

WASTE AUDIT STATEMENT:

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

Introduction:

This Waste Audit 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 waste too and from the site. The new barn proposed under this application will be constructed on the site of the current barn building.

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 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.

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 and waste 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 and waste 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.

The existing detached timber stables (10no horses) are in poor condition and would require significant works to be usable. This building would not cope with a relocation, and will be sensibly disposed of during the construction process. A previous timber stable has already been removed by the previous occupants.

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. The re-use of an existing area of concrete hardstanding, will ensure its re-use, and minimise the construction waste on site.

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. No engineering works are proposed to the existing landforms outside the existing concrete hardstanding areas.

The proposed new barn building will be constructed by a specialist contractual firm with experience in this field. A large amount of the barns steel frame construction will be pre-fabricated off site, and panels ordered to suite. This will help to limit any potential overordering to the site. No hazardous materials are proposed to be used with the building or site. These processes will help to minimise the generation of waste during the construction process of the new building.

The materials proposed in this building will be largely off site fabricated, ensuring on site waste will remain at a minimum. These include the steel frame, concrete plinths and composite roofing. Timber will be ordered as and when to ensure they are not overordered. Existing timber to be re-used where possible.

Once the building is watertight, the storage of materials onsite will ensure they are not damaged by weather. Timings for ordering materials will be based on the construction progress of the project. Any materials to be disposed of at a suitable local facility by on site contractors to ensure carbon reductions.

Any waste of site will be segregated and stored independantly, to ensure materials can be re-used and recycled easily. Where existing hardstanding is excavated to form new footings, existing materials to be crushed and re-used on site in the new building. Contractor to ensure the provision of sufficient storage facilities to enable the segregation of reusable and recyclable waste from waste requiring disposal; and any other steps that are necessary to secure the maximum diversion of waste from disposal.