Austin John Architectural, Rualen, Mill Green Road, Pinchbeck, Spalding PE11 3PU

Planning Statement- Waste Storage and Management (Manure & Stable Sweepings)

Site: Land Adjacent to No.14 Mill Green Road, Pinchbeck, Spalding, PE11 3PU
Condition: 5 – Manure Storage and Management
Drawing Reference: Block Plan AJA/1379/25/01b

This statement is submitted in accordance with the above condition and provides full details of the location, design, maintenance, and collection arrangements for manure, stable sweepings, and associated equestrian waste arising from the use of the site. This submission should be read in conjunction with the approved Block Plan Drawing AJA/1379/25/01b, which identifies the location of the proposed manure storage and the route of removal from the site.

It is important to note that the site accommodates only one small pony. As such, the volume of waste generated is very low. Daily waste production, including stable sweepings, is minimal and does not fill even a quarter of a standard bin bag. This ensures that waste generation, storage, and removal can be managed efficiently and without any adverse impact on amenity, visual appearance, or the environment.

1. Location of Waste Storage Area

The designated waste storage area will be located to the rear of the stable building, as shown on the accompanying annotated site plan.

This location has been carefully selected as it:

- Is out of public view
- Is screened from neighbouring properties
- Does not impact visual amenity
- Is close to the stable for ease of use, reducing any risk of spillage during daily operation

2. Materials and Type of Provision for Storage

Manure and stable sweepings will be stored in heavy-duty plastic bags positioned on top of raised timber pallets. This system ensures that:

- Waste is kept off the ground
- It is inaccessible to wildlife and pests

- The area remains clean, contained, and hygienic

Beneath the pallets, a heavy-duty tarpaulin sheet will be laid. This provides:

- A cleanable surface beneath the storage area
- Easy collection of any stray debris from sweepings
- No direct contact between waste and the ground

The tarpaulin can be easily swept or brushed, ensuring no waste remains on the ground at any time.

3. Maintenance Scheme – Cleaning and Upkeep

The storage area will be:

- Checked daily as part of routine stable management
- Swept and cleaned regularly to prevent any build-up of loose material
- Kept tidy, with bags securely tied at all times

The tarpaulin will be:

- Brushed clean as required
- Repositioned or replaced if damaged
- Maintained to ensure continued cleanliness and containment

Given the very small volume of waste produced, the area will remain orderly and well-controlled at all times.

4. Method of Collection and Route of Manoeuvring Waste

Once full (anticipated 1–2 bags per week maximum), bags will be:

- Placed into a wheelbarrow
- Moved from the storage area along the existing hardstanding route
- Taken directly to the site gateway for collection by neighbouring parties

If bags are not collected within 24 hours, the applicants will:

- Remove them from site
- Dispose of them via local farmers, ensuring appropriate and lawful disposal

This short, direct route avoids unnecessary movement around the site and ensures no disturbance to neighbours or the public.

Conclusion

The proposed waste storage and management arrangements are:

- Proportionate to the very low level of waste generated by one small pony
- Discreetly located
- Hygienic, well-maintained, and contained
- Designed to protect visual amenity, residential amenity, and environmental quality

The applicants are committed to responsible site management and ensuring that manure and stable waste are handled in a clean, efficient, and unobtrusive manner at all times.