

Appendix 39a

Draft Conditions (amended)

Reserved Matters and Time Limits

Submission of the Reserved Matters for Approval

1. Details of the layout, scale and appearance of the buildings to be erected, and the landscaping of the site (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before development on the land to which the reserved matters relate commences. Development thereafter shall be carried out in accordance with the approved details.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 (as amended).

Time Limit for Submission of Reserved Matters

2. The first application for approval of the reserved matters shall be made to the local planning authority before the expiration of two years from the date of this outline planning permission, and all applications for approval of the reserved matters shall be made to the local planning authority before the expiration of twelve years from the date of this outline planning permission.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 (as amended).

Time Limit for Implementation

3. The development to which this outline planning permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990 (as amended).

Conformity with Approved Drawings and Documents

4. Applications for approval of the reserved matters shall be consistent with the following approved plans and documents. Development thereafter shall be carried out in accordance with the approved details.

- Red line site plan (00884_SV_02 Revision P1)
- Parameter Plan - Land Use and Access (Drawing number 00884-PP-01 Revision P6)
- Parameter Plan - Green Infrastructure (Drawing number 00884-PP-02 Revision P6)
- Parameter Plan - Building Heights (Drawing number 00884-PP-03 Revision P6)
- Access Plans - ITB6173-GA-1001 Rev D; ITB6173-GA-1003 Rev G, ITB6173-GA-1004 Rev A; and ITB6173-GA-0035 Rev K

- Demolition Plan (00884_SV_02 Revision P1)
- Design and Access Statement - 6th of October 2016 (CIR/DAS/DOC/002): Design Principles and Landscape Design Principles - Chapter 7; Green Infrastructure Objectives - Chapter 7; Sustainable Design - Chapter 7; Safety and Security - Chapter 7; and Placemaking - Chapter 8 **As updated by the changes to the bus gate location to the west of the SAM.**
- Green Infrastructure Strategy - 6th of October 2016 (CIR/GI/DOC/002): Baseline Green Infrastructure - Chapter 4; Proposed Green Infrastructure - Chapter 5; and Proposed On-site Green Infrastructure Features and Management - Chapter 6 **As updated by the changes to the bus gate location to the west of the SAM.**

Reason: To ensure that high standards of urban design and comprehensively planned development are achieved, and for the purposes of clarity and avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Conformity with Building Heights

5. No building on any part of the development shall exceed the maximum building heights shown on Parameter Plan - Building Heights (Drawing number 00884-PP-03 Revision P6).

Reason: The impacts of the development have been assessed on the approved parameters and any deviation from the parameters would require further consideration. This condition is applied in accordance with the National Planning Policy Framework, Policies 42 and 45 of the Cotswold District Local Plan 2001-2011 and Policies EN1, EN2, EN5, EN10 and EN12 of the emerging Cotswold District Local Plan 2011-2031.

Phasing

6. No applications for approval of the reserved matters shall be submitted until site-wide phasing proposals (hereinafter called the "Phasing Plan") have been submitted to and approved in writing by the local planning authority. The Phasing Plan shall include the following.

- a) A plan of the site showing the extent of each proposed phase and sub-phase of development.
- b) Areas within the site (phases, sub-phases, and/or parcels) that are subject to special marketing and delivery arrangements under the section 106 agreement.
- c) A schedule of the supporting infrastructure and facilities to be delivered concurrent with each proposed phase and sub-phase.
- d) An indicative schedule for the production and submission of a detailed design code for each phase and/or sub-phase.
- e) An indicative schedule for submission of applications for approval of the reserved matters pertaining to common infrastructure, including applications pertaining to enabling works.
- f) Proposals for joint (i.e. developers and local planning authority) monitoring and review of d) and e) at appropriate intervals.
- g) Procedures for seeking local planning authority approval of revisions to the Phasing Plan (i.e. to ensure responsiveness over the long implementation period)

Submission of phase and/or sub-phase design codes and applications for approval of the reserved matters shall conform to the approved Phasing Plan.

Reason: To ensure the development is comprehensively planned and phased to deliver a high quality sustainable development and to achieve maximum practical integration between different land uses in accordance with the National Planning Policy Framework and Policy S2 of the emerging Cotswold District Local Plan 2011-2031.

Initial Enabling Works

7. No applications for approval of the reserved matters shall be submitted until a list of Initial Enabling Works for any phase or sub-phase has been submitted to and approved in writing by the local planning authority. In each case the list shall be limited to those enabling works that could be undertaken without prejudicing design coding.

Reason: To ensure that applications for approval of the reserved matters, which will not prejudice design coding, can proceed in parallel with the preparation of design codes without unnecessarily delaying delivery of the development. This condition is imposed in light of advice contained within the National Planning Practice Guidance.

Housing

Distribution of Affordable Housing

8. No applications for approval of the reserved matters (other than Initial Enabling Works) shall be submitted until a plan showing the proposed distribution of affordable housing (hereinafter referred to as the “Affordable Housing Distribution Plan”) has been submitted to and approved in writing by the local planning authority. It shall show how the quantum and mix of affordable homes (as specified in the section 106 agreement) are to be distributed in clusters between development phases, sub phases and/or parcels. Subsequent applications for approval of the reserved matters shall conform to the approved Affordable Housing Distribution Plan. Development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that affordable homes are distributed in a manner that supports the establishment of a balanced community in accordance with the National Planning Policy Framework, Policy 21 of Cotswold District Local Plan 2001-2011 and Policies DS1, S2, H1 and H2 of the emerging Cotswold District Local Plan 2011-2031.

Elderly Persons Housing Distribution Plan

9. No applications for approval of the reserved matters (other than Initial Enabling Works) shall be submitted until a plan showing the proposed distribution of elderly persons housing (hereinafter referred to as the “Elderly Persons Housing Distribution Plan”) has been submitted to and approved in writing by the local planning authority. It shall show a number of options for distributing the proposed 60 homes for elderly persons between the development parcels closest to the proposed neighbourhood centre. Subsequent applications for approval of the reserved matters shall conform to the approved Elderly Persons Housing Distribution Plan. Development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that homes for elderly persons are distributed in a manner that supports the establishment of a balanced community in accordance with National Planning Policy Framework, and Policies DS1, S2, H1, H2 and H4 of the emerging Cotswold District Local Plan 2011-2031.

