Project:	**Proposed Regrading of Existing Ground to Form Plateaus for Open Storage, Together with 2No New Vehicle Access, Prospect Way, Knypersley, Staffordshire, ST8 7PL.**
Title:	**Design and Access Statement**
Date:	11 AUGUST 2020

Introduction

This Design and Access statement accompanies a planning application for forming regraded ground plateaus for open storage use, plus 2No new vehicle accesses on currently unused site on Prospect Way, Knypersley, Staffordshire, ST8 7PL.

The applicant intends to use the site commercial use to provide open storage for the existing business, a security fence and gates are to be provided to the site to provide added security to the area, and the proposed is to allow for vehicle access to all areas from the existing service road.

Use

The site will be used for open storage and parking for the existing company which would facilitate the company to expand the business which would result in the employment of 15 extra staff, which would benefit the local economy and job prospects within the area.

The site is surrounded by industrial units / sites which shall allow for the proposal to blend in naturally with its surrounding.

Amount

The site area comprises of 8411.31m2 for the existing business which is edged in blue on drawing 4718-01-11 and the proposed storage site area comprises of 13,339.37m2 which is edged in red on drawing 4718-01-11, which allows for ample space for open storage area and vehicle access suitable for appropriate vehicles, and the proposed storage area is to be encompassed by new 2m high green p.p.c paladin fence complete with security gates to match the existing on the surrounding sites.

Layout

As shown on drawing 4718-01-09 the existing ground is to be regraded to form 3No plateaus at different levels to suit the existing site conditions the top plateau will be accessed from the existing service yard of the existing business, with the middle and lower plateau accessed via proposed new vehicle accesses which are to be formed in tarmacadam complete with dropped kerbs and blister paving to match that of the existing.

The new accesses are to be complete with security gates min 2m high in green to match the proposed new perimeter fencing. The lower plateau area size is to be finalised on site due to site conditions.

Landscaping

The main landscaping adaptation shall be in the form of self-setting trees to the perimeter of the site, and where trees have been removed due to regraded ground area, these are to be replanted / reused.

The embankments between the plateaus are to receive grass seed and to be maintained by the owner of the site.

The plateaus are to be formed in well compacted sulphate free hardcore and access drives to be in tarmacadam.

Access

Vehicle access shall be paramount for the existing business, the proposal aims to provide simple access to all the new proposed open storage areas from the existing company site and off the existing service road as shown on drawing 4718-01-09.

Appearance

In terms of the impact of the proposal and appearance, the proposal would enhance the proposed site as it is not maintained and is currently over grown, the proposal would provide a much better appearance from the road side thus resulting in a more appealing business park, also with the installation of the proposed new boundary fence and security gates this would provide a more secure environment for all the other industrial sites.

Where the site is located / situated within the business park the proposal will not look unsightly from the surrounding areas and will blend in naturally within the site.