

HIF1: TEMPLATE DRAFT CONDITIONS DOCUMENT

REF: APP/U3100/V/23/3326625

	Condition	Reason	LPA Notes	Applicant comments	Rule 6 comments – SODC & VWHDC	Inspector suggested changes/comments
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.				
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.				
3	<p>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 17 and the topographical tree survey approved pursuant to condition 18 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:</p> <p>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</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 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.</p> <p>The approved BNG Assessment shall thereafter be delivered in complete accordance with the approved details.</p>	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.				
4	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.	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.		'Subsequently maintained' followed by 'maintained thereafter' could potentially be reworded/improved.	Repeat use of "for level"	
5 Ref	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	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	1		For consistency with the other pre-commencement conditions, change the opening words to "Prior to the commencement of development..."	

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	opening of each part of the proposed development. The approved scheme shall be implemented thereafter.	White Horse Local Plan Part 1 and the Tree Policy for Oxfordshire April 2022.				
6	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 32.	To reduce adverse noise effects and to protect the local landscape character and visual amenity in accordance with Development Policies 23, 24 and 25 of the Vale of White Horse Local Plan Part 2.				
7	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 process in accordance Development Policies 25 of the Vale of White Horse Local Plan Part 2.			<p>The council's environmental protection officer notes that the CEMP is dealt with in condition 9 and refers to noise and vibration. For consistency it is recommended that the wording of condition 7 be amended to (amendment in bold):</p> <p><i>"Prior to the commencement of the development details of the noise and vibration 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."</i></p> <p>In addition the reason needs to be amended to reflect this change and the fact that the CEMP is dealt with by condition 9 not condition 3:</p> <p><i>"To monitor noise and vibration levels generated by the construction works to ensure that the development is in</i></p>	

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					<p><i>compliance with the CEMP approved pursuant to condition 9 so as to not result in harm to the local amenity or environment through noise during the construction process in accordance Development Policies 25 of the Vale of White Horse Local Plan Part 2.”</i></p>	
8	<p>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.</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>				
9	<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>Details of Construction Activity</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 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 	<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 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>In reason add policy DES6 of the SOLP as this relates to impact on amenity of neighbouring uses.</p>	

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<p>* Details of how continuous access would be provided to third party land and development where existing access arrangements are affected.</p> <p>Noise, Vibration & Dust</p> <p>* A Noise and Vibration Management Plan to set out measures to reduce, mitigate and monitor construction noise effects</p> <p>* A Dust Management Plan to set out measures to reduce, mitigate and monitor construction dust and air quality effects</p> <p>Impact on the River Thames (Part 2 of the development only)</p> <p>* Details of the timing of proposed construction works over the River Thames</p> <p>* 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</p> <p>* 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</p> <p>* Details of any barges, floating plant or other vessels to be used during the works adjacent to and across the River Thames.</p> <p>* 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</p> <p>* Measures to be employed to and across the River Thames to minimise environmental effects (considering both potential disturbance and pollution)</p> <p>* 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> <p>Biodiversity</p> <p>* 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</p> <p>* Identification of biodiversity protection zones</p> <p>* Implementation of protected species licences</p> <p>* 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.</p> <p>* Measures to be employed to avoid or reduce impacts on river</p>					

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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> <p>* Details of bio-security measures to prevent the spread of invasive species.</p> <p>* Details of Ecological Clerk of Works to oversee the construction process</p> <p>Landscape and Trees</p> <p>* Details of measures to protect trees and hedgerows</p> <p>* Risk assessment of all activities that may be directly or indirectly damaging to trees both on and offsite</p> <p>* Confirmation that no soil storage mounds shall extend into root protection areas of hedges or trees</p> <p>* Details of an arboriculture clerk of works to oversee construction</p> <p>* Use of protective fences, exclusion barriers and warning signs.</p> <p>Environmental Management Plans</p> <p>* Site Waste Management Plan</p> <p>* Soil Management Plan (including Soil Resource Plan and Soil Handling Strategy)</p> <p>* Materials Management Plan</p> <p>* Asbestos Management Plan</p> <p>* Water Management Plan</p> <p>* Details of measures to mitigate potential extreme weather events during the construction process.</p> <p>The construction of the development shall thereafter be carried out in complete accordance with the approved details.</p>					
10	<p>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:</p> <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 	<p>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 White Horse Local Plan Part 2, and policies DES6 and ENV12 of the South Oxfordshire Local Plan.</p>				

