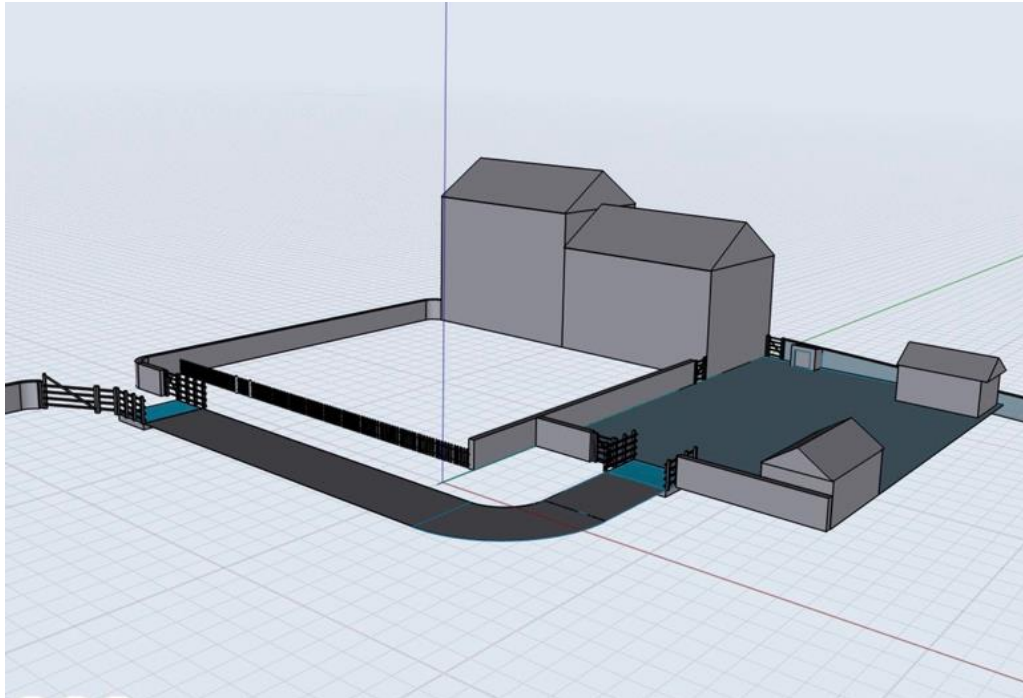


**Design and Access Statement: Proposed minor changes to the entrance, driveway and hard standing area of Lower Standen Hey Farm.**

