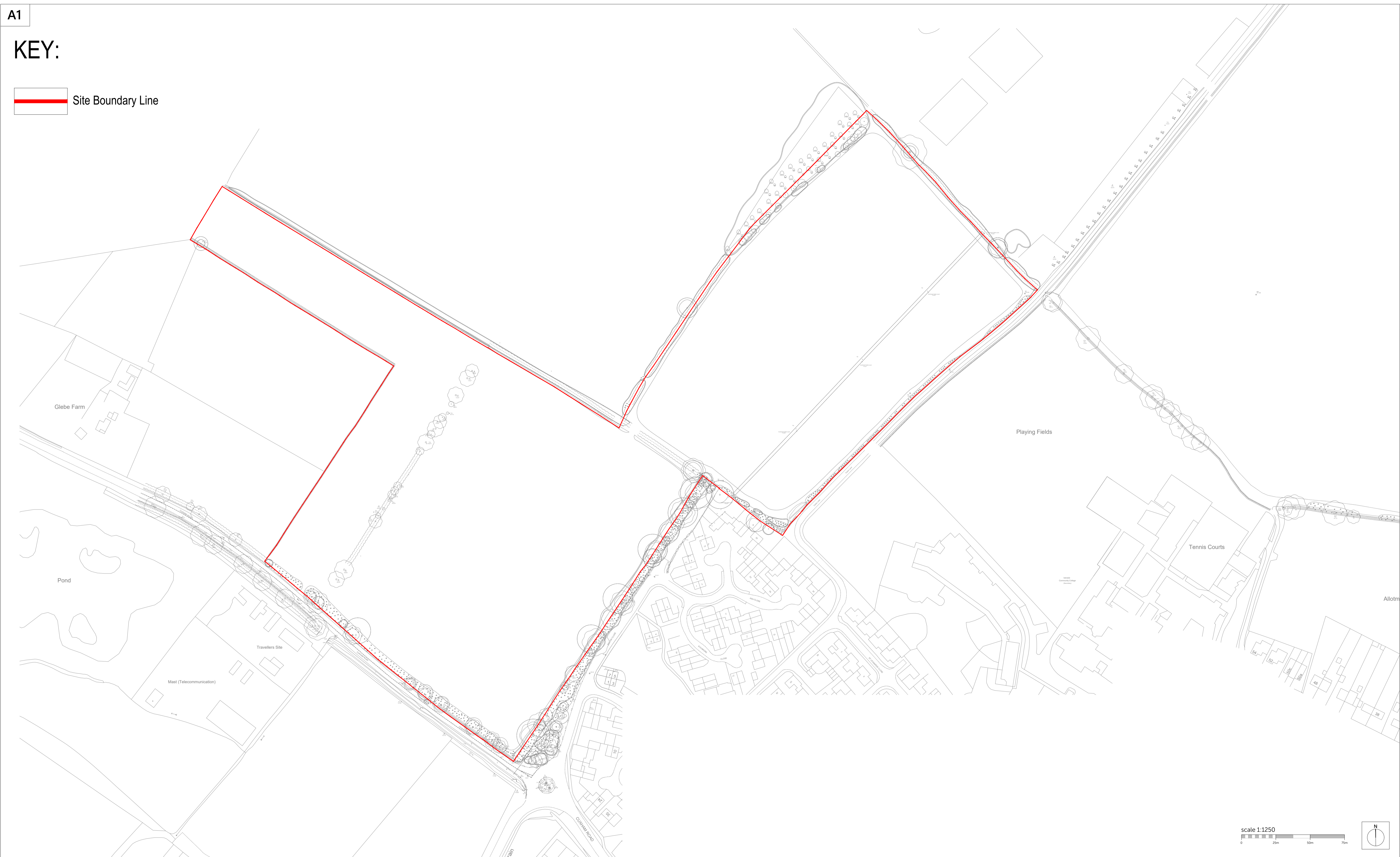


KEY:

