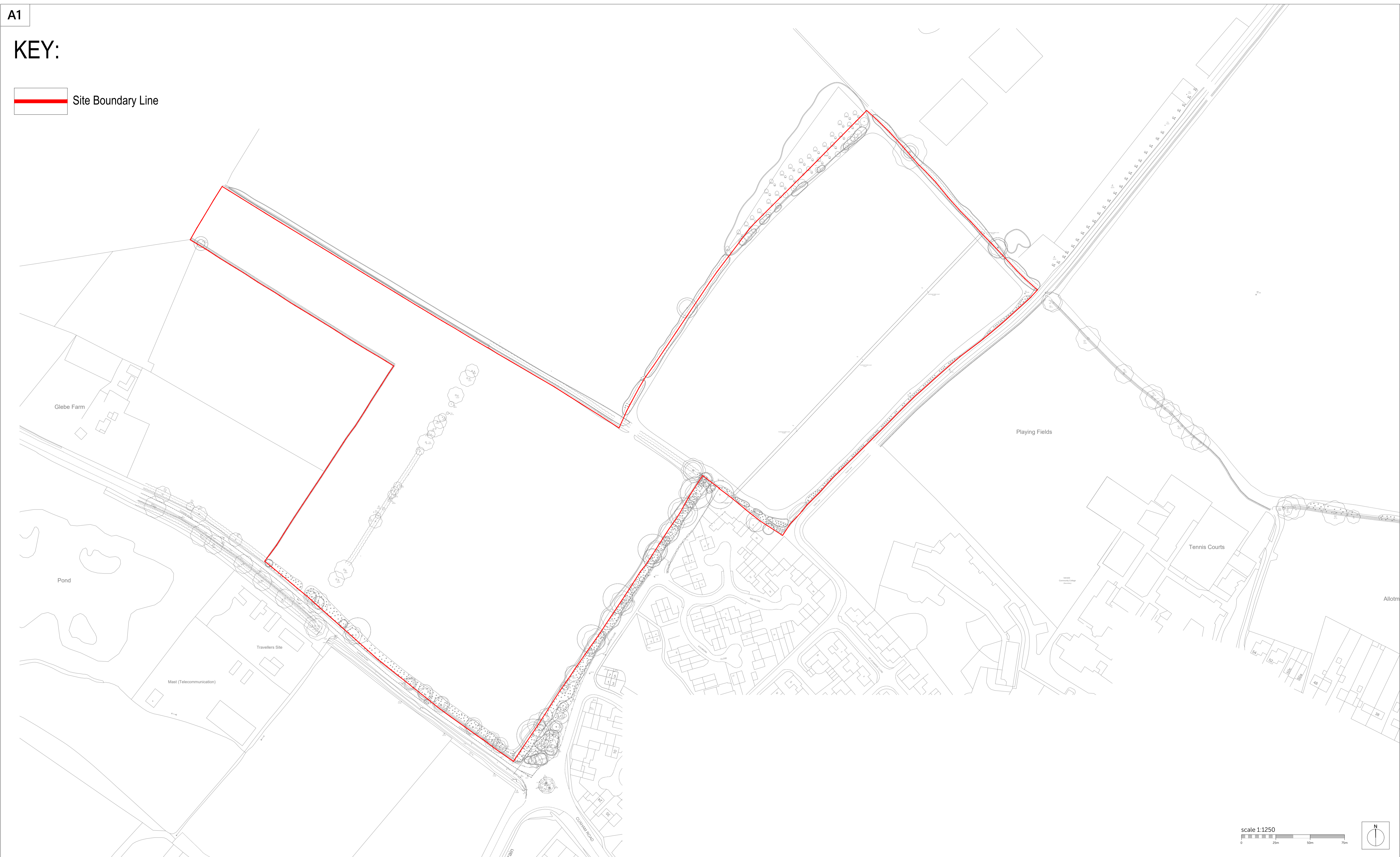


# KEY:

 Site Boundary Line



Romsey    Portishead  
 T:01794 367703    T:01275 407000  
 F:01794 367276    F:01794 367276

Rev	Description
A	Planning Issue.