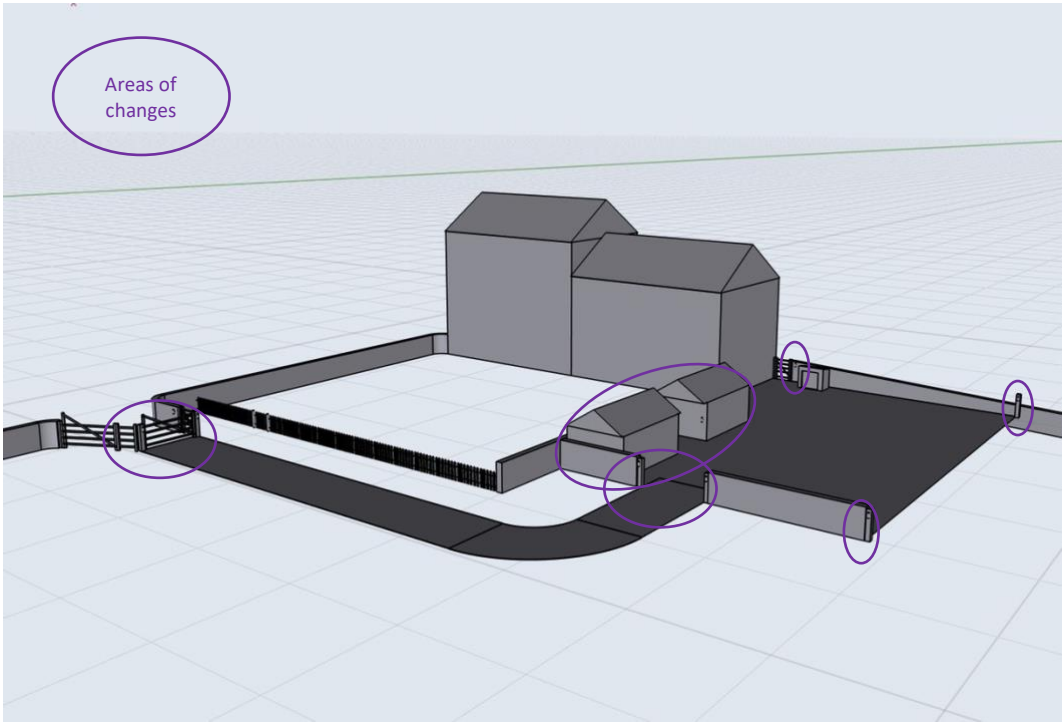
**Summary of proposed changes**

- Entrance
  - Installation of electric gates.
  - Removal of redundant cattle grid.
- Driveway and hard standing area
  - Removal of 2nd redundant cattle grid.
  - Installation of electrical supply to hard standing area and associated lighting.
  - Maintenance work to hard standing area and relocation of sheds.



Schematic of existing layout

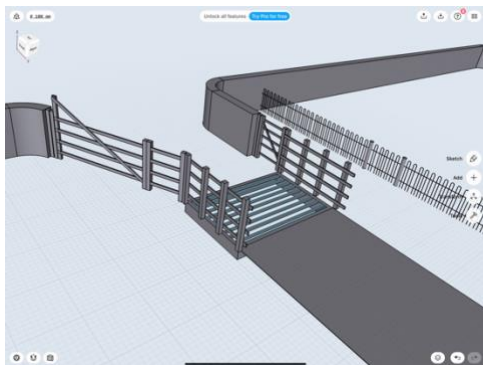
Schematic of proposed layout



**Entrance:**

- Remove and fill in the cattle grid from the entrance to the driveway and add a set of electric gates. Also remove the associated post and rail fencing that runs immediately alongside the cattle grids.
  - The cattlegrid serves no practical purpose that a gate across the driveway cannot fulfil.
    - The volume of livestock coming in and out of the small field the the East of the house is trivial.
  - The cattlegrid is incongruous in relation to the (probably Victorian) existing cast iron hand gate entrance to the garden, as it obscures the line through this gate to the associated front door to the house (see Photo 1).
  - Following discussions with Adrian Dowd we seek permission to install an electrically operated 5-bar field gate to control access onto our private driveway to improve security on the property.

Existing cattlegrid and associated post and rail fencing and hand gate.



Proposed layout with specific example of the proposed gate type

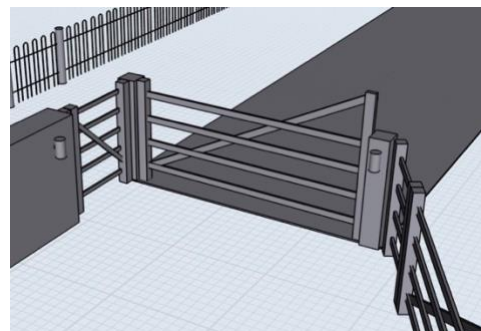
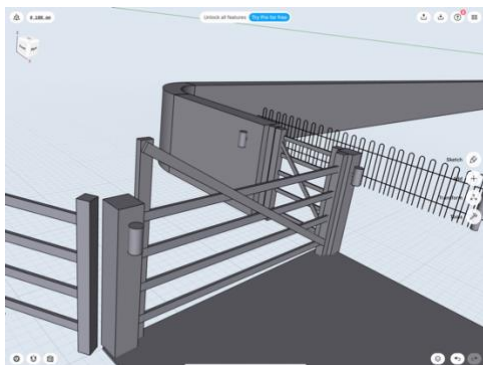
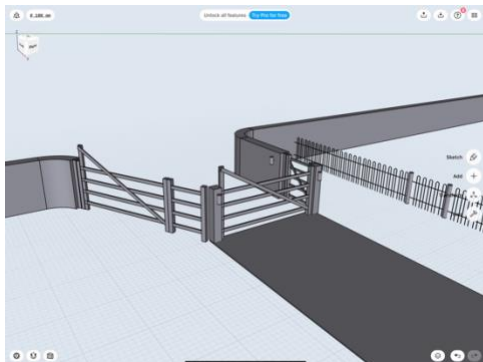


Illustration of proposed new gates and associated lighting.