Housing Space Standards

10. Applications for approval of the reserved matters pertaining to residential development on the site shall comply with or exceed the minimum internal space standards for new dwellings as set out in 'Technical housing standards - nationally described space standard' (DCLG March 2017), or any successor nationally described space standard. Development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure the development provides a suitable mix and range of housing in terms of size, to reflect local housing need and demand in both the market and affordable housing sectors, in accordance with Policy H1 of the emerging Cotswold District Local Plan 2011-2031.

Design Coding

Site-wide Design Code

11. No applications for approval of the reserved matters (other than Initial Works) shall be submitted until a Site-wide Design Code, including the items listed below, has been submitted to and approved in writing by the local planning authority.

- A plan showing the phases and/or sub phases for which Detailed Design Codes, including 1:1000 or 1:1250 Framework Plans, will subsequently be submitted to the local planning authority for approval (i.e. corresponding to the Phasing Plan).
- Character areas.
- Street types.
- Block types and associated design principles.
- Building uses.
- Building heights.
- Architectural principles (i.e. applicable to the development as a whole).
- Key public spaces.
- Design principles for: play areas; protecting trees and hedges; preserving biodiversity; and promoting efficient use of natural resources.
- Arrangements for ongoing monitoring and review of design quality.
- Arrangements and timescales for monitoring, review and updates of the Site-wide Design Code.

Reason: To ensure that high standards of master planning and urban design are achieved in accordance with the National Planning Policy Framework, Policy 42 of the Cotswold District Local Plan and Policies EN2 and S2 of the emerging Cotswold District Local Plan 2011-2031.

Detailed Design Code (including 1:1000 or 1:1250 Framework Plan) for each Phase/Sub-Phase

12. No applications for approval of the reserved matters (other than Initial Enabling Works) within any of the phase or sub-phase areas identified in the approved Site-Wide Design Code shall be submitted until a Detailed Design Code, including a 1:1000 or 1:1250 Framework Plan, for the area in question has been submitted to and approved in writing by the local planning authority. Each Detailed Design Code shall prescribe, at a greater level of resolution than the Site-wide Design Code, how relevant design principles and instructions are to be applied within that area to achieve the development form illustrated on the associated Framework Plan.

Reason: To ensure that high standards of master planning and urban design are achieved in accordance with the National Planning Policy Framework, Policy 42 of the Cotswold District Local Plan and Policies EN2 and S2 of the emerging Cotswold District Local Plan 2011-2031.

Compliance with Design Codes

13. Applications for approval of the reserved matters (other than Initial Enabling Works) shall comply with the approved Site-Wide Design Code and the relevant Detailed Design Code, unless an alternative solution involving outstanding innovative design is proposed. Each application shall be accompanied by a statement describing how the reserved matters designs comply with the approved Site-Wide Design Code and relevant Detailed Design Code, or (where relevant) explaining why an alternative solution is proposed. Development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that high standards of master planning and urban design are consistent with design coding and to ensure that high standards of urban design are achieved in accordance with the National Planning Policy Framework, Policy 42 of the Cotswold District Local Plan and Policies EN2 and S2 of the emerging Cotswold District Local Plan 2011-2031.

Drainage and Water

Compliance with the Flood Risk Assessment (FRA)

14. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Glanville dated 15th December 2015 reference CV8140667/CS/DW/075 dated the 22nd of May 2014 and the following mitigation measures detailed with the FRA.

- Limiting the surface water run-off from the development to the equivalent existing green-field run-off rates so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- The mitigation measures for any phase or sub phase of the development shall be fully implemented, prior to occupation of any dwellings within that phase or sub phase in accordance with the approved Phasing Plan.

Reason: To ensure the development does not increase the risk of flooding in accordance with the National Planning Policy Framework and Policies EN14 and INF8 of the emerging Cotswold District Local Plan 2001-2011.

Waste water (Thames Water)

15. No development (other than Initial Enabling Works) shall take place on land to which the reserved matters relate until a drainage strategy detailing any on and/or off-site foul or surface water drainage works, has been submitted to and approved by the local planning authority in writing, in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with the National Planning Policy Framework, Policy 5 of the Cotswold District Local Plan 2001-2011 and Policies EN14, EN15 and INF8 of the emerging Cotswold District Local Plan 2011-2031.

Water Supply

16. No development (other than Initial Enabling Works) shall take place on land to which the reserved matters relate until: Impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority, in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with the National Planning Policy Framework and Policy INF8 of the emerging Cotswold District Local Plan 2011-2031.

Sustainable urban Drainage System (SuDS)

SuDS Delivery Schedule

17. No development shall take place on land to which the reserved matters relate until a schedule for phased delivery of common infrastructure for the proposed sustainable urban drainage system (hereinafter referred to as the “SuDS Delivery Schedule”) has been submitted to and approved in writing by the local planning authority. The SuDS Delivery Schedule shall be cross-referenced to the Phasing Plan, and describe how the phased delivery of common infrastructure shall be coordinated with SuDS Schemes for individual phases or sub-phases. It shall be based on drawing number CV8140667/03 Revision D and include the items listed below.

- Proposals for phased delivery of the overall network of common SuDS infrastructure, through applications for approval of the reserved matters pertaining to strategic green infrastructure.
- Confirmation of the functional relationship between common SuDS infrastructure and associated drainage schemes that will be formulated in conjunction with subsequent applications for approval of the reserved matters pertaining to the layout of buildings, the means of access thereto, and the landscaping within development parcels.
- Construction Method Statement (CMS) including proposed construction quality control procedures.
- Proposed interim drainage arrangements during the construction phase.
- Proposed arrangements for monitoring the phased construction and completion of the overall SuDS system, as individual parcels are completed and occupied.
- Proposals for the future maintenance and management of common SuDS infrastructure within areas of public open space (and/or other parts of the strategic green infrastructure network).

