SANSOM HAMILTON & Co
Chartered Surveyors & Rural Business Consultants

DESIGN & ACCESS STATEMENT RELATING TO PROPOSED MANÈGE LAND OFF BRASCOTE LANE, CADEBY

DEVELOPMENT SERVICES
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1.0 SITE DESCRIPTION

A parcel of land amounting to approximately 2.2 ha with existing buildings located towards the centre of the site. There is a complex of further buildings immediately to the rear of the site belonging to the neighbouring holding. The surrounding land is agricultural.

2.0 DESIGN

2.1 Amount

The proposal is for a manège 40 m x 20 m with fencing to the edge.

2.2 Layout

The proposed site for the manège is located close to the existing buildings and facilities and in the corner of the field.

2.3 Scale

The proposed manège is considered to be of a suitable size to allow exercising of horses.

2.4 Landscaping

The appearance of the manège has been considered in its surroundings and the hedgerow provides screening from Brascote Lane. The buildings and hedgerow to the rear screen the majority of the proposal from the A447.

2.5 Appearance

The materials proposed are natural and will have minimal impact to the local environment.

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3.0 CONTEXT

3.1 Physical Context

The proposal relates well to the complex of buildings on the site and on other neighbouring sites.

3.2 Social Context

The site is away from dwellings and in an area suitable for this type of recreational use.

3.3 Economic

Equestrian uses contribute to a vibrant, rural economy.

3.4 Planning Policy

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

3.4 Pre-Application Consultation

The Applicant has sought advice from Hinckley and Bosworth Borough Council and the County Highways Department.

4.0 ACCESS

Access to the site is along the existing track, which has been utilised for 20 years. It will involve no additional vehicular movements and the manège can be easily accessed from the existing buildings.