

**THE OXFORDSHIRE COUNTY COUNCIL (DIDCOT GARDEN TOWN HIGHWAYS INFRASTRUCTURE – A4130 IMPROVEMENT (MILTON GATE TO COLLETT ROUNDABOUT), A4197 DIDCOT TO CULHAM LINK ROAD, AND A415 CLIFTON HAMPDEN BYPASS) COMPULSORY PURCHASE ORDER 2022**

**THE OXFORDSHIRE COUNTY COUNCIL (DIDCOT TO CULHAM THAMES BRIDGE) SCHEME 2022**

**THE OXFORDSHIRE COUNTY COUNCIL (DIDCOT GARDEN TOWN HIGHWAYS INFRASTRUCTURE – A4130 IMPROVEMENT (MILTON GATE TO COLLETT ROUNDABOUT), A4197 DIDCOT TO CULHAM LINK ROAD, AND A415 CLIFTON HAMPDEN BYPASS) (SIDE ROADS) ORDER 2022**

**AND**

**THE CALLED-IN PLANNING APPLICATION BY OXFORDSHIRE COUNTY COUNCIL FOR THE DUALLING OF THE A4130 CARRIAGEWAY, CONSTRUCTION OF THE DIDCOT SCIENCE BRIDGE, ROAD BRIDGE OVER THE APPLEFORD RAILWAY SIDINGS AND ROAD BRIDGE OVER THE RIVER THAMES, AND ASSOCIATED WORKS BETWEEN THE A34 MILTON INTERCHANGE AND THE B4015 NORTH OF CLIFTON HAMPDEN, OXFORDSHIRE (APPLICATION NO: R3.0138/21**

**PLANNING INSPECTORATE REFERENCE:**

**APP/U3100/V/23/3326625 and NATTRAN/SE/HAO/286 (DPI/U3100/23/12)**

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**Appendix to Proof of evidence of**

**ANDREW GREGORY BLANCHARD**

**(Technical Traffic and Highways Engineering – A4130 Widening and Didcot Science Bridge)**

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**Appendix AB2.1**

**Decision Notice of Outline Planning Permission for Replacement Gatehouse at  
Power Station Purchas Road Dicot**

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P22/V2467/O

Oxfordshire County Council and RWE  
c/o AECOM  
Aldgate Tower  
2 Leman Street  
London  
E1 8FA

## OUTLINE PLANNING PERMISSION

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Application No : **P22/V2467/O**

Application proposal, including any amendments :  
**Outline application for the construction of a replacement gatehouse with associated ancillary car parking, landscaping and infrastructure.**

Site Location : **Didcot B Power Station Purchas Road Didcot, Oxfordshire OX11 7HJ**

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Vale of White Horse District Council hereby gives notice that **outline planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. Development shall not commence until details of the reserved matters [appearance, landscaping, layout, scale] have been submitted to and approved in writing by the Local Planning Authority.

In the case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission.

Thereafter the development shall commence not later than whichever is the later of the following dates:

- (a) the expiration of three years from the date of this permission; or
- (b) the expiration of two years from the final approval of the reserved matters,



[www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

page 1 / 8



or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans:

Location Plan

drwgnno DSB\_PD\_ACM\_GTH\_SW\_ZZ\_ZZ\_ZZ\_DR\_AX\_0100 P02,

Site Plan - Parameter Plan of Proposed Gatehouse

drwgnno DSB\_PD\_ACM\_GTH\_SW\_ZZ\_ZZ\_ZZ\_DR\_AX\_0101 P02,

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. Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites'. Each phase shall be submitted to and approved in writing by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and if significant contamination is identified to inform the remediation strategy.

Phase 3 requires that a remediation strategy be submitted to and approved by the LPA to ensure the site will be rendered suitable for its proposed use.

Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policies DP24 and DP27 of the Vale of White Horse Local Plan Part 2.

