

CASE REF: APP/U3100/V/23/3326625 - OCC Planning Application
Corridor between the A34 Milton Interchange and the B4015 north of Clifton Hampden

CONDITIONS TABLE

| No. | Wording of Condition | Reason for the Condition | Comments | OCC view | OCC suggested condition wording |
|-----|---|--|----------|---|---|
| 1 | The development shall commence no later than three years from the date of commencement of development. | In accordance with Section 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004. | | No comment. | No change. |
| 2 | Other than as may be required by the conditions attached to this planning permission, the development shall not be carried out other than in accordance with the approved documents and drawings. | To ensure the development is carried out as proposed. | | Condition 2 needs to include a list of the approved drawings and documents – for clarity as to what is approved and to enable S73 applications to be made in future (to vary condition 2) if minor changes to the scheme arise. | <p><i>Other than as may be required by the conditions attached to this planning permission, the development shall not be carried out other than in accordance with the approved documents and drawings, which include:</i></p> <ul style="list-style-type: none"> • <i>Environmental Statement Addendum (April 2023), Annex 1, Appendix 4.2 Outline Environmental Management Plan</i> • <i>Transport Assessment (September 2021)</i> • <i>Design and Access Statement (September 2021)</i> • <i>Revised Arboricultural Impact Assessment (October 2022)</i> • <i>Outline Landscape and Biodiversity Management Plan (October 2022)</i> • <i>Biodiversity Net Gain Assessment (April 2023)</i> • <i>Flood Risk Assessment (Environmental Statement Volume III Appendix 14.1: Flood Risk Assessment September 2021)</i> • <i>Flood Risk Technical Note (July 2022)</i> • <i>Flood Risk Technical Note: Additional Information (December 2022)</i> • <i>Environmental Statement, Volume II, Figure 10.1: Noise Location Plan</i> • <i>Red Line Boundary - GEN_PD-ACM-HGN-DGT_ZZ_ZZ_ZZDR-T-0040</i> • <i>Highway General Arrangement Plans GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0001-P04 to GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0007-P04 and GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0008-P05 and GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0009-P04 to GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0012-P04 and GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0013-P05 and GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0014-P04 to GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0015-P04 and GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0016-P05 to GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0018-P05 and GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-T-0019-P04</i> • <i>Highway Swept Paths Drawings GEN_PD-ACM-HSP-DGT_ZZ_ZZ_ZZ_DR-T-0001-P03 to GEN_PD-ACM-HSP-DGT_ZZ_ZZ_ZZ_DR-T-0039-P03</i> • <i>Highway Visibility Splays Drawings GEN_PD-ACM-HML-DGT_ZZ_ZZ_ZZ_DR-T-0001-P04 to GEN_PD-ACM-HML-DGT_ZZ_ZZ_ZZDR-T-0015-P04 and GEN_PD-ACM-HML-DGT_ZZ_ZZ_ZZDR-T-0016-P05 to GEN_PD-ACM-HML-DGT_ZZ_ZZ_ZZDR-T-0019-P05</i> • <i>Swept Path Analysis Sheets 1-7 GEN_PD-ACM-HSP DGT_ZZ_ZZ_ZZ_DR-T-0040-P02 to GEN_PD-ACM-HSP DGT_ZZ_ZZ_ZZ_DR-T-0046-P02</i> • <i>Preliminary Landscape Masterplans GEN_PD-ACM-ELS-DGT_ZZ_ZZ_ZZ_DR-LV-0001-P06 to GEN_PD-ACM-ELS-DGT_ZZ_ZZ_ZZ_DR-LV-0008-P06 and GEN_PD-ACM-ELS-</i> |

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| | | | | | <p>DGT_ZZ_ZZ_ZZ_DR-LV-0009-P07 and GEN_PD-ACM-ELS-DGT_ZZ_ZZ_ZZ_DR-LV-00010-P06 to GEN_PD-ACM-ELS-DGT_ZZ_ZZ_ZZ_DR-LV-0019-P06</p> <ul style="list-style-type: none"> Lighting General Arrangement Drawings GEN_PD-ACM-HLG-DGT_LTG_ZZ_ZZ-DR-T-1301-P03 to GEN_PD-ACM-HLG-DGT_LTG_ZZ_ZZ-DR-T-1315-P03 and GEN_PD-ACM-HLG-DGT_LTG_ZZ_ZZ-DR-T-1316-P05 and GEN_PD-ACM-HLG-DGT_LTG_ZZ_ZZ_DR-T-1317-P03 to GEN_PD-ACM-HLG-DGT_LTG_ZZ_ZZ_DR-T-1319-P03 Drainage General Arrangement Plans Drawings GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0001-P03 to GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0004-P03 and GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0005-P04 to GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0006-P04 and GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0007-P03 to GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0015-P03 and GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0016-P04 and GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0017-P03 and GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0018-P04 and GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0019-P03 Drainage Catchment Plans Drawings GEN_PD-ACM-HDGDGT_DRG_ZZ_ZZ-DR-T-0020-P03 to GEN_PD-ACM-HDGDGT_DRG_ZZ_ZZ-DR-T-0038-P03 Proposed Utilities Diversions Drawings GEN_PD-ACM-VUTDGT_UTL_ZZ_ZZ-DR-T-0001-P04 to GEN_PD-ACM-VUTDGT_UTL_ZZ_ZZ-DR-T-0019-P04 River Crossing Bridge Proposed Plan and Elevations Drawings RIV_PD-ACM-SBRSW_STR_ZZ_ZZ DR-T-0002-P03 to RIV_PD-ACM-SBR-SW_STR_ZZ_ZZ DR-T-0004-P03 Appleford Sidings Bridge Proposed Plan & Elevations RIV_PD-ACM-SBR-SW_STR_ZZ_ZZ_DR-T-0001-P03 Appleford Sidings Road Bridge GA and East Elevation RIV_PD-ACM-SBR-DGT_STR_ZZ_ZZ_DR-CB-0040-P02 Didcot Science Bridge General Arrangement & Elevation DSB_PD-ACM-SBR-SW_ZZ_ZZ_ZZ DR T 0001-P01 Preliminary Ecological Mitigation Plans with and without badger mitigation (plans with badger mitigation are confidential) GEN_PD-ACM-EBD-DGT_ZZ_ZZ_ZZFG-EG-0034 Sheets 1-4-P01 GEN_PD-ACM-EBD-DGT_ZZ_ZZ_ZZFG-EG-0037 Sheets 1-4-P01 Floodplain Compensation Area Sheet 1 of 1 (RIV_PD-ACM-GEN SW_ZZ_ZZ_ZZ_DR-HF-0011) |
| 3 | <p>Prior to the commencement of each part of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the County Planning Authority. The CEMP shall be based on the submitted Outline Environmental Management Plan and shall include the following details as a minimum:</p> <p><u>Details of Construction Activity</u></p> | <p>To ensure that the development does not result in harm to the local amenity or environment through noise, dust, traffic, severance or other nuisances during the construction process in accordance with policies ENV1, ENV2, ENV3, ENV4, ENV12 of the South</p> | <p>Inspector:</p> <ol style="list-style-type: none"> In Reasons, add policy DES6 of the SOLP as this relates to impact on amenity of neighbouring uses. As well as to mitigate any adverse impact from the development on the A34. Construction working hours and locations often | <ol style="list-style-type: none"> Noted We are happy for this to be maintained as part of this condition, these will be set out within the CEMP [CD C.1 Annex 1, Table 3.2: Scheme construction, Ref C-G4, Core Working Hours] Separate condition could be worded as such: "Prior to commencement of construction, details of when and how land required temporarily for construction purposes will be re-instated following completion of construction, and no | <p>Suggested wording:</p> <p><i>Prior to the commencement of each part of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the County Planning Authority. The CEMP shall be based on the submitted Outline Environmental Management Plan and shall include the following details as a minimum:</i></p> <p><u>Details of Construction Activity</u></p> <ul style="list-style-type: none"> Details of roles and responsibilities of those carrying out the construction, and details of the communication strategy with local |