Date	Au	Ch
11.02.22	JF	

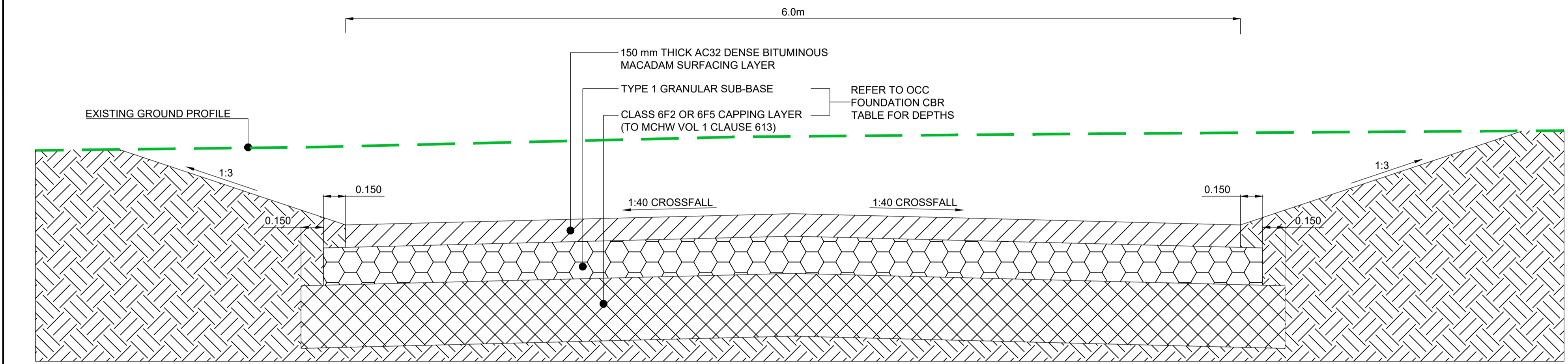
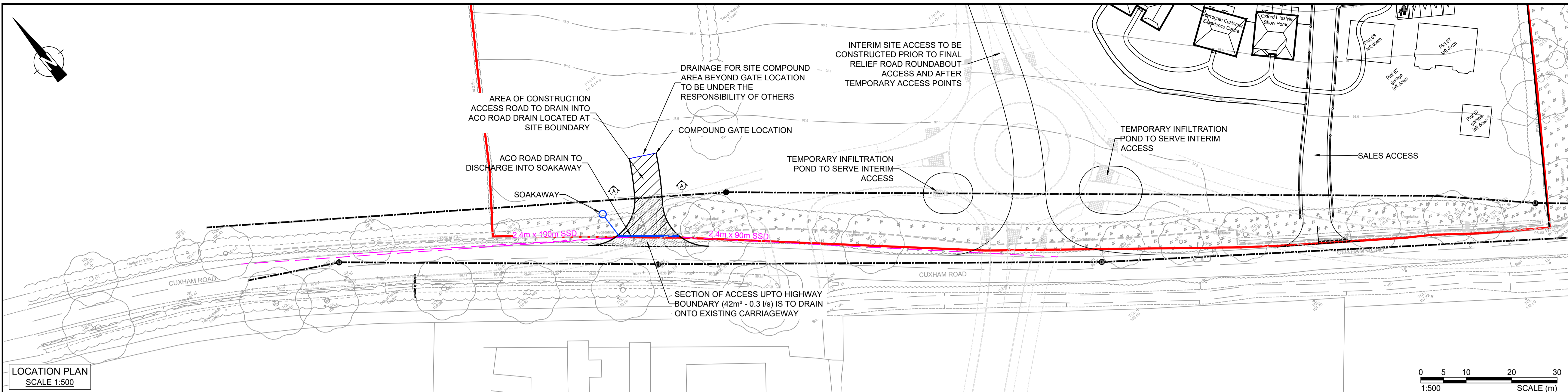
Project	Cuxham Road, Watlington
Drawing	Location Plan

Client	Redrow Homes Thames Valley	Date	15.09.21
Job no.	REDR200930	Rev.	A
Dwg no.	LP.01	Scale	1:1250 at A1
Author	JF	Checked	
Status	PLANNING	Office	Romsey
Client ref.			

