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 small garden to rear of the buildings. The surrounding land is agricultural, with several large and small 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 full livery horses to a maximum of seven horses.

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 traffic, walkers and bridle path.

2.3 Landscaping

Hedgerow along side boundary and entrance will be maintained as per maintenance plan. "See Landscaping Detail"

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 site. No alterations to the property apart from 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 "Proposed Road Layout" indicates the control measures to be introduced for the access and egress, eliminating risk to current location.

Supporting this document is "Landscaping Detail" and "Maintenance Agreement" outlining a visibility splay of 40 metres as per site meeting with Leicestershire County Council – Highways on site Thursday 8th January 2009 in accordance with Highways, Transportation and Development – Part 3 Design Guidance, sub section DG2: Road Layout.