Applications for approval of the reserved matters shall conform to the approved SuDS Delivery Schedule. Development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding in accordance with the National Planning Policy Framework, Policies EN14, INF7 and INF8 of the emerging Cotswold District Local Plan 2011-2031.

SuDS Schemes for each phase/sub-phase

18. No applications for approval of the reserved matters (other than Initial Enabling Works) within any of the phase or sub-phase areas identified in the approved Phasing Plan shall be submitted until a Sustainable urban Drainage Systems (SuDS) Scheme for the area in question has been submitted to and approved in writing by the local planning authority. Each SuDS Scheme shall develop the approved SuDS Delivery Schedule, focussing on the phase or sub-phase area in question, and include the following.

- Supporting evidence of ground conditions and modelling of the scheme/drainage features to demonstrate the Scheme is technically feasible and discharges the appropriate rates and volumes; and where applicable adheres to the NPPF, Non-statutory Technical Standards for Sustainable Drainage, Building Regulation H and local policy.
- All surface water management systems must be designed in accordance with the principles set out in the SuDS Manual: C753 (CIRIA, 2015).
- Exceedance flow routes must be clearly defined and visualised on the related 1:1000 or 1:1250 (Detailed Design Code) Framework Plan.
- Reference to the approved Construction Method Statement (CMS) and the location and use of heavy machinery, plant or material in areas where infiltration has been proposed, showing a means of avoiding soil compaction.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding in accordance with the National Planning Policy Framework, Policies EN14, INF7 and INF8 of the emerging Cotswold District Local Plan 2011-2031.

Conformity and Maintenance with/of SuDS Scheme

19. Applications for approval of the reserved matters within each phase and/or sub-phase area shall conform to the relevant approved SuDS Scheme. Development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and to avoid flooding in accordance with the National Planning Policy Framework, Policies EN14, INF7 and INF8 of the emerging Cotswold District Local Plan 2011-2031.

20. A SuDS Maintenance and Management Plan shall be submitted to the local planning authority for approval with each application for approval of the reserved matters. Each Maintenance and Management Plan shall be cross-referenced to the maintenance and management proposals (i.e. for common infrastructure) in the approved SuDS Delivery Schedule, and set out complementary arrangements for the maintenance of SuDS features and associated pipework serving the application proposals. All SuDS features and associated pipework shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and to avoid flooding in accordance with the National Planning Policy Framework, Policies EN14, INF7 and INF8 of the emerging Cotswold District Local Plan 2011-2031.

Access and Movement

Tetbury Road

21. Prior to the first occupation of any dwelling and/or employment land use accessed from Tetbury Road the access works as shown on drawing no ITB6173-GA-100-023 Rev A shall be completed in all respects and made available for use.

Reason: To ensure safe and suitable access can be achieved for all people and maintained in accordance with Paragraph 23 of the National Planning Policy Framework, Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

22. Prior to the first occupation of any dwellings accessed from the south-western roundabout on Tetbury Road the access works shown on drawing no ITB173-GA-1001Rev D and ITB6173-GA-1002 Rev A shall be completed in all respects and made available for use.

Reason: To ensure safe and suitable access can be achieved for all people and maintained in accordance with Paragraph 32 of the National Planning Policy Framework, Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Spratsgate Lane

23. Prior to occupation of any dwellings and/or employment land use accessed from Spratsgate Lane, the roundabout access and footway improvement works on Spratsgate Lane, Somerford Road and Wilkinson Road as shown on drawing no ITB6173-GA-035 Rev K shall be completed in all respects and made available for use.

Reason: To ensure safe and suitable access can be achieved for all people and maintained in accordance with Paragraph 32 of the National Planning Policy Framework Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Somerford Road/Wilkinson Road

24. Prior to the occupation of any dwellings accessed from Somerford Road and Wilkinson Road the access and footway improvement works along Somerford Road and the north-western side of Wilkinson Road as shown on drawing no ITB6173-GA-035 Rev K shall be completed in all respects and made available for use.

Reason: To ensure safe and suitable access can be achieved for all people and maintained in accordance with Paragraph 32 of the National Planning Policy Framework Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Link Road Through Development Tetbury Road to Spratsgate Lane

25. No more than the trip generation envelope equivalent to 1000 dwellings shall be occupied prior to the development link road from Tetbury Road to the west of the site and Spratsgate Lane to the east of the site including measures to limit to sustainable transport modes only, has been completed. This will include the design and location of the proposed bus gate which will be submitted and approved via a reserved matters application.

Reason: To ensure that safe and suitable access is provided for all people and that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Development Quantum Access Restriction

26. No more than 1,675 dwellings, 24,155 sqm of GFA employment land use and the Neighbourhood Centre uses (i.e. the A1, A2, A3, A4, A5, D1 and D2 uses described on/in the approved drawings and details) hereby permitted shall be accessed from the west of the site and no more than **705** dwellings and 6,503sqm of employment land uses employment land use accessed from the east of the site (the latter excludes employment development on land east of Wilkinson Road and Spratsgate Lane).

Reason: To ensure that safe and suitable access can be achieved for all people and that the highway improvement works cost effectively limit the impact of the development in accordance with Paragraph 32 of the National Planning Policy Framework, Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/Cycle Accesses

27. Prior to the occupation of any building within the Neighbourhood Centre (excluding any existing residential use/building at Chesterton Farm) being occupied a pedestrian/cycle link from any occupied dwelling accessed from Tetbury Road or Spratsgate Lane to the Local Centre shall be made available for use to allow access to the Neighbourhood Centre from any occupied parcels to the east and west of the development.

Reason: To ensure that safe and suitable access can be achieved for all people and that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Bridleway 24

28. No more than the trip generation envelope equivalent to 400 dwellings shall be occupied from the accesses from Tetbury Road and prior to the occupation of any land use located within the Neighbourhood Centre the highway improvement works to Bridleway 24 from the site and along Cranhams Lane and Chesterton Lane shall be completed broadly in accordance with drawing no ITB6173-GA-100-007.