4. The development shall not be occupied until any previously approved remediation strategy has been carried out in full and a validation report confirming completion of these works has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policies DP24 and DP27 of the Vale of White Horse Local Plan Part 2.

5. The developer shall confirm in writing to the Local Planning Authority the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken. Where land contamination investigation/remedial works are required this must be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites' and submitted to and approved in writing by the local planning authority.

Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policies DP24 and DP27 of the Vale of White Horse Local Plan Part 2.

6. Prior to the commencement of any site works (including demolition or site clearance) a protected area shall be designated for all existing trees which are shown to be retained, and the trees shall be protected in accordance with a scheme which complies with the current edition of BS 5837: "Trees in relation to design, demolition and construction" that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The agreed measures shall be kept in place during the entire course of development.

Reason: To safeguard trees which are visually important in accordance with in accordance with Policy CP44 of the Vale of White Horse Local Plan Part 1.

7. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
  - a) Risk assessment of potentially damaging construction activities.
  - b) Identification of "biodiversity protection zones".

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To minimise impacts on biodiversity in accordance with Paragraphs 179 and 180 of the NPPF, and Policy CP46 of the Vale of White Horse Local Plan Part 1.

8. No development above slab level shall commence until a report detailing the external lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with para 180 of the NPPF, and Policy CP46 of the Vale of White Horse Local Plan Part 1.

9. No development hereby permitted, including any vegetation clearance shall commence until a badger sett survey of the development site and immediately adjacent areas has been undertaken. This survey shall be undertaken within six months of the start of works on site and a brief letter report detailing the results of the surveys is to be submitted to and approved in writing by the council. If surveys show that a licence to disturb a badger sett is required a copy of a valid licence is to be submitted to the planning authority prior to the commencement of works.

Reason: There is a badger sett close to the site and badgers can open up further setts in very short time periods. This condition will ensure that protected

species are not adversely affected by the works in line with wildlife legislation and Core policy 46 of the Vale of White Horse Local Plan Part 1.

10. Prior to commencement of the development, details of biodiversity enhancements, to include two bird and/or bat boxes, bricks or tiles built into the walls of the new building shall be submitted and approved in writing by the council. A brief letter report confirming that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council.

Reason: To incorporate biodiversity improvements in and around developments in accordance with paragraph 180 of the NPPF, and Policy CP46 of the Vale of White Horse Local Plan Part 1.

**NB: Contaminated Land**

The chosen building control body should be consulted if contamination is identified at the development site or if the development is being designed to be resistant to contamination. This would enable the building control body to take account of the risks to the development from contamination and to undertake any necessary inspections. To help ensure developers submit information to the standard expected, a document entitled "Dealing with Land Contamination During Development: A Guide for Developers" is available as a download on the following websites:

<https://www.whitehorsedc.gov.uk/vale-of-white-horse-districtcouncil/environment-and-neighbourhood-issues/environmentaladvice/contaminated-land/>

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/environmentand-neighbourhood-issues/environmental-advice/contaminated-land/>

- NB:** The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

- NB:** This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

## Reason for Decision

The outline development complies with principle planning policies, and is considered necessary in terms of responding to nationally significant highways infrastructure. Subject to conditions, the proposal complies with landscaping and ecology policies, and any potential risk associated with land contamination can be appropriately managed.

The development complies with development plan policies and the NPPF.

In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

## Key Policies

CP01	Presumption in Favour of Sustainable Development
CP16	Didcot A Power Station
CP17	Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area
CP44	Landscape
CP46	Conservation and Improvement of Biodiversity
DP23	Impact of Development on Amenity
DP24	Effect of Neighbouring or Previous Uses on New Developments
DP27	Land Affected by Contamination

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.



Head of Planning  
29th November 2022

## STATUTORY INFORMATIVE

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from :

The Planning Inspectorate  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
Telephone : 0303 444 5000  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

### Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

### Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

### OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

### BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>