

RURAL AND COUNTRY ENERGY

## **Design and Access Statement**

Installation of 2 no Domestic Air Source Heat Pumps to replace existing External Oil Boiler and Oil storage tank, and supply low carbon Heating and Hot Water to:

The Stables, Ticklerton, Church Stretton SY6 7DQ

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## 1/ Purpose of this Design, Access and Supporting Statement

- 1.1 The purpose of this Statement is to provide, in addition to the Application itself, a better understanding of the scheme, which involves the installation of 2 small Domestic Air Source Heat Pumps to supply Low Carbon Heating and Hot Water to The Stables.
- 1.2 The Air Source Heat Pump's (ASHP) will sit at Ground Level at the rear of the property, and as such will be completely hidden from all but the property owners. They will sit against the rear boundary fence as indicated on the image below.



- 1.3 This Statement will help to show how regard has been given to National Planning Policy Framework (NPPF) and other relevant guidance notes, including habitat, highways and visual issues.

## 2/ Reason for this Application

- 2.1 Installation of Air Source Heat Pumps (ASHP) is generally covered by Permitted Development subject to certain boundary and 'massing' size requirements being met.
- 2.2 External Heat Pumps with a mass of less 0.6m<sup>3</sup> are covered under PDR. The units proposed are 0.5 each, so 1m<sup>3</sup> in total. For this reason, the proposal falls outside PDR.
- 2.3 Heat Pumps adhering to 2.2 and that are also 1mtr from a neighbouring Boundary are covered by PDR. Due to the location of the existing external boiler plant and back door, we are needing to install within a meter of the boundary, hence the need for this application.

## 3/ Understanding the installation / technology, and its necessity

- 3.1 Heat Pumps are a direct replacement for a fossil-fuel boiler.

3.2 Heating and Hot Water production accounts for around a fifth of all UK carbon emissions. The problem is huge, and the effects through Climate Change have long been recognised and are now accepted as a global threat.

3.3 Government have accepted this now, and are introducing a series of measures over the coming 15-yrs that will slowly see the abolition of Gas and Oil boilers for domestic property heating. This will start as early as in 2025, when new gas connections for developments will be abolished.

3.4 It is expected that by 2035 there will a total phasing out of fossil fuel boilers for heating, in favour of Heat Pumps that can heat properties using Renewable-Energy (Solar and Wind in the main) created electricity.

So the reality is that Heat Pumps will become a mainstream heating appliance that will be ultimately installed to the majority of UK housing stock over the next couple of decades.

3.5 Air Source Heat Pumps work by absorbing low-temperature energy form the air into an externally sited Heat Pump unit. A heat exchange proses sees this energy transferred into a gaseous state where it is then Compressed, super-heating it in the process. A further Heat Exchange process transfers this super-heated energy into the water flowing around a central heating circuit, heating the property.

3.6 Heat Pumps create no Carbon. They are not combustible appliances. There are no Carbon Monoxide risks to occupants, and no flue gasses or pollutants expelled into the local and wider atmosphere. They are an incredibly safe and clean way to heat buildings.

#### **4/ Understanding the scale / Apearance of the installation**

4.1 It is important to understand the scale of the installation. The Heat Pumps have a width of only 1m, and are only 1m tall. They are 500mm from front to back .

4.2 The indicaitave image below shows the exact units and arrangement that would be used on this property



4.3 The installation will replace the existing External Oil shown below, and the units will sit against the fence-line as the existing bopiler does now.



## 6/ Massing

6.1 Although massing has been discussed in 2.2, it is very important to point out that the collective mass of the proposed installation ( $1\text{m}^3$ ) is significantly less than the  $3.6\text{m}^3$  existing mass of the external boiler (approx  $0.8\text{m}^3$ ) and external oil storage tank ( $2.8\text{m}^3$ ) that are to be removed. So, we are significantly reducing mass, not increasing it.



Existing Oil Storage tank to be removed

## **7/ National Planning Policy Framework (NPPF)**

7.1 The proposed development is in line with Renewable Energy guidelines set out in National Planning Policy Framework. The installation will make a positive and necessary impact (reduction) to the Carbon production of the property and, its environmental benefits should therefore be applauded.

7.2 The installation, if fed using electricity from a Green Utility provider as intended, will produce Carbon-neutral Heating and Hot Water. It is estimated that a fifth of all Carbon emissions in the UK are as a result of Heating domestic property using fossil fuel.

7.3 NPPF Para 14 reinforces Government's belief that a Sustainable Development should be favoured, and is key to Planning decision-making.

7.4 NPPF Core Planning Principles outline that Planning should also 'encourage the use of Renewable Energy (for example, by the development of Renewable Energy)' and promote schemes that reduce pollution.  
This is a direct fit with the scheme we propose.

7.5 NPPF Section 10: 'Meeting the Challenge of Climate Change, Flooding and Coastal Change', highlights that Planning plays a key role in helping to reduce greenhouse gas emissions, should assist in providing resilience to the impacts of climate change and support the delivery of Renewable and low Carbon infrastructure.  
Importantly, Para 97 of this section states that 'Local Planning Authorities should recognise the responsibility on all communities to contribute to energy generation from Renewable or Low Carbon sources'. It goes on to say that Local Authorities should 'have a positive strategy to promote energy from Renewable and low-Carbon sources'.

7.6 Para 98 also states that when determining Planning Applications, Local Authorities should recognise that even small-scale Renewable or low-Carbon projects provide a valuable contribution to cutting Greenhouse Gas emissions and Approve the Application if its impacts are (or can be made) acceptable.

7.7 The proposed scheme achieves all these points and the Application should be Approved in all aspects – it meets the NPPF brief conclusively.

## **8/ Access**

8.1 The installation can be adequately accessed from the local road network for service and maintenance. There is no need to change or create new roads, paths or access.

## **9/ Conclusion**

9.1 As noted in Paragraph 1, this information has been provided to further explain the merits of the proposal, and to raise awareness and understanding of the proposed installation and why planning permission was required.

9.2 The proposed development fully embraces the guidelines set out in National Planning Policy and makes a positive and significant reduction to the client's carbon emissions. We would conclude that planning approval should be given for the project, and would ask that you contact us if you require any further information, or if we can further assist the planning process in any way.

**STATEMENT ENDS**