11/00638/FUL DCDESIGN - NC

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DESIGN AND ACCESS STATEMENT

PROPOSED CHANGE OF USE OF AGRICULTURAL LAND TO PLAYING FIELD, CAR PARKING, SPORTS CHANGING ROOM AND USE OF EXISTING LAKES FOR COMMERCIAL FISHING

ON BEHALF OF:

MR G INGHAM

1. FOREWARD

1.1 This statement is prepared with reference to follow

- Hinckley & Bosworth Borough Council's local development plans, particularly Policy 8.5.1
- CABE: Design and Access Statements
- Disability Discrimination Act 1995

2. SITE ANALYSIS

2.1 The site is located in open countryside situated to the north of the village of Barlestone.

2.2 The site location is land forming part of Gnarley Farm, Osbaston.

2.3 The site is under the ownership of Mr A Ingham the father of the applicant, who will be served with the requisite notice. Part of the proposed access is owned by Leicestershire County Council, who will be served with the requisite notice.

2.4 The site at present is vacant agricultural land / fishing lakes.

2.5 The site is well screened from the road by an existing mature hedge.

2.6 There are expansive views across open countryside to the north.



3. DESIGN

3.1 The field has been identified as being the most suitable due to being flat and well drained.

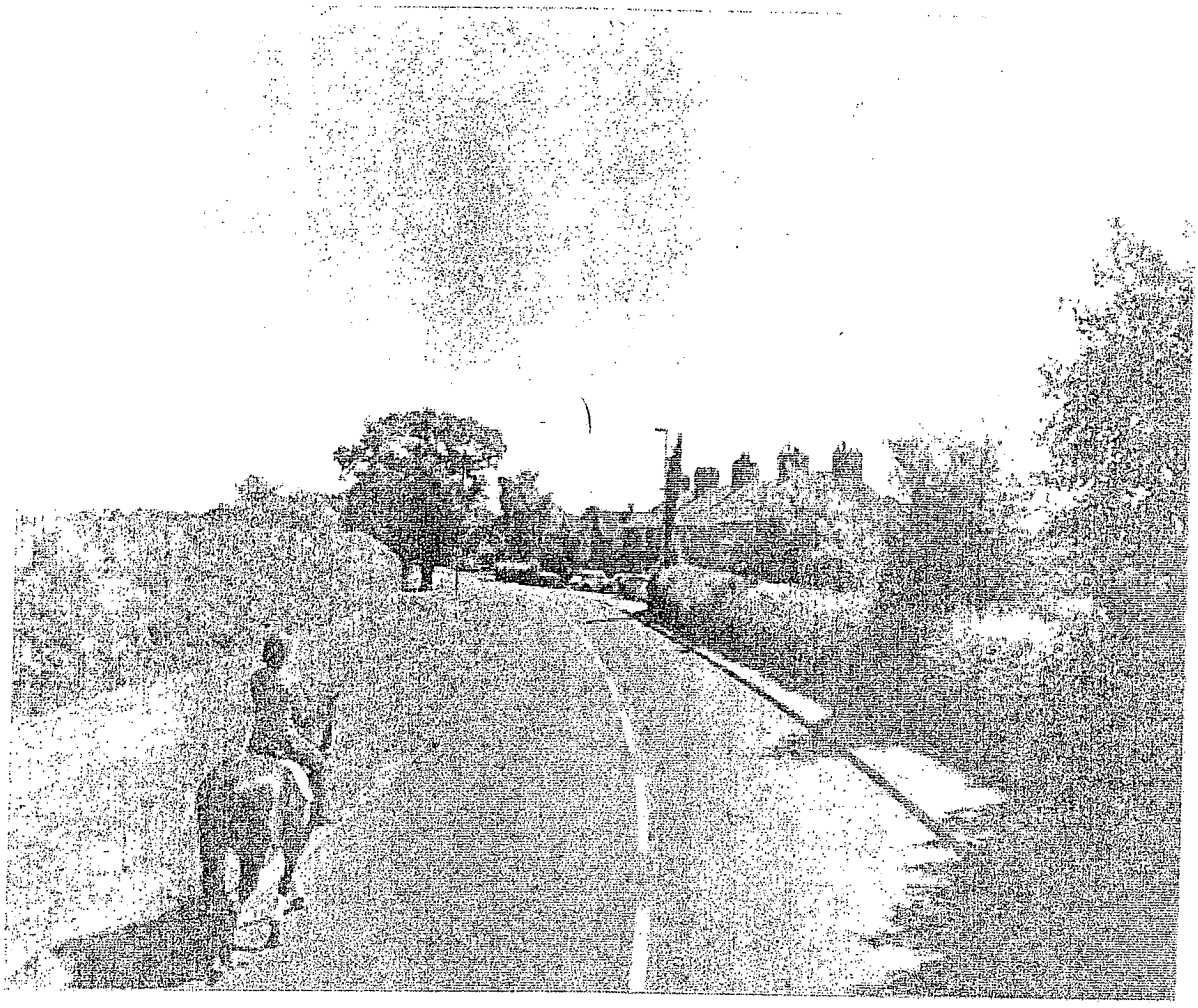
3.2 The proposed changing room will be of "Portakabin" style and will be located on an already existing area of hard standing. The car parking will also be adjoining the changing room on this area of hard standing.

