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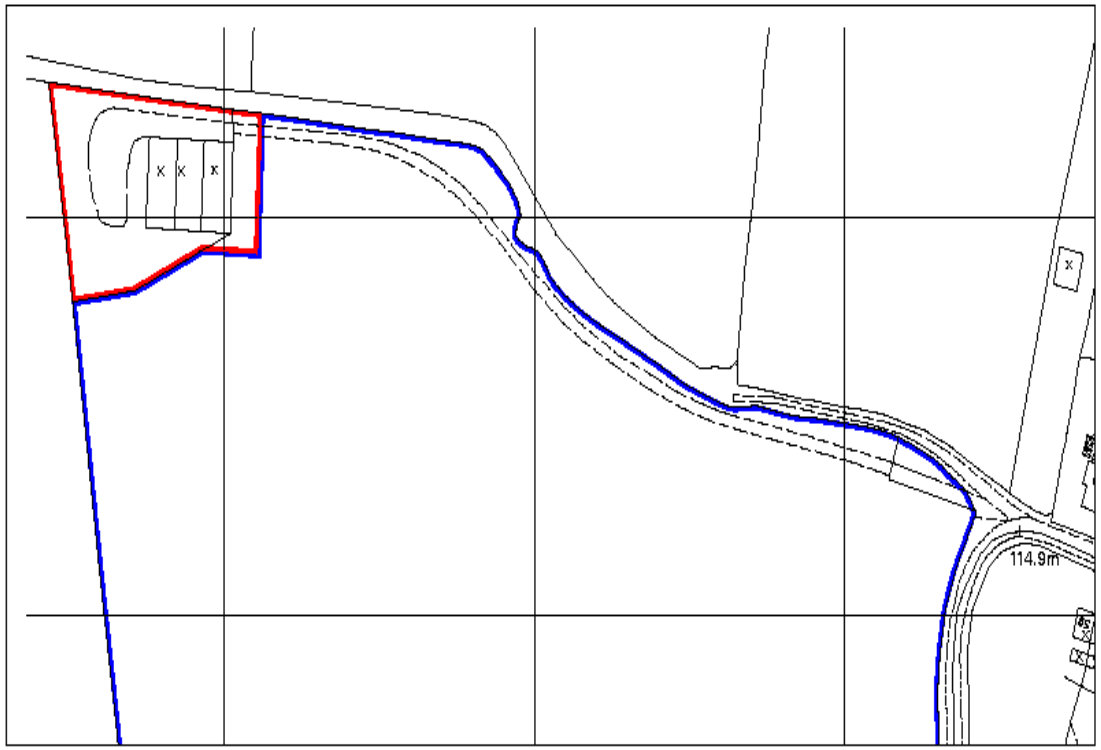

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Client:	MR M GILLIVER	Scale:	1:1250 [Printed A4]
		Date:	JUNE 2008
Project:	EXTENSION & MENAGE AT BARTON FIELD OF CONGERSTONE LANE BARTON-IN-THE-BEANS	Drawn: SN	Checked: RCB
		Drg No:	G48.1/001
Title:	PLAN AS EXISTING		

DESIGN AND ACCESS STATEMENT

LOCATION: Barton Fields, Land Off Conger stone Lane, to the west of Barton in the Beans, Leicestershire.

PROPOSAL: Conversion and extension of existing agricultural building to equestrian use with ménage.

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Design Statement

- **Use**
-

Existing
The barn is currently used to store machinery as well as hay and feed for horses which are kept in the adjacent fields, also owned by the applicant. The land surrounding the building is cleared and used for parking/storage.

Proposed
The proposed development is the conversion and extension of the existing steel portal frame agricultural barn at Barton Fields to equestrian use with adjacent ménage. The barn would be used for 20 stables, tack room and storage. The stables would be mostly full livery employing 1 fully time employee and 1 part time employee.

