

PINS Ref	APP/U3100/V/23/3326625
Site	Land between A34 Milton Interchange, and B4015 north of Clifton Hampden, Oxfordshire
Appellant	Oxfordshire County Council
Local Planning Authority	Oxfordshire County Council

Note pursuant to the Inspector’s Pre-Inquiry Meeting Summary Note – 9th November 2023 (PIMS Note) on the design of the Didcot Science Bridge

1. Paragraph 21 of the PIMS Note states as follows:

Called in planning application - other matters

21. It would also be helpful to explain how the LPA considers that the design of the Science Bridge can be enhanced by way of a condition when the proposal is a full application.

2. At its meeting on 27th September 2023, the County Council’s Planning and Regulation Committee received a note from the appellant which included a commitment 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 for consideration by the Inspector should this be considered necessary.

3. In the list of conditions to be submitted to the Planning Inspectorate in due course, the following draft wording of condition 29 addressing the design of not only the Didcot Science Bridge but also other structures is proposed which reads as follows:

29. 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;
- (ii) The Appleford Sidings Bridge structure
- (iii) The River Thames Crossing structure (viaduct and bridge)

Each structure shall thereafter be constructed in complete accordance with the approved details.

Reason: 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 and Core Policy 44 of the Vale of White Horse Local Plan Part 1.

4. To clarify, it is intended that it is only the external appearance aspect of the design of the Science Bridge is dealt with by condition through the submission of details of its external appearance, to which end the expectation would be that details are submitted of the materials to be used including their colours. It is considered that this is in accordance with normal practice for the submission of details related to the appearance of a building or other structure when planning permission is granted to a full planning application. For the avoidance of doubt, the condition would not be seeking to enable changes to the height, length, scale and massing of the bridge, which have been included on the submitted plans as part of this full planning application for determination.

5. An example of this is condition 33 attached to the grant of planning permission by the Secretary of State for the construction and operation of an energy from waste (EfW) facility together with associated office, visitor centre and bottom ash recycling facilities, new access road and weighbridge facilities and the continuation on non hazardous landfill operations and landfill gas utilisation with consequent amendments to the phasing and final restoration landform of the landfill surface water attenuation features and improvements to the existing household waste recycling facility at Ardley Landfill site, Oxfordshire; Appeal reference no. APP/U3100/A/09/2119454 (Annex 1).

6. Condition 33 states as follows:

Prior to commencement of building works to the EfW plant samples of all external materials shall be submitted to and agreed, in writing, by the waste planning authority. Only the agreed external materials shall be used in the building works.

7. A more recent example is condition 4 attached to the grant of planning permission by the Secretary of State for the erection of a 20 storey tower (plus plant) with single storey basement and ground floor mezzanine, for residential use, ancillary community use at ground floor level, hard and soft landscaping, and associated works at Edith Summerskill House, Clem Attlee Court. London; Appeal reference no. APP/H5390/V/21/3277137 (Annex 2).

8. Condition 4 states as follows:

The development shall not commence (save for below ground works) until particulars and samples (where appropriate) of all the materials to be used in all external faces of the building including details were relevant of the colour, composition and texture of the concrete, metal and stone work; details of all surface windows including window opening and glazing styles; roof top plant and general plant screening; and all external hard surfaces including paving have been submitted to and approved in writing by the local planning authority. These details will have reference to and include the mitigation measures identified within the submitted Pedestrian Level Wind Microclimate Assessment RWDI #2002211 REV B 24 February 2020. The development

shall be carried out in accordance with the approved details and retained as such thereafter.

9. The County Council as Local Planning Authority therefore submits that the approach taken to the detailed design of the Science Bridge is entirely consistent with that take by the Secretary of State elsewhere.