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	<ul style="list-style-type: none"> •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>					
11	<p>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.</p>	<p>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, ENV2 and DES2 of the South Oxfordshire Local Plan and Core Policy 44 of the Vale of White Horse Local Plan Part 1.</p>			Remove SOLP policy ENV2 as not relevant.	
12	<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 the 	<p>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 .</p>				

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	<p>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>					
13	<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 this 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 this planning application's documents, revised mitigation and enhancement strategies shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of that part 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.</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 policies ENV1 and ENV2 of the South Oxfordshire Local Plan and Core Policy 46 of the Vale of White Horse Local Plan Part 1.</p>			<p>Suggest removal of reference to policy ENV1 of the SOLP as this is relevant to landscape and not species.</p>	
14	<p>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 13. The mitigation and enhancement strategy shall thereafter be implemented in accordance with the approved details.</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 policies ENV1 and ENV2 of the South Oxfordshire Local Plan and Core Policy 46 of the Vale of White Horse Local Plan Part 1.</p>			<p>Suggest removal of reference to policy ENV1 of the SOLP as this is relevant to landscape and not species.</p> <p>Add reference to policy ENV3 (biodiversity).</p>	
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 	<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 and Development Policies 23, 24 and</p>			<p>In the reason add core policy 43 of the Vale of White Horse Local Plan 2031 Part 1, as criterion vii of the policy refers to contamination.</p>	

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	<p>all potential contaminative uses on site to inform the conceptual site 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>	<p>27 of the Vale of White Horse Local Plan Part 2.</p>				
16	<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 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. <p>The construction of the development shall thereafter be undertaken in complete accordance with the approved sustainable surface water drainage System (SuDS).</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 and Development Policies 23, 24 and 27 of the Vale of White Horse Local Plan Part 2.</p>			<p>In the reason add core policy 42 of the Vale of White Horse Local Plan 2031 Part 1, as it relates to surface water drainage.</p> <p>The relevant SOLP policies are ENV12 and EP4.</p>	
17	<p>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</p>	<p>In the interest of the visual amenity of the area and to ensure the creation of a high-quality</p>			<p>Should “climbing walls” be changed to “green walls” to avoid any confusion as a</p>	

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	<p>Planning Authority. The details shall be based on the approved Landscape General 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 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.</p>	<p>environment in accordance with policies ENV1, ENV2 and DES2 of the South Oxfordshire Local Plan and Core Policy 44 of the Vale of White Horse Local Plan Part 1.</p>			<p>climbing wall could be associated with rock climbing?</p> <p>Suggest reference to policy ENV2 of SOLP is removed as this relates to protected species/sites.</p>	
18	<p>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 within that part 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 specifically plotted and that impacts to them are limited and</p>	<p>To ensure the protection of trees in accordance with Policies ENV1, ENV2 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>			<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>Suggest reference to policy ENV2 of SOLP is removed as this relates to protected species/sites.</p>	

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	quantified accurately.					
19	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.	To ensure the protection of trees in accordance with Policies ENV1, ENV2 and ENV8 of the South Oxfordshire Local Plan and Core Policies 44 and 46 of the Vale of White Horse Local Plan Part 1.			The AMS must be written in accordance with the current edition of BS 5837: "Trees in relation to design, demolition and construction" Suggest reference to policy ENV2 of SOLP is removed as this relates to protected species/sites.	
20	Prior to the commencement of each part of the development, 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.	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.				
21	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 Policy 36 of the Vale of White Horse Local Plan Part 2.			In the reason include Development Policy 39 of the Vale of White Horse Local Plan 2031 Part 2, as it relates to archaeology.	
22	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 21, 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.			In the reason include Development policies 36 and 39 of the Vale of White Horse Local Plan 2031 Part 2, as they relate to heritage assets and archaeology.	
23	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 the interest of the visual amenity of the area and to ensure the creation of a high-quality			In the reason include core policy 37 of the Vale of White Horse Local Plan	

