DESIGN & ACCESS STATEMENT
RELATING TO
PROPOSED CHANGE OF USE
BIJOU STABLES BRASCOTE LANE, CADEBY

1.0 Site Description

A parcel of land amounting to approximately 2.2 ha with existing buildings located towards the centre of the site with a small garden to the rear of the buildings. The surrounding land is agricultural, with several businesses to the end of Brascote lane.

2.0 Design

2.1 Amount.

The proposal is "change of use" into "business use". Allowing the stabling of 5 full livery's.

2.2 Layout:

Alterations will be required to site entrance, as per drawing "Proposed Road Layout". The control measures proposed will increase the safety to the traffic, walkers and bridle path.

2.3 Landscaping:

Hedgerow along the side boundary and entrance will be maintained as per maintenance programme.

2.4 Appearance:

The proposal will have no impact to local environment.

3.0 Context

3.1 Physical Context:

The proposal relates well to the complex of existing buildings on the site. No alterations to the property apart for access and egress will be required.

3.2 Social Context:

The site is away from dwellings and in an area suitable for this type of recreational use. There are several business along the lane, but due to the type of livery no disruption will be incurred.

3.3 Economic:

Equestrian uses contribute to a vibrant, rural economy. Local business will benefit from an increase in trade and services.

3.4 Planning Policy:

The government has sought to encourage equestrian use within the countryside and recognises their importance to the rural economy through PPS 7.

4.0 Access

Access to the site is along existing track's, which have been utilised for 20 years without incident. The drawing "Existing Road Layout" indicates at present the access and egress onto Bijou Stables. The drawing "Proposed Road Layout" indicates the control measures to be introduced for the access and egress, eliminating risk to the current location.