Reason: To ensure that safe and suitable access can be achieved for all people and that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Bridleway 30

29. Prior to any land use on the Neighbourhood Centre being occupied the highway improvement works to Bridleway 30 and Cranhams Lane and Springfield Road shall be completed broadly in accordance with drawing no ITB6173-GA-100-008.

Reason: To ensure that safe and suitable access can be achieved for all people and that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Footpath 29 and Eastern Access to Cranhams Lane

30. No more than the trip generation envelope equivalent to 150 dwellings accessed from the Spratsgate Lane roundabout shall be occupied until the highway improvement works to Footpath 29 to The Maples and from the east of the site to Cranhams Lane have been completed broadly in accordance with drawing no ITB6173-GA-049 Rev B.

Reason: To ensure that safe and suitable access can be achieved for all people and that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Off Site Highway Mitigation

A429 Tetbury Road/A419 Stroud Road Roundabout

31. No more than the trip generation envelope equivalent to 400 dwellings accessed from Spratsgate Lane, Somerford Road or Wilkinson Road of the site and no more than the trip generation envelope equivalent to 499 dwellings accessed from Tetbury Road shall be occupied until the highway improvement works at A419 Stroud Road/A429 Tetbury Road junction including Chesterton Lane and Cirencester College/Deer Park School Junction have been completed broadly in accordance with drawing no ITB6173-GA-1005 Rev F, ITB6173-GA-1006 Rev A, ITB6173-GA-1010 Rev D and ITB6173-GA-1009 Rev D.

Reason: To ensure that safe and suitable access can be achieved for all people and that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

A419/A429/Hammond Way (Hospital Roundabout)

32. No more than the trip generation envelope equivalent to 650 dwellings accessed from Tetbury Road or the trip generation envelope equivalent to 1000 dwellings in total accessed from either Tetbury Road, Spratsgate Lane, Somerford Road or Wilkinson Road shall be occupied until the highway improvement works at A419/A429 Ring Road/Hammond Way/Hospital Junction including the Hammond Way mini roundabout have been completed broadly in accordance with drawing no ITB6173-GA-1007 Rev A and ITB6173-GA-1008 Rev F.

Reason: To ensure that safe and suitable access can be achieved for all people and that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

A419/A429/Midland Road/Bridge Road/Love Lane Corridor

33. No more than the trip generation envelope equivalent to 99 dwellings accessed from Spratsgate Lane, Somerford Road and Wilkinson Road and the trip generation envelope equivalent to 200 dwellings accessed from the Tetbury Road shall be occupied until the highway improvement works at A419/A429/Midland Road/Bridge Road/Love Lane corridor have been completed broadly in accordance with drawing no ITB6173-GA-044 Rev J.

Reason: To ensure that safe and suitable access can be achieved for all people and that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

A419/A429/Middlemead/Cricklade Road (Kingsmeadow Roundabout)

34. No more than the trip generation envelope equivalent to 200 dwellings shall be occupied until the highway improvement works at A419/A429/Middle Mead/Cricklade Road (Kingsmeadow Roundabout) have been completed broadly in accordance with drawing no ITB6173-GA-055 Rev H.

Reason: To ensure that safe and suitable access can be achieved for all people and that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

A429 Burford Road/Stow Road/B4225/CherryTree

35. The development hereby approved shall not be brought into beneficial use until the highway improvement scheme identified for the A429 Burford Road/Stow Road/B4425/Cherry Tree junction, as shown on drawing no ITB6173-GA-100-021 including detector loops on Burford Road have been completed in all respects.

Reason: To ensure that cost effective improvements can be undertaken within the transport network that limit the significant impacts of the development on the Strategic Network (A417).

Chesterton Lane/Somerford Road

36. Prior to occupation of any dwelling or employment use accessed from Spratsgate Lane, Somerford Road and Wilkinson Road the highway improvement works at Chesterton Lane/ Somerford Road shall be completed broadly in accordance with drawing no ITB6173-GA-097 Rev B.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/cycle Route 1 - Stroud Road (between Tetbury Road and Deer Park School/Cirencester College/Royal Agricultural University)

37. Prior to occupation of any residential or employment land use accessed from Tetbury Road the walking and cycling improvement works to Route 1 shall be completed in all respects broadly in accordance with drawing no's ITB6173-GA-101 Rev B, ITB6173-GA-102 Rev A, ITB6173-GA-103 Rev A, ITB6173-GA-104 Rev B, ITB6173-GA-105 Rev C.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/Cycle Route 2 - Tetbury Road (between the site boundary and town centre)

38. Prior to occupation of the 650th dwelling accessed from Tetbury Road the walking and cycling improvement works to Route 2 Tetbury Road (between site boundary and Town Centre) shall be completed in all respects broadly in accordance with drawing no's ITB6173-GA-201 Rev B, ITB6173-GA-202 rev C, ITB6173-GA-203 Rev C, ITB6173-GA-204 Rev B, ITB6173-GA-205 Rev C, ITB6173-GA-206 Rev B, ITB6173-GA-207 Rev B, ITB6173-GA-208 Rev C, ITB6173-GA-209 Rev C, ITB6173-GA-210 Rev B and ITB6173-GA-211 Rev B.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/cycle route 3 - Cranhams Lane (existing Farm access) to the A429 via Chesterton Lane

39. Prior to occupation of the 400th dwelling or any occupation of a land use within the Neighbourhood Centre (excluding any existing residential or farm use within the existing buildings at Chesterton Farm) accessed from Tetbury Road the walking and cycling improvement works to Route 3 Cranhams Lane (Existing Farm access) to the A429 via Chesterton Lane shall be completed in all respects broadly in accordance with drawing no's ITB6176-GA-301 Rev C, ITB6176-GA-302 Rev C, ITB6176-GA-303 Rev C, ITB6173-GA-304 Rev C, ITB6173-GA-305 Rev B, ITB6173-GA-306 Rev C, ITB6173-GA-307 Rev B.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/cycle route 4 - Cranhams Lane (existing Farm Access) to Town Centre (via existing Bridleway No 24, Four Acre Field, Cotswold Close, Cotswold Avenue/Mount Street and Somerford Road)

