

Certificate of Lawful Development

1109 - 0654 - The Barn, Far Woodseats Farm, Far Woodseats Lane, Chisworth. SK13 5RS - CLD
Ground Source Heat Pump

The Proposal & Design Considerations

The application involves the installation of a pipe array to serve a ground source heat pump for the Barn Conversion as approved under HPK/2019/0153 determined on the 03/06/2019.

The pipework array is planned to be outside the curtilage of the barn conversion, in agricultural land, also within the ownership of the applicant and therefore a Certificate of Lawful development is sought.

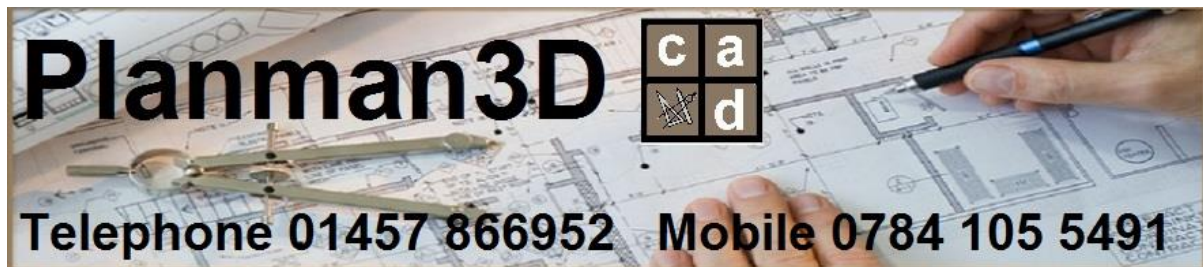
The assumed pipe array is shown below in Fig 1:



Fig 1

The work will involve a temporary excavation of the ground in a trench 900mm wide to a depth of 1200mm and two pipes being laid on the extremities of the exaction and reinstated ads before. The three trenches should be around 3m apart. This information is assumed until a heat loss calculation is complete, and a British geological report is completed (BGS).

On the back fill the pipe work should either have at least 130mm (5 inch) above and below the pipe, either soft soil from the excavation or pea gravel or sand just normal builders sand. The chamber should have a solid base for it to sit on either concrete or MOT 40mm to dust this is dependent on ground conditions. A geothermal warning tape will be placed on top of the back fill at 400mm to 500mm just in case of any excavation work in the future so the pipe will have a chance of not being pierced.



All joints will be fusion welded on the header works and the flow and returns from the chamber to the barn.

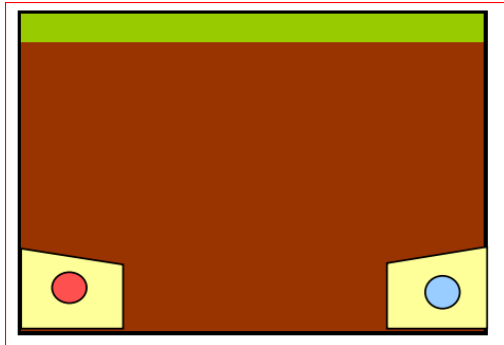


Figure 2 – Typical section.

Section 55 of the Town and Country Planning Act sets out the definition for "development", as follows:

"Subject to the following provisions of this section, in this Act, except where the context otherwise requires, "development," means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land."

We submit that the digging of a trench to lay pipes associated with an approved development for a Ground Source Heat Pump on agricultural land, and the subsequent backfilling of these trenches, which restores the land to what amounts to its natural state, does not amount to an "engineering operation" for the purposes of Section 55 of the Town and Country Planning Act 1990 and as such does not require planning permission.

This application thus seeks to establish that the laying of pipes and backfilling of the required trenches does not require planning permission by way of a positive Certificate of Lawful Development being issued.

Given the simple nature of this application, we would welcome and appreciate the Local Planning Authority issuing a positive Certificate as swiftly as possible.

As the works are of a temporary nature and the field will be reinstated as before, I conclude that these works are not development or engineering works under Section 55 of the TCPA.