

1836/DAS

**Design & Access Statement for Thomas Evans, The Old Scrap Yard,
Bunkers Hill, Kidlington, Oxford OX5 3BA**

Summary

The applicant purchased this plot of land in early this year. The yard has been an industrial site since the late 1960's early 1970's. When the applicant purchased the site it had been abandoned for the past 5 years and was in a bad state. They have spent the last 3 months tidying and improving the site, removing all the waste that had been left behind by previous tenants. The current size of the business use on the land and the existing workshop is too small and not fit to run a business from. He currently runs a car repair business elsewhere, but his current site is becoming too small, and in addition the landlord wants the site back for future development. He therefore requires a new site and building to accommodate his expanding business.

The site is well screened from the road and residential view and further screening in the form of Laurel bushes has been planted in the last few months. The building is to be positioned at the far end of the site so as to be as far away as possible from residences of Bunkers Hill.

If this development were to go ahead it would be supporting economic growth in a rural area in line with paragraph 28 of the NPPF and it will be providing local employment in line with Policy SLE1 of the Cherwell Local Plan 2011-2031.

Design

Construction materials will be as follows-the roof material will be "Big 6" profiled fibre cement sheeting. The side sheeting will be Juniper Green profiled steel sheeting down to natural grey concrete panels below. There will be a galvanized roller shutter door and a steel grey personnel door in one gable end.

Access

The volume of traffic visiting the site will be no different to when it was in use as a scrapyards/repair yard, and all traffic leaving site will exit to the right so as to minimise impact on village.