PLANNING STATEMENT

For: Mrs M Bowler

Proposed Manege – Markfield Road Ratby

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Preface:

This design statement is the culmination of design development with Hinckley & Bosworth Borough Council and has been set out deliberately in accordance with those sub- headings as cited within The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006, and the CABE Guide entitled 'Design and Access Statements: How to write, read and use them'. It has been deemed prudent that all the enclosed headings are incorporated within this document regardless of the relevance to the development.

1.0 : Introduction

The proposed manege is to be sited adjacent to existing stable blocks.

The proposal has been designed to minimise the impact on the surrounding area and to be unobtrusive.

The proposal is to be formed and utilised for private use only.

The proposed construction methods associated with this development have been illustrated within the plans attached to this planning application.

2.0 : Ratby

Ratby is a small Leicestershire village surrounded by fields and woodland which would easily accommodate this development.

The area surrounding this new proposal comprises mainly of fields, wooded areas and agricultural land.

Design and Access Statement for proposed Manege :
Markfield Lane, Ratby

3.1 Amount

The proposed manege will have no impact on this area as it comprises mainly of woodland and open fileds.

3.2 Layout

The manege measures some 40 x 20m on plan.

3.3 Scale

The proposals are of a scale appropriate to the surrounding area. The area of land on which the manege is to be sited equates to some 14,714m, therefore ensuring the manege sits comfortably within the site..

3.4 Landscaping

Soil bunding to the perimeter of the manege (southern and western fringes) has been proposed to minimise any visual impact. This will be laid with bark chippings.

3.5 Use

At present the land comprises of open fields and a pair of stable blocks.

3.6 Appearance

The appearance of the proposed manege will blend in with the open countryside.

4.0 : Context

4.1 Physical

Having externally surveyed the site, the proposal has been evaluated and designed so as not to adversely affect or impact the open countryside.

4.2 Social

People in the locality of the above proposal would not be affected socially as the proposal is set within a large field and no public access would be impinged.

4.3 Economic

In view of our requirements it is far more cost effective and economically viable to form the proposal within an area which will compliment its' overall appearance.

4.4 Policy

The proposed manege respects the associated policies as set out by the H & B B Council in respect of maintaining open countryside, and its uses.

5.0 :Access to the Development

5.1 Accessibility

Access to the site is located off Markfield Road, Ratby. The facility as proposed will be for private use only.

6.0 :Summary & Conclusion

We believe that the proposal is in keeping with the surrounding area in both it's siting and materiality.

As such, we trust the proposals will receive the full support of H B Borough Council.