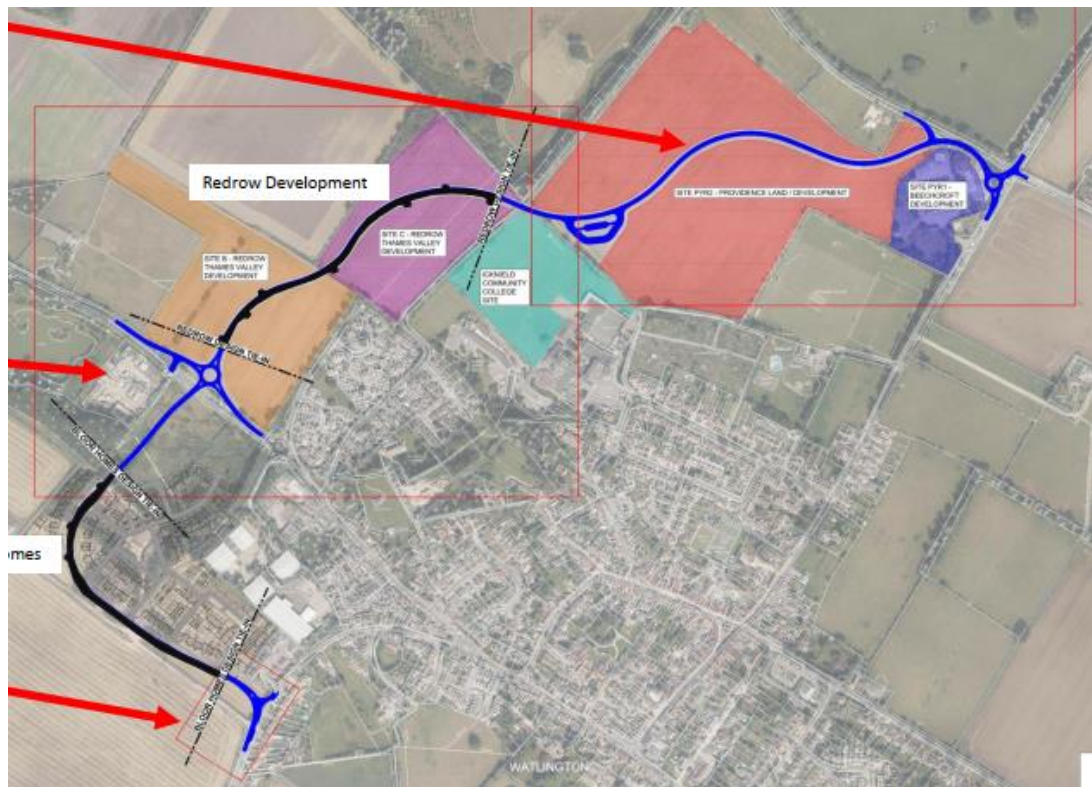


<b>APPLICATION NO.</b>	<a href="#">P22/S1642/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	28.4.2022
<b>PARISH</b>	WATLINGTON
<b>WARD MEMBER</b>	Freddie van Mierlo
<b>APPLICANT</b>	Redrow Homes Limited
<b>SITE</b>	Cuxham Road Watlington
<b>PROPOSAL</b>	Temporary vehicular access off Cuxham Road to serve show homes/sales area and first phase of housing on Site B.
<b>AMENDMENTS</b>	As amended/clarified by amended plans and additional information submitted 21 October 2022 and 27 January 2023.
<b>OFFICER</b>	Emma Bowerman

