

STATEMENT OF COMMON GROUND

CALL-IN REFERENCE: APP/U3100/V/23/3326625

OPENING DATE OF INQUIRY: 20th February 2024

SITE ADDRESS AND DESCRIPTION OF THE DEVELOPMENT:

Land between A34 Milton Interchange, and B4015 north of Clifton Hampden, Oxfordshire

Application by Oxfordshire County Council c/o Jonathan Hill, AECOM (agent) 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.

(Application no: R3.0138/21) ("the Scheme")

APPLICANT: Oxfordshire County Council

LOCAL PLANNING AUTHORITY: Oxfordshire County Council

This Statement of Common Ground ('SoCG') addresses the following matters:

1. The nature of this document
2. The planning application and the Orders
3. The status of the resolution of the Planning & Regulation Committee
4. The position of the Council on the planning application

The nature of this document

1. Rule 14(1) of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000 provides that:

“(1) The local planning authority and the applicant shall –
(a) together prepare an agreed statement of common ground;”
2. In the present case, the Local Planning Authority (LPA) and the Applicant are the same person, i.e., Oxfordshire County Council ('the Council'). The Council is a single corporate body. The Council made the application for planning permission. The Council is also the LPA. However, as recognised in the email from the Planning Inspectorate dated 28 September 2023, the separate roles of the Council require Statements of Case to be provided in both capacities.
3. This document has been agreed by both the Applicant and LPA as distinct and separate functions of the Council, albeit that both are parts of the Council as a corporate body.

The planning application and the Orders

4. The Scheme is approximately 11km in length and comprises four separate but interdependent elements (referred to as parts of the development within the agreed conditions referred to in paragraph 19 of this SoCG), being:
 - a. The dualling of the A4130 carriageway (A4130 Widening) from the Milton Gate Junction eastwards, including the construction of three roundabouts;
 - b. 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;
 - c. 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; and
 - d. Construction of a new road between the B4015 and A415 (Clifton Hampden bypass), including the provision of one roundabout and associated junctions.

Throughout, the development includes controlled crossings, footways and cycleways, landscaping, lighting, noise barriers and sustainable drainage systems.

5. The Scheme is intended to support significant housing growth at 12 separate

housing sites in and around Didcot in the South Oxfordshire and Vale of White Horse districts, as well as to alleviate existing traffic issues. The Scheme is also intended to support existing and planned employment development, in particular that relating to the Science Vale UK Enterprise Zone.

6. A planning application for the Scheme was submitted in November 2021, following public consultations and pre-application engagement with the Council's Development Management Team started in August 2019, when four requests were made for Screening Opinions, one for each part of the development subsequently proposed in the planning application.
7. In order to facilitate delivery of the Scheme, three statutory orders ('the Orders') are necessary. These are:
 - a. A Compulsory Purchase Order ('CPO'), to enable to the Council to, as a last resort, compulsorily acquire the land and rights necessary in order to construct and maintain the Scheme, should negotiations to acquire land and right by agreement be unsuccessful.
 - b. A Side Roads Order ('SRO'), to provide for the stopping up of highways and private means of access to premises affected by the Scheme, and to create new and improved highways and private means of access to connect the Scheme to the existing highways and private access network.
 - c. A Bridge Scheme, to authorise the construction of a new road bridge across the navigable waters of the River Thames.
8. The Council's Cabinet has over the past few years granted a number of approvals in relation to the Scheme, most recently on 21 December 2022 when the Council made the Orders and submitted them to the Secretary of State for Transport for confirmation.

The status of the resolutions of the Planning & Regulation Committee

9. On 17 and 18 July 2023, the planning application for the Scheme came before the Council's Planning and Regulation Committee ('the P&R Committee') with an Officer's recommendation for approval. Notwithstanding this recommendation to approve, the P&R Committee resolved to reject the Scheme planning application for the following reasons:
 - Reason 1 - The Climate Change Committee's June 2023 Report to Parliament had not been properly taken into account in the application.
 - Reason 2 - Lack of Very Special Circumstances for the development set against Green Belt policy.

