



PLANNING STATEMENT

for premises known as

20 Market Street
Chipping Norton
Oxfordshire
OX7 5NA



Prepared for: CHP Management Limited
Prepared by: Chris Sharp
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Our reference: 1057192/CL

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1.0 Introduction

This Planning Statement has been prepared by CS2 Ltd on behalf of Lewis Silver of CHP Management Limited. The statement is submitted in support of the planning application for the remedial repair works to a retaining garden wall to the rear of 20 Market Street, Chipping Norton, Oxfordshire. OX7 5NA. It was at the behest of the Conservation Officer who wanted to ensure the retaining wall's survival for another 100 years, whilst also ensuring the local residents and neighbouring properties are protected.

To be read in conjunction with Transport Statement, Design and Access Statement, Heritage Statement and Biodiversity Self-Assessment form.

2.0 Site and Surroundings

The application site is in a commercial shopping area in the heart of Chipping Norton and is located opposite Market Place, which is on the opposite side of the A44 London Road that runs through the centre of Chipping Norton. The A44 west takes you to Moreton-in-Marsh train station, but the closest station is Kingham, both stations being on the Cotswolds Line and serviced by the Great Western Railway.

Retail properties surround the front of the site on Market Street, with residential properties to the rear boundary with addresses off Finsbury Place. The premises fronting Market Place are listed but the land to the rear that is the basis of this application is unused and inaccessible as it is covered by grass, weeds, brambles, and a few semi-mature hedge shrubs.

3.0 The Proposed Works

The proposal is for essential repairs to a 4m high retaining wall that is failing due to the root structure of self-seeding saplings. The retaining wall is coursed rubble stone bedded in lime mortar, which is to be removed where currently fracturing and causing a risk to life. The immature tree/shrubs in the rear garden area to 20 Market Street are to be removed and the ground locally behind the wall within the curtilage of 20 Market Street is to be raked out to a 20-degree slope, before the wall and capping stone are reconstructed using saved stone and hydrated lime mortar.

No building materials or soil will be removed from site. Rubblestone and stone copings to the wall will be removed and stored whilst the saplings and their roots are taken out and removed, and the soil is graded away from the wall and redistributed around the garden area to the rear of 20 Market Street.

4.0 Planning Policies

The Policies that could affect the premises known as 20 Market Place Chipping Norton are:

Policy T1: Sustainable Transport, as part of the CN Air Quality Management Area.

This proposal is a wall repair, it is not a development and will not produce jobs or additional population density and therefore it will not increase traffic or alter the Air Quality of the centre of Chipping Norton. The only relative point that could be made is that the hydrated lime mortar to be used on the wall actually continues to absorb CO² during its life. Hydrated lime mortar is considered carbon neutral and environmentally friendly.

Policy E6: Town Centres.

This, and CN2, relates to 20 Market Street because it falls within The Town Centres Boundary Map. E6 states that Chipping Norton is a Primary Town Centre and appears to exist to restrict non-commercial developments and the reduction of shop frontages. Neither of which relates to the proposed repair of the garden retaining wall.

Policy CN2: Chipping Norton Sub-area Strategy relates to proposed housing stock. Again, this is not relative to the proposed works.

Policy EH10: Conservation Area

The whole of the site falls within the Chipping Norton CA. This, although the works do not form a 'development', has got a little bearing on the project.

Developments 'must conserve or enhance the special historic or architectural interest or character' of the Conservation Area, and wherever possible promote the sympathetic restoration and re-use of buildings.

The work to the wall is going to be carried out sympathetically by trained craftsmen, using the retained rubblestone and copings. New hydrated lime is to be used and the wall be rebuilt coursing the stone as existing. Its appearance once complete should be identical to existing with the added benefit of being safe.

5.0 Summary and Conclusions

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The necessary works will be undertaken by craftsmen with the overview that this is a conservation area and joined to a Listed Building, albeit 40m away. No Council Policies, Local or Structure Plans will be contravened and the surrounding area will only be enhanced following completion of the works.