PETER HUMPHREY ASSOCIATES LTD.

DESIGN & ACCESS STATEMENT

Job number: 5206	**Date:** 21/11//2014
Site address: Proposed Plots, Sutton Bridge Golf Course, New Road, Sutton Bridge	
Description of development: Proposed Plots	

Background:

The proposed plots are between the existing housing and Development Area Boundary and the Golf Course. The Golf Course sets a clear end to the development area, thus this development does not interfere with the landscaping and countryside of Sutton Bridge.

The Local Plan indicates a shortfall in housing within this area. These plots will support the Local Plan by providing 2 dwellings.

Sutton Bridge Golf Course was set up in 1914. This proposal is to financially support the Golf Course. The Golf Course has been struggling over the last few years with a year on year reduction in membership subscriptions thus creating a financial loss. These two plots will ensure the Golf Club does not have to close due to financial difficulties thus safeguarding the future of the club.

The Plot designs will be high quality design and will be constructed to ensure sustainable development. The contemporary design to reflect the dwelling opposite.

Design and Appearance:
The purpose of the Design & Access Statement is to demonstrate that the proposed development meets the highest standards of design and respects the local context.

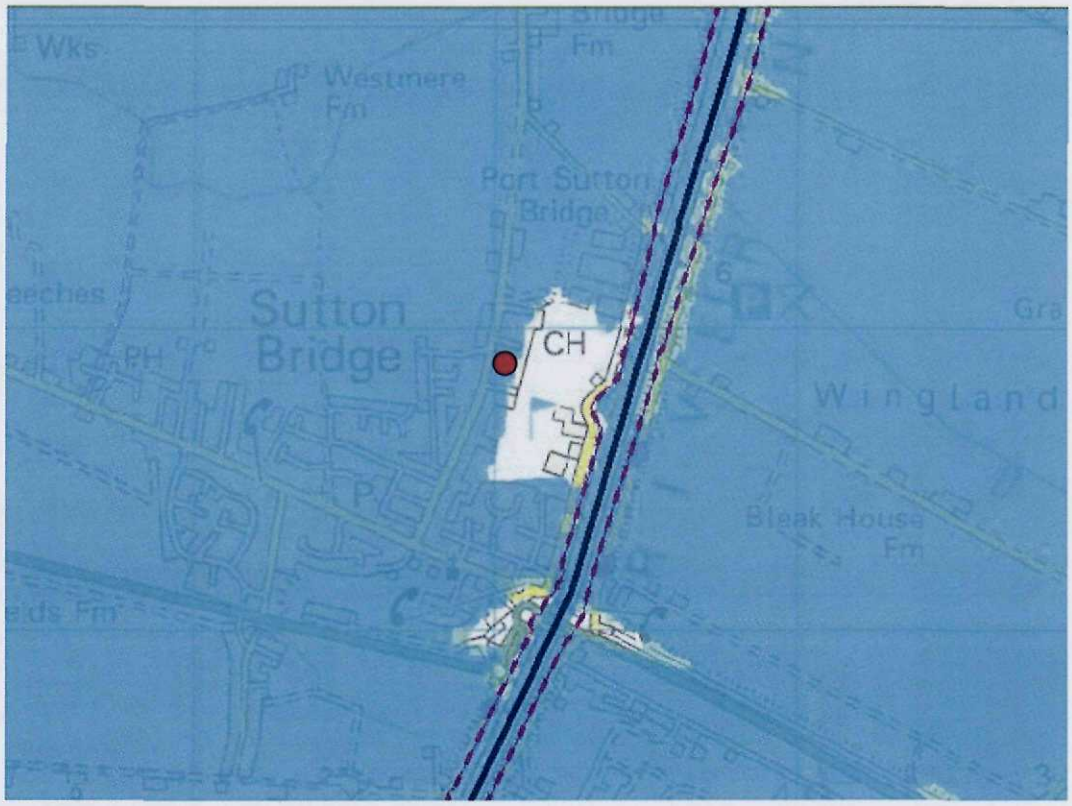
This Design and Access Statement exemplifies that the scheme has been designed following a thorough analysis of the site and its surroundings. This Design and Access Statement demonstrates that the development confirms to Policies of the Adopted Local Plan.

Use and Amount:
The application site (shown in red) is 1357m².
The scheme proposes to create two dwellings with rear gardens.

Location:
The proposed development is located adjacent to the existing Golf Course entrance. Currently the site is gardens to the Golf Course, adding to the running cost of the Club.

Access:
The proposed development will have a new access to the South of the Golf Course entrance. There is good visibility in both directions with no obstructions.

Flood Risk Assessment:
The site falls within Flood Zone 3.



Although in Flood Zone 3, the proposed development will not increase risk on site in any way.

There will be no sleeping accommodation on the ground Floor.

Existing Photographs:

Photograph 1 – Showing the Development area boundary to the right and the proposed plot to the left.



Photograph 2 – Showing the Golf Course Entrance wall to the left and the Proposed Plot.

