and capacity."



- "Offshore renewable generation projects...should be identified as a separate regional target....The potential to generate substantial amounts of renewable energy from offshore projects should not be used to set lower targets for onshore projects."



- **Policies in Regional Planning Guidance and Development Plans**
- "LPAs should only allocate specific sites for renewable energy in plans where these have already been confirmed by a developer as being viable, and are likely to be brought forward in the plan period."
- This undermines the criteria based approach proposed for such applications and gives developers too much control over where renewable energy developments will take place?



International Designations:

- Insufficient guidance?



National designations:

- "In sites with national designations...planning permission...should only be granted where it can be demonstrated that the objectives of designation of the area will not be compromised by the development, and any significant adverse effects on the qualities for which the areas has been designated are clearly outweighed by the environmental, social and economic benefits."
- "Ignores the duty placed on decision makers by the Countryside and Rights of Way (CROW) legislation..." ?



Green Belt

- "Does this section extend Green Belt policy as set out in PPG2?"
- "Renewable Energy should be an appropriate use of land within the Green Belt and should not be required to pass the test of very special circumstances..."
- "This will lead to flood of applications for renewable energy projects in the Green Belt..."



Buffer Zones

- "Regional planning bodies and LPAs should not create buffer zones around international or nationally designated areas and apply policies to these zones that prevent the development of renewable energy projects..."
- "This will allow wind farms right up to the boundary of cherished landscapes such as those surrounding national parks and AONBs..." ?



Local Designations

- "Nor should local landscape and nature conservation designations be used in themselves to refuse planning permission for renewable energy developments."



What's missing from draft PPS22...

- "PPS22 should be wider in its remit. It should cover not only renewable energy, but also the wider issue of sustainable energy use..."
- "PPS22 should give a clear view on whether it is acceptable for local planning authorities to include policies in plans that require renewable technology to be included in new buildings..."



- "PPS22 needs more guidance for local planning authorities on what criteria they should include in plans..."