 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**

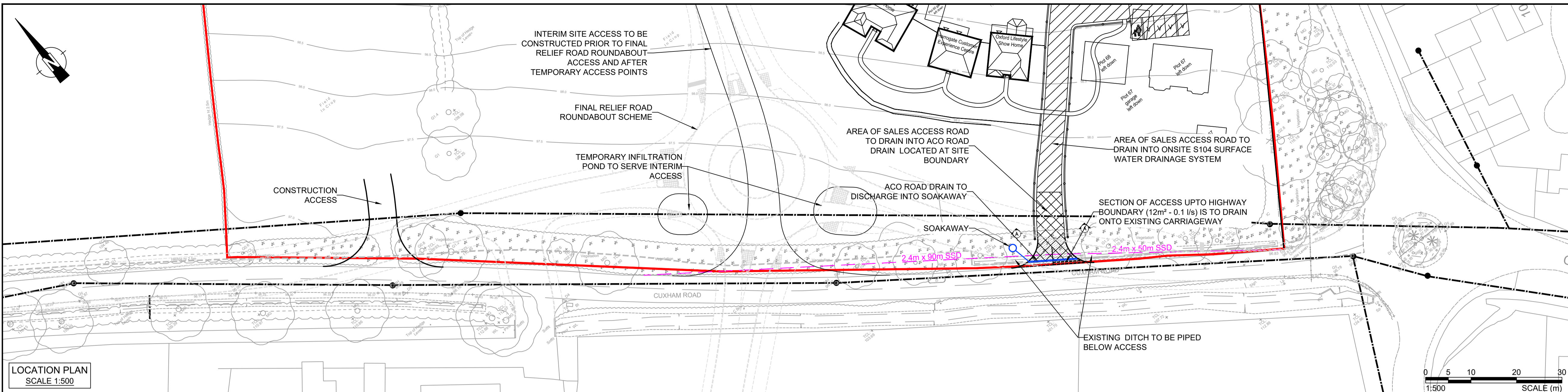
Client	Redrow Homes Thames Valley	
Job no.	REDR200930	Date 15.09.21
Dwg no.	LP.01	Rev. A
Author	JF Checked	Scale 1:1250 at A1
Status	PLANNING	Office Romsey
Client ref.		

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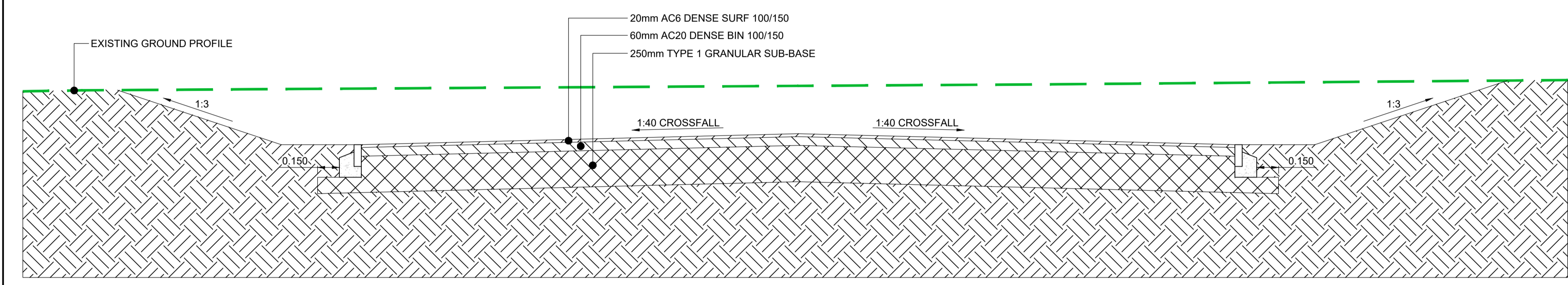
Appendix A

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LOCATION PLAN
SCALE 1:500



SECTION A-A
SCALE 1:20

OXFORDSHIRE COUNTY COUNCIL

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.

