

- Ensure your specialist photovoltaic or wind turbine system installer is a qualified electrical engineer who will issue you with a completion certificate.

Your Property - General Advice

Wind turbines are installed at high level for best effects and safety reasons. Wind gusts or vibration can exert considerable forces with potentially damaging results to buildings.

The Council recommends:

- Wind turbines are not fitted to Chimneys;
- Before installing, have your walls surveyed by a professional person.

If you have any further questions, please contact our **Building Control Service:**

Tel: 01376 552525
Email: buildingcontrol@braintree.gov.uk

or write to:
The Building Control Services Manager at Causeway House

If you make a submission to Building Control, usual charges are reduced by 50% for renewable energy systems.

When installing a wind turbine do I need to consider environmental health issues?

Braintree District Council's Environmental Health Department advises that:

- Wind turbines may not always be acceptable, despite meeting Planning and Building Control requirements;
- Consideration should be given to the siting of the turbine so that any noise does not affect neighbouring premises;
- Information should be sought in the first instance from the supplier;
- Should justifiable complaints of noise nuisance arise the wind turbine may require relocating.

For further advice please contact Environmental Health Services:

Tel: 01376 652525
Email: environmentalhealth@braintree.gov.uk

or write to:
The Environmental Health Services Manager at Causeway House

The information in this leaflet is advisory and Braintree Council will not accept responsibility for any installation that does not comply with relevant legislation.

This leaflet is also available in large print, audiotape, CD, Braille and alternative languages. Please contact us if one of these formats is preferred.

Are you thinking about Renewable Energy for your Home?

Advice on Installing Wind Turbines and Solar Panels on Residential Properties



Braintree District Council is committed to combatting Climate Change and signed the Nottingham Declaration in 2006 as part of its Sustainable Energy Strategy. The Council encourages and supports energy efficiency and renewable energy development to reduce Carbon Dioxide (CO2) emissions and our impact on climate change.



Councillors signing Nottingham Declaration.

First things First

Before investing in renewable energy think about the Energy Hierarchy:

- 1. Reduce your energy needs:** eg. fit loft and cavity wall insulation, fit low energy lightbulbs, use public transport, buy local produce, walk and cycle where possible.
- 2. Use energy more efficiently:** eg. switch off lights, don't leave appliances on standby, turn your thermostat down by 1 °C.

3. **Invest in Renewable Energy:**
eg wind, solar, ground source heat pumps, biomass.
4. **If continuing to use fossil fuels:**
move to a green tariff, use energy efficient appliances.

For further information and energy advice phone 01376 552525 or visit our website at www.braintree.gov.uk

How do I go about installing renewable energy in my home?

See our checklist:

1. **Check if you need Planning Permission, Building Regulations approval or Environmental Health approval.**
2. **Are grants available?**
 - Braintree District Council Renewables Grant www.braintree.gov.uk
 - Low Carbon Building Programme www.lowcarbonbuildings.org.uk
3. **Who shall I get to install it?**
 - To qualify for grants you must use an Energy Saving Trust (EST) Accredited Installer see www.lowcarbonbuildings.org.uk

I want to install a wind turbine, do I need planning permission?

The current position of Braintree District Council is that a residential wind turbine may require planning permission. This position will be reviewed following government guidance.

If turbines do not impact greatly on the amenity of neighbours and comply with other Local Plan policies there will be a presumption in favour of approval.

To be considered as permitted development (ie. not needing planning permission) we ask that:

- The turbine be attached to the side or rear of your property and not fronting a highway;
- The turbine not be above the ridgeline of your property;
- If the turbine is to be installed in your rear garden, it can be on a mast with a maximum height of 4m including blades;
- The turbine is generally not within 2m of a neighbour boundary;
- The diameter of the turbine blades be less than 2m;
- The turbine is located within your garden curtilage.

I want to install solar panels for electricity or water heating, do I need planning permission?

Solar panels will not need planning permission if:

- The panels are to be installed below the ridgeline of your property;

Even if you meet the above conditions you may still need permission for your wind or solar installation if:

- you live in a **Listed building**, you will need Listed Building Consent;
- you live within or immediately next to a **Conservation Area**.

If you are in doubt, or wish to discuss your proposal, then please contact us:

Telephone: (01376) 552525

Email: planning@braintree.gov.uk

or write to:

Development Services, Braintree District Council, Causeway House, Braintree, Essex CM7 9HB

If you need to make an application for Planning Permission the fee is £135.00

Is Building Regulation approval required for a solar hot water system, solar electricity generating panels or a wind powered turbine for my home?

- **Yes.** These installations are subject to Building Regulations (Part L - Conservation of Fuel & Power and Part P - Design & Installation of Electrical Installations.)

How do I obtain Approval?

- You can submit a Building Notice to the Council to have the installation inspected and receive a Completion Certificate. Building Regulations guidance can be found on the Council's web site at: www.braintree.gov.uk
- Alternatively, have the inspection carried out by a registered engineer.

How do I choose the right system?

- Use an accredited EST Installer and an approved system. For more information see www.lowcarbonbuildings.org.uk and the Government's 'Domestic Heating Compliance Guide' at www.communities.gov.uk