

Design and Access Statement

Proposed Hardstanding Area

1. Introduction

This Design and Access Statement has been prepared in support of the planning application for the creation of a proposed hardstanding area at the site associated with the existing dwelling.

The proposal is for the formation of an approximately **1,500 square metre hardstanding area**, finished in tarmac, within the applicant's existing land.

The accompanying site/block plan identifies the location and extent of the proposed hardstanding.

2. Design

The proposed development is a simple and functional hardstanding area designed to provide a durable, level and usable surface.

The proposed hardstanding will have a tarmac finish, providing a neat and practical surface suitable for vehicle access, parking and manoeuvring.

The proposed area will be contained within the existing land associated with the property and will not involve the construction of a new building.

The scale and layout of the hardstanding have been designed to make use of the existing open area while maintaining the surrounding land and existing vegetation.

The proposal will not alter the existing dwelling or its appearance.

3. Site and Surroundings

The site is associated with the existing dwelling and its surrounding land. The proposed hardstanding is located within the applicant's property, as shown by the site plan.

The surrounding area is predominantly open/rural in character, with existing vegetation and landscaping providing screening around parts of the site.

The proposed development is therefore intended to remain a relatively low-profile alteration to the existing land rather than introducing a new built structure.

4. Access

Access to the proposed hardstanding will be provided using the **existing access from the track** serving the property.

No new separate access onto the public highway is proposed.

The hardstanding will provide sufficient space for vehicles to enter, manoeuvre and leave the site safely. The arrangement will also allow vehicles to be accommodated within the site rather than requiring them to park or manoeuvre on the public highway.

Pedestrian access to the site will continue to be available via the existing access arrangements.

5. Drainage

The proposed hardstanding will be constructed with appropriate falls to prevent uncontrolled water accumulation.

Surface water will be allowed to drain towards the adjacent grassed area/soft landscaping where it can naturally disperse and infiltrate into the ground.

The proposal is not intended to discharge surface water onto the public highway or into an existing foul drainage system.

6. Landscaping and Visual Impact

The proposal does not require the removal of the existing dwelling or surrounding established vegetation.

The hardstanding will have a simple dark tarmac finish which will provide a functional and visually consistent surface.

Existing grassed areas and vegetation surrounding the proposal will remain where possible and will help to soften the appearance of the hardstanding when viewed from surrounding land and the access track.

7. Conclusion

The proposed hardstanding is a straightforward and functional development within the applicant's existing land.

It makes use of the existing access arrangements, provides adequate space for vehicle access and manoeuvring, and does not require a new building or new access onto the public highway.

The proposal has been designed to minimise visual impact while providing a practical and durable surface. Appropriate surface-water drainage will be provided through drainage towards the adjacent grassed area.

The proposal therefore represents an appropriate and proportionate use of the existing land.