4. ACCESS

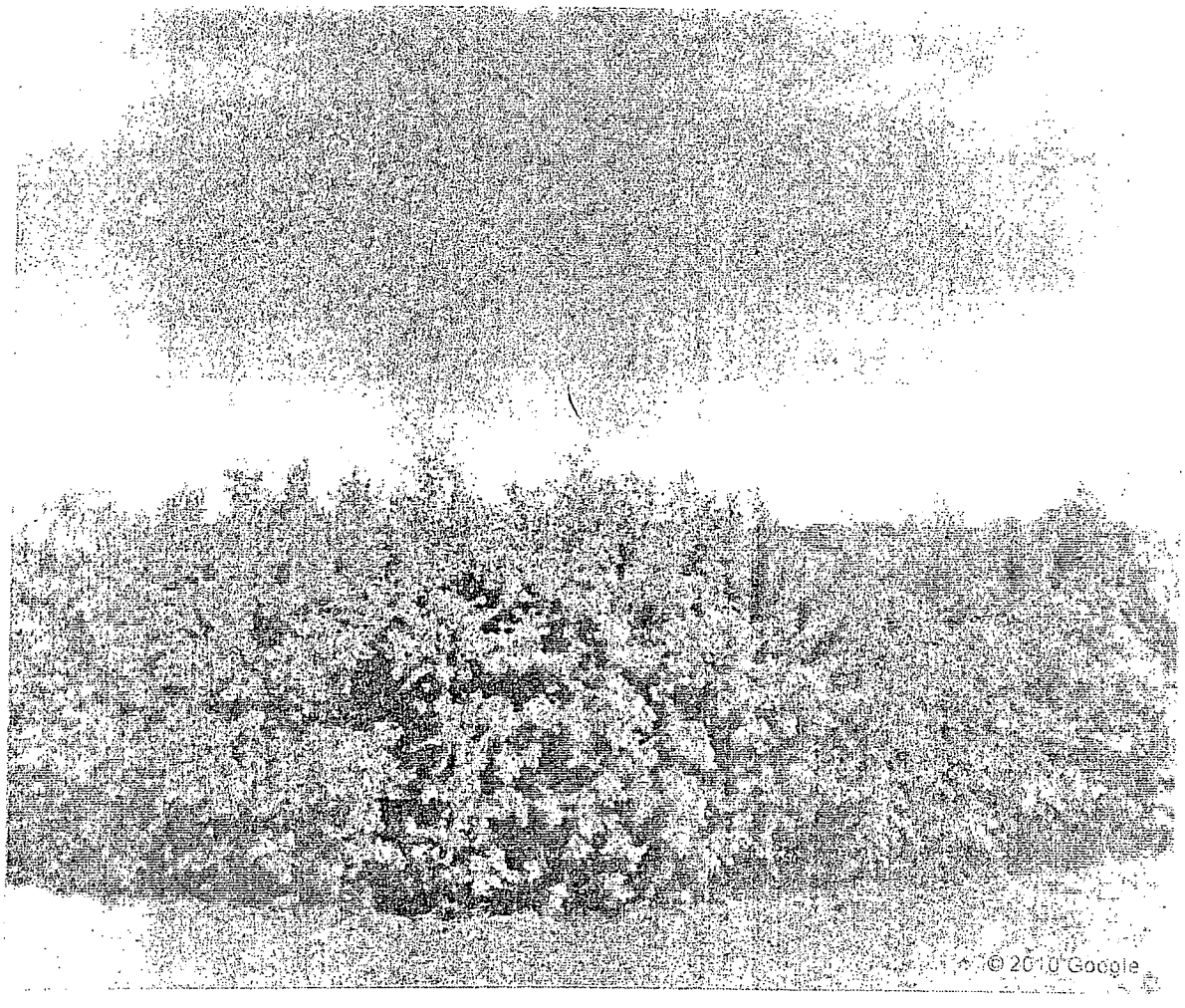
4.1 **Access to the Site**

Access to the site will be via the Barton Road, Barlestone in accordance with the plan above. Barton Road, Barlestone has a 30 mph restriction and visibility splays of 70 metres will be constructed. This point of access was chosen so as to minimize the amount of hedge row which has to be removed.