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| | <ul style="list-style-type: none"> Details of roles and responsibilities of those carrying out the construction, and details of the communication strategy with local residents, landowners, community groups, businesses and others that may be affected during the construction process Details of construction phasing Details of how complaints can be made and how they will be managed Construction working hours and locations over weekdays, weekends and Bank Holidays Locations of construction compounds and structures including hoarding, access points, buildings, plant and machinery Details of temporary lighting proposals required throughout the construction period with an assessment of the impact of the proposed lighting on residential dwellings and biodiversity Details of when and how land required temporarily for construction purposes will re-instated following completion of construction and no later than one year within completion of construction in each part of the development Details of how continuous access would be provided to third party land and development where existing access arrangements are affected. <p><u>Noise, Vibration & Dust</u></p> <ul style="list-style-type: none"> A Noise and Vibration Management Plan to set out measures to reduce, mitigate and monitor construction noise effects A Dust Management Plan to set out measures to reduce, mitigate and monitor construction dust and air quality effects <p><u>Impact on the River Thames (Part 2 of the development only)</u></p> <ul style="list-style-type: none"> Details of the timing of proposed construction works over the River Thames | <p>Oxfordshire Local Plan, Core Policies 45 and 46 of the Vale of White Horse Local Plan Part 1 and Development Policies 25 and 30 of the Vale of White Horse Local Plan Part 2.</p> | <p>preferred as standalone condition.</p> <p>3. Re-instatement condition better as a separate condition?</p> <p>4. Details of how continuous access would be provided addressed by SRO?</p> <p>5. Dust Management Plan – ES Ch 6 and 10</p> <p>6. Impact on the River Thames – to what extent are these matters covered by the Bridge Order?</p> <p>7. Biodiversity section- Should it be clear that these measures are during construction? Would it be better to separate this into a separate condition? Seems to duplicate much of conditions 12 & 13.</p> <p>8. Protected species licence - Those working on the site may need to be aware of this, but given the licence is from by NE does it need to be here?</p> <p>9. Trees - Tree protection plans have been submitted, there is an AIA, details of protection have also been submitted.</p> <p>Does this need to be pre-commencement? A condition requiring compliance with the measures within the ES and associated plans, referencing any specific measures would be preferable.</p> <p>10. David Periam comments on the RWE part of the condition:</p> | <p><i>later than one year within completion of construction in each part of the development, should be provided to and agreed with the County Planning Authority."</i></p> <p>4. Requirement to ensure continuous access will be part of the contract between the applicant and the construction contractor, the details of how this access will be provided (through construction phasing), will be determined by the contractor.</p> <p>LPA – side roads order not relevant to the planning permission, separate legal mechanism.</p> <p>5. Dust Management Plan will form part of the umbrella of management plans covered by the CEMP [CD C.1 Annex 1, Table 3.2 Scheme Construction, Reference C- AIR1].</p> <p>6. River Thames, items were requested for inclusion in the CEMP by the EA. [CD E.65, EA Response. 2nd June 2023]</p> <p>[LPA – no link between Bridge Orders and planning permission.]</p> <p>7. Separate condition wording "Prior to commencement of construction, details of measures to protect biodiversity during construction should be provided, including:</p> <ul style="list-style-type: none"> - A risk assessment of all construction activities that may be damaging to biodiversity both on and off-site, including details of the timing of works that may harm biodiversity features including badgers, bats, otters, reptiles, and nesting birds - Identification of biodiversity protection zones - Implementation of protected species licences - Details of the measures to be taken to avoid or reduce impacts on species or habitats during the construction process, including species specific method statements for bats, breeding birds, and reptiles. - Measures to be employed to avoid or reduce impacts on river species and habitats including avoidance of peak fish migration and spawning seasons, and details of fish rescue and relocation as appropriate - Details of bio-security measures to prevent the spread of invasive species. - Details of Ecological Clerk of Works to oversee the construction process. | <p><i>residents, landowners, community groups, businesses and others that may be affected during the construction process</i></p> <ul style="list-style-type: none"> <i>Details of construction phasing</i> <i>Details of how complaints can be made and how they will be managed</i> <i>Construction working hours and locations over weekdays, weekends and Bank Holidays</i> <i>Locations of construction compounds and structures including hoarding, access points, buildings, plant and machinery</i> <i>Details of temporary lighting proposals required throughout the construction period with an assessment of the impact of the proposed lighting on residential dwellings and biodiversity</i> <i>Details of when and how land required temporarily for construction purposes will re-instated following completion of construction and no later than one year within completion of construction in each part of the development</i> <i>Details of how continuous access would be provided to third party land and development where existing access arrangements are affected.</i> <p><u>RWE site</u> <i>The details of construction activity set out above shall include the following matters:</i></p> <ul style="list-style-type: none"> <i>Details of how access to the former Didcot A power station site and the existing Didcot B power station site shall be maintained on a 24 hours per day, 7 days per week basis throughout the construction period of the development, including for abnormal loads.</i> <i>Details of how protection, any diversion, and any abandonment of utilities for the above sites shall be achieved, in consultation with RWE.</i> <i>Details of the sequencing of demolition of RWE's northwest lagoon (located off the roundabout junction of the A4130, Purchas Road and Hawksworth) and construction of the replacement lagoon, so as ensure that demolition of the existing lagoon does not take place until the new lagoon has been constructed and connected to the retained southeast lagoon (also located off the roundabout junction of the A4130, Purchas Road and Hawksworth).</i> <i>Sequencing of construction so that severance of the existing RWE gatehouse on Purchas Road does not occur until a new gatehouse (in the location identified in the outline planning permission P22/V2467/O for a replacement gatehouse) is constructed and operational, or a temporary facility has been constructed and is operational which enables the security of the RWE site to be maintained.</i> <p><u>Noise, Vibration & Dust</u></p> <ul style="list-style-type: none"> <i>A Noise and Vibration Management Plan to set out measures to reduce, mitigate and monitor construction noise effects.</i> <i>A Dust Management Plan to set out measures to reduce, mitigate and monitor construction dust and air quality effects.</i> <p><u>Impact on the River Thames (Part 2 of the development only)</u></p> |

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| | <ul style="list-style-type: none"> Details of the dates and times that the River Thames and Thames Path will be closed or where access will be restricted, including any restriction to the width or navigable height of the River Thames Details of measures to manage and reduce to a minimum the impacts of the River Thames and Thames Path closure on users of the River and Path Details of any barges, floating plant or other vessels to be used during the works adjacent to and across the River Thames. Details of when and how consultation and engagement with the Environment Agency Waterways Officers would be carried out through the period of works affecting the River Thames Measures to be employed to and across the River Thames to minimise environmental effects (considering both potential disturbance and pollution) Details of measures to ensure any damage or disturbance to the towpath, banks or riverbed for the River Thames will be repaired following the completion of construction <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> A risk assessment of all construction activities that may be damaging to biodiversity both on and off-site, including details of the timing of works that may harm biodiversity features including badgers, bats, otters, reptiles, and nesting birds Identification of biodiversity protection zones Implementation of protected species licences Details of the measures to be taken to avoid or reduce impacts on species or habitats during the construction process, including species specific method statements for bats, breeding birds, and reptiles. Measures to be employed to avoid or reduce impacts on river | | <p>Regarding the 'RWE site' bullet points, the final two bullet points should be dealt with in a separate condition as they are aimed at preventing existing facilities being removed until replacement facilities have been provided, rather than being part of a construction plan.</p> <p>In relation to the second bullet point, I don't think it is appropriate to have approval in consultation with a person that isn't a statutory consultee. In practice, liaising with RWE is of course sensible but that would not ordinarily appear in a planning condition.</p> | <p>8. Awareness of licences, and other matters, will be dealt with in the CEMP, and will be the responsibility of an Ecological Clerk of Works [CD C.1 Annex 1 OEMP, Table 2.1, also see Section 7 of the OEMP]</p> <p>9. Suggest removing, as this text replicates requirements in condition 24 relating to the requirement for an Arboricultural Method Statement.</p> <p>10. RWE site. The bullet points relating to the "RWE site" in this condition respond to RWE's case and evidence to the Orders Inquiry that their interests in the former Didcot A power station and operational Didcot B power station need particular protection. In response to David Periam's comments on behalf of the LPA on the RWE bullet points, the Applicant does not believe that these bullet points need amending, but we welcome suggestions from others. Regarding Mr Periam's first point, the condition overall does deal with phasing, such that the final two RWE bullet points fit with that and do not need to be in a separate condition. On Mr Periam's second point, the Applicant considers that given RWE's operations and statutory undertaker status, it would be reasonable for the condition to provide for consultation with RWE.</p> | <ul style="list-style-type: none"> <i>Details of the timing of proposed construction works over the River Thames.</i> <i>Details of the dates and times that the River Thames and Thames Path will be closed or where access will be restricted, including any restriction to the width or navigable height of the River Thames.</i> <i>Details of measures to manage and reduce to a minimum the impacts of the River Thames and Thames Path closure on users of the River and Path.</i> <i>Details of any barges, floating plant or other vessels to be used during the works adjacent to and across the River Thames.</i> <i>Details of when and how consultation and engagement with the Environment Agency Waterways Officers would be carried out through the period of works affecting the River Thames.</i> <i>Measures to be employed to and across the River Thames to minimise environmental effects (considering both potential disturbance and pollution).</i> <i>Details of measures to ensure any damage or disturbance to the towpath, banks or riverbed for the River Thames will be repaired following the completion of construction.</i> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <i>A risk assessment of all construction activities that may be damaging to biodiversity both on and off-site, including details of the timing of works that may harm biodiversity features including badgers, bats, otters, reptiles, and nesting birds.</i> <i>Identification of biodiversity protection zones.</i> <i>Implementation of protected species licences.</i> <i>Details of the measures to be taken to avoid or reduce impacts on species or habitats during the construction process, including species specific method statements for bats, breeding birds, and reptiles.</i> <i>Measures to be employed to avoid or reduce impacts on river species and habitats including avoidance of peak fish migration and spawning seasons, and details of fish rescue and relocation as appropriate.</i> <i>Details of bio-security measures to prevent the spread of invasive species.</i> <i>Details of Ecological Clerk of Works to oversee the construction process.</i> <p><u>Landscape and Trees</u></p> <ul style="list-style-type: none"> <i>Details of measures to protect trees and hedgerows.</i> <i>Risk assessment of all activities that may be directly or indirectly damaging to trees both on and offsite.</i> <i>Confirmation that no soil storage mounds shall extend into root protection areas of hedges or trees.</i> <i>Details of an arboriculture clerk of works to oversee construction.</i> <i>Use of protective fences, exclusion barriers and warning signs.</i> <p><u>Environmental Management Plans</u></p> <ul style="list-style-type: none"> <i>Site Waste Management Plan.</i> <i>Soil Management Plan (including Soil Resource Plan and Soil Handling Strategy).</i> <i>Materials Management Plan.</i> |

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| | <p>species and habitats including avoidance of peak fish migration and spawning seasons, and details of fish rescue and relocation as appropriate</p> <ul style="list-style-type: none">- Details of bio-security measures to prevent the spread of invasive species.- Details of Ecological Clerk of Works to oversee the construction process. <p><u>Landscape and Trees</u></p> <ul style="list-style-type: none">• Details of measures to protect trees and hedgerows• Risk assessment of all activities that may be directly or indirectly damaging to trees both on and offsite• Confirmation that no soil storage mounds shall extend into root protection areas of hedges or trees• Details of an arboriculture clerk of works to oversee construction• Use of protective fences, exclusion barriers and warning signs. <p><u>Environmental Management Plans</u></p> <ul style="list-style-type: none">• Site Waste Management Plan• Soil Management Plan (including Soil Resource Plan and Soil Handling Strategy)• Materials Management Plan• Asbestos Management Plan• Water Management Plan• Details of measures to mitigate potential extreme weather events during the construction process. <p>The construction of the development shall thereafter be carried out in complete accordance with the approved details.</p> | | | | <ul style="list-style-type: none">• <i>Asbestos Management Plan.</i>• <i>Water Management Plan.</i>• <i>Details of measures to mitigate potential extreme weather events during the construction process.</i> <p><i>The construction of the development shall thereafter be carried out in complete accordance with the approved details.</i></p> |
| 4 | Prior to the commencement of each part of the development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the County Planning Authority. The CTMP shall include the following details as a minimum: | To ensure that construction traffic does not have a detrimental impact on the local highway network or local amenity in accordance with Development Policy 23 of the Vale of | | Requires contractor input to provide the level of detail required. Standard condition for a scheme of this nature. | No change. |

