Table of Contents Chapter No: **Chapter Title:** Page No: Introduction Site Description and Site History The Content of the Application and Environmental Statement Policy Background Consultee Responses Third Party Representations Site Layout and Design Housing Provision Employment Uses and Economy Social Infrastructure Access and Movement Pollution Heritage Agricultural Land Classification Landscape Trees Biodiversity Green Infrastructure Drainage and Flooding Pipelines and Overhead Cables Viability Implementation and Phasing Conclusion

Appendices	
Appendix No:	Appendix Title:
1	Questions from Members Following the SIB
2	Glossary
3	Site Location Plan
4	Plan of Public Rights of Way
5	The Vision for the Site
6	Cirencester Town Council Response
7	GCC Highways response.
7a	Development Flows AM
7b	Development Flows PM
7c	Flow Difference AM
7d	Flow Difference PM
8	Summary of Third Party responses
9	Land Use Parameter Plan
10	Building Heights Parameter Plan
10a	Example of Building Heights
11	Green Infrastructure Parameter Plan
12	Illustrative Master Plan
13	Indicative Densities
14	Examples of Densities
15	Heads of Terms
16	Overview of the proposed off-site highways mitigation works.
17a, b & c.	A429 Tetbury Road/North Western Access Roundabout
18	A429 Tetbury Road/South Western Access Roundabout
19	Spratsgate Lane/Wilkinson Road/Somerford Road Access Junctions

20	Bus-link across the SAM
21a, b, c &d	A419 Stroud Road/A429 Tetbury Road junction including Chesterton Lane junction on the ring road and the Cirencester College/Deer Park School/Stroud Road junction
22a & b	A419/A429 Ring Road/Hammond Way/Hospital Junction including the Waitrose/Hammond Way junction
23	A419/A429 Ring Road/Midland Road/Watermoor Way junction
24	A419/A429 Ring Road/Cricklade Road/Middlemead junction (Kingsmeadow roundabout)
25	Somerford Road / Chesterton Lane junction
26	Cherry Tree Junction works
27	Proposed Dual Carriageway
28	Heritage Assets
29	Buildings at the Farmyard
30	Agricultural Land Classification
31	Landscape Context
32	TPO plan-site
33	TPO Cherry Tree Junction
34	Ecological Management and Mitigation Plan
35	GI Character Area: Chesterton Farm
36	GI Character Area: Chesterton Farm Meadows
37	GI Character Area: Spratsgate Wood
38	Pipelines and Powerlines
39	Conditions
40	Indicative Phasing