DESIGN AND ACCESS STATEMENT

FOR

CRAZY GOLF COURSE

TO

GRAVELEY HALL FARM

FOR

J W FRANKLIN LTD

Prepared by

TEMPLARS BUILDING SURVEYORS LIMITED

7 Coach House Cloisters
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T/4955 /PWM/sal

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1.0 HISTORY

The applicant owns a farm and agricultural business based at Graveley Hall Farm. Over the course of the last 20 to 30 years he has diversified into various non-agricultural activities. In particular those parcels of land abutting the former Great North Road have had permissions for:

- Chesfield Downs Golf Course
- Barking Mad Dog Training and Agility Centre
- Polytunnels for Pick-Your-Own Fruit Farm
- Area for Car Boot sale incorporating the Carousel Café

2.0 PROPOSALS

The proposal is for part of the parcel of land which was granted Planning Permission for Car Boot Sales (Planning Permission reference 07/02319/01) to become a crazy golf course.

3.0 JUSTIFICATION

The various recreational activities on the former agricultural land are subject to change. Tastes and demand change over time.

In particular there has been a reduction in the volume and amount of activity on the Car Boot Sales. This has been coincided with an increase in general recreational activity with people visiting the subject site from the neighbouring urban areas of Stevenage, Letchworth, Hitchin and Baldock for recreational purposes in this semi-rural location.

The subject application will therefore reduce the size of the Car Boot Sale area without this Car Boot sales operation ceasing entirely. The proposed Crazy Golf Course is designed for families and children to enjoy the open air concurrent with usage of the other activities upon the adjoining sites.

4.0 DESIGN

The proposed Crazy Golf will take place in an area approximately 74 metres long by 60 metres wide. The holes themselves would have an approximate 10 metre long x 2 metres wide approach culminating in greens with a nominal diameter of 3 metres.

These playing areas will be formed of artificial grass laid on a concrete or hardcore sub-base. The remaining land will remain as natural grass. There will be a central display

feature. This is likely to be an aviation related centre piece reflecting the applicant's interest in flying. It will not exceed 2m in height.

The layout shown on the accompanying plan is indicative and further and more detailed plans will be drawn up if Planning Permission is granted.

It is not proposed that any permanent buildings be erected on site. A small timber shed/kiosk will be installed. This will be erected on simple concrete paving slab foundations and with no significant building works.

There will be no flood or other external lighting.

The activity will be open 7 days a week.

5.0 ACCESS

Access to the site will be via the existing accesses currently used for the various activities on the adjoining land. The use will be during the months of April to October. It is not anticipated that any significant increase in traffic generation will occur in light of the reduced Car Boot Sale activity, and it is anticipated the most customers of the Crazy Golf will already be on site using the other activities, particularly the Pick your Own.

The site will be fenced off with a 1.8 metre high hit and miss timber fence for security purposes whilst allowing for vision through.

Users of the site will be able to access the facilities present in the Carousel Café adjacent.

P W Morris MRICS

08.03.2018