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| | <ul style="list-style-type: none"> Routeing of HGV construction vehicles to and from the site, including a scheme of construction traffic signage Access arrangements for staff, contractors, deliveries and plant Details of the hours within which delivery vehicles and plant can enter and leave the site Wheel washing facilities and other measures to prevent mud and debris from being carried onto the highway network Details of opportunities taken to enable the movement and delivery of materials via rail and other sustainable means Details of Rights of Way diversions, including management and communication with local communities Measures to avoid and/or reduce and mitigate adverse construction effects on the A34 <p>The construction of the development shall thereafter be carried out in complete accordance with the approved CTMP.</p> | White Horse Local Plan Part 2, and policies DES6 and ENV12 of the South Oxfordshire Local Plan. | | | |
| 5 | Prior to the commencement in each part of the development, a topographical contour plan or plans to show the existing and final proposed levels of the development in that part of the development shall be submitted to and approved in writing by the County Planning Authority. The development shall thereafter be delivered in complete accordance with the approved drawings. | To ensure the development does cause unacceptable levels of harm to the local area through incongruent landforms and associated effects on visual amenity and drainage in accordance with policies ENV1 and DES2 of the South Oxfordshire Local Plan and Core Policy 44 of the Vale of White Horse Local Plan Part 1. | Inspector: <ol style="list-style-type: none"> Is this necessary? Cross sections show changes in level and drawings are to be approved. Is there a Rochdale envelope? | <p>First sentence of the reason for the condition appears to be missing the word 'not' i.e., To ensure the development does not cause unacceptable levels of harm.</p> <ol style="list-style-type: none"> The Inspector is correct, the existing and proposed levels are shown in the Technical Cross-Sections – CD D.078 to 114, and in the Long Sections CD B.02 Appendix C Existing levels have changed in some areas along the scheme including: <ul style="list-style-type: none"> Valley Park access on the A4130, currently under construction Former Didcot A site, north of Great Western Mainline, has been subject to recent earth movement activity Bridge Farm Quarry is subject to on-going restoration by Heidelberg Materials | <p>No change to condition.</p> <p>Reason wording needs changing, see the inclusion of the word not in bold below:</p> <p>To ensure the development does not cause unacceptable levels of harm to the local area through incongruent landforms and associated effects on visual amenity and drainage in accordance with policies ENV1 and DES2 of the South Oxfordshire Local Plan and Core Policy 44 of the Vale of White Horse Local Plan Part 1.</p> |
| 6 | Prior to the erection of any lighting on each part of the development and notwithstanding the details submitted with the application, details of | In the interests of visual amenity, to avoid harm to dark night skies, and to ensure no | Inspector: <ol style="list-style-type: none"> See comments from parties | <ol style="list-style-type: none"> Suggested wording change which incorporates suggestion made by SODC and VoWHDC: | <p>Suggested wording:</p> <p><i>Prior to the erection of any lighting on each part of the development and notwithstanding the details submitted with the application, details</i></p> |

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|-----|--|---|---|--|---|
| | proposed lighting in that part of the development shall be submitted to and approved in writing by the County Planning Authority. The submitted details shall include the location, height, type and direction of all light sources, including intensity of illumination, shields, sensors and timing of lighting use. The lighting scheme shall be designed to ensure light-sensitive wildlife are not disturbed and shall be in accordance with Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/18 'Bats and Artificial Lighting in the UK'. Any lighting shall thereafter not be installed in other than in accordance with the approved lighting details. | protected or notable species of conservation concern are disturbed in accordance with South Oxfordshire Local Plan Policies DES6, ENV1 and ENV12, and Vale of White Horse Local Plan Part 2 Development Policies 21 and 23. | 2. Are the submitted details inadequate / unacceptable? SODC/Vale: Insert at the start of the condition "With the exception of that part of the development between Hartwright House, Didcot. OX14 4PJ and the River Thames which shall be unlit, prior.....". This would then address the VOWHDC concern about lighting being visually intrusive in the rural part of the district affected by the proposals. | <i>Prior to the erection of any lighting on each part of the development and notwithstanding the details submitted with the application, details of proposed lighting in that part of the development shall be submitted to and approved in writing by the County Planning Authority, taking account of areas to remain unlit, including:</i> <ul style="list-style-type: none"> - The viaduct and bridge sections of the bridge across the River Thames; and - The Scheme between Hartwright house and the River Thames bridge, except for where safety standards require lighting at proposed junctions." <p>The submitted details shall include the location, height, type and direction of all light sources, including intensity of illumination, shields, sensors and timing of lighting use. The lighting scheme shall be designed to avoid disturbance of light sensitive wildlife and shall be in accordance with and shall be in accordance with Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/18 'Bats and Artificial Lighting in the UK'. Any lighting shall thereafter not be installed in other than in accordance with the approved lighting details.</p> <p>2. Lighting details are provided in [CD D.153 – 171] Revised Lighting design Sheets 1 – 19. The use of which type of shields is not specified.</p> | of proposed lighting in that part of the development shall be submitted to and approved in writing by the County Planning Authority, taking account of areas to remain unlit, including: <ul style="list-style-type: none"> - The viaduct and bridge sections of the bridge across the River Thames; and - The Scheme between Hartwright house and the River Thames bridge, except for where safety standards require lighting at proposed junctions." <p>The submitted details shall include the location, height, type and direction of all light sources, including intensity of illumination, shields, sensors and timing of lighting use. The lighting scheme shall be designed to avoid disturbance of light sensitive wildlife and shall be in accordance with and shall be in accordance with Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/18 'Bats and Artificial Lighting in the UK'. Any lighting shall thereafter not be installed in other than in accordance with the approved lighting details.</p> |
| 7 | Subject to the consideration of any details submitted pursuant to condition 34 and prior to the first operational use of each part of the development, noise barriers and any other noise mitigation measures including low noise surfacing shall be installed in accordance with details that have first been submitted to and approved in writing by the County Planning Authority. The submitted details shall include elevational drawings of the barrier(s) and details of the materials, appearance, planting, specification and acoustic performance of the barrier(s). Once erected, the noise barriers shall be retained and maintained in full working order for so long as the development is in use by motorised vehicles. | REASON: To reduce adverse noise effects and to protect the local landscape character and visual amenity in accordance with Policies ENV1, ENV12, DES2 and DES6 of the South Oxfordshire Local Plan and Development Policies 37 and 44 of the Vale of White Horse Local Plan 2031 Part 1 and Policies 23, 24, and 25 of the Vale of White Horse Local Plan Part 2. | Inspector: 1. Should this refer to the locations where noise barriers are shown on the submitted plans or identified within the ES? | Suggest amendment to state: <i>"Subject to the consideration of any details submitted pursuant to moving the proposed noise barrier near Appleford adjacent to the highway (which should cover feasibility and change in noise level at nearby receptors) and prior to the first operational use of each part of the development, noise barriers and any other noise mitigation measures including low noise surfacing shall be installed in accordance with:</i> <ul style="list-style-type: none"> - The location of noise barriers and low noise surfacing shown in Environmental Statement, Figure 10.1 [CD A.16]; and - The heights stated in Outline Environmental Management Plan [CD C.1] (April 2023), Table 3.3: Scheme design (D) REAC, Reference DN-2 and DN-3 <p><i>This detail should be approved in writing by the County Planning Authority.</i></p> <p>The submitted details shall include elevational drawings of the barrier(s) and details of the</p> | Suggested wording: <i>Subject to the consideration of any details submitted pursuant to moving the proposed noise barrier near Appleford adjacent to the highway (which should cover feasibility and change in noise level at nearby receptors) and prior to the first operational use of each part of the development, noise barriers and any other noise mitigation measures including low noise surfacing shall be installed in accordance with:</i> <ul style="list-style-type: none"> - The location of noise barriers and low noise surfacing shown in Environmental Statement, Figure 10.1; and - The heights stated in Outline Environmental Management (April 2023), Table 3.3: Scheme design (D) REAC, Reference DN-2 and DN-3 <p><i>This detail should be approved in writing by the County Planning Authority.</i></p> <p>The submitted details shall include elevational drawings of the barrier(s) and details of the materials, appearance, planting, specification and acoustic performance of the barrier(s). Once erected, the noise barriers shall be retained and maintained in full working order for so long as the development is in use by motorised vehicles.</p> |

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| | | | | <i>materials, appearance, planting, specification and acoustic performance of the barrier(s). Once erected, the noise barriers shall be retained and maintained in full working order for so long as the development is in use by motorised vehicles."</i> | |
| 8 | <p>Prior to the commencement of construction of each of the structures listed below, details of the external appearance of the structure including the colour of parapets shall be submitted to and approved in writing by the County Planning Authority.</p> <p>(i) The Didcot Science Bridge structure (taking into account the constraints of the Network Rail design requirements, and including enhancements to the design);</p> <p>(ii) The Appleford Sidings Bridge structure; and</p> <p>(iii) The River Thames Crossing structure (viaduct and bridge)</p> <p>Each structure shall thereafter be constructed in complete accordance with the approved details prior to the development being opened to motorised vehicles and maintained thereafter.</p> | <p>In the interest of the visual amenity of the area and to ensure the creation of a high-quality environment in accordance with policies ENV1 and DES2 of the South Oxfordshire Local Plan and Core Policies 37 and 44 of the Vale of White Horse Local Plan Part 1 and development policy 20 of the Local Plan 2031 Part 2.</p> | | <p>Suggested amendment condition</p> <p><i>Prior to the commencement of construction of each of the structures listed below, details of the external appearance of the structure including, but not limited to, the colour and decorative treatment of parapets, illumination (not street lighting) finishing treatments, such as textures, to abutments, piers, wing walls shall be submitted to and approved in writing by the County Planning Authority.</i></p> <p>(i) The Didcot Science Bridge structure (taking into account the constraints of the Network Rail design requirements, and including enhancements to the design);</p> <p>(ii) The Appleford Sidings Bridge structure; and</p> <p>(iii) The River Thames Crossing structure (viaduct and bridge)</p> <p><i>Each structure shall thereafter be constructed in complete accordance with the approved details prior to the development being opened to motorised vehicles and maintained thereafter.</i></p> | <p>Suggested wording:</p> <p><i>Prior to the commencement of construction of each of the structures listed below, details of the external appearance of the structure including, but not limited to, the colour and decorative treatment of parapets, illumination (not street lighting) finishing treatments, such as textures, to abutments, piers, wing walls shall be submitted to and approved in writing by the County Planning Authority.</i></p> <p>(i) The Didcot Science Bridge structure (taking into account the constraints of the Network Rail design requirements, and including enhancements to the design);</p> <p>(ii) The Appleford Sidings Bridge structure; and</p> <p>(iii) The River Thames Crossing structure (viaduct and bridge).</p> <p><i>Each structure shall thereafter be constructed in complete accordance with the approved details prior to the development being opened to motorised vehicles and maintained thereafter.</i></p> |
| 9 | <p>Prior to the first operational use of each part of the development, the footways, footpaths and cycleways shown on the approved drawings for that part of the development shall be constructed and open for public use.</p> | <p>To encourage a shift to sustainable and active travel modes in accordance with policies TRANS2 and TRANS5 of the South Oxfordshire Local Plan, Core Policies 33 and 35 of the Vale of White Horse Local Part 1, and CUL8 of the Culham Neighbourhood Plan.</p> | | <p>Suggest rewording to make the condition more aspirational:</p> <p><i>"Opportunities should be sought to open footways, footpaths and cycleways shown on the approved drawings, prior to first use of the Scheme by vehicles, where this does not create safety hazards to active travel users or impose unnecessarily adverse constraints on construction sequencing".</i></p> <p>This was a condition recommended by committee members to encourage people to use active travel aspects of the scheme prior to use by vehicles.</p> <p>However, in reality this could create situations that either constrain construction phasing or create footways/ cyclepaths that lead to nowhere as conjoining parts of the provision are not complete. Suggest that this is re-worded to be an aspirational condition, where opportunities are sought to open active travel provision prior to road use, as suggested.</p> | <p>Suggested wording:</p> <p><i>Opportunities should be sought to open footways, footpaths and cycleways shown on the approved drawings, prior to first use of the Scheme by vehicles, where this does not create safety hazards to active travel users or impose unnecessarily adverse constraints on construction sequencing.</i></p> |