Notes:

- The electric gate would be automatically operated and would stand less than 5 feet high.
- Lighting to be installed to either side of the gates on both sides as shown above.
- The vehicular gates would be setback far enough from the shared access driveway to permit a car to pull into the private driveway without the gates having been opened. In addition, the shared driveway is widest opposite this entrance. As a result this proposal creates no traffic impact for other users of the shared driveway and also has no impact on the public highway.

### Driveway and Hard Standing

- Remove and fill in the cattlegrid that currently separates the northern end of the short driveway from the hard standing area. Also remove the associated post and rail fencing that runs immediately alongside the cattle grids.
  - This cattlegrid serves no practical purpose, nor to our knowledge has ever done so, as the field area around it is not divided at that point.
- We would like to also feed power to this area of the hard standing to allow an exterior power supply in the hard standing areas and for the installation of some lighting to improve security.
  - Lighting fittings proposed are: <https://www.lampandlight.co.uk/outdoor-wall-light-stainless-steel-light-dark-sensor-mira>.
- Maintenance work:
  - Relocate to sheds.
  - Refresh the material of the driveway and hardstanding as the material has become very compacted over time and is not draining well.
    - Skim the existing surface and use this material to in-fill the 2x cattle grids. Replace the removed material with new material, similar to the existing.

Existing cattlegrid and associated post and rail fencing and gate.

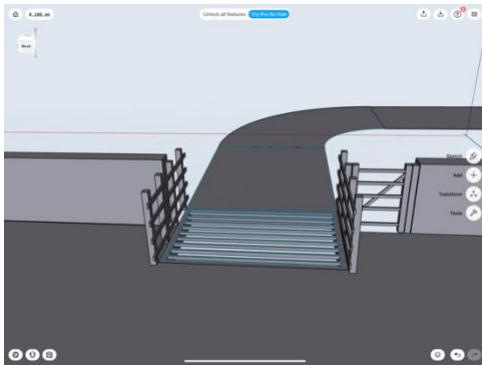


Illustration of proposed new entrance to hard standing and associated lighting

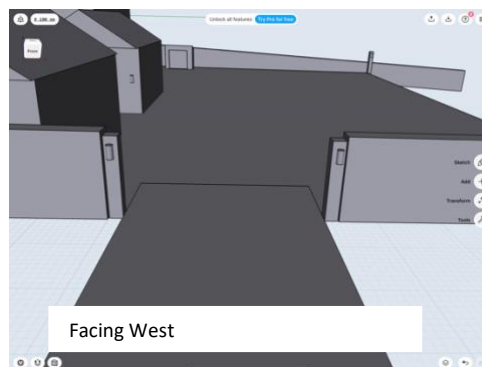


Image of the proposed light fittings



Proposed location for the re-sited sheds



Notes.

- The driveway would remain the same width.
- A small length of matching wall would be added to replace the existing hand gate shown to the South side of the driveway above.
- The new hardcore material would be the same as existing, which is grey aggregate such as :  
[https://www.ppcaggregates.co.uk/product/20mm-limestone-chippings/?attribute\\_pa\\_bag-type=800-850kg-bulk-bag&gclid=CjwKCAjwzIH7BRAbEiwAoDxxTtWpm54Nj9M5a7cLeTsVL0uMoRa1JeDkjdwNHAehU6-Zbhd1zUR4jBoCqAAQAvD\\_BwE](https://www.ppcaggregates.co.uk/product/20mm-limestone-chippings/?attribute_pa_bag-type=800-850kg-bulk-bag&gclid=CjwKCAjwzIH7BRAbEiwAoDxxTtWpm54Nj9M5a7cLeTsVL0uMoRa1JeDkjdwNHAehU6-Zbhd1zUR4jBoCqAAQAvD_BwE)
- The sheds sit on top of the hardcore material of the hard standing, so will not affect the roots of the mature trees on the other side of the boundary wall between the hard standing and the garden. The apex of the roof of the sheds sit below the height of the lowest major branches of these trees.