- Reason 3 - The impact of traffic on Abingdon and Didcot had not been assessed in the application.
 - Reason 4 - The noise impacts on Appleford.
 - Reason 5 - The absence of a Health Impact Assessment.
 - Reason 6 - The harm to landscape.
 - Reason 7 - The Science Bridge was not of adequate design for a gateway feature to Didcot.
 - Reason 8 - Conflict with policy of the Council's Local Transport and Connectivity Plan 2022-2050 (LTCP)
10. On 25 July 2023, the Secretary of State for Levelling Up, Housing and Communities called in the application for his own determination, using his power to do so under section 77 of the Town and Country Planning Act 1990. As a result, the Secretary of State will make the decision on the planning application following a public Local Inquiry held in front of an Inspector (who will write a report with a recommendation for the Secretary of State).
11. Following the decision to call-in the application for determination by the Secretary of State, the resolution of the July P&R Committee can no longer be given legal effect because the call-in prohibits the Council from issuing a decision. It does not, therefore, constitute a formal 'decision' on the planning application and, as such, the only status of the P&R Committee's deliberations is a resolution to refuse, against officer advice, rather than an actual refusal.
12. As there are, therefore, no reasons for refusal, this is simply a call-in application, where the matters to be considered are those as specified by the Inspector and/or Secretary of State.
13. On 27 September 2023, an extraordinary meeting of the P&R Committee was held so that Members could:
- a. be informed that the application had been called-in by the Secretary of State;
 - b. be advised of the reasons set out by the Secretary of State in his letter dated 25 July 2023, noting the matters on which he particularly wishes to be informed at the Inquiry;
 - c. consider whether the eight intended reasons for refusal could reasonably be substantiated or supported; and
 - d. consider and decide what position the LPA wished to put forward at the public Local Inquiry.
14. The P&R Committee considered a report prepared by the Council's Director of Planning, Environment and Climate Change. The P&R Committee

reconsidered the eight reasons that it originally gave for refusal and resolved as follows:

- A. Following the eight resolutions made in respect of each of the eight reasons it resolved to refuse planning application no. R3.0138/21 at its meeting on 17th and 18th July 2023, the committee adopts an overall neutral position and puts forward in its Written Statement to be put before the inspector at the Local Inquiry its reasons for any remaining concern with regard to the impacts of the development on the local community and the environment.
 - B. DELEGATES to the Director of Planning, Environment and Climate Change to coordinate the preparation of relevant documents and information and participation at the inquiry as she considers appropriate to be submitted to the Local Inquiry on behalf of the County Council as Local Planning Authority.
15. Following the recommendations in the officer report, the P&R Committee is no longer pursuing any of those reasons with any direct objection to the application and it resolved that the LPA will adopt a neutral position at Inquiry. Remaining concerns will be set out in the LPA's Statement of Case but for reasons 5, 6 and 7 the P&R Committee specifically resolved that these be addressed in the Statement of Common Ground. These are therefore set out at paragraphs 19-21 below.
16. The Statement of Case of the LPA at the Local Inquiry will set out its reasons for remaining concerns with regard to the impacts of the development on the local community and the environment, noting that these can be resolved by way of agreed conditions (noted below) or by the Secretary of State being satisfied as to acceptability of the application in planning terms.

The agreed position of the Council as Applicant and Local Planning Authority on the planning application

17. The Council is a single corporate body that has resolved on several occasions through Cabinet decisions to support and progress the Scheme. Various Cabinet resolutions are in place in this regard and the P&R Committee has made no formal decision in relation to the application.
18. The LPA intends to provide a Statement of Case to the Inquiry to set out its remaining concerns and its neutral position on the application. The Applicant is in agreement with the contents of the application and the officer support for the Scheme in the Officer's Reports to Committee for the July and September Committee meetings.

19. With regard to the July committee meeting Refusal reason 5 – The Applicant and the LPA agree that the health impacts of the development have been properly assessed in the information in the Environmental Statement and the updated clarification provided to the September committee meeting.
20. With regard to the July committee meeting Refusal reason 6 – The Applicant has agreed to upgrade up to 50 new trees to semi-mature specimens or advanced tree planting with proper maintenance of mature trees in the following areas: Didcot Science Bridge, River Thames Area, Culham Science Centre Roundabout Area, Clifton Hampden Conservation Area. The emphasis is to reduce the immediate magnitude of visual impact at Year 1, and therefore the resulting visual effect, from the key adjacent residents or stakeholders that are affected. These commitments will be addressed in the submission to be made pursuant to the agreed condition 22 below should planning permission be granted.
21. With regard to the July committee meeting Refusal reason 7 –The applicant is committed to, within the constraints of the Network Rail design requirements, working with the Local Planning Authority to enhance the design of the bridge during development of the detailed design for the structure by way of a mutually agreeable planning condition (agreed condition 8 below) for consideration by the Inspector.
22. The LPA and the Applicant are agreed that, should the Inspector be minded to recommend approval of the planning application to the Secretary of State, any grant of planning permission should be subject to the following conditions:
 - 1) The development shall commence no later than three years from the date of commencement of development;
 - 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;
 - 3) 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:

Details of Construction Activity

- 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.

Noise, Vibration & Dust

- 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

Impact on the River Thames (Part 2 of the development only)

- Details of the timing of proposed construction works over the River Thames
- 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

Biodiversity

- 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

Landscape and Trees

- 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.

Environmental Management Plans

- 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.

The construction of the development shall thereafter be carried out in complete accordance with the approved details.

- 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:

- Routing 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

The construction of the development shall thereafter be carried out in complete accordance with the approved CTMP.

- 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.
- 6) 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. 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 be not be installed in other than in accordance with the approved lighting details.
- 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.

- 8) 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.
- (i) The Didcot Science Bridge structure (taking into account the constraints of the Network Rail design requirements, and including enhancements to the design);
 - (ii) The Appleford Sidings Bridge structure; and
 - (iii) The River Thames Crossing structure (viaduct and bridge)

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;

- 9) 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.
- 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;
- 11) 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:
- 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 the development delivers the objectives set out in the plan.

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.

The approved LEMP shall thereafter be implemented in accordance with the approved details.

- 12) 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 development shall thereafter be carried out in accordance with the approved updated surveys and any revised mitigation and enhancement measures contained therein.
- 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.
- 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 biodiversity units identified in the BNG Assessment; and
- 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 any units 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.

The approved BNG Assessment shall thereafter be delivered in complete accordance with the approved details.

- 15) 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:
 - Phase 1 shall incorporate a desk study and site walkover to identify all potential contaminative uses on site to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.
 - Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and, if significant contamination is identified to inform the remediation strategy.
 - Phase 3 shall include a remediation strategy to ensure the site will be rendered suitable for its proposed use.

The construction of the development shall thereafter be undertaken in complete accordance with the approved phased risk assessment and remediation strategy.

- 16) If, during the construction of each 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.

- 17) 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 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.
- 18) 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:
- 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 construction and post-development in perpetuity
 - Consent for any connections into third party drainage systems
 - Details of upstream silt mitigation prior to connection to watercourses.
- 19) 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:
- 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.

The surface water drainage system shall be maintained thereafter for the lifetime of the development.

- 20) 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:

- 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

And mitigation measures shown in the accompanying technical notes:

- 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

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.

- 21) Prior to the commencement of development, a scheme for level 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, implemented, and subsequently maintained, in accordance with the submitted details and maintained thereafter for the lifetime of the development.
- 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 Arrangement Drawings, and shall include the following as a minimum:
- 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.

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.

Any trees, plants or areas of turfing or seeding which, within a period of 30 years from the completion of each 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.
- 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 be used during the construction process and shall include cross-sections with construction depths and materials. Details of mitigation measures to 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

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.

- 25) 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.
- 26) 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 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.
- 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;
- 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;
- 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.

- 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.
- 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;
- 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.
- 33) Details of the replacement lagoon 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.
- 34) 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. If the submission concludes that this is not possible it shall set out the reasons why this is not possible. 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).
- 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.

- 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.
- 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.
23. It is also agreed that should the development be granted planning permission, the applicant will establish a Landscaping Enhancements Fund by setting aside £50,000 for the local community to apply for additional landscaping work.
24. The LPA's and the Applicant's respective cases for the call-in Inquiry are as stated in their respective Statements of Case, submitted alongside this SoCG.

Signed



Owen Jenkins
Director of Transport
and Infrastructure
On behalf of Oxfordshire
County Council as Applicant

2nd November 2023

Signed



Rachel Wileman
Director of Planning,
Environment and Climate Change
On behalf of Oxfordshire
County Council as Local Planning
Authority

2nd November 2023