- Planning Policy

There has been consideration of the Hinckley and Bosworth Local Plan and Planning Policy Statement 7: Sustainable Development in Rural Areas. Both documents support conversion and diversification in rural areas, subject to no adverse impacts on the environment such as traffic. More specifically Policy BE20, covering Re-Use and Adaptation of Rural Buildings, allows development subject to:

A. The building does not having an adverse impact on the area. - The existing barns are typical modern rural buildings.
B. The building is structurally sound. - The building is sound.
C. The conversion is detrimental to the building. - The equestrian use does not harm the building.
D. The extension complements the building. - The extension replicates a fourth bay and extension to existing bays in matching materials/structure.
F. No adverse affect on highway safety. - The Transport Statement confirms that the proposal meets highway requirements and is agreed with the Highways Officer.
G. No adverse impact on protected species. - The barns are open sided and have no wildlife nor are they conducive to wildlife.

Also of relevance is Policy NE5, Development in the Countryside, which permits the re-use and extension of existing buildings in the countryside, subject to similar restrictions as Policy BE20. Again the proposal would comply with this policy. Although not a 'Saved Policy' Policy BE22 specifically permits riding stables and associate uses, subject to visual appearance, affect on nearby residential areas and traffic. The development at Barton Fields would meet these requirements.

National planning policy PPS7; Sustainable Development in Rural Areas. The application supports the key principles of PPS7 in that by re-using an existing building it demonstrates a prudent use of natural resources, prioritises the use of brown-field land and by providing employment it stimulates economic growth in a rural area. Furthermore, it does not have a detrimental effect on the environment or local character.

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- Amount

The barn consists of one detached unit with three bays covering an internal area of 2047m^2 and height of 6.3m to ridge and 4.6m to eaves. The extension will add a fourth bay and extend the existing bays by m providing an additional 367.5m^2. Internally there will be 20 stables(5 applicant's own horses and 15 full livery), a tack room and a secure storage area. There will also be an open sided bay for storage. There would be a fenced ménage measuring 40m x 20m and 6 parking spaces.

- Layout

As the proposal involves the conversion of an existing building, the layout has been somewhat predetermined. The extension is contained within the yard area to the existing building along with the ménage. The fourth bay is to the east of the existing building and the extension to the bays is on the southern elevation, see Dwg Nos G48.1 and P604/01A. The ménage is located to the west of the existing building with the parking area further to the west.

- Scale

The existing building is a typical modern agricultural building and as such its scale and nature is in character with the rural location. The proposed extension mirrors the height and design of the existing building maintaining the general mass. The additional bay and 4.6m extension to the south are not considered to significantly alter the scale disproportionately.

- Landscaping

Due to the nature of the majority of the development being a conversion and the presence of boundary vegetation, no formal landscaping is proposed.

- Appearance

The external appearance of the building will only be altered by way of enclosing the existing frame with Yorkshire boarding and block work. The extension would be treated in the same manner. The base of the ménage would be formed with a standard sand mix and it would be enclosed by a 1.2m post and rail fence. Overall appearance of the site would not be dissimilar to the present view and it would not be detriment of the local character of the landscape.



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Access Statement

- Policy Approach

Consideration has been given to policies recently saved from the Hinckley and Bosworth Local Plan, adopted in 2001, particularly policies BE20, NE5.

- Consultation

Pre-application discussions have been held with Matt Lennon of Leicestershire County Council Highways Department. A traffic survey was carried out and the results have been accepted by the Highways Officer. Improvements have been proposed in the Transport Statement and these are included within this new application. As the stables are full livery, the traffic movements associated with the use are minimal, generating no more than 17 movements per day. This if fully explored in the Transport Statement.

- How access will be achieved

It is proposed that the existing access from the highway will be used with the improvements agreed with the highways officer including:

- setting back the gates
- resurfacing the existing access
- providing a formal 6m radii kerb on the right hand side of the exit.

