

**PLANNING APPLICATION**

**BY**

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

**LAND PART OF O.S. 5018**

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

**HARDSTANDING FOR THE STORAGE OF  
AGRICULTURAL & FORESTRY VEHICLES and PLANT, ETC  
(RETROSPECTIVE)**

**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 hardstanding was raised.

This Application addresses the concerns expressed about the use of this land.

## **1. INTRODUCTION**

- 1.1 Mr Matthews has owned Ferris Hill Farm for over twenty years and has recently purchased 16.51 acres (6.678 Ha) of agricultural land to the north. He now owns approximately 60 acres (24 Ha) of agricultural land in the area.
- 1.2 The agricultural land recently purchased 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 including the residue of tree felling.
- 1.6 In recent years he has been increasingly engaged by local Landscape and Forestry concerns to help clear fallen trees and is now employed by those concerned to grub up and chip tree roots, etc, and which now cannot be burnt at the site of operation due to Environment Agency requirements.

## **2. THE SITE**

- 2.1 O.S. Parcel 5018 with the adjoining land O.S. Parcel 5135 was purchased in 2020 and the area of hardstanding laid in 2021 and has and is used for the storage of agricultural and forestry vehicles and plant since then.

- 2.2 The hardstanding is used for the storage of agricultural vehicles – tractors and the like, a tree shredder, tree shearers, agricultural trailers and roll-on roll-off hook laden bins for the collection of wood chippings, etc.
- 2.3 As stated earlier, Environment Agency requirements do not allow for the burning of branches, wood waste, chippings, etc at the site of felling and they are now brought to Ferris Hill Farm for recycling.
- 2.4 In addition to the parking of the above-mentioned vehicles and plant the site has an occasional use for equipment used for the collection of debris from road traffic accidents and from fire damaged buildings. (Mr Matthews and his brother are long standing members of the Hook Norton Fire Fighting division of Oxfordshire Fire Brigade). This activity has been continuous for the last 15 years from this site.

### **3. HARDSTANDING**

- 3.1 The hardstanding is formed by the crushing, spreading and rolling of stone taken from levelling the site, all laid as a permeable surface, free of mud and slurry, etc.

### **4. VISUAL INTRUSION**

- 4.1 With the bunding scheme (application submitted 09/03/2023) 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 although the adjacent water tank is kept as a requirement of the Environment Agency in case of fire and for dust suppression, road cleaning, etc.

**11. LANDSCAPE**

11.1 This subject is referred to in Section 4 above.

11.2 A full planting schedule forms part of the current application for bunding (application submitted 09/03/2023)

**12. 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 and the hardcore is of permeable construction.

**14. BIODIVERSITY**

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

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