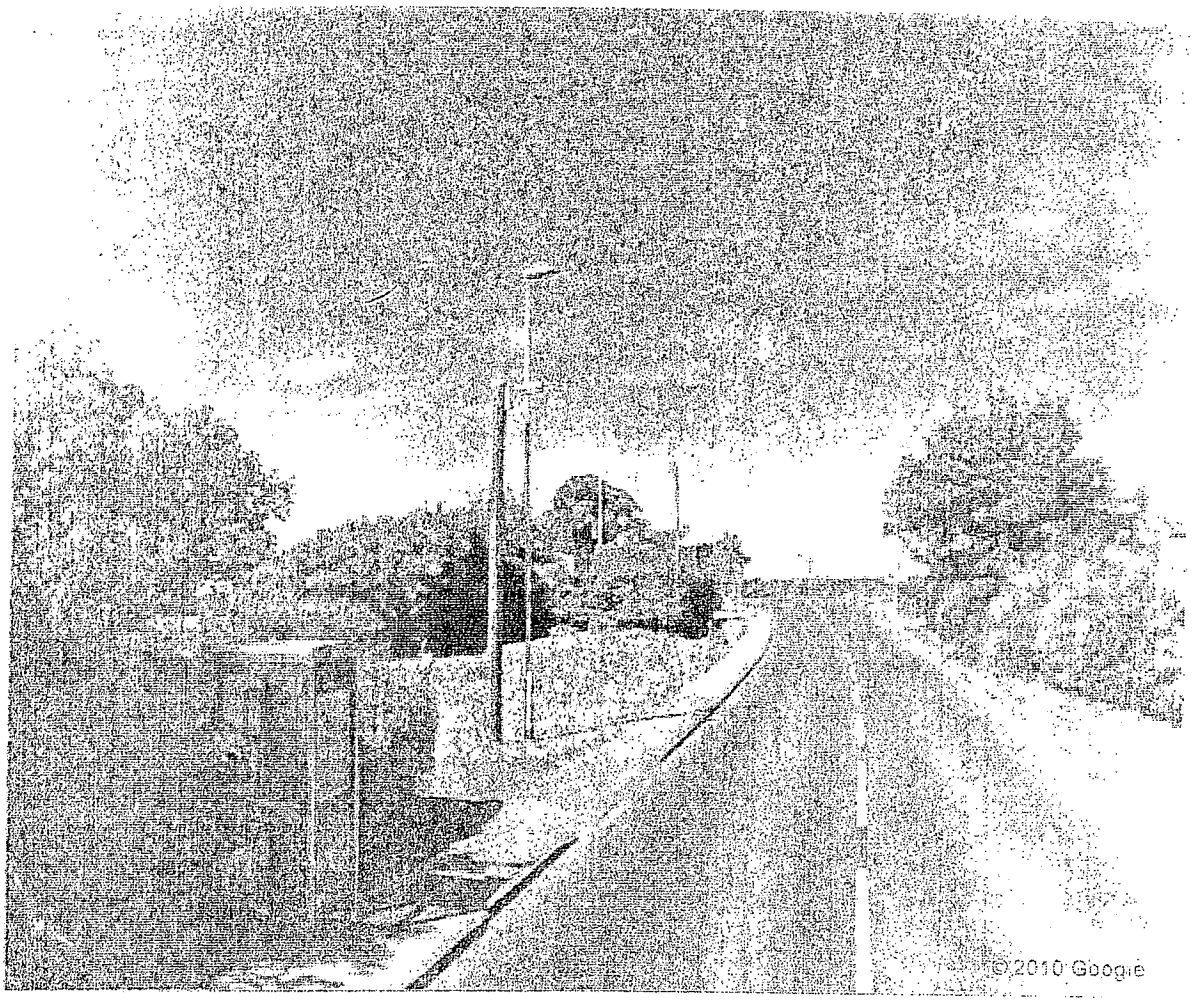
The access will be constructed so that two cars can be off the highway together, allowing one to be leaving and one entering simoultaneously. The entrance will be of a tarmacadam style surface for a distance of 8 metres from the kerb and the access track across the fields will be of a hardcore construction.



View towards Barlestone



Proposed point of new access



View toward Osbaston

4.2 **Access with the Site Area**

Access to the proposed playing fields will be via a hard core track which will link into an existing farm track which will be up graded to a hard core basis from its existing soil basis.

4.3 **Access for Emergency Services**

Access for emergency services will be via this proposed access.