

Full Planning

1159 - 0654 - The Barn, Far Woodseats Farm, Far Woodseats Lane, Chisworth. SK13 5RS - CLD
Ground Source Heat Pump Underground Pie Array

Description of the site (Domestic curtilage of Far Woodseats Farmhouse, Agricultural field, lies in the open countryside and the Green Belt)

Details of the proposal (Ground Source Heat Pump details, associated pipes to be located underground - trench dug to lay pipes then back filled to return the field to its natural state)

Planning Assessment

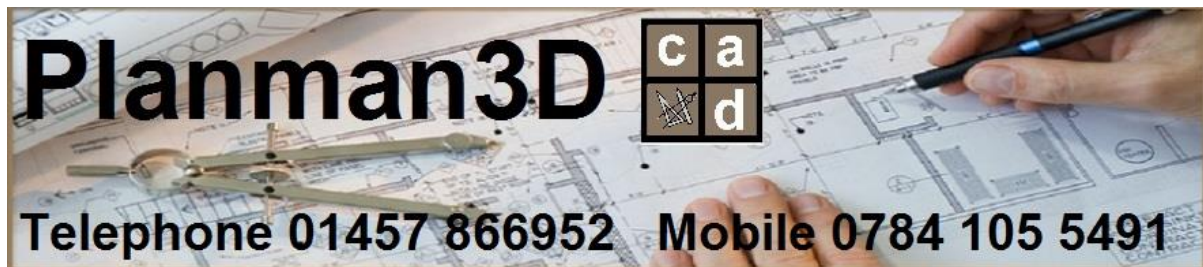
The applicant has sought to secure a Certificate of Lawful Development for this proposal under HPK/2024/0042 however the LPA determined that the laying of pipes results in an engineering operation that meets the definition of development set out under S55 of the Act 1990 which are not covered by any Permitted Development and therefore requires planning permission. This application therefore seeks permission for the Ground Source Heat Pump and associated pipes.

The proposed development seeks to introduce a small scale renewable energy source to serve Far Woodseats Farm, and fully supports the aims and objectives set out under Local Plan Policy EQ1 and relevant paragraphs contained under Chapter 14 of the National Planning Policy Framework (NPPF).

The site lies in the open countryside and the Green Belt and as such the application is subject to Local Plan Policies EQ3 and EQ4. The former seeks to strictly control development in the rural areas to protect its intrinsic character whilst the latter requires development proposals in the Green Belt to be determined in line with national policy.

Chapter 13 of the NPPF contains national Green Belt policy and makes clear (paragraph 152) that "inappropriate development" is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 sets out the exceptions whereby new buildings do not amount to "inappropriate development" whilst Paragraph 155 goes on to set out other types of development that are not "inappropriate". The latter includes: (b) engineering operations, provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it, as set out under Paragraph 143.

The main aspect of the development (i.e. the Ground Source Heat Pump) is contained within the curtilage of the dwellinghouse and having regard to Part 14 of the GDPO does not in its own right require planning permission. The aspect of development that does (in the view of the LPA) require planning permission, are the associated pipes that extend outwards from the curtilage into the open agricultural field.



Based on the fact that the channels or trenches dug to accommodate the piping will be back filled so that the field is returned to its natural state, this aspect of development would not result in any material change to the immediate or wider rural landscape character, and furthermore would clearly preserve the openness of the Green Belt, and not contradict or conflict with the purposes of including this land within the Green Belt.

Having regard to the above, it is submitted that the application is fully compliant with the Local Development Plan and relevant paragraphs contained under Chapter 13 of the NPPF, and thus constitutes a sustainable form of development. In line with Local Plan Policy S1a and Paragraph 11 of the NPPF and thus the application should be approved without delay.

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.

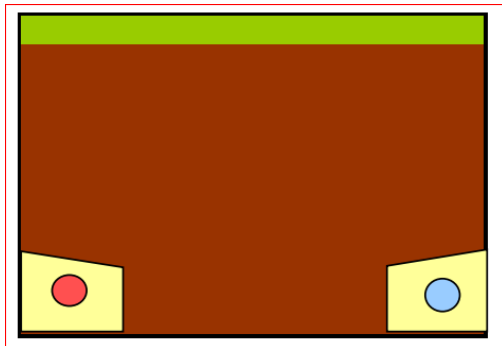
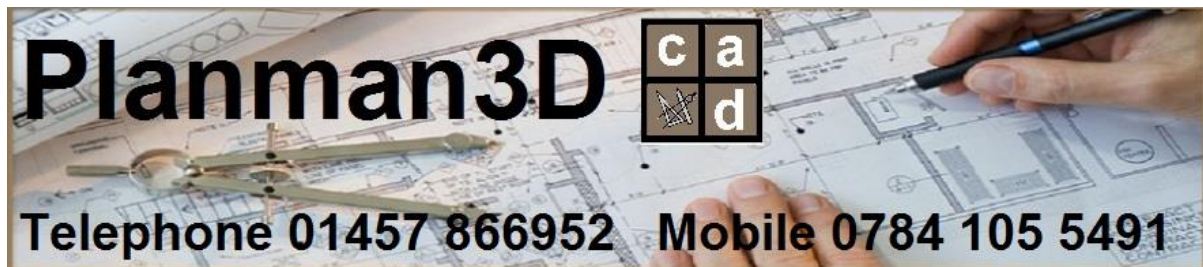


Figure 2 – Typical section.

Having regard to the above, it is submitted that the application is fully compliant with the Local Development Plan and relevant paragraphs contained under Chapter 13 of the NPPF, and thus constitutes a sustainable form of development. In line with Local Plan Policy S1a and Paragraph 11 of the NPPF and thus the application should be approved without delay.

The system will be served with a MasterTherm AquaMaster Inverter 37i Heat Pump, that will be entirely within a plant room in the barn, with a max level of 48db.