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	<p>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 as such.</p>	<p>environment in accordance with policies ENV1, ENV2 and DES2 of the South Oxfordshire Local Plan and Core Policy 44 of the Vale of White Horse Local Plan Part 1.</p>			<p>2031 Part 1 and development policy 20 of the Local Plan 2031 Part 2. Core policy is a design policy and the bridges, particularly the Science Bridge, could include public art to enhance its appearance (development policy 20 of the Local Plan Part 2).</p> <p>Suggest reference to policy ENV2 of SOLP is removed as this relates to protected species/sites.</p>	
24	<p>No development shall take place within the Didcot to Culham River Crossing section of the development until revised restoration and aftercare schemes including a programme for the completion of restoration and commencement of aftercare have been submitted to and approved in writing by the County Planning Authority for the Sutton Courtenay Landfill Site.</p> <p>The approved schemes shall be implemented thereafter.</p>	<p>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.</p>				
25	<p>No development shall take place within the Didcot to Culham River Crossing section of the development until revised restoration and aftercare schemes including a programme for the completion of restoration and commencement of aftercare have been submitted to and approved in writing by the County Planning Authority for Bridge Farm Quarry</p> <p>The approved schemes shall be implemented thereafter.</p>	<p>To ensure the high quality and timely restoration of Bridge Farm Quarry in accordance with policy M10 of the Oxfordshire Minerals and Waste Local Plan Part 1 Core Strategy</p>				
26	<p>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.</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, ENV2 and DES2 of the South Oxfordshire Local Plan.</p>			<p>Suggest reference to policy ENV2 of SOLP is removed as this relates to protected species/sites.</p>	
27	<p>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.</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, ENV2 and DES2 of the South Oxfordshire Local Plan.</p>			<p>Suggest reference to policy ENV2 of SOLP is removed as this relates to protected species/sites.</p>	
28	<p>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</p>	<p>In the interests of visual amenity, to avoid harm to dark night skies, and to ensure no protected or notable species of conservation concern are disturbed in accordance with South</p>		<p>Could the wording ‘. not distributed’ perhaps be changed to ‘to avoid unacceptable harm to light-sensitive wildlife’.</p>	<p>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</p>	

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	illumination, shields, sensors and timing of lighting use. The lighting scheme shall be designed to ensure light-sensitive wildlife is 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.	Oxfordshire Local Plan Policies DES6 and ENV12, and Vale of White Horse Local Plan Part 2 Development Policies 21 and 23.			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. Add in policy ENV1 of SOLP as this relates to landscape impact.	
29	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.	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 and Development Policies 23, 24 and 27 of the Vale of White Horse Local Plan Part 2.			In the reason include core policy 43 of the Vale of White Horse Local Plan 20131 Part 1, as it references contamination at criterion vii of the policy.	
30	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 pollution from 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.	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 and Development Policies 23, 24 and 27 of the Vale of White Horse Local Plan Part 2.			In the reason add core policy 42 of the Vale of White Horse Local Plan 2031 Part 1 as it refers to surface water drainage. The relevant SOLP policies are ENV12 and EP4.	
31	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	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 Part 1, policy EP4 of the South Oxfordshire Local Plan and paragraph 167 of the National Planning Policy Framework.				

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	<p>Bypass</p> <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>					
32	<p>Subject to the consideration of any details submitted pursuant to condition 6 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.</p>	<p>To reduce adverse noise effects and to protect the local landscape character and visual amenity in accordance with Policies ENV1, ENV2, ENV11, ENV12, DES2 and DES6 of the South Oxfordshire Local Plan and Development Policies 23, 24 and 25 of the Vale of White Horse Local Plan Part 2</p>			<p>In the reason add core policies 37 and 44 of the Vale of White Horse Local Plan 2031 Part 1 as they relate to design and landscape character.</p> <p>Suggest ENV2 and ENV11 are removed as not relevant.</p>	
33	<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>				
34	<p>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.</p>	<p>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</p>			<p>Should reference be made to SOLP policies too? TRANS5 is relevant.</p>	
35	<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 16). 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 	<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.</p>				

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	<p>with photographs and evidence of inspections</p> <ul style="list-style-type: none"> •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>					
36	<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 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.</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>				
37	<p>The carbon management plan approved and updated pursuant to the requirements of condition 20 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.</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>				