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| 10 | Visibility splays shall be provided in accordance with drawings which shall be submitted to and approved in writing by the County Planning Authority prior to first use of each part of the development. The visibility splays shall be maintained unobstructed as approved for so long as the development is in use by motorised vehicles. | To ensure the safe and efficient operation of the local highway network in accordance with Development Policy 16 of the Vale of White Horse Local Plan Part 2 and Policy TRANS5 of the South Oxfordshire Local Plan | Inspector: 1. Visibility splays shown at CD D59-D77. Would this be better as a compliance condition? If not, please explain the issue with the submitted splays | Content with this to be a compliance condition, suggested amendments to wording include: <i>Visibility splays shall be provided in accordance Highway Visibility Splays Drawings Sheets 1 – 19. The visibility splays shall be maintained unobstructed as approved for so long as the development is in use by motorised vehicles.</i> | Suggested wording: <i>Visibility splays shall be provided in accordance Highway Visibility Splays Drawings Sheets 1 – 19. The visibility splays shall be maintained unobstructed as approved for so long as the development is in use by motorised vehicles.</i> |
| 11 | <p>Prior to the commencement of construction in each part of the development, a Landscape and Environmental Management Plan (LEMP) shall be submitted to and approved in writing by the County Planning Authority. The LEMP shall be based on the provisions set out in the Outline Landscape and Environmental Management Plan (OLEMP) submitted with the planning application documents and shall include the following as a minimum:</p> <ul style="list-style-type: none"> A description and evaluation of the landscape and ecological features to be managed within the site Ecological trends and constraints that may influence management The lifespan of the management plan The aims and objectives of the management plan and appropriate management options for achieving the aims and objectives Prescriptions for management actions Preparation of a work schedule Details of ecological enhancements, specifications and locations to include artificial roost features for bats and birds, hedgehog domes, invertebrate houses and other features of benefit to wildlife Details of the individual, body or organisation responsible for the implementation of the plan; and Ongoing monitoring and remedial measures to ensure | To ensure the development results in landscape and biodiversity enhancement in accordance with policies ENV1, ENV2 and ENV3 of the South Oxfordshire Local Plan and Core Policies 44, 45 and 46 of the Vale of White Horse Local Plan Part 1. | Inspector: 1. Again, it seems that much of the information sought has already been submitted. 2. Re: 'The lifespan of the management plan' bullet point, would this differ from BNG or the penultimate paragraph? 3. Re: 'Prescriptions for management actions' and 'Preparation of a work schedule' - What is being sought? Is it necessary? 4. Re: the legal and funding mechanisms for securing the implementation of the plan, what are the concerns? What is being sought? | <p>1. Whilst an Outline Landscape and Biodiversity Management Plan (OLBMP) was provided [CD A.11] with the application, more detail would be provided, including in relation to how landscape and ecological features will be managed throughout construction and the operation of the scheme, including the programming of maintenance works to avoid failure of planting across the scheme.</p> <p>2. Suggest that the lifespan of the management plan bullet is removed as this will align with the 30 year habitat management details referred to in the second paragraph of the condition wording.</p> <p>3. This is seeking details of when and how landscape and ecological planting will be maintained, during construction and through to operation.</p> <p>4. This possibly relates to securing offsetting which is also required by Condition 14, suggest removing here.</p> <p>Suggest renaming LEMP to LBMP (swapping the word Ecological with Biodiversity) to align with the OLBMP.</p> <p>Suggest rewording includes: <i>Prior to the commencement of construction in each part of the development, a Landscape and Biodiversity Management Plan (LBMP) shall be submitted to and approved in writing by the County Planning Authority. The LBMP shall be based on the provisions set out in the Outline Landscape and Biodiversity Management Plan (OLBMP) submitted with the planning application documents and shall include the following as a minimum:</i> <ul style="list-style-type: none"> <i>A description and evaluation of the landscape and ecological features to be managed within the site</i> <i>Ecological trends and constraints that may influence management</i> </p> | <p>Suggested wording:</p> <p><i>Prior to the commencement of construction in each part of the development, a Landscape and Biodiversity Management Plan (LBMP) shall be submitted to and approved in writing by the County Planning Authority. The LBMP shall be based on the provisions set out in the Outline Landscape and Biodiversity Management Plan (OLBMP) submitted with the planning application documents and shall include the following as a minimum:</i></p> <ul style="list-style-type: none"> <i>A description and evaluation of the landscape and ecological features to be managed within the site</i> <i>Ecological trends and constraints that may influence management</i> <i>The aims and objectives of the management plan and appropriate management options for achieving the aims and objectives</i> <i>Prescriptions for management actions</i> <i>Preparation of a work schedule</i> <i>Details of ecological enhancements, specifications and locations to include artificial roost features for bats and birds, hedgehog domes, invertebrate houses and other features of benefit to wildlife</i> <i>Details of the individual, body or organisation responsible for the implementation of the plan; and</i> <i>Ongoing monitoring and remedial measures to ensure the development delivers the objectives set out in the plan.</i> <p><i>The LBMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured and details of a 30-year habitat management programme. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</i></p> <p><i>The approved LEMP shall thereafter be implemented in accordance with the approved details.</i></p> |

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| | <p>the development delivers the objectives set out in the plan.</p> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured and details of a 30-year habitat management programme. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>The approved LEMP shall thereafter be implemented in accordance with the approved details.</p> | | | <ul style="list-style-type: none"> <i>The aims and objectives of the management plan and appropriate management options for achieving the aims and objectives</i> <i>Prescriptions for management actions</i> <i>Preparation of a work schedule</i> <i>Details of ecological enhancements, specifications and locations to include artificial roost features for bats and birds, hedgehog domes, invertebrate houses and other features of benefit to wildlife</i> <i>Details of the individual, body or organisation responsible for the implementation of the plan; and</i> <i>Ongoing monitoring and remedial measures to ensure the development delivers the objectives set out in the plan.</i> <p><i>The LBMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured and details of a 30-year habitat management programme. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</i></p> <p><i>The approved LEMP shall thereafter be implemented in accordance with the approved details.</i></p> | |
| 12 | <p>Prior to the commencement of construction in each part of the development, updated protected species surveys shall be submitted to and approved in writing by the County Planning Authority for any survey submitted with the planning application that is over two years old or in the case of a badger survey when it is over six months old. Where the conclusions of the updated survey(s) indicate a change in baseline from those submitted with the planning application documents, revised mitigation and enhancement strategies shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of the development or any required earth moving or vegetation clearance. The</p> | <p>To ensure the protection of notable and protected species and habitats in accordance with The Conservation of Species & Habitats Regulations 2017 (as amended), Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992, and in accordance with policy ENV2 of the South Oxfordshire Local Plan and Core Policy 46 of the Vale of White Horse Local Plan Part 1.</p> | <p>Inspector:</p> <p>Could conditions 12 and 13 be linked? Condition 13 requires the updated surveys to be taken into account. Taken together these conditions require the mitigation and enhancement strategy to be submitted twice, in addition to enhancement measures required by the LEMP.</p> | <p>1. Conditions 12 and 13 can be combined. Suggest:</p> <p><i>"Prior to the commencement of construction in each part of the development, updated protected species surveys shall be submitted to and approved in writing by the County Planning Authority for any survey submitted with the planning application that is over two years old or in the case of a badger survey when it is over six months old.</i></p> <p><i>The conclusions of these updated survey(s) should be included within a detailed biodiversity mitigation and enhancement strategy, which shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of the development or any required earth moving or vegetation clearance. The development shall thereafter be carried out in accordance with the approved updated surveys and any revised</i></p> | <p>Suggested wording, combining conditions 12 and 13:</p> <p><i>Prior to the commencement of construction in each part of the development, updated protected species surveys shall be submitted to and approved in writing by the County Planning Authority for any survey submitted with the planning application that is over two years old or in the case of a badger survey when it is over six months old.</i></p> <p><i>The conclusions of these updated survey(s) should be included within a detailed biodiversity mitigation and enhancement strategy, which shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of the development or any required earth moving or vegetation clearance. The development shall thereafter be carried out in accordance with the approved updated surveys and any revised mitigation and enhancement measures contained therein.</i></p> |

