

SURFACE WATER DRAINAGE STATEMENT:

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

Introduction:

This Design and Access 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 new barn proposed under this application will be constructed on the site of the current barn and stable buildings, as well as large areas of existing impermeable concrete hardstanding. A proposed new rainwater harvesting system will be utilised to ensure surface water is recycled within the site, and the existing soakaway systems used for overflow.

There are no additional proposed hardstanding areas, outside of the previous developed areas of land.

Existing Site:

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 manouvering.

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. An outdoor arena is located next to the existing access driveway, to the West of the barn, with an associated horse walker.

Please refer to drawings 100, 101 and 102 for existing drawing details.

Photographs included below and as part of the Surface Water Drainage Statement.

Existing Photographs:



Existing barn building from South-East.



Existing stable and barn from North-West.



Existing aerial photograph (not to scale).

Proposals:

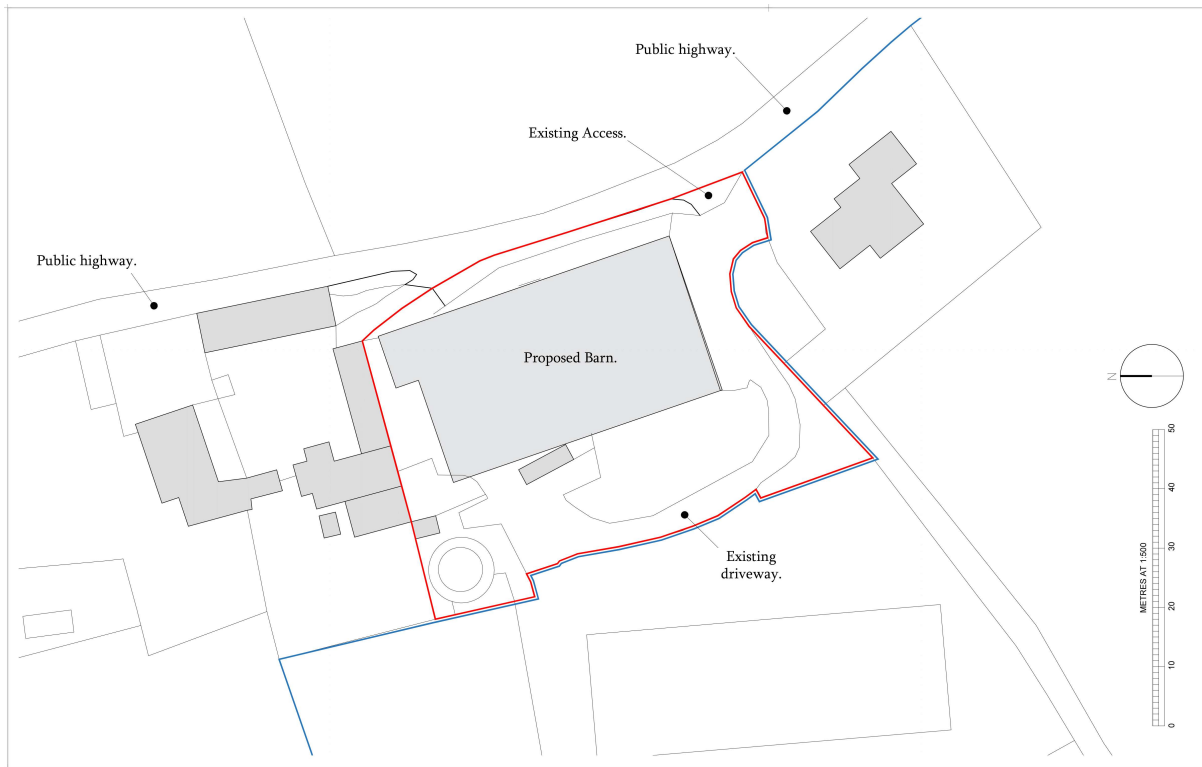
Please refer to drawings 103A for proposed drawing details.

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.

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, and simplification of roof forms, will ensure no changes to the overall surface water. This is illustrated on the existing aerial photograph above, and the proposed site plan below.

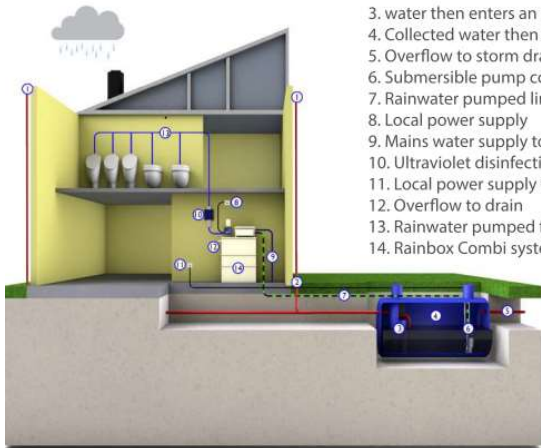
The existing building runs to soakaways to the West side of the existing building. The proposed new building will have a new rainwater harvesting system installed to the West of the site. This 10,000 litre Rainbox Combi System will be installed, to ensure that surface water can be harvested and re-used around the new building. Rainbox Combi is an environmentally friendly system, with the added benefit of lowering utility costs for the end user by replacing up to 80% of commercially available mains supplied water with collected rain water. The collected Rainwater is pumped or gravity fed to a low level break tank. In turn, the water is then gravity fed to an integral or external booster pump system for onward distribution to the serviced appliances. The Wash Bay, WC and Kitchen are the only areas that will require water feeds.

Existing soakaways for the existing barn buildings will be utilised for excess water overflows. The location of the existing soakaways and proposed new rainwater scheme are lower than the proposed barn location, neighbouring properties, and adjacent public highway. There will be no additional surface water implications given the proposed buildings location over existing buildings and concrete hardstanding.



Proposed overall site location plan (not to scale).

System Breakdown



1. Rainwater is collected from the roof area of the property
2. The rainwater then enters sealed gulleys on the property
3. water then enters an internal filter and sediment trap
4. Collected water then sits in the below ground storage tank
5. Overflow to storm drain or soakaway
6. Submersible pump complete with dry run protection
7. Rainwater pumped line to Rainbox Combi system
8. Local power supply
9. Mains water supply to Rainbox Combi system
10. Ultraviolet disinfection unit (Optional but recommended)
11. Local power supply for submersible pump unit
12. Overflow to drain
13. Rainwater pumped from the Rainbox Combi system
14. Rainbox Combi system (with 500L break tank)

Rainbox Combi System.

Collected rainwater is pumped to a low level break tank, in turn the water is then gravity fed to an integral booster pump system for onward distribution to the serviced appliances

Proposed 10,000 Litre Rainbox Combi Rainwater Harvesting System.