41. Prior to the occupation of the 400th dwelling or any occupation of a land use within the Local Centre accessed from Tetbury Road the walking and cycling improvement works to Route 4 Cranhams Lane (Existing Farm Access) to Town Centre (via existing Bridleway No 24, Four Acre Field, Cotswold Close, Cotswold Avenue/Mount Street and Somerford Road) shall be completed in all respects broadly in accordance with drawing no's ITB6173-GA-401 Rev C, ITB6173-GA-402 Rev C, ITB6173-GA403 Rev C, ITB6173-GA-404 Rev B, ITB173-GA-405 Rev B, ITB173-GA-406 Rev B, ITB6173-GA-407 Rev C, ITB6173-GA-408 Rev C, ITB6173-GA-409 Rev C, ITB173-GA-410 Rev B.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/cycle route 5 - Cranhams Lane (Existing Bridleway No 30 to Town Centre via Brooke Road, Bathurst Road, Cotswold Avenue/Mount Street and Somerford Road.

42. Prior to the occupation of any land use within the Neighbourhood Centre the walking and cycling improvement works to Route 5 Cranhams Lane (Existing Bridleway No 30 to Town Centre via Brooke Road, Bathurst Road, Cotswold Avenue/Mount Street and Somerford Road shall be completed in all respects broadly in accordance with drawing no's ITB6173-GA-501 Rev C, ITB6173-GA-502 Rev C, ITB6173-GA-503 Rev B, ITB6173-GA-504 Rev B, ITB6173-GA-505 Rev B, ITB6173-GA-506 Rev B, ITB6173-GA-507 Rev C, ITB6173-GA-508 Rev C, ITB6173-GA-509 Rev B, ITB6173-GA-510 Rev B, ITB6173-GA-511 Rev B, ITB6173-GA-512 Rev B, ITB6173-GA-513 Rev A.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/cycle route 6 - Cranhams Lane (between The Maples and Somerford Road)

43. Prior to occupation of the 150th dwelling accessed from Spratsgate Lane the walking and cycling improvement work to Route 6 Cranhams Lane (between The Maples and Somerford Road) shall be completed in all respects broadly in accordance with drawing no's ITB6173-GA-601 Rev B, ITB6173-GA-602 Rev C, ITB6173-GA-603 Rev B, ITB6173-GA-604 Rev C, ITB6173-GA—605 Rev B.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/cycle route 7 - Somerford Road (between the site boundary and Town Centre)

44. Prior to the occupation of any dwelling accessed from Spratsgate Lane, Somerford Road and Wilkinson Road the walking and cycling improvement works to Route 7 Somerford Road (between site boundary and Town Centre) shall be completed in all respects broadly in accordance with drawing no's ITB6173-GA-701 Rev B, ITB6173-GA-702 Rev C, ITB6173-GA-703 Rev C, ITB6173-GA-704 Rev B, ITB6173-GA-705 Rev B, ITB6173-GA-706 Rev B, ITB6173-GA-707 Rev B and ITB6173-GA-708 Rev B.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/cycle route 8 - Oaklands to Sperringate (Between Somerford Road and Trinity Road/School Lane)

45. Prior to the occupation of any dwelling accessed from Spratsgate Lane, Somerford Road and Wilkinson Road the walking and cycling improvement works to Route 8 Oaklands to Sperringate (between Somerford Road and Trinity Road/School Lane) shall be completed in all respects broadly in accordance with drawing no's ITB6173-GA-801 Rev B, ITB6173-GA-802 Rev B and ITB6173-GA-803 Rev C.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Pedestrian/cycle route 9 - Wilkinson Road/Love Lane/Midland Road

46. Prior to the occupation of any dwelling accessed from Spratsgate Lane, Somerford Road and Wilkinson Road the walking and cycling improvement works to Route 9 Wilkinson Road/Love Lane/Midland Road shall be completed in all respects broadly in accordance with drawing no's ITB6173-GA-901 Rev C, ITB6173-GA-902 Rev C, ITB6173-GA-903 Rev C, ITB6173-GA-904 Rev B, ITB6173-GA-905 Rev C and ITB173-GA-906 Rev B.

Reason: To ensure that the opportunities for sustainable transport modes have been taken up in accordance with Paragraph 32 of the National Planning Policy Framework, Policy, 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Construction Management Plan

47. Prior to development taking place on each phase, including any works of demolition, a Construction Management Plan shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i) specify details of the routing strategy and signage during the construction period;
- ii) provide for the parking of vehicles of site operatives and visitors;
- iii) provide for the loading and unloading of plant and materials;
- iv) provide for the storage of plant and materials used in constructing the development;
- v) provide for wheel washing facilities and proposed methods for cleaning the local highway network in the event that on site wheel wash facilities are not effective;
- vi) provide for turning vehicles;
- vii) specify the intended hours of construction operations; Deliveries to, and removal of plant, equipment, machinery and waste from, the site must only take place within the approved hours;
- viii) specify measures to control the emission of dust and dirt during construction;
- ix) specify details of the site access for construction vehicles;
- x) set out the procedures for maintaining good public relations, including complaint management, public consultation and liaison and procedures for emergency deviation of the agreed working hours;
- xi) provide details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- xii) confirm that mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimize noise disturbance from construction works. Where such mitigation measures would not be used, appropriate alternatives methods should be identified;

xiii) measures for controlling the use of site lighting whether required for safe working or for security purposes and confirmation that such lighting would not impact upon the amenities of local residents or biodiversity.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework, Policy 5 of the Cotswold District Local Plan 2001-2011 and Policies EN15 and INF4 of the emerging Cotswold District Local Plan 2011-2031.

Public Transport Infrastructure

48. Prior to commencement of any phase or sub-phase of development details of public transport infrastructure to include bus shelters, timetable, seating and Real Time Passenger Information within 800m of any dwelling along with adequate turning facilities prior to the spine road being opened as a through route for sustainable forms of travel shall be submitted to and approved in writing by the local planning authority, together with a timetable to be agreed for the implementation of these works and the works to be provided in accordance with the agreed timetable.