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| | development shall thereafter be carried out in accordance with the approved updated surveys and any revised mitigation and enhancement measures contained therein. | | | <i>mitigation and enhancement measures contained therein."</i> | |
| 13 | Prior to the commencement of construction in each part of the development, a detailed biodiversity mitigation and enhancement strategy shall be submitted to and approved in writing by the County Planning Authority. The strategy shall be based on the mitigation measures set out within the Environmental Statement Volume 1 Chapter 9 Biodiversity, taking into account any updated survey data produced pursuant to condition 12). The mitigation and enhancement strategy shall thereafter be implemented in accordance with the approved details. | To ensure the protection of notable and protected species and habitats in accordance with The Conservation of Species & Habitats Regulations 2017 (as amended), Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992 and in accordance with policies ENV2 and ENV3 of the South Oxfordshire Local Plan and Core Policy 46 of the Vale of White Horse Local Plan Part 1. | Inspector: 1. ES mitigation measures - Need to identify - updated by Reg 25 | Suggest condition 12 and 13 are combined as stated above for Condition 12. | As above. |
| 14 | Prior to the commencement of any part of the development hereby permitted, a final Biodiversity Net Gain Assessment (BNG Assessment) and updated metric shall be submitted to and approved in writing by the County Planning Authority. The BNG Assessment shall take into account the detailed landscaping scheme approved pursuant to condition 22 and the topographical tree survey approved pursuant to condition 23 as well as any other relevant factors arising since the grant of planning permission. The assessment shall demonstrate that the development will achieve no less than a 10% increase in biodiversity units above the baseline when trading rule requirements have been met. The Assessment shall also include the following: i. A detailed management and monitoring plan covering a minimum of 30 years for the delivery of the on-site | To compensate for the net loss of biodiversity resulting from the development by providing biodiversity enhancements in accordance with South Oxfordshire Local Plan policy ENV3 and Vale of White Horse Local Plan Part 1 Core Policies 45 and 46. | Inspector: 1. Are you seeking 10% across the entire scheme or each element? Does the metric need to be specified? 2. Second sentence of the condition - is this part needed? 3. Re point (ii) (Offsetting Provider) - is this in respect of river mitigation only? The requirements for approved documentation are all matters which, during the past two years during which the application was before the County Council, could and should have been devised, submitted and approved. | 1. 10% net gain should be sought across the whole scheme, as current assessments of BNG have been undertaken based on the entire scheme. 2. BNG assessments are based on the planting set out in landscape plans and the loss and retention of trees, this sentence makes this link clear by referencing conditions relevant to those aspects. 3. Yes, suggest wording is amended to reflect this and reference riparian habitat. "A <i>certificate confirming the agreement of an Offsetting Provider approved by the County Planning Authority to deliver a Biodiversity Offsetting Scheme for the provision of riparian habitat that cannot be delivered on site.</i> " Full wording is: <i>Prior to the commencement of any part of the development hereby permitted, a final Biodiversity Net Gain Assessment (BNG Assessment) and updated metric shall be submitted to and approved in writing by the County Planning Authority. The BNG Assessment shall take into account the detailed landscaping scheme approved pursuant to condition 22 and the topographical tree survey approved pursuant to condition 23 as well as any</i> | Suggested wording, which references riparian habitats in (ii): <i>Prior to the commencement of any part of the development hereby permitted, a final Biodiversity Net Gain Assessment (BNG Assessment) and updated metric shall be submitted to and approved in writing by the County Planning Authority. The BNG Assessment shall take into account the detailed landscaping scheme approved pursuant to condition 22 and the topographical tree survey approved pursuant to condition 23 as well as any other relevant factors arising since the grant of planning permission. The assessment shall demonstrate that the development will achieve no less than a 10% increase in biodiversity units above the baseline when trading rule requirements have been met. The Assessment shall also include the following:</i> <i>i. A detailed management and monitoring plan covering a minimum of 30 years for the delivery of the on-site biodiversity units identified in the BNG Assessment; and</i> <i>ii. A certificate confirming the agreement of an Offsetting Provider approved by the County Planning Authority to deliver a Biodiversity Offsetting Scheme for the provision of riparian habitat that cannot be delivered on site. The written approval of the County Planning Authority will not be issued unless and until the certificate has been issued by the Offsetting Provider. The details of the biodiversity enhancements shall meet the trading rule requirements as set out in the approved BNG Assessment and shall be documented by the Offsetting Provider and issued to the County Planning Authority for their records.</i> |

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| | <p>biodiversity units identified in the BNG Assessment; and</p> <p>ii. A certificate confirming the agreement of an Offsetting Provider approved by the County Planning Authority to deliver a Biodiversity Offsetting Scheme for the provision of that cannot be delivered on site. The written approval of the County Planning Authority will not be issued unless and until the certificate has been issued by the Offsetting Provider. The details of the biodiversity enhancements shall meet the trading rule requirements as set out in the approved BNG Assessment and shall be documented by the Offsetting Provider and issued to the County Planning Authority for their records.</p> <p>The approved BNG Assessment shall thereafter be delivered in complete accordance with the approved details.</p> | | | <p><i>other relevant factors arising since the grant of planning permission. The assessment shall demonstrate that the development will achieve no less than a 10% increase in biodiversity units above the baseline when trading rule requirements have been met. The Assessment shall also include the following:</i></p> <p>i. <i>A detailed management and monitoring plan covering a minimum of 30 years for the delivery of the on-site biodiversity units identified in the BNG Assessment; and</i></p> <p>ii. <i>A certificate confirming the agreement of an Offsetting Provider approved by the County Planning Authority to deliver a Biodiversity Offsetting Scheme for the provision of riparian habitat that cannot be delivered on site. The written approval of the County Planning Authority will not be issued unless and until the certificate has been issued by the Offsetting Provider. The details of the biodiversity enhancements shall meet the trading rule requirements as set out in the approved BNG Assessment and shall be documented by the Offsetting Provider and issued to the County Planning Authority for their records.</i></p> <p><i>The approved BNG Assessment shall thereafter be delivered in complete accordance with the approved details.</i></p> | <i>The approved BNG Assessment shall thereafter be delivered in complete accordance with the approved details.</i> |
| 15 | <p>Prior to commencement of development in each part of the development, a phased risk assessment shall be submitted to and approved in writing by the County Planning Authority. The assessment shall be carried out by a competent person and 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'. The risk assessment shall include the following:</p> <ul style="list-style-type: none"> Phase 1 shall incorporate a desk study and site walkover to identify all potential contaminative uses on site to inform the conceptual site | <p>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 ENV11, ENV12 and DES6 of the South Oxfordshire Local Plan, Core Policy 43 of the Vale of White Horse Local Plan 2031 Part 1, and Development Policies 23, 24 and 27 of the Vale of White Horse Local Plan Part 2.</p> | <p>Inspector:</p> <p>CD A14 includes details of investigations to date including intrusive investigations. Should the condition focus on the remediation strategy or are there other concerns?</p> | <p>This condition has come from the EHO for VoWHDC and will ensure that any contamination of the site, which has appeared between submission of the application and now, will be accounted for.</p> | No change. |

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| | <p>model. If potential contamination is identified in Phase 1 than a Phase 2 investigation shall be undertaken.</p> <ul style="list-style-type: none"> 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 shall include a remediation strategy to ensure the site will be rendered suitable for its proposed use. <p>The construction of the development shall thereafter be undertaken in complete accordance with the approved phased risk assessment and remediation strategy.</p> | | | | |
| 16 | <p>If, during the construction of any part of development, contamination not previously identified is found to be present at the site then no further development in that part of the development shall be carried out unless and until a remediation strategy detailing how the contamination will be dealt with has been submitted to and approved in writing by the County Planning Authority. The remediation strategy shall thereafter be implemented in complete accordance with the approved details.</p> | <p>To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with Policies ENV11, ENV12 and DES6 of the South Oxfordshire Local Plan, Core Policy 43 of the Vale of White Horse Local Plan 2031 Part 1 and Development Policies 23, 24 and 27 of the Vale of White Horse Local Plan Part 2.</p> | | No comment. | No change. |
| 17 | <p>No drainage systems for infiltration of surface water to the ground shall be installed unless and until details have first been submitted to and approved in writing by the County Planning Authority. The submitted details shall include an assessment</p> | <p>To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of</p> | <p>Inspector:</p> <p>1. Re 2nd sentence of the condition, is this covered in CD A 17.43 assessment of run off and spillages?</p> | <p>CD A.17.42, NOT 17.43 as suggested by the Inspector. This is ES Appendix 14.3 Assessment of Routine Road Runoff and Accidental Spillages. It is typical for this assessment to be updated prior to construction as the assessment relies upon water quality</p> | No change. |

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|-----|---|---|--|--|---------------------------------|
| | of risks of the infiltration to controlled waters. Where such details have been submitted to and approved in writing by the County Planning Authority, they shall thereafter only be installed in complete accordance with the approved details. | water pollution from previously unidentified contamination sources at the development site in accordance with Policies ENV12 and EP4 of the South Oxfordshire Local Plan, Core Policy 42 of the Vale of White Horse Local Plan 2031 Part 1 and Development Policies 23, 24 and 27 of the Vale of White Horse Local Plan Part 2. | | monitoring, therefore the baseline may have changed, as with ecological surveys. | |
| 18 | <p>Prior to the commencement of development in each part of the development, a detailed sustainable surface water drainage System (SuDS) for that part of the development shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include:</p> <ul style="list-style-type: none"> • A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" • Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change • A Flood Exceedance Conveyance Plan • Comprehensive infiltration testing across the site to BRE DG 365 • Details design drainage layout drawings of the SuDS proposals including cross-section details • Detailed maintenance and management plan in accordance with Section 32 of CIRCA C753 including maintenance scheduled of each drainage element • Details of how water quality will be managed during | <p>To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with Policies ENV12 and EP4 of the South Oxfordshire Local Plan, Policy 42 of the Vale of White Horse Local Plan 2031 Part 1, and Development Policies 23, 24 and 27 of the Vale of White Horse Local Plan Part 2.</p> | <p>Prior to first operational use of each part of the development, a SuDS Compliance Report for that part of the development shall be submitted to and approved in writing by the County Planning Authority. The Report shall be prepared by an appropriately qualified engineer and shall demonstrate that the sustainable surface water drainage system has been installed in accordance with the details approved pursuant to condition 18). The report shall include:</p> <ul style="list-style-type: none"> • As-built drawings in dwg and pdf format • Inspection details of key SuDS features such as flow controls, storage features and volumes, critical linking features or pipework with photographs and evidence of inspections • Details of any remediation works required following initial inspections and evidence that such remedial works have been completed • Details of management arrangements to maintain the system in the longer term. | No comment. | No change. |