- 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

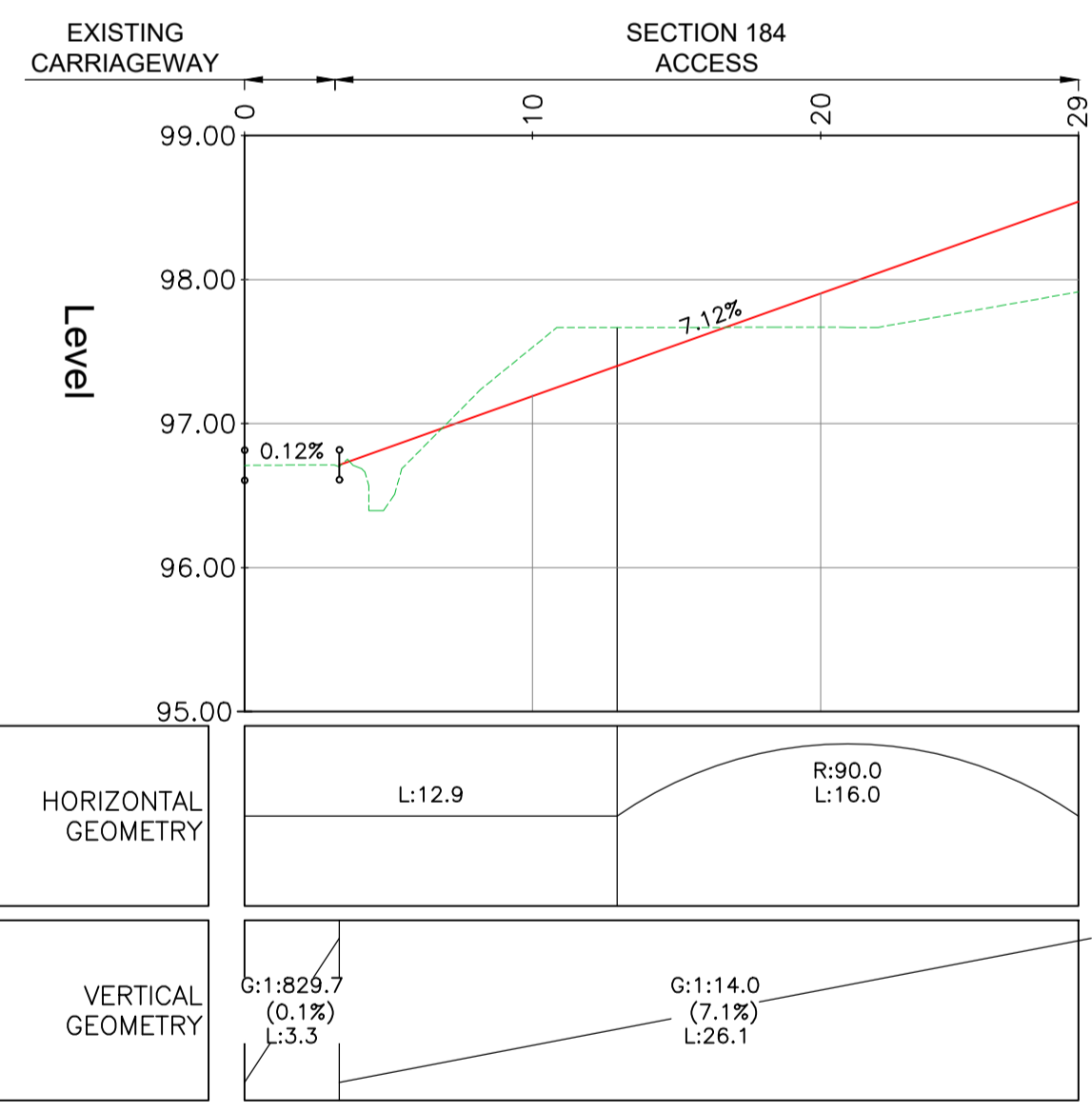
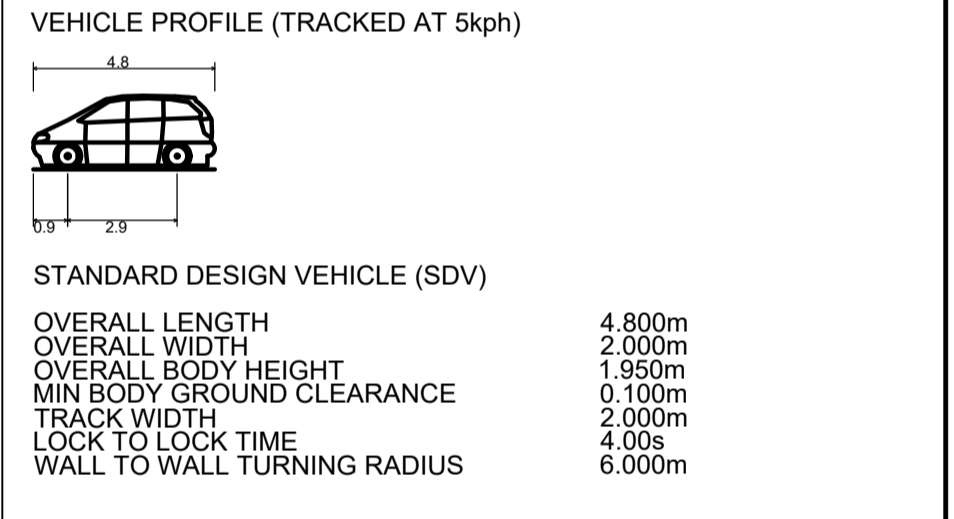
CBR RESULTS OF 2.5% OR LESS WILL REQUIRE GROUND STABILISATION. THE METHOD OF GROUND STABILISATION AND DESIGN IS TO BE APPROVED BY OCC'S SCHEME ENGINEER PRIOR TO IMPLEMENTATION. IMPLEMENTATION WITHOUT OCC'S ENGINEER APPROVAL COULD RESULT IN THE ROAD BECOMING UNADOPTABLE OR REMEDIATION WORKS AT THE CONTRACTORS 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:

