

Design and Access Statement

Project: Land the former McIntyre Nursery, Littlehampton road, West Sussex, BN12 6PG

Applicant: Peter Hyatt of Millwood House

Date: 01st August 2021

1. Amount

- 1.1 The development proposal is to request planning permission for change of use of land to class B8 self-storage and to have 12 storage yards on site.
- 1.2 The site area is 0.27 ha. The ground slopes gently to the south and is completely covered with overgrown weeds and brush.

2. Layout

- 2.1 The proposed layout sites 12 open air storage yards on the land. There would be adequate retained open space for vehicular access and turning in order that vehicles may exit the site in forward motion

3. Scale

- 3.1 The proposed yards would be bordered off with Heras fencing each sheet of fencing is 6ft x 6ft

4. Landscaping

- 4.1 The existing soil surface would be mechanically scraped to remove a thin layer and covered with a self-draining surface of road planings.

5. Appearance

- 5.1 The yards will be hidden by an existing screen of poplar trees that do not need to be removed for the proposed development to go ahead.
- 5.2 The proposed site is located in the middle of a built up area with no visibility to the outside.

6. Use

- 6.1 There is an established history of storage uses and commercial uses on a joining land. It should be noted that the application for storage business provides a long term rather than short term storage facility for local businesses.
- 6.2 One new full time employee is envisaged.

7. Access

7.1 There is an existing access road for Millwood House which is also the access road to proposed site.

7.2 The existing entrance forecourt has a width of 7.2m and depth of 13.1m allowing for safe entry and exit. The access road is 5m wide.

7.3 The entrance site has no obstructions and is clearly visible.