1.0 **INTRODUCTION AND PROPOSAL**

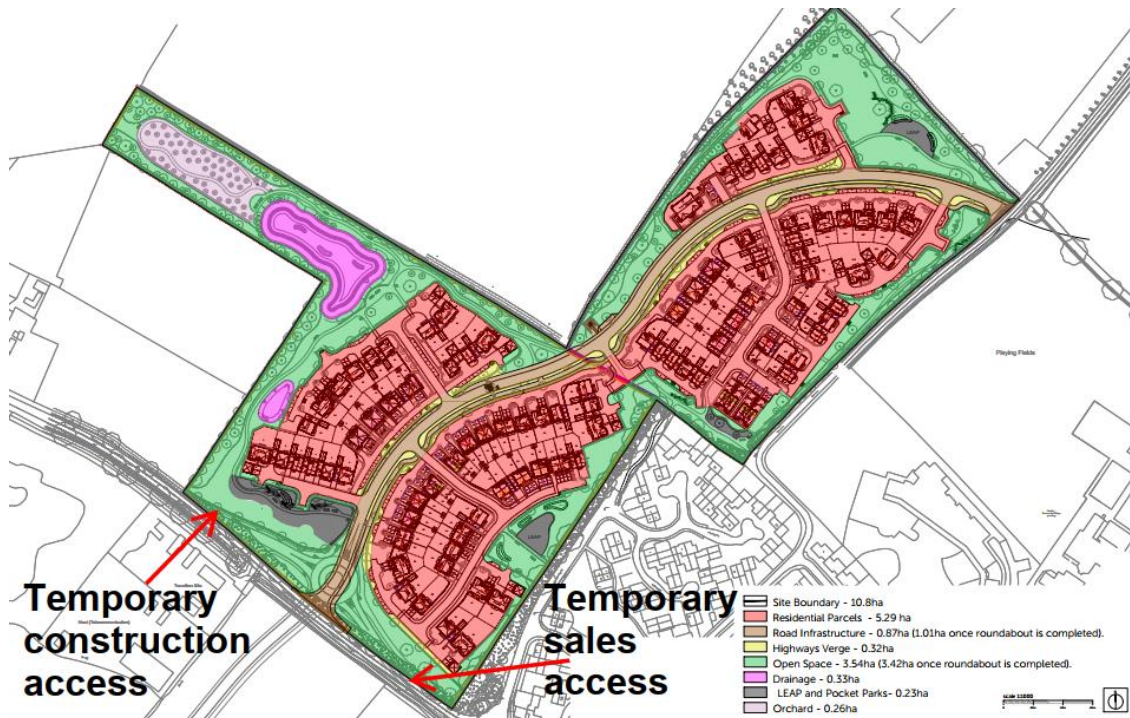
- 1.1 This report sets out the officer’s recommendation that planning permission should be granted having regard to the material planning considerations and the development plan.
- 1.2 The application is referred to planning committee at the request of the former ward member Anna Badcock. The reason for her call in to planning committee is:
- “There is no perfect solution for traffic to the development sites as all surrounding villages and Watlington centre are not suitable for high volume heavy vehicles as recognised by the current weight restriction zone. The current proposals would result in unsafe levels of traffic through Cuxham and that additional traffic through Cuxham could impact on listed buildings. Alternative routes would be equally impactful. I believe local parish councils and residents should be offered a democratic forum to discuss the best options for this traffic route, bearing in mind other sites will also need traffic routes.”*
- 1.3 The application site (which is shown on the OS extract **attached** as Appendix A) is formed of two agricultural fields to the northwest of Watlington. These fields are allocated for housing in the Watlington Neighbourhood Development Plan (‘WNDP’) and are referred to as Site B and Site C. These two sites have planning permission for a total of 130 new homes.
- 1.4 This application seeks planning permission for the construction of a temporary vehicular access off Cuxham Road. The access is required to serve the show homes and sales area on Site B. The access will also be used for the occupation of the first phase of development on a temporary basis. The proposed temporary access is required to enable potential / future residents access into the site whilst Oxfordshire County Council construct part of the ‘Watlington Edge Road.’

- 1.5 The plan below shows the proposals for the Watlington Edge Road. Some sections of the Edge Road have/will be directly delivered by housebuilders where the road forms an integral part of the housing developments. Other sections will be delivered by the County Council. The provision of the Watlington Edge Road sits at the heart of the WNDP as it will divert traffic around Watlington to reduce through traffic in the heavily congested town centre.
- 1.6 The application site is labelled as 'Redrow Development' on the plan below. The roundabout at the entrance to Site B, which will be delivered by the County Council, is the roundabout to the west of this plan:



Plan taken from Oxfordshire County Council planning application ref R3.0010/24

- 1.7 The County Council have submitted their planning application for the remaining parts of the Edge Road and this application is currently under consideration. Oxfordshire County Council are the determining authority for the application and the documents can be viewed on their website [here](#). The County Council's current timeframes are that development is expected to begin in Summer 2024 and anticipated to last approximately 18 months.
- 1.8 The application for a temporary access to serve the show homes/sales area and first phase of housing on Site B has been submitted alongside another planning application for a temporary construction access. Both proposals are annotated on the plan below, and the construction access is being considered under planning application [P22/S1640/FUL](#).