Reason: To ensure that access to high quality public transport facilities are provided in accordance with Paragraph 35 of the National Planning Policy Framework, Policy 38 of the Cotswold District Local Plan 2001-2011 and Policies S2 and INF3 of the emerging Cotswold District Local Plan 2011-2031.

Fire Hydrants

49. **Prior to commencement of any phase or sub-phase of development** (excluding any Initial Enabling Works) a scheme shall be submitted to, and agreed in writing by the Local Planning Authority, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided in accordance with the approved scheme.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Maintenance of Streets

50. **Prior to commencement of any phase or sub-phase of development** (excluding any Initial Enabling Works) a scheme shall be submitted to, and agreed in writing by the Local Planning Authority for future management and maintenance of the proposed streets within that phase or sub-phase of the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework and to establish and maintain a strong sense of place to create attractive and comfortable place to live, work and visit as required by Paragraph 58 of the National Planning Policy Framework, Policy 42 of the Cotswold District Local Plan 2001-2011 and Policies S2 and EN2 of the emerging Cotswold District Local Plan 2011-2031.

Electric vehicle charging infrastructure

51. Applications for approval of the reserved matters that include built development shall include details of electric vehicle charging infrastructure, including public and private electric vehicle charging points. Development thereafter shall be carried out in accordance with the approved details.

Reason: To facilitate and promote the use of electric vehicles.

Waste Minimisation and Soil Management

52. Prior to the commencement of the development a schedule for phased waste auditing and soil management (hereinafter referred to as the “Waste and Soil Management Schedule”) shall be submitted to and approved in writing by the local planning authority. It shall confirm how details of the following matters are to be submitted in sequence to the local planning authority for approval; i.e. beginning prior to implementation of the approved accesses, and thereafter in conjunction with applications for approval of the reserved matters.

- a) The volume and nature of the waste which will be generated through the associated demolition and/excavation processes.
- b) The volume of that waste which will be utilized within the site in establishing pre-construction levels, landscaping features, noise attenuation mounds, etc.
- c) Proposals for recycling/recovering materials of value from the waste not used in schemes identified in (b), including as appropriate proposals for the production of secondary aggregates on the site using mobile screen plant.
- d) The volume of additional fill material which may be required to achieve, for example, permitted ground contours or the surcharging of land prior to construction.
- e) The probable destination of that waste which needs to be removed from the site and the steps that have been taken to identify a productive use for it as an alternative to landfill.
- f) Proposals for the provision of storage receptacles for recycling a range of materials, as specified by the Waste Collection Authority, within the residential components of the development.
- g) Provision within the commercial and employment areas of facilities and/or allocated areas for the management (e.g. sorting, storing and treating) of the waste produced within each of those components of the development.
- h) Management of the topsoil resource present within the site as described in the Environmental Statement: i.e. protection of the resource during construction; guidance on soil handling; removal of stones; and re-use to provide green cover within the site including parks, allotments, orchards, planting, playing fields and private gardens. Proposals submitted pursuant to this condition shall address (among other things) arrangements for the areas of good quality agricultural land (i.e. Grade 3a).

Applications for approval of the reserved matters shall conform to the provisions of the approved Schedule. Development thereafter shall be carried out in accordance with all waste minimization measures approved pursuant to it.

Reason: To ensure the development conforms with waste minimization requirements in accordance with the adopted Gloucestershire Waste Local Plan Policy 36 and the Gloucestershire Waste Minimization Supplementary Planning Document, and to enable the retention and appropriate reuse of higher grade soils within the site.

Archaeological Investigation

53. No development shall take place on any areas of the land to which the reserved matters relate until a Written Scheme of Investigation (WSI) for archaeological mitigation covering the area in question has been submitted to and approved in writing by the local planning authority. The approved WSI shall thereafter be implemented in accordance with the approved details. This phased approach to prior archaeological investigation shall apply to development to implement the site accesses, approved as part of this outline planning permission, and to development to implement any approved reserved matters that may require archaeological mitigation.

Reason: To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework.

Phased Arboricultural Reports

54. No development shall take place on any areas of the land to which the reserved matters relate until a detailed arboricultural report covering the area in question has been submitted to and approved in writing by the local planning authority. In each case the arboricultural report shall include an impact assessment, method statement (AMS) and tree protection plan (TPP), prepared in accordance with the guidance in BS 5837:2012 "Trees in relation to Design, Demolition and Construction - Recommendations." Each report shall include details of the following.

- Defined root protection areas of all trees.
- The timing of all tree protection measures.
- Details of proposed finished ground levels and any retaining structures within the defined root protection areas of all retained trees.
- Details of tree protection fencing and excluded activities.
- Details of temporary ground protection measures where access and working space is needed outside the tree protection fencing but within the root protection area of any tree.
- Details of any underground services within the root protection areas of any retained trees and how they will be installed.
- Details of method of construction of any surface which is to be of a 'no dig' construction method, in accordance with the current industry best practice.
- Details of how the tree protection measures will be monitored by the site manager.

This phased approach to arboricultural assessment and the protection of trees shall apply to development to implement the site accesses, approved as part of this outline planning permission, and to development to implement any approved reserved matters. Development thereafter shall be carried out in accordance with the approved details.

Reason: To safeguard the retained/protected tree(s) in accordance with Policies 10 and 45 of the Cotswold District Local Plan 2001-2011 and Policy EN7 of the emerging Cotswold District Local Plan 2011-2031.

The Steadings

55. The demolition of the buildings known as 'The Steadings' and identified on the approved Demolition Plan (revision 00884_SV_02 Revision P1) shall not commence until the applicants or their agents, or their successors in title, have secured the implementation of a programme of architectural recording. Prior to the commissioning of this work, details of the extent and method of recording, as well as a timescale for its completion and appropriate archive deposition, have been submitted to and approved in writing by the local planning authority. The recording work shall subsequently be completed strictly in accordance with the approved details.