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| | <p>construction and post-development in perpetuity</p> <ul style="list-style-type: none"> Consent for any connections into third party drainage systems Details of upstream silt mitigation prior to connection to watercourses. | | The surface water drainage system shall be maintained thereafter for the lifetime of the development. | | |
| 19 | <p>Prior to first operational use of each part of the development, a SuDS Compliance Report for that part of the development shall be submitted to and approved in writing by the County Planning Authority. The Report shall be prepared by an appropriately qualified engineer and shall demonstrate that the sustainable surface water drainage system has been installed in accordance with the details approved pursuant to condition 18). The report shall include:</p> <ul style="list-style-type: none"> As-built drawings in dwg and pdf format Inspection details of key SuDS features such as flow controls, storage features and volumes, critical linking features or pipework with photographs and evidence of inspections Details of any remediation works required following initial inspections and evidence that such remedial works have been completed Details of management arrangements to maintain the system in the longer term. <p>The surface water drainage system shall be maintained thereafter for the lifetime of the development.</p> | To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure the management of surface water in accordance with Core Policy 42 of the Vale of White Horse Local Plan Part 1 and policy EP4 of the South Oxfordshire Local Plan. | | No comment. | No change. |
| 20 | <p>The development shall not be carried out other than in accordance with the submitted Flood Risk Assessment (Didcot Garden Town HIF 1 Scheme Environmental Statement Volume III Appendix 14.1: Flood Risk Assessment (FRA) September 2021 by AECOM Limited) and the following mitigation measures it details:</p> | To ensure the development remains safe and to prevent flooding elsewhere by ensuring that compensatory storage of flood water and flood mitigation is provided in accordance with Core Policy 42 of the Vale of White Horse Local Plan | | <p>Suggest that the wording is made more concise:</p> <p><i>The development shall not be carried out other than in accordance with the mitigation measures set out within the following documents and these measures should retained and maintained throughout the lifetime of the development:</i></p> <ul style="list-style-type: none"> - the submitted Flood Risk Assessment (Didcot Garden Town HIF 1 Scheme Environmental Statement Volume III Appendix 14.1: Flood Risk Assessment (FRA) September 2021; | <p>Suggest wording is made more concise:</p> <p><i>The development shall not be carried out other than in accordance with the mitigation measures set out within the following documents and these measures should retained and maintained throughout the lifetime of the development:</i></p> <ul style="list-style-type: none"> - the submitted Flood Risk Assessment (Didcot Garden Town HIF 1 Scheme Environmental Statement Volume III Appendix 14.1: Flood Risk Assessment (FRA) September 2021; - Flood Risk Technical Note dated 20 July 2022; and |

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| | <ul style="list-style-type: none"> Table 4.1: Mitigation measures proposed for the Didcot to Culham River Crossing Table 4.4: Mitigation measures proposed for Moor Ditch and tributaries Table 4.6: Mitigation measures proposed for Clifton Hampden Bypass <p>And mitigation measures shown in the accompanying technical notes:</p> <ul style="list-style-type: none"> Flood Risk Technical Note by AECOM dated 20 July 2022. Flood Risk Technical Note: Additional Information Addendum by AECOM, reference RIV_PD-ACM-EWE-SW_ZZ_ZZ_ZZ-TN-FR-0002, dated 08/12/2022 <p>These mitigation measures shall be fully implemented in accordance with the approved details and thereafter shall be retained and maintained throughout the lifetime of the development.</p> | Part 1, policy EP4 of the South Oxfordshire Local Plan and paragraph 167 of the National Planning Policy Framework. | | <ul style="list-style-type: none"> Flood Risk Technical Note dated 20 July 2022; and Flood Risk Technical Note: Additional Information, 8th December 2022. | <ul style="list-style-type: none"> Flood Risk Technical Note: Additional Information, 8th December 2022. |
| 21 | Prior to the commencement of development, a scheme for level compensatory flood storage shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include measures to identify how the compensatory flood storage and any altered or proposed culverts will be inspected and maintained throughout the lifetime of the development. The approved scheme shall be fully secured and implemented in accordance with the submitted details and maintained thereafter for the lifetime of the development. | To ensure that there are no detrimental impacts to flood storage or flood flow routes in accordance with Core Policy 42 of the Vale of White Horse Local Plan Part 1, policy EP4 of the South Oxfordshire Local Plan and paragraph 167 of the National Planning Policy Framework. | Inspector: 1. Re: 2 nd sentence of condition, is access to these elements shown on plans? | 1. Access is shown to the sustainable urban drainage features, not culverts. This condition was requested by the EA, suggest it is retained. Suggest final sentence is removed as it duplicates the second sentence. <i>"Prior to the commencement of development, a scheme for level compensatory flood storage shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include measures to identify how the compensatory flood storage and any altered or proposed culverts will be inspected and maintained throughout the lifetime of the development."</i> | Suggested wording: <i>Prior to the commencement of development, a scheme for level compensatory flood storage shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include measures to identify how the compensatory flood storage and any altered or proposed culverts will be inspected and maintained throughout the lifetime of the development.</i> |
| 22 | Prior to the commencement of construction in each part of the development, full details of both hard and soft landscape works shall be submitted to and approved in writing by the County Planning Authority. The details shall be based on the approved Landscape General | In the interest of the visual amenity of the area and to ensure the creation of a high-quality environment in accordance with policies ENV1, and DES2 of the South Oxfordshire Local Plan | Inspector: 1. Re: reference to Landscape GAD: [should this be] Preliminary Landscape Masterplan? Reference to climbing wall replace with green wall? | 1. Agree, reference should be Preliminary Landscape Masterplans (Sheets 1 to 19) dated 26 June 2023 [CD D.134 to 152] . Ref to climbing wall should be amended to green wall. 2. Preliminary masterplans provided so far, detailed masterplans to be provided which will | Suggested wording: <i>Prior to the commencement of construction in each part of the development, full details of both hard and soft landscape works shall be submitted to and approved in writing by the County Planning Authority. The details shall be based on the approved Landscape General Arrangement Drawings, and shall include the following as a minimum:</i> |

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| | <p>Arrangement Drawings, and shall include the following as a minimum:</p> <ul style="list-style-type: none"> A detailed landscape masterplan showing existing, retained and proposed vegetation NB the hedgerow and trees to the B4016 tie in with the Clifton Hampden Bypass shall either be retained or replaced where possible. Consideration should also be given to planting hedges and trees to the edges of swales, low growing grass to central reserves and the translocation of beech hedge at the Culham Science Centre entrance. Proposed finished levels or contours Vehicle and pedestrian access and circulation areas Ecological features Hard surfacing materials Structures and minor artefacts (such as furniture, refuse or other storage units, signage, lighting, and noise barriers) Drainage features, including SuDS Details of proposed landscaping features such as climbing walls and sedum blanket Protection measures for new planting Soft landscaping proposals planting plans and plant specifications noting species, plant sizes, numbers and densities as well as seed mix and their provenance; ground preparation and ongoing maintenance. <p>The hard and soft landscaping works shall thereafter be carried out in complete accordance with the approved details and all planting and seeding shall be carried out in the first available planting season following the completion of each part of the development.</p> <p>Any trees, plants or areas of turfing or seeding which, within a period of 30 years from the completion of each</p> | <p>and Core Policy 44 of the Vale of White Horse Local Plan Part 1.</p> | <p>2. Re: first bullet point, the first part has been provided already. The second part is advisory and can be addressed at the time the scheme is submitted.</p> <p>3. This would appear to be a generic condition. Given the nature of the scheme, and other details required, how much of it is necessary? Would a bespoke condition be more suitable?</p> <p>4. [Re: the last sentence of the condition]: Is this to tie in with BNG?</p> | <p>build on the preliminary masterplans, providing greater detail on planting mixes across the scheme.</p> <p>3. Suggest amending bullet point list to:</p> <p><i>Prior to the commencement of construction in each part of the development, full details of both hard and soft landscape works shall be submitted to and approved in writing by the County Planning Authority. The details shall be based on the approved Landscape General Arrangement Drawings, and shall include the following as a minimum:</i></p> <ul style="list-style-type: none"> <i>A detailed landscape masterplan showing existing, retained and proposed vegetation NB the hedgerow and trees to the B4016 tie in with the Clifton Hampden Bypass shall either be retained or replaced where possible. Consideration should also be given to planting hedges and trees to the edges of swales, low growing grass to central reserves and the translocation of beech hedge at the Culham Science Centre entrance.</i> <i>Hard surfacing materials.</i> <i>Minor artefacts (such as furniture, refuse or other storage units, signage).</i> <i>Drainage features, including SuDS.</i> <i>Details of proposed landscaping features such as climbing walls and sedum blanket.</i> <i>Plant specifications noting species, plant sizes, numbers and densities as well as seed mix and their provenance; ground preparation and ongoing maintenance.</i> <p><i>The hard and soft landscaping works shall thereafter be carried out in complete accordance with the approved details and all planting and seeding shall be carried out in the first available planting season following the completion of each part of the development.</i></p> <p>4. Yes ties in with BNG requirement for 30 years of management but this would be covered within the LBMP, Condition 11, so this can be removed.</p> | <ul style="list-style-type: none"> <i>A detailed landscape masterplan showing existing, retained and proposed vegetation NB the hedgerow and trees to the B4016 tie in with the Clifton Hampden Bypass shall either be retained or replaced where possible. Consideration should also be given to planting hedges and trees to the edges of swales, low growing grass to central reserves and the translocation of beech hedge at the Culham Science Centre entrance.</i> <i>Hard surfacing materials.</i> <i>Minor artefacts (such as furniture, refuse or other storage units, signage).</i> <i>Drainage features, including SuDS.</i> <i>Details of proposed landscaping features such as climbing walls and sedum blanket.</i> <i>Plant specifications noting species, plant sizes, numbers and densities as well as seed mix and their provenance; ground preparation and ongoing maintenance.</i> <p><i>The hard and soft landscaping works shall thereafter be carried out in complete accordance with the approved details and all planting and seeding shall be carried out in the first available planting season following the completion of each part of the development.</i></p> |