Plan taken from planning application P23/S0431/RM

1.9 The applicant provided additional information during the application process to address issues raised by consultees. The only application plan is a technical drawing showing the details of the temporary assess and this is **attached** as Appendix B.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 The summary below refers to the most recent consultation response unless otherwise indicated. A full copy of all comments received, including those in respect of previous iterations of the proposal, can be seen on the council's website [here](#).

2.2 Parish Councils, local bodies and residents:

<p>Watlington Parish Council</p>	<p><b>No Objection</b></p> <ul style="list-style-type: none"> <li>• Concerns about the possible contamination of the chalk stream on the opposite side of Cuxham Road.</li> <li>• Drainage measures to mitigate surface water runoff must be implemented before operational use of the entrance.</li> <li>• A condition is necessary to fully restore the land within the site and along the bank adjoining Cuxham Road.</li> </ul>
<p>Cuxham with Easington Parish Council</p>	<p><b>No comments</b> received on amended plans/additional information.</p>

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	<p><b>Objection</b> to initial consultation for the following reasons:</p> <ul style="list-style-type: none"> <li>• Unclear why the temporary access is required.</li> <li>• The implied use of B480 through Cuxham as the route for construction traffic is unacceptable.</li> <li>• Cuxham has been blighted by construction traffic from another development.</li> <li>• Construction traffic impacts on heritage assets in Cuxham.</li> <li>• Construction traffic has highway safety implications for pedestrians, cyclists, and vehicles.</li> <li>• Impact of construction traffic on chalk stream.</li> <li>• Construction traffic should use alternative routes to access the site such as Pyrton Lane or Watlington Town Centre.</li> </ul>
Pyrton Parish Council	<b>No comments</b> received
Shirburn Parish Meeting	<b>No comments</b> received
Watlington Environment Group	<p><b>No comments</b> received on amended plans/additional information.</p> <p><b>Comments</b> on initial consultation:</p> <ul style="list-style-type: none"> <li>• Potential impact on trees.</li> <li>• Cumulative impact of all new accesses will be significant.</li> <li>• Conditions required to ensure reinstatement of trees and vegetation when access is no longer required, and these should have a greater or equivalent biodiversity value.</li> <li>• Close attention must be given to the method statement for the construction of the access to protect the chalk stream.</li> <li>• Drainage strategy must ensure that the stream is fully protected from contamination run-off or silt.</li> </ul>
Local Residents	<b>No comments</b> received

2.3 Technical consultees:

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Oxfordshire County Council	<p><u>Transport</u>  <b>No objection</b></p> <ul style="list-style-type: none"> <li>• Visibility splays in accordance with guidance.</li> <li>• Arrangement would allow two cars to safely pass when turning in and out of the access.</li> <li>• Conditions required to ensure that access is laid out to specification, that it is stopped up and reinstated after use and that visibility splays are not obstructed.</li> </ul> <p><u>Lead Local Flood Authority</u>  <b>Comments</b></p> <ul style="list-style-type: none"> <li>• The drainage and layout of the site are now satisfactory.</li> </ul>
Environment Agency	<p><b>No objection</b></p> <ul style="list-style-type: none"> <li>• The development may require a permit or exemption to be obtained under the Environmental Permitting (England and Wales) Regulations 2016.</li> </ul>
Countryside Officer	<p><b>Comments</b></p> <ul style="list-style-type: none"> <li>• Would prefer to see the construction site access in the location of the long-term site access to minimise ecological harm.</li> <li>• Condition required to secure a Construction Environmental Management Plan to ensure that up-to-date survey information and ecological mitigation is secured.</li> </ul>
Forestry Officer	<p><b>No objection</b></p>
Heritage Officer	<p><b>No objection</b></p> <ul style="list-style-type: none"> <li>• Increased use of the road would not harm Cuxham Conservation Area</li> <li>• There would not be any vibration impact to listed buildings during construction period.</li> <li>• Unlikely to be any risk to historic fabric from construction works.</li> </ul>

**3.0 RELEVANT PLANNING HISTORY/CURRENT APPLICATIONS**

3.1 [P23/S1800/DIS](#) - Fully discharged (05/01/24)

Discharge of condition 9 (Phasing Plan) of application P19/S1927/O.

