SAVAGE HAYWARD
ARCHITECTS

Change of Use from Recreational to Mixed Use
Jubilee Playing Fields
Altar Stones Lane
Markfield

Mr. S. Havers

Design & Access Statement

September 1010
10/100

1 Foreword

Foreword:

1.01 This Statement is prepared with reference to:

DCLG Circular 01/2006
CABE; Design & Access Statements
Hinckley & Bosworth Local Plan

1.02 This document is to be read in conjunction with drawings Nos.:

- 100 01 - Site Location Plan
- 100 02 - Block Plan

1.03 The application is for a change of use from recreational to a mixed use that will include dog training. Additionally, the application seeks permission to locate a storage container unit for the storage of equipment associated with the use.

1.04 The site currently benefits from a Change of Use consent, Application Ref. No. 09/00642/COU. The approval was granted on 30th September 2009.

1.05 This application seeks approval for the same Change of Use as permitted by the above mentioned application.

1.06 Informal pre-application consultations with the planning officer were sought. No concerns were raised at this time.

1.07 The site is under the ownership of Markfield Parish Council.

1.08 Markfield Parish Council have been served with the appropriate notice as required by the Town and Country Planning (General Development Procedure) Order 1995

1.09 Informal discussions with Markfield Parish Council took place prior to the submission of the above mentioned, approved application. The comments received were supportive and encouraging.

1.10 Markfield Parish Council are still supportive of the proposed use.

1.11 No complaints have been received, from either the parish council or the borough council in respect of the current use, since it was approved on 30th September 2009.

2 Site Analysis

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Site Analysis:

2.01 This site is located in open countryside on the outskirts of Markfield.



2.02 The site is designated as a recreational facility and is currently used for Soccer and Cricket.

2.03 There is an existing brick and tile building on the site which is used as a pavilion, the location of which is shown on the above aerial photo. Photo 1 overleaf shown the pavilion.

2.04 To the north, south and west of the site the land is designated as open countryside. To the east of the

3 Site Analysis


Photo 1


Photo 2


Photo 3


Photo 4

site there is an industrial site which falls within the settlement boundary.

2.05 The site is covered by local policies NE5 (Development in the Countryside) and NE10 (Local Landscape Improvement Areas). Although covered by Policy NE10, there is no specific reference to this site in the policy document.

2.06 The existing site access off Altar Stones Lane will remain the same and no additional access will be created as a result of the development.

2.07 The site currently has ample parking provision and there is no intention to provide any additional spaces. The proposed hours of use will not conflict with the peak times of the existing uses. The proposed hours of use are listed later. See Photo 2 for existing car parking facilities.

2.08 The site is well screened from the road by existing mature trees and hedges. This, as well as the existing access to the site, is shown in Photo 3.

2.09 The boundaries of the site are comprised of mature trees and dense hedge, typically shown in Photo 4.

Demolition

2.10 There will be no demolition as a consequence of this development.

3 Useage

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Monday	7.00 - 9.00pm	8.15 - 9.15pm
Tuesday	7.30 - 9.00pm	
Wednesday	1.30 - 3.00pm	7.00 - 8.00pm
Thursday	1.30 - 2.30pm	
Friday		
Saturday	9.00 - 12.00am	2.00 - 4.15pm
Sunday	11.30am - 5.00pm	

Useage

3.01 The site will be used for dog training during the times stated in the adjacent table.

3.02 Each class size will be no greater that 12 at any one time.

3.03 Any equipment used in connection with the dog training classes will be removed from the field at the end of each session and stored in the proposed container

Nuisance

3.03 As a consequence of the change of use it is likely that there will be additional noised generated by barking dogs. Any nuisance that this may cause is considered to be negligible for the following reasons:

- Class sizes will be no greater than 12 at any one time.
- The location of the site is in excess of 150m away from the nearest dwelling.
- The site is adjacent to an industrial park.
- The site is separated from the surrounding areas by mature trees and dense hedging.

4 Access

SHA

Access To The Site

4.01 Access to the site is via the existing access off Altar Stones Lane.

4.02 All users have equal and convenient access to the site.

Access Within The Site Area

4.03 Access to the site is inclusive and allows people to get to the place on equal terms, regardless of age, disability, ethnicity or social grouping.

4.04 Sufficient space is available on site to allow vehicles to enter and leave the site in a forward direction.

4.05 The parking and access layout is satisfactory to meet the proposed needs.

Access For Emergency Services

4.06 Access for Emergency Services will be via the existing vehicular access off Altar Stones Lane.