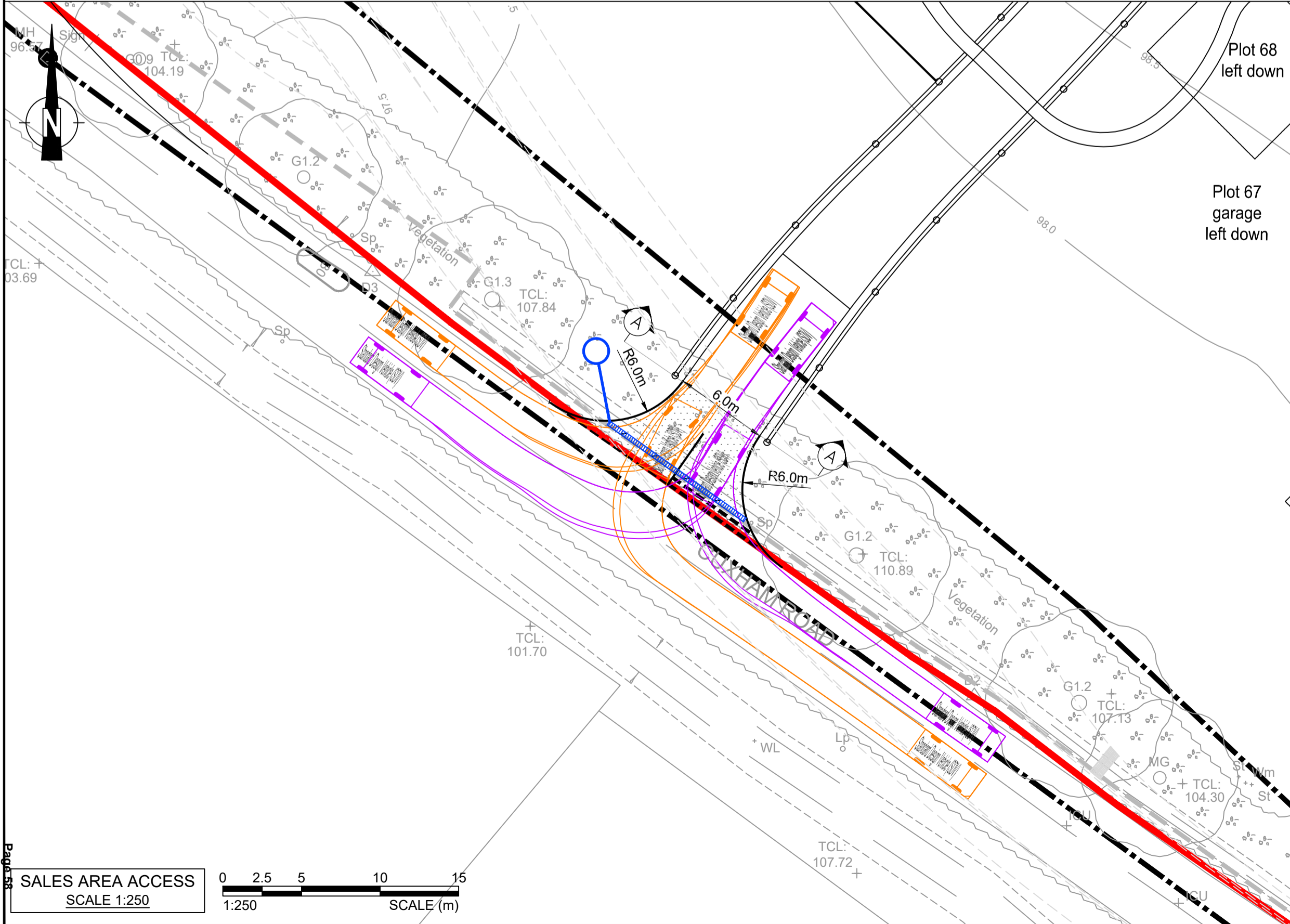
- LIME/CEMENT SOIL STABILISATION - IS TO BE USED WHERE THERE ARE COHESIVE SOILS.
- INCREASED CAPPING - IF A SUITABLE LOAD BEARING SOIL IS WITHIN 1M OF FORMATION, THE RELATIVELY SOFT MATERIAL ABOVE IS TO BE EXCAVATED AND FILLED WITH CAPPING IN COMPLIANCE WITH ABOVE.
- GEO-GRID - IS TO ONLY BE USED AS A LAST RESORT IF EITHER OF THE OPTIONS ABOVE AREN'T POSSIBLE.