[P23/S1802/DIS](#) - Fully discharged (05/01/24)

Discharge of condition 9 (Phasing Plan) of application P19/S1928/O.

[P23/S0433/RM](#) – Reserved matters approval (27/07/23)

Reserved matters in relation to 60 dwellings, including details of access, appearance, landscaping, layout and scale.

[P23/S0431/RM](#) – Reserved matters approval (27/07/23)

Reserved matters in relation to 70 dwellings, including details of access, appearance, landscaping, layout and scale.

[P22/S3854/DIS](#) – Fully discharged (05/01/24)

Discharge of condition 12 (Construction Traffic Management Plan) of application P19/S1927/O.

[P22/S3856/DIS](#) – Fully discharged (05/01/24)

Discharge of condition 12 (Construction Traffic Management Plan) on application P19/S1928/O.

[P19/S1927/O](#) - Approved (17/01/2022)

Outline planning permission for up to 60 homes with associated open space and sustainable drainage with all matters reserved.

[P19/S1928/O](#) - Approved (17/01/2022)

Outline planning permission for up to 70 homes with associated open space and sustainable drainage with all matters reserved.

#### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Given the scale of the proposed temporary access works, an Environmental Impact Assessment is not required.

#### 5.0 **POLICY & GUIDANCE**

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The development comprises:

- The South Oxfordshire Local Plan 2035
- Any relevant Neighbourhood Development Plans

#### 5.2 **Development Plan Policies**

##### **South Oxfordshire Local Plan ('SOLP') 2035 policies**

STRAT1	The Overall Strategy
TRANS2	Promoting Sustainable Transport and Accessibility
TRANS3	Safeguarding of Land for Strategic Transport Schemes
TRANS4	Transport Assessments, Transport Statements and Travel Plans
TRANS5	Consideration of Development Proposals
EP1	Air Quality
EP4	Flood Risk
ENV1	Landscape and Countryside
ENV3	Biodiversity
ENV4	Watercourses
ENV6	Historic Environment

ENV7	Listed Buildings
ENV8	Conservation Areas
ENV9	Archaeology and Scheduled Monuments
DES1	Delivering High Quality Development
DES2	Enhancing Local Character

**Watlington Neighbourhood Development Plan ('WNDP') 2017-2033 Policies**

P1	Protect and enhance the character of Watlington and the historic setting of the town
P2	Transport
P3	Conserve and enhance the natural environment

**5.3 National Planning Policy Framework and Planning Practice Guidance**

**5.4 Other Relevant Legislation**

**Human Rights Act 1998**

The provisions of the Human Rights Act 1998 have been considered in the processing of the application and the preparation of this report. The recommendation to approve this proposal has been taken within the scope of normal planning policy and will not detrimentally impinge on the human rights of the applicant or any other person. The decision has been made in a legitimate and balanced way.

**Equality Act 2010**

In considering this planning application, officers have had regard to the council's equalities obligations including its obligations under Section 149 of the Equality Act 2010. The proposal will not cause detrimental harm to any person with protected characteristics and has been made in a legitimate and balanced way.

**6.0 PLANNING CONSIDERATIONS**

**6.1 The relevant planning considerations are the following:**

- **Principle of development**
- **Impact on highway safety**
- **Impact on biodiversity**
- **Impact on heritage assets**
- **Drainage**

