



Ms Lindsey Stuart  
East Lindsey District Council  
Tedder Hall  
Manby Park  
Louth  
Lincolnshire  
LN11 8UP

Our Ref: 70070080-011  
17 August 2023

Dear Lindsey,

**Manor Farmhouse, Manor Farm, Brinkhill Road, South Ormsby, Louth, LN11 8QS  
Full Planning Application**

On behalf of our client, the South Ormsby Community Interest Company, we submit a full planning application to East Lindsey District Council ('ELDC') for the provision of an air source heat pump ('ASHP') Manor Farmhouse, Brinkhill Road, South Ormsby.

The description of development for this application is:

*"Installation of two air source heat pumps and associated works."*

In addition to this cover letter, we also provide the following in support of this application:

Drawing set;  
Acoustic information;  
Completed application form; and  
Heritage impact assessment.

## **SITE CONTEXT**

### **Site and surroundings**

The application site comprises 6sqm of land in the curtilage of the Grade II listed Manor Farmhouse and associated curtilage, located on Manor Farm farmstead, South Ormsby; within the boundary of the South Ormsby Estate.

The site is located within Flood Zone 1, an area with a low probability of flooding. Furthermore, the site is not in a conservation area, nor are there any known Tree Preservation Orders on, or around the site.

The site is allocated as "Open Countryside" in the Local Plan as well as being situated within the Lincolnshire Wolds Area of Outstanding Natural Beauty ("AONB"). Further, approximately 0.5km west of the site are the earthwork remains of South Ormsby's shrunken medieval village, an area of archaeological interest. There is no known archaeological interest within the application site.

## Planning history.

The most notable planning applications for the site are planning permissions (LPA ref) N/160/02357/19 and N/160/02356/19. These applications for listed building consent and planning permission were approved and permitted the subdivision of Manor Farm (and associated works).

## THE PROPOSAL

Two new ASHP will be provided on the site. An image of the proposed units can be found in Figure 1 below. The units will be located to the immediate east of Manor Farmhouse, shielded from view by foliage/ trees and located on the concrete slab of an existing oil tank.



*Figure 1 - Proposed PUZ-WM85VAA(-BS) Air Source Heat Pump*

The ASHPs will allow the site to move away from the burning of fossil fuels to generate heating or hot water. This shift away from fossil fuels will allow Manor Farm to become sustainable, in line with the Estate's recent work to upgrade and improve the sustainability of the new and existing building stock over recent years.

This proposal has discussed with ELDC between 23 May 2023 and 31 May 2023, where it was confirmed that a minor-material amendment application to planning permission (LPA ref) N/160/02356/19 would not be an acceptable and that a full planning application would be required. As such, this planning application is being submitted.



## **PLANNING ASSESSMENT**

All planning decisions are taken in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended). In this context the Development Plan comprises of the East Lindsey Local Plan (adopted 2018). Other material considerations include the National Planning Policy Framework (NPPF) (2021).

The key material planning considerations for this application are:

- Principle of Development;
- Landscape;
- Heritage;
- Sustainability; and
- Noise.

### **Principle of development**

The proposed development will allow for the site to no longer use fossil fuel burning appliances to generate heating or hot water, therefore the oil tank will be removed as part of the proposal. The key driver for the refurbishment work is to allow the site to move away from fossil fuels and over to cleaner energy sources.

The provision of these items will ensure that Manor Farm contributes towards the overall drive to achieve holistic sustainability within the South Ormsby Estate. This is in accordance with Paragraph 8 of the NPPF and Policy SP2 of the Core Strategy, as the Estate has undertaken work to upgrade and improve the sustainability of the new and existing building stock over recent years.

The ASHP will ensure the development is sustainable and in compliance with Paragraph 8 of the NPPF, which outlines the objectives of achieving sustainable development. The proposals also accord with the environmental objective of Paragraph 8 which sets out that the protection and enhancement of our natural, built and historic environment can be achieved by mitigating and adapting to climate change.

