



Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="452596"/>
Northing (y)	<input type="text" value="193664"/>

Description

Land in the parishes of Milton, Didcot, Harwell, Sutton Courtenay, Appleford-on-Thames, Culham and Clifton Hampden.
Centered on Grid Reference: SU523935

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Hannah"/>
Surname	<input type="text" value="Battye"/>
Company name	<input type="text" value="Oxfordshire County Council"/>
Address line 1	<input type="text" value="County Hall"/>
Address line 2	<input type="text" value="New Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Oxford"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="OX1 1ND"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Jonathan"/>
Surname	<input type="text" value="Hill"/>
Company name	<input type="text" value="AECOM"/>
Address line 1	<input type="text" value="Aldgate Tower"/>
Address line 2	<input type="text" value="2 Leman St"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="E1 8FA"/>
Primary number	<input type="text" value="07384813766"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="Jonathan.Hill2@aecom.com"/>

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="155.42"/>
Unit	<input type="text" value="Hectares"/>

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

5. Description of the Proposal

Planning application seeking full planning permission for:

- the dualling of the A4130 carriageway (A4130 Widening) from the Milton Gate Junction eastwards, including the construction of three roundabouts;
- a road bridge over the Great Western Mainline (Didcot Science Bridge) and realignment of the A4130 north east of the proposed road bridge including the relocation of a lagoon;
- construction of a new road between Didcot and Culham (Didcot to Culham River Crossing) including the construction of three roundabouts, a road bridge over the Appleford railway sidings and road bridge over the River Thames;
- construction of a new road between the B4015 and A415 (Clifton Hampden bypass), including the provision of one roundabout and associated junctions; and
- controlled crossings, footways and cycleways, landscaping, lighting, noise barriers and sustainable drainage systems.

At land in the parishes of Milton, Didcot, Harwell, Sutton Courtenay, Appleford-on-Thames, Culham and Clifton Hampden.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The site is linear and currently comprises a corridor between the A34 Milton Interchange and the Culham Science Centre near Clifton Hampden, with a crossing of the River Thames to the west of Appleford-on-Thames. The site covers part of the A4130 east of the A34 Milton Interchange, it then passes between Didcot and the former Didcot A Power Station and heads north where it crosses the River Thames to the west of Appleford-on-Thames before joining the A415 west of Culham Station.

The majority of the land to the north of Didcot is Agricultural. Land to the west of Appleford-on-Thames is used by Hanson Aggregates for the production and distribution of crushed rock, sand and gravel.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Lighting

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

steel columns with new LED luminaires (see lighting design report)

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

gravel, grasscrete or concrete

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

wooden post and rail fence, steel and reinforced concrete barriers

Other carriageway, footway and cycleway

Description of existing materials and finishes (optional):

7. Materials

Description of proposed materials and finishes:

Asphalt carriageway, footway and cycleway construction

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement

Highways General Arrangement Plans - GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ-DR-T-0001 to GEN_PD-ACM-GEN-DGT_ZZ_ZZ_ZZ-DR-T-0019
Landscape General Arrangement Plans - GEN_PD-ACM-ELS-GEN_ZZ_ZZ_ZZ-DR-LV-0001 to GEN_PD-ACM-ELS-GEN_ZZ_ZZ_ZZ-DR-LV-0019
Lighting General Arrangement Plans - GEN_PD-ACM-HLG-DGT_LTG_ZZ_ZZ-DR-T-1301 to GEN_PD-ACM-HLG-DGT_LTG_ZZ_ZZ-DR-T-1319
Drainage Plans - GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0001 to GEN_PD-ACM-HDG-DGT_DRG_ZZ_ZZ-DR-T-0038

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

ES Volume II Chapter 13 - Figures 13.1 - 13.2

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

11. Assessment of Flood Risk

- Soakaway
- Main sewer
- Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
 - Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- b) Designated sites, important habitats or other biodiversity features:
 - Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No
- c) Features of geological conservation importance:
 - Yes, on the development site
 - Yes, on land adjacent to or near the proposed development
 - No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Refer to Drainage Strategy Report, Foul Water and Utilities Report and Drainage General Arrangement Drawings

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

23. Pre-application Advice

Part of ongoing engagement with regard to anticipated submission.

Meeting on 27 April 2021 - planning advice was sought in relation to:

- The change in the nature of the application to be 'hybrid', with outline planning permission sought for a replacement Gatehouse to serve RWE and full planning permission sought for remainder of the scheme
- Proposed approach with regard to the Hanson minerals safeguarding and restoration scheme (overlapping permissions)
- List of cumulative schemes to be applied within the EIA
- Confirmation of the list of planning drawings and documents to be submitted with the planning application

Meeting on 02 December 2020 - ongoing engagement.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

If yes, please provide details of their name, role, and how they are related:

Hannah Battye - Head of Infrastructure Delivery

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE C - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

The steps taken were:

The initial step to obtain land owner information was done through a data capture of HMLR title registers and plans, which were interpreted to tell us who primary interests were, these being the Freeholder, Leaseholder, Beneficiary, Rights and Restrictive covenants etc.

We then carried out site observations on site to identify any interests who may not have been picked up through HMLR like occupiers and utilities etc. If the land was unregistered, we erected unknown site notices to try and identify the Freeholder or any other interests who use/occupier the land. Section 16 notices which contain Request for Information forms were then issued to all parties identified through HMLR interpretation, desk top research and site visits to confirm interests and/or identify if the information from HMLR was correct.

We issued follow up letters to chase responses and continuously carried out desk top research and additional site visits when needed as part of our due diligence.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	See schedule of Land Owners submitted separately with this application
Number	
Suffix	
House Name	
Address line 1	See schedule of Land Owners submitted
Address line 2	
Town/city	
Postcode	
Date notice served (DD/MM/YYYY)	30/09/2021

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Oxford Times

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

30/09/2021

Person role

- The applicant
 The agent

Title	Mr
First name	Jonathan
Surname	Hill
Declaration date (DD/MM/YYYY)	04/10/2021

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application) 04/10/2021