**Principle of development**

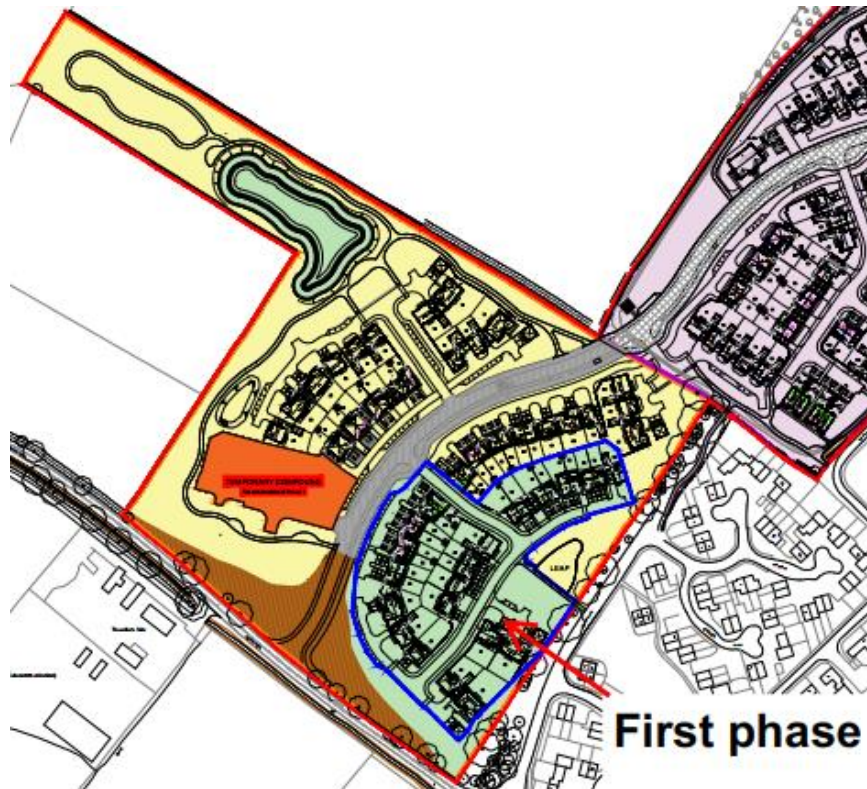
**6.2** Policy STRAT1 of the SOLP set out the overall strategy for development and this includes supporting the role of larger villages. Watlington is classed as a larger village in the SOLP. The proposed temporary access would facilitate the delivery of housing, which supports the role of Watlington as a local service centre.

- 6.3 The delivery of housing on this site is intrinsically linked to the delivery of the Watlington Edge Road. SOLP policies TRANS1b and TRANS3 support the delivery of new roads that are linked with Neighbourhood Development Plans. The WNDP is also supportive of the Edge Road and safeguards land for the road under policy P2.
- 6.4 The proposed temporary access is necessary for prospective purchasers and future occupiers to access the site whilst the County Council construct the roundabout. The development is linked to the delivery of housing on an allocated site and road infrastructure that is supported in the development plan. The principle of the development is therefore acceptable.

**Impact on highway safety**

- 6.5 In their role as Highways Authority, Oxfordshire County Council have assessed the proposals and have raised no objection in relation to highway safety. The County Council highways officer has commented that the proposed temporary access will be safe and suitable for all highway users and will provide appropriate visibility splays.
- 6.6 In addition to the show homes / sales area, the temporary access will also serve the first phase of the development of 30 homes. This has been included because some dwellings in phase one may be occupied before Oxfordshire County Council complete the construction of the roundabout on Cuxham Road.
- 6.7 A Phasing Plan has been approved for sites B and C as a requirement of a condition on the outline planning permissions for the housing developments. The relevant applications are [P23/S1800/DIS](#) and [P23/S1802/DIS](#). The approved Phasing Plan is copied below and indicates the first phase of the development, which will be served by the temporary access:





Plan taken from planning application P23/S1800/DIS

- 6.8 A Construction Traffic Management Plan has also been approved as a requirement of one of the conditions of the outline planning permissions, under references [P22/S3854/DIS](#) and [P22/S3856/DIS](#). The approved Construction Traffic Management Plan routes construction traffic from Junction 7 (Milton Common) of the M40 via Stadhampton and through Cuxham. This arrangement would remain in place until such a time that the part of the Edge Road that joins the B480 Shirburn Road to the application site is constructed. Construction vehicles would then be routed from Junction 6 of the M40 (Lewknor) and through Shirburn.
- 6.9 Given that the discharge of condition applications for the Construction Traffic Management Plan have been approved, the routing of construction traffic is not a matter that can be considered under this application. In any case, the proposed access will not be used for construction traffic. The Phasing Plan has also granted permission for the 30 homes at the south of the site to be constructed and occupied first. Phasing is therefore also not a matter to be considered under this application.
- 6.10 I do not consider that vehicles associated with the use of the show homes/sales centre, or with the occupation of the first homes on site, will result in any adverse impacts on the local highway network. It is noted that the traffic impact of the housing that will be constructed on site was considered under the outline permission.
- 6.11 The Local Highways Authority has no objection to the proposed temporary access, which will meet with the necessary standards in terms of visibility. As such, the proposal is considered to comply with the relevant highways policies, including policy TRANS5 of the SOLP and policy P2 of the WNDP.

**Impact on biodiversity**

- 6.12 A chalk stream, the Chalgrove Brook, runs along the opposite side of Cuxham Road. Chalk streams are a rare and sensitive habitat, with fauna dependant on good quality water.
- 6.13 Given the proximity of the site to this feature, the Environment Agency (EA) were consulted on the application. The EA have confirmed that they have no objection to the proposed temporary access and have advised that an environmental permit may be required from them. This is a separate process that falls outside of the planning system
- 6.14 To minimise biodiversity harm, the council's ecologist has expressed a preference for this temporary access to be located where the long-term access is. Given that the county council will be constructing a roundabout in this location, this is not possible.
- 6.15 To ensure that up-to-date survey information and ecological mitigation is secured, the council's ecologist has recommended a condition requiring the approval of a Construction Environmental Management Plan for Biodiversity. Subject to the imposition of this condition, the proposal complies with the relevant policies that seek to protect habitats and species.
- 6.16 The council's forestry officer has considered the impact on trees and has raised no objection.

**Impact on heritage assets**

- 6.17 Cuxham with Easington Parish Council and the former ward member have raised concerns about the impact of traffic on listed buildings within the conservation area of Cuxham. In my opinion the traffic movements associated with the show home/sales area and first phase of development will not be significant and will not result in any harm to listed buildings on the surrounding road network.

**Drainage**

- 6.18 The application plan shows that part of the temporary access road will drain into an on-site surface water system, part will drain into a road drain, and a small section up to the highway boundary will drain onto the existing carriageway.
- 6.19 Oxfordshire County Council, as Lead Local Flood Authority, have considered these details and have raised no objection to the proposed drainage layout. The drainage will need to be implemented in accordance with the details shown on the plans.

**Other matters**

- 6.20 The Section 106 agreement attached to the outline planning permission for the housing development on Site B (P19/S1928/O) required an area of land alongside Cuxham Road to be set aside as 'Road Improvement Land.' The provisions of the legal agreement restrict any works to take place on this land. The proposed temporary access will cross the Road Improvement Land and as

such, the applicant will need to secure a Deed of Variation to the legal agreement to allow for the access works to take place.

**7.0 CONCLUSION**

7.1 The proposed development will be temporary and will facilitate access to a housing development whilst an important piece of road infrastructure is delivered by Oxfordshire County Council.

7.2 There are no technical objections to the proposal and, subject to conditions, the development will have an acceptable impact on highway safety and biodiversity. The application has been submitted with an acceptable drainage solution and the development will not result in any harm to heritage assets.

7.3 When considered against the development plan as a whole, I consider that the proposal represents a sustainable form of development and there are no valid reasons to withhold planning permission.

**8.0 RECOMMENDATION**

**To authorise the head of planning in consultation with the Chair of Planning Committee to grant planning permission subject to:**

**A) The prior completion of a Deed of Variation to the Section 106 legal agreement attached to P19/S1928/O, and**

**B) The following conditions:**

**Standard**

- 1. Planning permission – temporary time limit**
- 2. Development to be in accordance with approved plans**

**Compliance**

- 3. Vision splays to not be obstructed**
- 4. Temporary access to serve a maximum of 30 homes**

**Pre-commencement conditions**

- 5. Construction Environmental Management Plan to be approved**

**End of permission condition**

- 6. Stopping up and reinstatement of highway verge at end of use**

Full condition wording can be found **attached** as Appendix C.

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