Reason: In order to preserve a record of and advance understanding of the significance of the heritage assets, due to their irreplaceable nature, and to make this evidence publicly accessible, in accordance with Paragraph 141 of the National Planning Policy Framework.

Retail in the Neighbourhood Centre

56. The commercial uses proposed within the Neighbourhood Centre (including the "Mixed use neighbourhood centre" and the "Community hub") as identified on the approved Parameter Plan - Land Use and Access (Drawing number 00884-PP-01 Revision P5) shall not exceed the following thresholds:

- the gross floor space of use classes A1-A5 shall not exceed 2,000 square metres;
- a minimum of 500 square metres of gross retail floor space shall be class A1 uses;
- no more than 600 square metres of the class A1 floor space shall be used for the sale of comparison goods; and
- no individual commercial unit shall exceed a unit size of 1000 square metres.

Reason: To ensure that the neighbourhood centre meets the needs of the new community and to protect the vitality and viability of the town centre, in accordance with the National Planning Policy Framework, Policy 25 of the Cotswold District Local Plan 2001-2011 and Policies S2 and EC7 of the emerging Cotswold District Local Plan 2011-2031.

Maximum Threshold of Employment Floor Space

57. The development to which this outline planning permission relates shall contain no more than 43,664 square metres gross floor area of employment uses (i.e. Classes B1, B2 and B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), or equivalent use classes in any Statutory Instrument revoking and re-enacting that Order.

Reason: To ensure the gross floor area of employment uses does not exceed the total amount assumed in the Transport Assessment, any additional floorspace will require further consideration.

Contaminated Land

58. **A. Site Characterisation** No phase of development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment shall consider any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- i) A 'desk study' report documenting the site history, environmental setting and character, related to an initial conceptual model of potential pollutant linkages

- ii) A site investigation, establishing the ground conditions of the site, a survey of the extent, scale and nature of contamination;
- iii) A 'developed conceptual model' of the potential pollutant linkages with an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems.

B. Submission of Remediation Scheme No development of any phase shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the phase of development is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

D. Reporting of Unexpected Contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority and development must be halted on the part of the site affected by the unexpected contamination.

An assessment must be undertaken in accordance with the requirements of part A, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of part B.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme written confirmation that all works were completed must be submitted to and approved in writing by the Local Planning Authority in accordance with part C.

Reason: To ensure that existing potential sources of pollution are identified adequately remediated and to ensure that there are no contamination risks to human health, groundwater or the environment in accordance with the National Planning Policy Framework, Policy 5 of the Cotswold District Local Plan 2001-2011 and Policy EN15 of the emerging Cotswold District Local Plan 2011-2031.

Protection of Biodiversity

Compliance with Ecological Mitigation and Management Framework

59. All ecological measures and/or works and subsequent reserved matters and listed building consent applications shall be carried out/submitted in accordance with the details contained in the 'Ecological Mitigation and Management Framework' dated May 2017 (report ref. EDP1063_30e, as submitted by email on 25th May 2017) prepared by EDP, as modified by the relevant European protected species licences from Natural England, but excluding the proposed 'Habibat Rocket Box' for lesser horseshoe bats (third bullet point, section 5.11). A statement shall be submitted with each reserved matters and listed building application to demonstrate that the application proposals comply with the EMMF dated May 2017, including copies of any relevant Natural England European Protected Species licence and accompanying method statement, or, where they do not comply, a justification for any deviation or amendment.

Reason: To ensure that bats, dormouse, great crested newt, reptiles, nesting birds (including ground-nesting species) and badgers, and priority habitats including hedgerows, are protected and enhanced in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and Policy 9 of the Cotswold District Local Plan 2001-2011, policy EN8 of the emerging Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Lesser horseshoe bat night roost compensation

60 Notwithstanding the information in the Ecological Mitigation and Management Framework (EMMF) dated May 2017 prepared by EDP (report ref. EDP1063_30e), details of a replacement lesser horseshoe bat night roost structure at a suitable location within the development hereby approved shall be submitted to the local planning authority for approval before the demolition of The Steadings bungalow complex. The details shall be implemented in full within 12 months of the demolition of The Steadings bungalow complex and as modified by a relevant European protected species licence from Natural England. Copies of any relevant European protected species licence and accompanying method statement shall also be submitted to the local planning authority within 3 months of receipt.

Reason: To provide adequate compensation for lesser horseshoe bats in accordance with The Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and Policy 9 of the Cotswold District Local Plan 2001-2011, policy EN8 of the emerging Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Ecological Construction Method Statement (ECMS) and Construction Environment Management Plans (CEMP)

61. No development shall take place (including demolition, ground works, vegetation clearance) within a phase or sub-phase until an Ecological Construction Method Statement (ECMS) (or equivalent document) for that phase or sub-phase is submitted to and approved in writing by the local planning authority. The ECMS shall include, but not necessarily be limited to, the following:

- i. Pre-clearance ecological mitigation works, including advance planting and, for example, the creation of ponds and hibernacula for great crested newts
- ii. Ecological risk assessment of potentially damaging construction activities;
- iii. Identification of 'biodiversity protection zones';
- iv. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- v. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- vi. The times during construction when specialist ecologists need to be present on site to oversee works;
- vii. Responsible persons and lines of communication;
- viii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s), including regular compliance site meetings with the Council Biodiversity Officer and Landscape Officer (frequency to be agreed, for example, every 3 months during construction phases);
- ix. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- x. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works; and
- xi. A reptile mitigation strategy for the new accesses from the Tetbury Road and Spratsgate Lane.

The approved ECMS shall be adhered to and implemented throughout the construction period strictly in accordance with the approved.

Reason: To ensure that ecological mitigation measures are delivered and that protected/priority species and habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and Policy 9 of the Cotswold District Local Plan 2001-2011, policy EN8 of the emerging Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Sensitive Lighting Strategy for Biodiversity

62. A report prepared by the Ecological Clerk of Works or similarly competent person certifying that the required mitigation and compensation measures identified in the ECMS have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of each phase or sub-phase of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.

