

13th September 2026

MANURE MANAGEMENT & ODOUR CONTROL STATEMENT

Site Address: Land next to The Cottage, Birds Drove, Surfleet, Spalding, PE11 4BE under title LL119008

Proposed Development: Construction of non-residential timber-framed stables, storage shed, and associated permeable hard standing area.

1. Purpose of Statement

This statement has been prepared to support the planning application for equestrian stables on the land next to The Cottage. It details the sustainable management, temporary storage, and disposal of horse manure to ensure the development maintains high standards of environmental protection, limits odour, and prevents pests in accordance with South Holland District Council guidelines.

2. Projected Waste Volume

The stables are intended strictly for very light private, domestic equestrian use. Based on standard equine metrics research, a stabled horse produces approximately 15kg to 20kg of waste (manure and soiled bedding) per day. The projected total volume is low and matches a minor, non-commercial private holding.

3. Storage Infrastructure and Location

To prevent environmental contamination or nuisance to other nearby dwellings and my own home. A permanent, structured containment method will be utilised:

- All manure and soiled bedding cleared from the stables daily will be transferred directly to a dedicated, small-scale muck heap enclosure on the land.

- This enclosure will be small and positioned a minimum of 50-75 metres away from any habitable domestic dwellings to eliminate any risk of odour nuisance.
- The storage area will feature a permanent, three-sided walled containment structure to keep the footprint compact, structurally secure, and tidy.
- The base will be concrete to completely prevent liquid effluent from leaching downwards into the soil profile.

4. Environmental Protection and Drainage

- Distance from Watercourses: The fixed walled muck heap will not be located within 9 metres of any open drainage dykes, ditches, or Internal Drainage Board (IDB) watercourses running alongside or near Birds Drove.

5. Pest and Odour Control

- The temporary storage area will be kept meticulously managed to promote quick composting, which naturally lowers pest attraction and reduces localised odours.

6. Final Removal and Disposal Route

- No manure will be permanently accumulated on-site, and there will be no open burning of stable waste or soiled bedding.
- The accumulated manure will be completely cleared out on a strict, rolling schedule so as not to accumulate on site.
- The waste will be systematically removed from the site via Birds Drove and disposed of in the correct manner or composted.

Signed

Neil Osborne
The Cottage
Birds Drove
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