- NOTES:
1. THE HIGHWAY AUTHORITY IS OXFORDSHIRE COUNTY COUNCIL. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS IN THE VECTOS SERIES (PROJECT REF VD21585) AND ANY OTHER AS DIRECTED.
 2. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE
 3. HIGHWAY WORKS WHERE INDICATED BEYOND THE PROPOSED ADOPTION BOUNDARY ARE TO BE CONSTRUCTED AS PART OF THIS CONTRACT BUT TO REMAIN PRIVATE.
 4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 5. NO DEVIATION FROM THE DETAILS SHOWN IS PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
 6. ALL CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH LOCAL HIGHWAY AUTHORITY SPECIFICATION AND APPROVED CONSTRUCTION DETAILS.
 7. ALL HIGHWAY WORKS TO BE TO ADOPTABLE STANDARDS AND SHALL COMPLY FULLY WITH THE LOCAL AUTHORITY SPECIFICATION AND WHERE NECESSARY THE RELEVANT SECTIONS OF THE DMRB, SPECIFICATION FOR HIGHWAY WORKS (SHW) AND BRITISH STANDARDS.
 8. ALL STATUTORY CONSENTS, OPENING NOTICES ETC. AS REQUIRED UNDER HIGHWAYS AND WATER INDUSTRY ACTS, ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE WORKS (UNLESS OTHERWISE STATED). ALL WORKS ARE TO BE INSPECTED BY THE LOCAL AUTHORITY, NHBC OR STATUTORY AUTHORITY AS APPLICABLE.
 9. THE PRESENCE OF STATUTORY UNDERTAKERS EQUIPMENT IN THE HIGHWAY SHOULD BE VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO STARTING ANY WORKS. THE LOCATION OF STATUTORY PLANT SHOWN ON ANY PLANS IS INDICATIVE ONLY AND SHOULD NOT BE RELIED UPON FOR THE LOCATION OF ANY PIPEWORK OR CABLING. THE CONTRACTOR SHOULD CONFIRM THE LOCATION OF ALL UTILITY ASSETS BY HAND DUG TRIAL TRENCHES PRIOR TO COMMENCING ANY WORKS. ALLOWANCE FOR THE PRESENCE OF ALL APPROPRIATE UTILITY PROTECTION / DIVERSION MEASURES IS TO BE PUT IN PLACE BY THE CONTRACTOR (UNLESS STATED OTHERWISE).
 10. THIS DRAWING IS SUBJECT TO DETAILED DESIGN AND HIGHWAY AUTHORITY TECHNICAL APPROVALS.