Reason: To ensure that ecological mitigation measures are delivered and that protected/priority species and habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular section 11), and Policy 9 of the Cotswold District Local Plan 2001-2011, policy EN8 of the emerging Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Biodiversity Monitoring Strategy

63. Where development may effect sensitive nocturnal species the Reserved Matters application for that phase or sub-phase shall be accompanied by a lighting design strategy for biodiversity. The strategy shall:

- i. Include the results of the modelling of light levels before and after development shown on lux contour plots;
- ii. Identify those areas/features on site that are particularly sensitive for bats and bat roosts, dormice and great crested newts; and
- iii. Show how and where external lighting will be installed (including the type of lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species, dormice and great crested newts using their territory or having access to any place of shelter.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To protect foraging, commuting and roosting bats, great crested newts, hazel dormice and badgers (and other nocturnal species) in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular section 11), and Policy 9 of the Cotswold District Local Plan 2001-2011, policy EN8 of the emerging Cotswold District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Landscape, Ecological and Arboricultural Management Plan (LEAMP)

64. A Landscape, Ecology and Arboricultural Management and Monitoring Plan (LEAMMP) for each phase or sub-phase of the development shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of the first dwelling in that phase or sub-phase. The content of the LEAMMP shall be based on the 'Ecological Mitigation and Management Framework' (EMMF) dated May 2017 prepared by EDP, and include, but not necessarily be limited to, the following information:

- i. Description and evaluation of features to be managed; including location(s) shown on a site map;
- ii. Landscape and ecological trends and constraints on site that might influence management;
- iii. Aims and objectives of management;
- iv. Appropriate management options for achieving aims and objectives;
- v. Prescriptions for management actions;
- vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period);
- vii. Details of the body or organisation responsible for implementation of the plan;
- viii. A Biodiversity Monitoring Strategy, including details of the appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various biodiversity mitigation, compensation and enhancement measures being monitored can be judged; frequency, timings and locations for data gathering; methods for data gathering and analysis; mode, method, frequency of updates and reporting to the local planning authority, including how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented;
- ix. Timeframe for reviewing the plan; and
- x. Details of how the aims and objectives of the LEAMMP will be communicated to the occupiers of the development.

The LEAMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The LEAMMP shall be implemented in full in accordance with the approved details.

Reason: To maintain and enhance biodiversity, to ensure long-term management in perpetuity and to ensure effective monitoring in accordance with the NPPF (in particular section 11), and Policy 9 of the Cotswold District Local Plan 2001-2011, policy EN8 of the emerging Cotswold District Local Plan 2011-2031 and in order for the council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Off-site Highways Works

65. Before the commencement of works associated with the off-site highway improvements, ecological walkover surveys shall be carried out by professional ecologists and Ecological Mitigation and Enhancement Plans (written report with drawing showing habitats, target notes, and mitigation and enhancement measures) for each of the locations shall be submitted to the local planning authority for approval. The approved Plans shall be implemented in full and the ecological mitigation and enhancement features shall be permanently maintained.

Reason: To ensure that protected species (e.g. badgers, nesting birds, reptiles, bats) are taken into account during off-site highway improvements and that biodiversity mitigation and enhancements are provided in accordance with paragraph 118 of the National Planning Policy Framework, and Policy 9 of the Cotswold District Local Plan 2001-2011, policy EN8 of the emerging Cotswold District Local Plan 2011-2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

66. No off-site highways works at the Somerford Road/Chesterton Lane junction and the Chesterton Lane/dual carriageway junction shall commence until the details of any tree removal required and replacement planting and/or mitigation have been submitted to and approved in writing by the local planning authority. Any replanting shall be undertaken in accordance with the proposed details within three months of the completion of the works and should the replacement tree(s) be removed, die or become severely damaged or seriously diseased, all within 5 years of planting, it must be replaced by a tree of a similar size and species to that originally planted. Any modifications to the requirements of this condition must be agreed in writing with the local planning authority.

Reason: In the interests of visual amenity, appropriate landscaping of the highway corridor, and the protection of biodiversity, in accordance with the National Planning Policy Framework, Policies 9 and 10 of the Cotswold District Local Plan 2001-2011, policies EN7 and EN8 of the emerging Cotswold District Local Plan 2011-2031.

Broadband

67. Prior to the commencement of any residential or employment development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of either employment buildings or dwellings, either a landline or ducting to facilitate the provision of a broadband service to that building from a site-wide network, is in place. The development of the site shall be carried out in accordance with the approved strategy.

Reason: To provide a high quality communications infrastructure within the development which is essential for sustainable economic growth and will play a vital role in enhancing the provision of local community facilities and services and in enabling occupants to work from home, in accordance with the National Planning Policy Framework and Policy S2 the emerging Cotswold District Local Plan 2011-2031.

Informatives

This permission is subject to, and must be read in conjunction with, a legal agreement under Section 106 of the Town and Country Planning Act (1990) as amended.

Please note, any conditions attached to this permission that require the written approval of the Local Planning Authority will have to be part of an application for approval of details reserved by condition. A fee will be necessary for each application related to a planning permission. However, all of the conditions can be covered by one application, or on an individual basis.

Initial Enabling Works are those works which include site clearance and preparation and Reserved Matters Application relating to open spaces.

The nature of groundwater makes it difficult to measure temporally and spatially, and this is taken in to consideration in the assessment of the proposal. The ground investigations demonstrate infiltration is feasible at certain location with appropriately designed infiltration features, and this is reflected in the outline drainage strategy. Considering the size of the development and the number of individual infiltration features that will be required across the whole development, it is advised that further groundwater monitoring is carried out over a sufficient period of time to inform the final detail drainage strategy with greater certainty and

accuracy. Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the Lead Local Flood Authority.

Cotswold District Council encourages all contractors to be 'Considerate Contractors' when working in the District, by being aware of the needs of neighbours and the environment.

Updated ecological surveys will be required to accompany reserved matters applications and to inform the compliance of conditions relating to biodiversity.