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| | part of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. | | | | |
| 23 | Prior to the commencement of each part of the development, an updated tree survey shall be submitted to and approved in writing by the County Planning Authority. The tree survey shall show the precise topographic location of all trees within or on the edge of the site including those where the approved Arboricultural Impact Assessment and Addendum show the locations as approximate. The survey shall ensure the important trees including Veteran Tree 424; trees T14, T102, G255, G308, T311, T498, T533, T534, T695 and T699; and trees within G1, G2 & G3 of TPO137/2009 and the Clifton Hampden Conservation Area are correctly plotted and that impacts to them are limited and quantified accurately. | To ensure the protection of trees in accordance with Policies ENV1 and ENV8 of the South Oxfordshire Local Plan and Core Policies 44 and 46 of the Vale of White Horse Local Plan Part 1. | <p>Inspector:</p> <p>A considerable amount of Arboricultural information has been submitted. This has been updated during the course of the application. Are there any areas where the Planning Authority is concerned that the trees are shown incorrectly? Where are the tree locations shown as approximate?</p> <p>SODC/Vale:</p> <p>The survey must be written in accordance with the current edition of BS 5837: "Trees in relation to design, demolition and construction"</p> | <p>Not all tree features were available on the topographical plan, see paragraph 1.4.3, PDF page 9, of the revised AIA (October 2022) [CD B.02 Appendix W] "Several tree features were not included on the topographical survey plan and have been plotted indicatively with reference to Site features and publicly available aerial photography. Such trees have been marked with an "*" on the Tree Survey Schedule included as Appendix B"</p> <p>Suggest that the condition references all 'affected trees' within the site as shown by the brown dotted lines on the Tree Protection Plans to focus the effort of the topographical survey, rather than referencing all trees.</p> <p>Suggested amended wording: <i>Prior to the commencement of each part of the development, an updated tree survey shall be submitted to and approved in writing by the County Planning Authority. The tree survey shall show the precise topographic location of all trees, capturing those not previously recorded via topographical survey, within or on the edge of the site including those where the approved Arboricultural Impact Assessment and Addendum show the locations as approximate. The survey shall ensure the important trees including Veteran Tree 424; trees T14, T102, G255, G308, T311, T498, T533, T534, T695 and T699; and trees within G1, G2 & G3 of TPO137/2009 and the Clifton Hampden Conservation Area are correctly plotted and that impacts to them are limited and quantified accurately.</i></p> | <p>Suggested wording:</p> <p><i>Prior to the commencement of each part of the development, an updated tree survey shall be submitted to and approved in writing by the County Planning Authority. The tree survey shall show the precise topographic location of all trees, capturing those not previously recorded via topographical survey, within or on the edge of the site including those where the approved Arboricultural Impact Assessment and Addendum show the locations as approximate. The survey shall ensure the important trees including Veteran Tree 424; trees T14, T102, G255, G308, T311, T498, T533, T534, T695 and T699; and trees within G1, G2 & G3 of TPO137/2009 and the Clifton Hampden Conservation Area are correctly plotted and that impacts to them are limited and quantified accurately.</i></p> |
| 24 | Prior to the commencement of each part of the development, a detailed Arboriculture Method Statement (AMS) shall be submitted to and approved in writing by the County Planning Authority. The AMS shall set out the detailed tree protection measures that will used during the construction process and shall include cross-sections with construction depths and materials. Details of mitigation measures to | To ensure the protection of trees in accordance with Policies ENV1 and ENV8 of the South Oxfordshire Local Plan and Core Policies 44 and 46 of the Vale of White Horse Local Plan Part 1. | <p>Inspector:</p> <p>1. An AMS has been submitted. Any concerns with it? There are detailed tree protection plans that include the location of fencing, working areas etc. What other information is sought?</p> | <p>1. Arboricultural Impact Assessment has been submitted, which includes some outline details tree protection measures, see Appendix E, F and G of the revised AIA [CD B.02 Appendix W]. An Arboricultural Method Statement will provide full details of tree protection measures once Principal Contractor has been consulted.</p> <p>SODC/ Vale Agree AMS should be in accordance with accordance with the current edition of BS 5837:</p> | No change. |

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| | <p>offset the impacts of the installation of utilities within root protection areas shall also be included. For the avoidance of doubt no Veteran Trees or trees that are subject to a Tree Preservation Order shall be removed from the site and protection measures for Trees T424, G454 and trees subject</p> <p>to TPO 137/2009 shall be specifically referenced to ensure their protection during construction. Thereafter, trees shall be protected in complete accordance with the approved details for the duration of the construction period.</p> | | <p>Would a condition requiring compliance with the AMS and any other measures be preferable?</p> <p>SODC/Vale:</p> <p>The AMS must be written in accordance with the current edition of BS 5837: "Trees in relation to design, demolition and construction"</p> | "Trees in relation to design, demolition and construction". | |
| 25 | <p>Prior to the commencement of each part of the development shown on drawing GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ_DR-CH-0005 Rev P02, a Carbon Management Plan shall be submitted to and approved in writing by the County Planning Authority. The plan shall be in accordance with PAS 2080 and shall identify opportunities to be taken to support carbon reductions and carbon emissions through the lifecycle of the development. The plan shall include a quantification of carbon emissions, target setting, baseline setting and monitoring, reporting and proposals for continual improvement. The Carbon Management Plan shall thereafter be implemented in complete accordance with the approved details and reviewed and updated every six months during the construction period.</p> | <p>To minimise the carbon impacts of the development and to reduce Greenhouse Gas Emissions in accordance with policies DES7 and DES8 of the South Oxfordshire Local Plan and Core Policies 37, 40 and 43 of the Vale of White Horse Local Plan Part 1</p> | | No comment. | No change. |
| 26 | <p>Prior to the first operational use of each part of the development, an updated Climate Vulnerability Risk Assessment Table shall be submitted to and approved in writing by the County Planning Authority. The assessment shall be LA114 compliant and shall include details of the embedded and additional mitigation proposed for each of the climate vulnerability impacts identified within Chapter 15 (Climate) of the submitted Environmental</p> | <p>To ensure the development is resilient to climate effects in accordance with policy DES8 of the South Oxfordshire Local Plan, Core Policies 37 and 40 of the Vale of White Horse Local Plan Part 1, and paragraph 154 of the National Planning Policy Framework.</p> | <p>Inspector:</p> <p>Full title? Date?</p> <p>The condition requests a table, but much of the text implies an assessment.</p> <p>What is the reference for the table that should be updated?</p> | <p>1. DRMB LA 114: Climate (June 2021)</p> <p>2. Reference to a table should be removed. The condition is asking for the assessment to be completed (in just happens that the main part of that is a table). Update: <i>"an updated Climate Vulnerability Risk Assessment shall be submitted to and approved in writing by the County Planning Authority"</i>.</p> <p>3. As above, remove reference.</p> <p>Full amended wording:</p> | <p>Suggested wording:</p> <p><i>Prior to the first operational use of each part of the development, an updated Climate Vulnerability Risk Assessment shall be submitted to and approved in writing by the County Planning Authority. The assessment shall be LA 114 Climate (June 2021) compliant and shall include details of the embedded and additional mitigation proposed for each of the climate vulnerability impacts identified within Chapter 15 (Climate) of the submitted Environmental Statement. For the avoidance of doubt, it shall also consider the effects of pot hole formation, heavy rain and wetter winters, soil stability, and drier summers. The mitigation measures identified within the assessment shall thereafter be implemented in complete accordance with the approved details.</i></p> |

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| | Statement. For the avoidance of doubt, it shall also consider the effects of pot hole formation, heavy rain and wetter winters, soil stability, and drier summers. The mitigation measures identified within the assessment shall thereafter be implemented in complete accordance with the approved details. | | | <i>Prior to the first operational use of each part of the development, an updated Climate Vulnerability Risk Assessment shall be submitted to and approved in writing by the County Planning Authority. The assessment shall be LA 114 Climate (June 2021) compliant and shall include details of the embedded and additional mitigation proposed for each of the climate vulnerability impacts identified within Chapter 15 (Climate) of the submitted Environmental Statement. For the avoidance of doubt, it shall also consider the effects of pot hole formation, heavy rain and wetter winters, soil stability, and drier summers. The mitigation measures identified within the assessment shall thereafter be implemented in complete accordance with the approved details.</i> | |
| 27 | No development shall take place within the Didcot to Culham River Crossing section of the development until revised restoration and aftercare schemes have been submitted to and approved in writing by the County Planning Authority for the Sutton Courtenay Landfill Site. | To ensure the high quality and timely restoration of Sutton Courtenay Landfill Site in accordance with policies W6 and M10 of the Oxfordshire Minerals and Waste Local Plan Part 1 Core Strategy. | Inspector: Is this part of the scheme dependant on the action of another party? | No comment. | No change. |
| 28 | No development shall take place within the Didcot to Culham River Crossing section of the development until revised restoration and aftercare schemes have been submitted to and approved in writing by the County Planning Authority for Bridge Farm Quarry. | | Inspector: Is this part of the scheme dependant on the action of another party? | No comment. | No change. |
| 29 | Prior to the commencement of development in each part of the development, a Written Scheme of Archaeological Investigation, prepared by a professional archaeological organisation acceptable to the County Planning Authority, shall be submitted to and approved in writing by the County Planning Authority. The scheme shall provide details of the professional archaeological organisation that will carry out the investigation. The approved scheme shall thereafter be implemented in complete accordance with the approved details. | To safeguard the recording of archaeological matters within the site in accordance with policies ENV6 and ENV9 of the South Oxfordshire Local Plan, Core Policy 39 of the Vale of White Horse Local Plan Part 1 and Development Policies 36 and 39 of the Vale of White Horse Local Plan Part 2. | Inspector: Could 29 & 30 be a single condition? There seems to be unnecessary repetition and prescription. Does it need to say that the WSI must be from an acceptable organisation? | Would prefer to keep 29 and 30 separate, in-line with advice from archaeology officer at OCC. | No change. |

