

**PLANNING APPLICATION**

**BY**

**MR NIGEL L. MATTHEWS t/a  
BANBURY PLANT & SKIP HIRE**

**LAND AT FERRIS HILL FARM, SIBFORD ROAD, HOOK NORTON,  
BANBURY, OXFORDSHIRE, OX15 5JY**

**PROPOSED ADDITIONS TO BUNDING  
NORTHERN & WESTERN SITE BOUNDARIES  
& TO SIBFORD ROAD  
TO IMPROVE SITE SECURITY TO FERRIS HILL FARM  
(WITH TREE PLANTING & HEDGE)**

**DESIGN & ACCESS STATEMENT**

March 2023

This Application follows a visit on Thursday 2<sup>nd</sup> March 2023 by Enforcement Officers from Cherwell District Council and Oxfordshire County Council when the question of the construction of bunds (as Approval under 22/01470/F) and the question of a wheel washing facility were discussed.

This Application addresses the concerns expressed about views from the wide landscape.

## **1. INTRODUCTION**

- 1.1 Mr Matthews has owned Ferris Hill Farm for over twenty years and has recently purchased a 16.51 acres (6.678 Ha) of agricultural land to the north.
- 1.2 The agricultural land now in his ownership has been farmed by a local farmer who has the benefit of continuing the use of the northern section of the land.
- 1.3 Over the years Mr Matthews has established a plant and skip hire business and waste transfer station all with the benefit of planning permission, Environment Agency permits, County Council consents and a 'O' Licence for 25 vehicles.
- 1.4 He employs some 50 people both workers in the office, yard staff and drivers.
- 1.5 Mr Matthews is continually striving to improve the process of recycling waste materials.

## **2. THE PROPERTY**

- 2.1 Over the years the site has suffered numerous thefts of fuel, small plant items and materials such as copper, brass, timber, etc. which are separated for recycling. Mr Matthews is aware that the site is under constant surveillance by would-be criminals.
- 2.2 Whilst generally the original site is fairly secure due to extensive bunding and planting, the approach from the north (i.e. the recently purchased land) is vulnerable to would-be thieves who are prepared to drive through the hedges and across the land to gain entry. Recently he has erected a post and wire fence and excavated a dyke to deter potential intruders along the distance of the newly acquired land. Planning permission 22/01470/F gave consent for some of the works adjacent to Sibford Road which are now being constructed.

- 2.3 Whilst there is a presence on site of a live-in security person and dogs, thefts and attempted break-ins still occur, particularly near to the pond, access to which is the lowest part of the site and not overlooked from any vantage point.
- 2.4 Not only do they cause the loss in value of materials stolen, there is also the cost of replacing fuel, gapping-up hedges and fencing and other incidental costs.
- 2.5 The recent fuel delivery and price increase crisis has added to these problems.

### **3. THE PROPOSAL**

- 3.1 The proposal is to carry out works to a section of the northern and western boundaries to reinforce the work already carried out and to extend the bunding along the Sibford Road which would enhance the screening of the whole site.
- 3.2 Mr Matthews proposes to add a 2.000 metres high bund with planting and a hedge which will be a visual and practical deterrent to persons approaching from that direction.
- 3.3 With that application gaining consent the planting along the Sibford Road (previously approved under 21/00510/F) would be carried out at the same time.

### **4. VISUAL INTRUSION**

- 4.1 With the scheme complete and with the tree belt maturing any views of the site will be well screened from the north and the distant views from the Sibfords.

### **5. ACCESS**

- 5.1 The present access from the Sibford Road will not be affected by this proposal.

### **6. ARCHAEOLOGY**

- 6.1 It is believed that the site has no record of archaeological interest. However, a watching brief will be maintained and any item of note that may be found will be reported to the County Archaeologist.

**7. ENERGY & DEVELOPMENT**

7.1 This subject is not pertinent to this application.

**8. PROTECTED SPECIES**

8.1 This part of the site is vacant and contains no evidence of protected species.

**9. FLOOD RISK**

9.1 The site is not in a flood risk area nor has the site flooded in any way within living memory.

**10. WATER SUPPLY**

10.1 This subject is not pertinent to this application.

**11. LANDSCAPE**

11.1 This subject is referred to in Section 4 above.

11.2 A full planting schedule forms part of this application.

**13. FOUL WATER**

12.1 This subject is not pertinent to this application.

**13. STORM WATER**

13.1 Run-off of storm water from the highway will not be affected by this proposal.

**14. BIODIVERSITY**

14.1 The proposals will have no effect upon any biodiversity or geological forms or concerns.

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