



## TRANSPORT STATEMENT

for premises known as

20 Market Street  
Chipping Norton  
Oxfordshire  
OX7 5NA



### Contents

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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.

## **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 Development**

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.

## **5.0 Access**

Access to the front of 20 Market Street will be unaltered, as will internal access to the rear uncultivated garden area. When the wall is rebuilt the 3+m difference between the enclosed garden area and the grassed area in front of the residential flats will mean there is no possible access, as is the existing condition.

For the period of the works, access will be required off Finsbury Place, off New Street, a mix of residential units. The roadways are restricted, and all vehicles will be restricted to small commercial LGV's / transit vans etc. There is nothing planned that will put vehicles onto Market Street, either during the works or when the wall is repaired. Once the wall is repaired there will be no additional vehicles using Finsbury Place either.

## **6.0 Summary and Conclusions**

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The works will not create a difference in the air quality in and around Market Street and Finsbury Place, and once the works are complete, transport for Market Street, New Street and Finsbury Place will be unchanged.