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| 30 | Prior to the commencement of development in each part of the development and following the approval of the Written Scheme of Archaeological Investigation pursuant to condition 29), a programme of archaeological investigation shall be undertaken by the commissioned archaeological organisation in accordance with the approved Written Scheme of Archaeological Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication shall thereafter be submitted to and approved in writing by the County Planning Authority within two years of the completion of the archaeological fieldwork. | To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with policies ENV6 and ENV9 of the South Oxfordshire Local Plan, Core Policy 39 of the Vale of White Horse Local Plan, and Development policies 36 and 39 of the Vale of White Horse Local Plan 2031 Part 2. | | Would prefer to keep 29 and 30 separate, in-line with advice from archaeology officer at OCC. | No change. |
| 31 | Details of the design and appearance of the downgraded section of the A415 including details of materials and structures including lighting and signage shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented no later than three months from the date of the downgraded section of the A415 being closed to motorised vehicle through traffic. | In the interest of the visual amenity of the area and to ensure the creation of a high-quality environment in accordance with policies ENV1 and DES2 of the South Oxfordshire Local Plan. | Inspector: Is it necessary to submit details? Are these matters covered by the landscape plans and proposed conditions? | 1 .This has been added due to concern of a resident in this area. The intention is to treat this part of the A415 to make it narrower to discourage anti-social activity, such as fly-tipping. But these measures are not shown on any application plans. All amendments would be within the highway boundary of the A415. | No change. |
| 32 | No development shall take place until such time as a compensatory tree planting scheme on land controlled by the applicant has been submitted to and approved in writing by the County Planning Authority. The submitted details shall include the measures to be taken to protect and maintain the planted trees and replacement planting for any that die in the first 30 years following the first opening of each part of the proposed development The approved scheme shall be implemented thereafter. | To ensure the protection and replacement planting of trees in accordance with Policies ENV1, ENV2 and ENV8 of the South Oxfordshire Local Plan, Core Polices 44 and 46 of the Vale of White Horse Local Plan Part 1 and the Tree Policy for Oxfordshire April 2022. | Inspector: What does this refer to and where is it due to take place? Suggested Prior to the commencement for consistency. | 1. This should be a compliance condition. Suggest wording changed to: <i>"A compensatory tree planting scheme on land controlled by the applicant should be investigated with OCC's Arboricultural officers, and if deemed appropriate of the compensatory tree planting scheme should be provided, including: measures to be taken to protect and maintain the planted trees and replacement planting for any that die in the first 30 years following the first opening of each part of the proposed development.</i> <i>The approved scheme shall be implemented thereafter."</i> | Suggested wording: <i>A compensatory tree planting scheme on land controlled by the applicant should be investigated with OCC's Arboricultural officers, and if deemed appropriate of the compensatory tree planting scheme should be provided, including: measures to be taken to protect and maintain the planted trees and replacement planting for any that die in the first 30 years following the first opening of each part of the proposed development.</i> <i>The approved scheme shall be implemented thereafter.</i> |

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|-----|---|--|---|--|--|
| 33 | Details of the replacement lagoon [as shown on approved drawing Didcot Science Bridge General Arrangement Sheet 6 of 19 (GEN_PD ACM GEN DGT_ZZ_ZZ_ZZ DR T 0006 Rev P04)] shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of the Didcot Science Bridge part of the development. The replacement lagoon shall be constructed in accordance with the approved details prior to the opening of the development to motorised users. | In the interest of the visual amenity of the area and to ensure the creation of a high-quality environment in accordance with policies ENV1 and DES2 of the South Oxfordshire Local Plan. | Inspector: What details are sought beyond those already submitted? Does it refer to the RWE lagoon? | This refers to the RWE lagoon. Currently there are no details of bathymetry of the RWE lagoon. Suggested amended wording: <i>Details of the replacement 'RWE' lagoon (as shown on approved drawing Didcot Science Bridge General Arrangement Sheet 6 of 19 (GEN_PD ACM GEN DGT_ZZ_ZZ_ZZ DR T 0006 Rev P04)) shall be submitted to and approved in writing by the County Planning Authority. The replacement lagoon shall be constructed in accordance with the approved details.</i> | Suggested wording: <i>Details of the replacement 'RWE' lagoon (as shown on approved drawing Didcot Science Bridge General Arrangement Sheet 6 of 19 (GEN_PD ACM GEN DGT_ZZ_ZZ_ZZ DR T 0006 Rev P04)) shall be submitted to and approved in writing by the County Planning Authority. The replacement lagoon shall be constructed in accordance with the approved details.</i> |
| 34 | <p>Prior to the commencement of the development, the applicant shall submit details to the County Planning Authority of how it has explored the possibility of relocating the proposed noise barrier closer to the proposed carriageway open to motorised users adjacent to Appleford Village, by relocating it between the carriageway open to motorised users and the non-motorised users provision.</p> <p>If the submission concludes that this is not possible it shall set out the reasons why this is not possible.</p> <p>If the submission concludes that this is possible then details of any proposed change to the noise barrier adjacent to Appleford Village shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of any construction works as part of the submission required to be made pursuant to condition 7).</p> | To reduce adverse noise effects and to protect the local landscape character and visual amenity in accordance with Policies ENV1, ENV12, DES2 and DES6 of the South Oxfordshire Local Plan, Core Policies 37 and 44 of the Vale of White Horse Local Plan 2031 Part and Development Policies 23, 24 and 25 of the Vale of White Horse Local Plan Part 2. | Inspector: If this was found to be feasible and desirable, what implications would it have for other elements of the scheme? What are the matters that need to be assessed? Would it involve a s73 application? | <p>1. If found feasible and desirable, footways and cycleways would need to swap position with the realigned noise barriers.</p> <p>2. The difference between noise levels at nearby receptors, with the barrier as is and re-positioned should be assessed to understand if moving the barrier would be of benefit.</p> <p>Suggest minor re-wording:</p> <p>Second sentence of the Condition should say "If the submission concludes that this is not possible, or not of substantial benefit in terms of noise reduction, it shall set out the reasons why it is not feasible and desirable to move the barrier.</p> <p>Third sentence revised to say "If the submission concludes that this is possible and of benefit, then..."</p> <p>This amendment could be dealt with via the condition.</p> | <p>Suggest wording:</p> <p><i>Prior to the commencement of the development, the applicant shall submit details to the County Planning Authority of how it has explored the possibility of relocating the proposed noise barrier closer to the proposed carriageway open to motorised users adjacent to Appleford Village, by relocating it between the carriageway open to motorised users and the non-motorised users provision.</i></p> <p><i>If the submission concludes that this is not possible, or not of substantial benefit in terms of noise reduction, it shall set out the reasons why it is not feasible and desirable to move the barrier.</i></p> <p><i>If the submission concludes that this is possible and of benefit, then details of any proposed change to the noise barrier adjacent to Appleford Village shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of any construction works as part of the submission required to be made pursuant to condition 7).</i></p> |
| 35 | Prior to the commencement of the development details of the noise monitoring equipment to be installed at a location in the proximity of Appleford Village for the duration of the construction works of the Didcot to Culham River Crossing part of the development shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented thereafter. | To monitor noise levels generated by the construction works to ensure that the development is in compliance with the CEMP approved pursuant to condition 3 so as to not result in harm to the local amenity or environment through noise during the construction | Inspector: If it is for the duration of the construction works would this matter come within the scope of EH? What does the proximity of Appleford Village mean? | <p>1. Yes, Environmental Health should be made aware as this is a specific requirement of the September committee [CD F.6, PDF page 7, iv]]</p> <p>2. The location of the monitoring equipment is to be determined. This could include a location within Appleford village, or near to Appleford, such as Level Crossing Cottage.</p> <p>Suggested wording: <i>Prior to the commencement of the development details of the noise monitoring equipment to be</i></p> | Suggested wording: <i>Prior to the commencement of the development details of the noise monitoring equipment to be installed at a location in Appleford Village for the duration of the construction works of the Didcot to Culham River Crossing part of the development shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented thereafter.</i> |

CASE REF: APP/U3100/V/23/3326625 - OCC Planning Application
Corridor between the A34 Milton Interchange and the B4015 north of Clifton Hampden

CONDITIONS TABLE

| No. | Wording of Condition | Reason for the Condition | Comments | OCC view | OCC suggested condition wording |
|-----|---|--|---|--|---|
| | | process in accordance Development Policies 25 of the Vale of White Horse Local Plan Part 2. | | <i>installed at a location in Appleford Village for the duration of the construction works of the Didcot to Culham River Crossing part of the development shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented thereafter.</i> | |
| 36 | The carbon management plan approved and updated pursuant to the requirements of condition 25) shall be further updated once the development is open to motorised vehicles to set out the measures which have been carried out to promote and facilitate a reduction in carbon emissions from the operational use of the development. This shall be submitted to the County Planning Authority no later than the first anniversary of the date of first opening to motorised vehicles and every subsequent anniversary thereafter. | To minimise the carbon impacts of the development and to reduce Greenhouse Gas Emissions in accordance with policies DES7 and DES8 of the South Oxfordshire Local Plan and Core Policies 37, 40 and 43 of the Vale of White Horse Local Plan Part 1. | Inspector: [In relation to the "Subsequent anniversary"] should this be for a particular number of years? | 1. Agree, otherwise this condition is not dischargeable. We suggest a period of 10 years. Suggested wording: <i>The carbon management plan approved and updated pursuant to the requirements of condition 25) shall be further updated once the development is open to motorised vehicles to set out the measures which have been carried out to promote and facilitate a reduction in carbon emissions from the operational use of the development. This shall be submitted to the County Planning Authority no later than the first anniversary of the date of first opening to motorised vehicles and for nine subsequent years after that.</i> | Suggested wording: <i>The carbon management plan approved and updated pursuant to the requirements of condition 25) shall be further updated once the development is open to motorised vehicles to set out the measures which have been carried out to promote and facilitate a reduction in carbon emissions from the operational use of the development. This shall be submitted to the County Planning Authority no later than the first anniversary of the date of first opening to motorised vehicles and for nine subsequent years after that.</i> |
| 37 | Prior to the commencement of the development, details of the delivery of a bus priority scheme shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented from the date of first opening of the development to motorised vehicles. Any changes to the proposed details thereafter shall be submitted to and approved in writing by the County Planning Authority prior to their implementation. | To encourage a shift to sustainable and active travel modes in accordance with policies TRANS2 and TRANS5 of the South Oxfordshire Local Plan, Core Policies 33 and 35 of the Vale of White Horse Local Part 1, and CUL8 of the Culham Neighbourhood Plan. | | No comment. | No change. |