

CARBON REDUCTION STATEMENT:

SITE ADDRESS: Ashfield, Stoodleigh, Tiverton, Devon, EX16 9QF.

Introduction:

This Carbon Reductions Statement relates to the proposal for a new private equestrian facility at Ashfield, Stoodleigh. The proposed erection of a new stable building and indoor arena for the use of private equestrian purposes by the applicants only, will replace the previous commercial stud facility 'Ashmoor Stud & Equine'. The proposed arena and stables will be for the use of the occupants of the property only for private equestrian purposes. The existing site is accessed from a private gated driveway from the public highway to the East of the overall property (as existing location site plan below) Given the previous commercial, and proposed private uses, there will be no increase in traffic too and from the site. The new barn proposed under this application will be constructed on the site of the current barn building. Access route along driveway indicated in orange on plan below.

Existing Site:

Please refer to drawings 100, 101 and 102 for additional details. Site photographs included below.

The existing property is located on a public highway between Ash Mill and Aldridge Mill Hill, to the East of village of Stoodleigh, Tiverton. The existing site consists of a domestic property that is detached, an array of equestrian buildings and fields, with a private gated side access from the public highway to the East, providing safe manoeuvring.

The larger existing barn is of steel frame construction, with corrugated sheeting and timber cladding to the external facades. The existing barn is in poor condition from a lack of maintenance by the previous occupiers. The smaller stable block is of timber frame construction, with a timber clad exterior, and requires significant repairs. This building has a stepped concrete slab, and is not functional for horses. The remaining concrete slab is from a matching stable building that has been recently removed.

The existing stables are undersized for larger horses, and pose a safety risk. The existing land is sub-divided with wooden fences for paddock rotation, and the applicants only require private horses at the site. The land is sloping upwards from West to East (towards the barn and dwelling) but retains privacy from the public highway due to its length. All proposed works are to the side and rear of the existing dwelling, in areas that are already utilised for equestrian purposes. An outdoor arena is located next to the existing access driveway, to the West of the barn, with an associated horse walker.



Existing barn building from South-East.



Existing stable and barn from North-West.

Proposals:

Please refer to drawings 103A for proposed details.

The site has formerly been used as a commercial stud, with more than 20no horses on site. This would have created a significant amount of traffic on a daily basis. The proposals under this planning application are for private facilities, with a vastly reduced 4no horses, and no staff members on site. This will ensure that the traffic too and from the site is kept to the absolute minimum.

With a reduction in horse numbers, there will be less frequent deliveries of feed and hay, as well as fewer visits from vets and farriers. With the removal of the commercial aspect, there will be no requirements for staff, or customers, to be visiting the site frequently as before. This will assist with the reduction of carbon impact of the site in the long term.

The existing steel barn has the potential to be re-used on another site, in its current form, or in a reduced scale. The existing barn building is unsuitable for an arena use due to the number of internal posts, and smaller section steel beams at roof level. Despite this, the building would be usable in an alternative environment.

Landform:

The existing steel frame barn and timber stable are located on a large concrete hardstanding. A previous timber stable building has also been removed, which was located between the 2 existing buildings on site. The proposed new barn building is located on existing areas of hardstanding, replacing the existing barn and stable buildings.

This utilisation of an existing developed area on the site, will ensure no changes to the overall landforms. The existing hardstanding can be utilised within the existing building, reducing carbon impacts from its removal. The site topography is sloping, and the existing building is located at the upper levels of the applicants ownership boundary, adjacent to the public highway.

Layout:

The existing buildings are detached from each other with awkward courtyard spaces on a variety of levels. The new building will provide the opportunity for increased internal spaces, and a drier internal environment. The open nature of the building will ensure that natural light and ventilation are maximised, limiting the internal requirements for air handling and lighting to the indoor zones. The proposed buildings being located in close proximity to the applicants dwelling (as existing) will ensure that pedestrian/walking access is maintained at all times. The extended eaves are utilised for covered canopy access.

Building Configuration:

The building has been located directly on top of the existing barn buildings and hardstanding zones. The building is divided into 2 main zones, with the larger internal arena at the South end of the building, and the ancillary/stable areas to the North.

A central accessway divides these, with convenient vehicular and pedestrian access to the external doors, via the existing driveway within the site. The building utilises roller shutters to the South elevation, in order to maximise views, natural light and ventilation. This will also assist with solar gain from the South facade of the building.

A new rainwater harvesting system will be utilised for the retention and re-use of water within the site.

Massing:

It is proposed that a new composite roof is used on the roof of the proposed new barn building. This will be in the form of a pre-formed insulated composite panel, and will provide the building with thermal regulation throughout the year. The building has no heating requirements within.

The site has been previously used as a commercial stud farm for up to 20no horses. The energy requirements of the site will be vastly reduced given the reduction in horse numbers to 4no. This will again be reduced from a commercial unit to a private facility only.

Deliveries of feed and bedding will on average be once/twice per week. This will provide a reduction on the previous commercial uses of the site, and reduce the carbon impact. The storage areas in the barn building will allow for minimal traffic/deliveries to the site. The existing driveway will be utilised for access, with existing turning areas for leaving in forward gear. The new equestrian building will have no staff members. There will be no other guaranteed daily visitors to the site other than the applicants. Other sporadic visits would include farriers, dentists and veterinary professionals as required to meet the needs of the horses living on site. All proposals will be sensitively applied to the existing site.

Landscaping:

The proposed removal of the existing building, and replacement with new, will result in no loss of existing vegetation on site. The existing building is screened by existing hedge planting on the East boundary with the public highway and will remain in its entirety. To the South and West of the existing barns are large sloping fields in the clients ownership, which offer varied forms of biodiversity across the entire applicants site ownership. New planting to be utilised where required.

Conclusion:

The existing site is large scale commercial equestrian, and the proposal is for a much smaller private use. A significant reduction in horses will also limit the other energy uses of the building. No staff are required, and therefore the applicants will be undertaking all activities themselves. If they are in the proposed private barn, they will not be using the existing dwelling at the same time. This proposed facility is, and will remain to be, private, with reduced numbers of horses on site. Most of the activities required for this proposed equestrian unit will be self contained within the site, with horses not needing to travel by vehicle to be exercised.