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# Appendix A



**OXFORDSHIRE COUNTY COUNCIL**  
FOUNDATION CBR TABLE

CBR TESTING IS REQUIRED AT 30M CENTRES, THE LOWEST CBR RESULT IS TO BE USED TO DETERMINE THE NEEDED FOUNDATION. FOUNDATION REQUIREMENTS ARE TO BE APPROVED BY OCC'S ENGINEER BEFORE THE FOUNDATION IS CONSTRUCTED. THIS WILL REQUIRE THE INSITU CBR RESULTS TO BE PROVIDED.

CBR (%)	Subbase on Capping (mm)		Subbase Only (mm)
	Subbase	Capping	
≤2.5			
2.5 - 5.0	250	420	420
5.0 - 7.5	200	250	265
7.5 - 10.0	165	220	240
10.0 - 12.5	150	200	220
12.5 - 15.0	150	170	210
15.0+	150	150	200

(figures used in table above have been extracted from figures 3.18 and 3.20 of CD225).

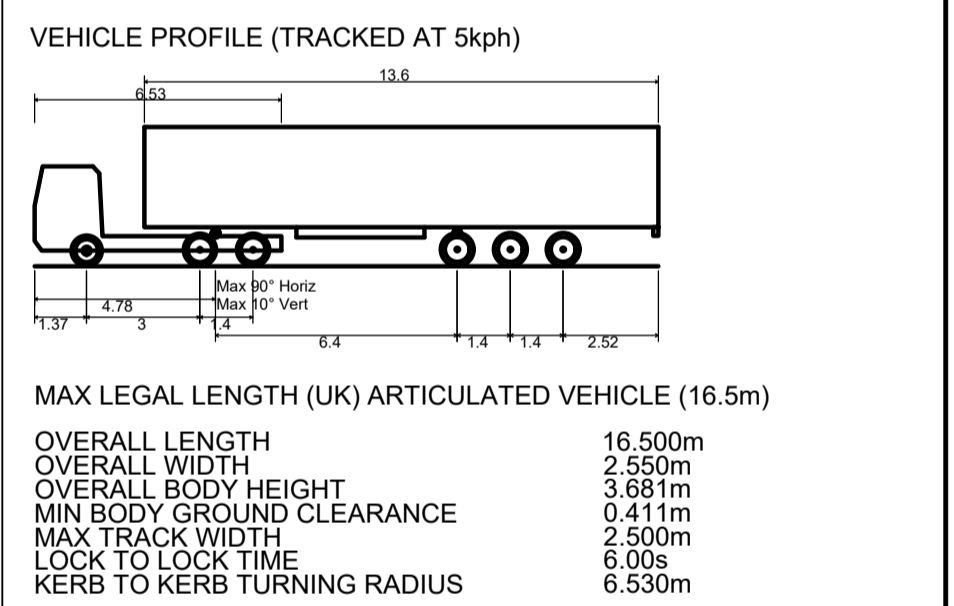
- ALL SUB-BASE IS TO BE TYPE 1 IN COMPLIANCE WITH MCHW1 803
- ALL CAPPING IS TO BE 6F2 OR 6F5 IN COMPLIANCE WITH MCHW1 613
- GRADING CERTIFICATES FOR ALL GRANULAR FILL ARE TO BE PROVIDED FOR EVERY 500 TONNES
- FOUNDATIONS ON COHESIVE SOIL ARE TO USE SUB-BASE ON CAPPING FOUNDATION MATERIAL