### **Design and Heritage**

The site is in the curtilage of the Grade II listed Manor Farmhouse. As such, the location of the proposal has been selected in order to minimise impact on the setting of the listed building.

The ASHP and electrical intake cabinet will be located in an area of land directly to the east of Manor Farm, which consists of foliage/ trees, which will provide an appropriate buffer between the ASHP the surrounding environment. The existing trees will be retained, with only minor trimming of branches where necessary.

The ASHP will be located on a slab base that is currently used by an oil tank. The oil tank, despite its location, is still a fairly intrusive element on the site. The replacement ASHPs will be considerably more discreet in appearance and will be much smaller than the existing oil tank arrangement in height and width. They will provide the benefit of improving the appearance of the setting of the house in this location from the existing configuration.

As demonstrated above, the proposals comply with Policy SP23 of the Core Strategy, which sets out the approach ELDC takes to ensure the preservation of the Lincolnshire Wolds Area of Outstanding Natural Beauty, in accordance with Paragraph 174 of the NPPF. This is as the proposed development will be well screened from the wider landscape owing to its proposed location.



Further, given the sensitive design and location of the proposals, they comply with Policy SP11 of the Core Strategy, which protects the significance of designated and non-designated heritage assets within the District. This is confirmed in the Heritage Impact Assessment that supports this application.

### **Sustainability**

The development will result in the removal of an existing oil tank from the site, and which will in turn enable the introduction of the proposed ASHP and subsequent introduction of an electric boiler system at Manor Farm.

As such, the site will no longer use fossil fuel burning appliances to generate heating or hot water and the oil tank will be able to be removed. The ASHP will provide hot water year-round. The key driver for the refurbishment work is to allow the site to move away from fossil fuels and over to cleaner fuel (electricity).

The UK electricity grid is decarbonising, and the UK electricity's emissions conversion factor will fall over time. For this reason, the proposed upgrade works are intended to be forward thinking, with ongoing decarbonisation in mind.

In addition to using a cleaner fuel, the ASHP is a renewable heat generator and will produce heat far more efficiently than the existing oil boiler.

Therefore, the proposals comply with Policy SP27 of the Core Strategy, which outlines that small scale renewable energy will be supported where their individual or cumulative impact, when weighed against the benefits, is not considered to have an unacceptable impact on residential amenity, heritage assets and local landscape character.

It is also in accordance with the NPPF, which outlines support for sustainable development at Paragraph 8, and specifically Paragraph 152, which establishes that the planning system should support renewable and low carbon energy and associated infrastructure.

### **Noise**

The proposal is not located near to any residential neighbours, as therefore the impact of the development on neighbouring amenity will be minimal. This is demonstrated in the accompanying acoustic information and specification.

The proposals are in line with Policy SP27 of the Core Strategy, which outlines that renewable and low carbon energy development and infrastructure will be supported where the resulting impacts are considered acceptable in relation to residential amenity. This is also in compliance with Paragraph 174 of the NPPF, which outlines that new and existing development should be prevented from contributing to unacceptable levels of noise pollution.

### **SUMMARY**

This application seeks the provision of 2 x air source heat pumps at Manor Farm, South Ormsby. The provision of these items will help to facilitate the South Ormsby Estate's vision to achieve holistic sustainability.

The proposal represents the positive upgrading of the existing heating and hot water facilities, which will result in improvements to the overall sustainability of Manor Farmhouse and the wider



Estate. The proposal is therefore considered to be in accordance with the relevant policies of the East Lindsey Core Strategy and the relevant paragraphs of the NPPF.

We look forward to receiving confirmation that this application has been received and validated. In the meantime, should you have any queries or require further information, please do hesitate to contact me ([zac.wade@wsp.com](mailto:zac.wade@wsp.com)/ 0121 634 5411).

Yours sincerely



Zac Wade  
Senior Planner