- 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



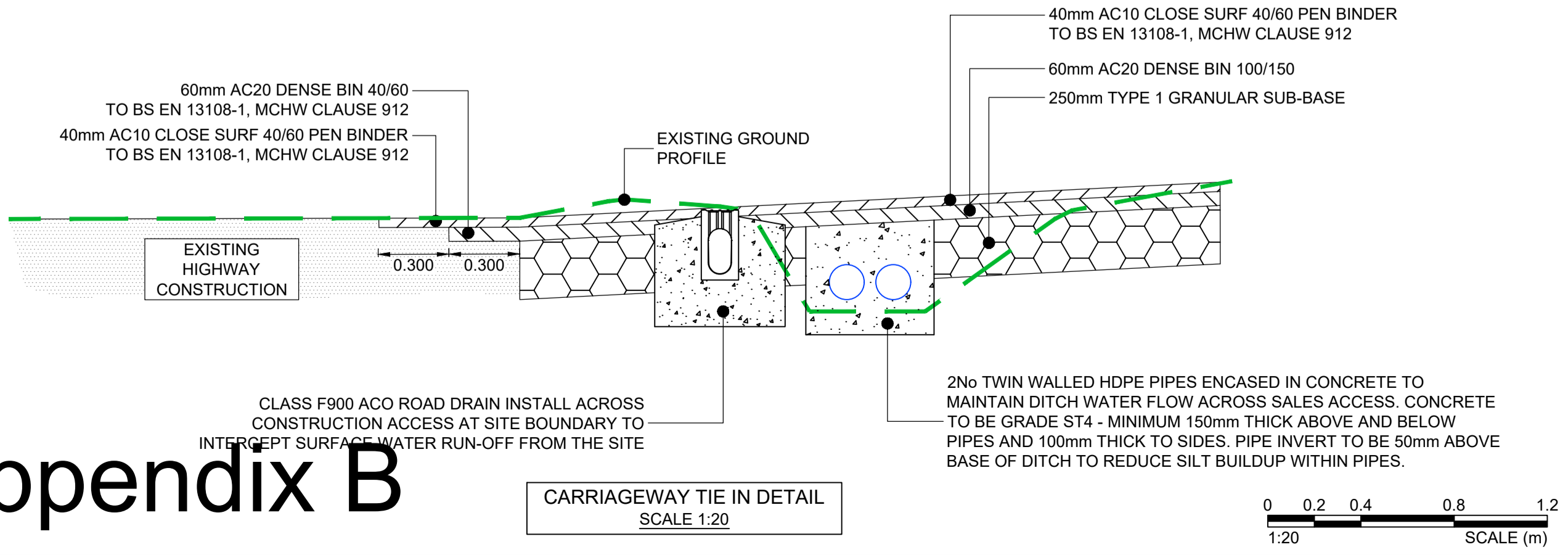
ACCESS CENTRELINE LONG SECTION
SCALE 1:250 (H:250 V:50)



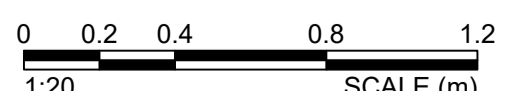
SALES AREA ACCESS
SCALE 1:250



Appendix B



CARRIAGEWAY TIE IN DETAIL
SCALE 1:20



Rev	Details	Drawn	Checked	Auth	Date
P05	DEVELOPMENT SALES AREA REVISED	IW	NM	NM	13.01.23
P04	UPDATED VISIBILITY AND ACCESS BUILD UP	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

FOR REVIEW & COMMENT S3

vectos. PART OF **SLR**

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61 Oxford Street
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CfA
Centre for Assessment
ISO 9001
175345

Client: REDROW HOMES (THAMES VALLEY) LTD

Project Title: EDGE ROAD, WATLINGTON

Drawing Title: GENERAL ARRANGEMENT SECTION 184 SALES AREA ACCESS

Scale	Designed	Drawn	Checked	IW	Authorised
AS SHOWN	CR	CR	CR	IW	NM
Original Size	Date	Date	Date	Date	Date
A1	11.04.22	11.04.22	13.04.22		13.04.22
Drawing Number	Proj/Ref	Vol/Orig	Location	Type	Role
VD21585 - VEC - HGN - S184 - DR - CH - 0102					
Revision					
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 details to be agreed under condition 6 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 VD21585-0102 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 'VD21585-0102, 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. Temporary access to serve a maximum of 30 homes

The temporary access hereby approved shall serve a maximum of 30 dwellings.

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

5. 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 roundabout onto Cuxham Road is open to vehicular traffic (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.