**GROUND STABILISATION**

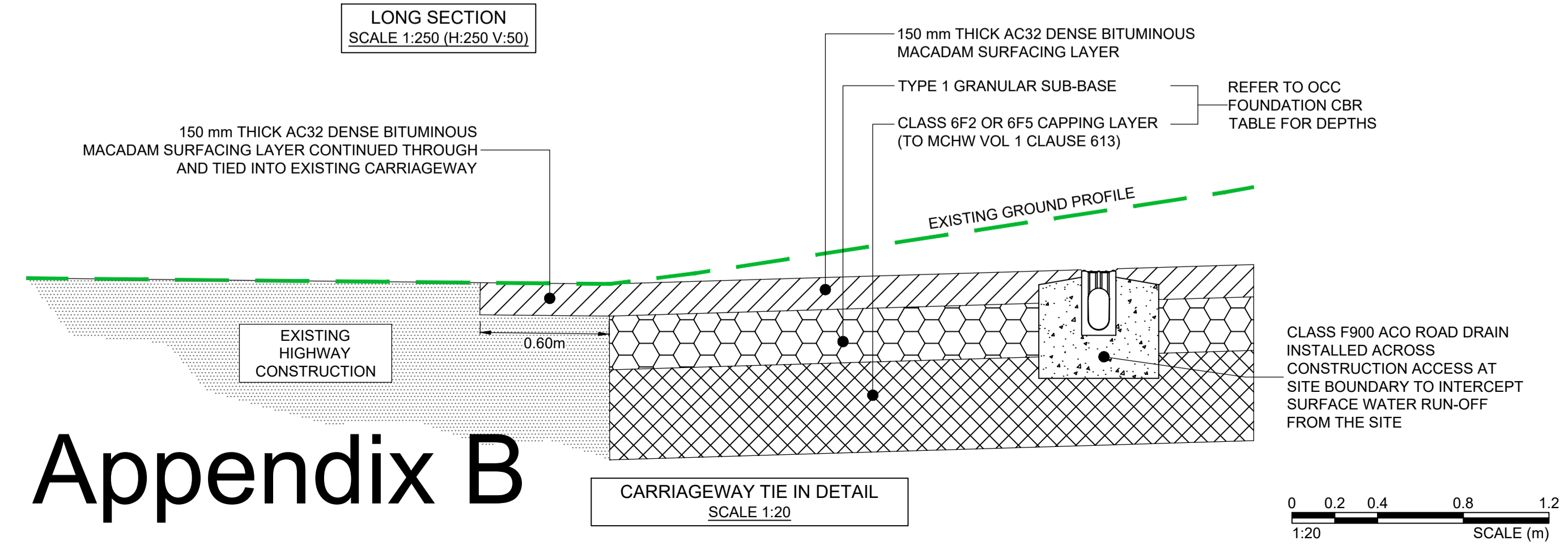
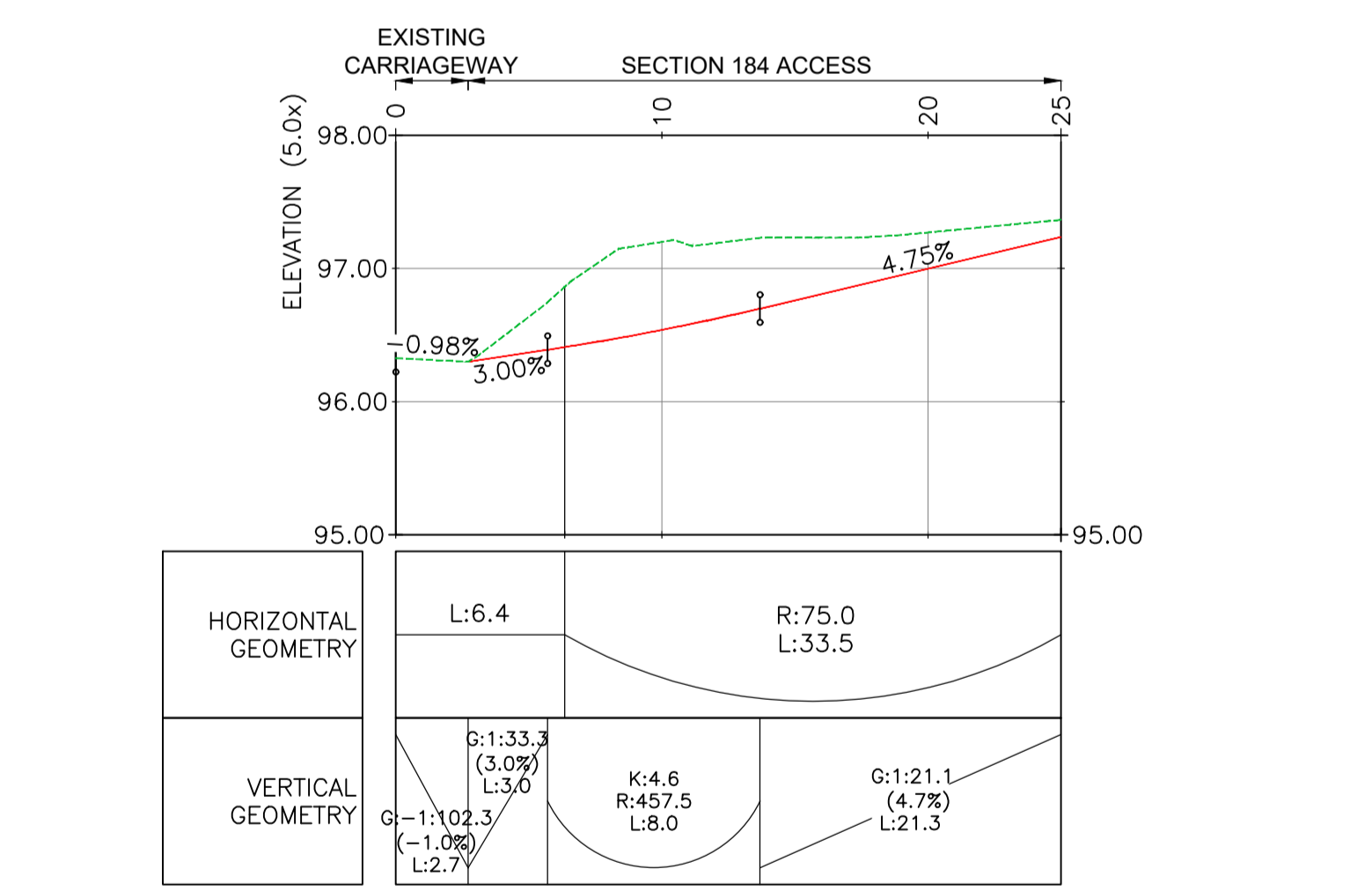
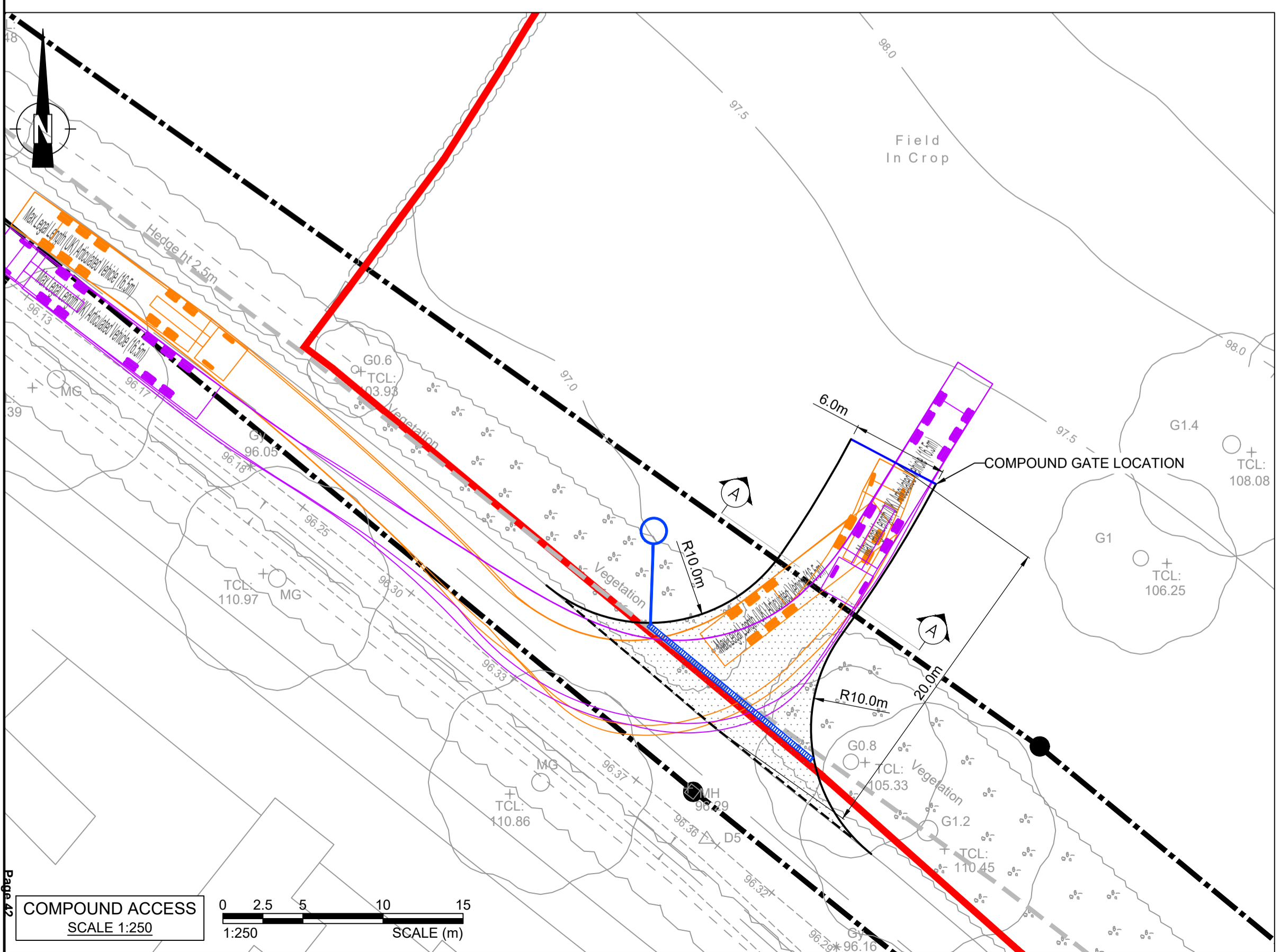
CBR RESULTS OF 2.5% OR LESS WILL REQUIRE GROUND STABILISATION. THE METHOD OF GROUND STABILISATION AND DESIGN IS TO BE APPROVED BY OCC'S SCHEME ENGINEER PRIOR TO IMPLEMENTATION. IMPLEMENTATION WITHOUT OCC'S ENGINEER APPROVAL COULD RESULT IN THE ROAD BECOMING UNADOPTABLE OR REMEDIATION WORKS AT THE CONTRACTORS OR DEVELOPERS EXPENSE IF THE GROUND STABILISATION METHOD OR DESIGN ISN'T ACCEPTED BY OCC'S ENGINEER.

- THERE ARE VARIOUS GROUND STABILISATION METHODS AVAILABLE. THESE INCLUDE:
- LIMESTREAM SOIL STABILISATION - IS TO BE USED WHERE THERE ARE COHESIVE SOILS.
  - INCREASED CAPPING - IF A SUITABLE LOAD BEARING SOIL IS WITHIN 1M OF FORMATION, THE RELATIVELY SOFT MATERIAL ABOVE IS TO BE EXCAVATED AND FILLED WITH CAPPING IN COMPLIANCE WITH ABOVE.
  - GEO-GRID - IS TO ONLY BE USED AS A LAST RESORT IF EITHER OF THE OPTIONS ABOVE ARENT POSSIBLE.

- KEY:
- PLANNING BOUNDARY
  - EXISTING HIGHWAY BOUNDARY
  - NEW FLEXIBLE ROAD CONSTRUCTION
  - POLYPIPE POLYSTORM LITE CRATE SYSTEM UNITS
  - PROPOSED SEWER NO BUILD ZONE
  - EXISTING FOUL WATER SEWER ROUTE
  - JUNCTION VISIBILITY SPLAYS TO CD 123



Rev	Details	Drawn	Checked	Auth	Date
P05	DRAINAGE INFORMATION ADDED	IW	NM	NM	25.01.23
P04	UPDATED VISIBILITY	CR	IW	NM	28.09.22
P03	UPDATES IN RESPONSE TO CLIENT COMMENTS	CR	IW	NM	14.04.22
P02	UPDATES IN RESPONSE TO CLIENT COMMENTS	IW	NM	NM	14.04.22
P01	FIRST ISSUE	CR	IW	NM	13.04.22



# Appendix B

FOR REVIEW & COMMENT

S3

**vectos.** PART OF **SLR**

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61 Oxford Street  
Manchester  
M1 6EQ

t: 0161 228 1008  
e: manchester@vectos.co.uk

Client: **REDROW HOMES (THAMES VALLEY) LTD**

Project Title: **EDGE ROAD, WATLINGTON**

Drawing Title: **GENERAL ARRANGEMENT SECTION 184 CONSTRUCTION ACCESS**

Scale	Designed	Drawn	Checked	IW	Authorised
AS SHOWN	CR	CR	CR	IW	NM

Original Size	Date	Date	Date	Date
A1	11.04.22	11.04.22	13.04.22	13.04.22

Rev	Project Ref. No.	Revision
VD21585 - VEC - HGN - S184 - DR - CH - 0101	VD21585	P05

## Appendix C

### 1. Planning permission – temporary time limit

This permission shall expire after a period of 3 years from the date of this decision notice. By the expiry date of this permission, the access hereby permitted shall be stopped up and the highway verge reinstated in accordance with details to be agreed under condition 5 below.

*Reason: In view of the temporary nature of the development in accordance with Policies DES1, DES2 and ENV1 of the South Oxfordshire Local Plan 2035.*

### 2. Development to be in accordance with approved plans

That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, LP.01 Rev A and VD21585-0101 Rev P05, except as controlled or modified by conditions of this permission.

*Reason: To secure the proper planning of the area in accordance with Development Plan policies.*

### 3. Vision splays to not be obscured

The vision splays shown on the approved plan 'VD21585-0101, Rev P05' shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9 metres as measured from carriageway level.

*Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.*

### 4. Construction Environmental Management Plan to be approved

Prior to the commencement of the development hereby permitted (including any vegetation clearance or preparatory ground works), a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:

- a. Update ecological surveys for relevant habitats and species. Update surveys shall follow national good practice guidelines;
- b. Risk assessment of potentially damaging construction activities;
- c. Identification of biodiversity protection zones;
- d. Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction;
- e. The location and timing of sensitive works to avoid harm to biodiversity features;

- f. The times during construction when specialist ecologists need to be present on site to oversee works;
- g. Responsible persons and lines of communication; and
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

*Reason: To minimise the impacts of development on biodiversity, in accordance with Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035 and Policy P3 of the Watlington Neighbourhood Development Plan.*

### **1. Stopping up and reinstatement of highway verge at end of use**

After a period of 3 years from the date of this decision notice, or once the associated construction compound is no longer required (whichever is earliest), the temporary vehicular access shall be permanently stopped up by the means of reinstatement of the highway verge and proposed planting of which details shall be first submitted to and approved in writing by the Local Planning Authority. The submitted details shall include an implementation programme. Thereafter, the closed access shall not be used by any vehicular traffic whatsoever.

*Reason: In the interest of highway safety in accordance with Policy TRANS5 of the South Oxfordshire Local Plan 2035.*