Cotswoold District Council Cotswoold District Co

Cotswold District Council Cotswold District

## Appendix 15b: Summary of the Heads of Terms (amended November 2017)

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## Members are reminded that to be included within a section 106 agreement, planning obligations must meet the tests set out in the Community Infrastructure in the council Cotswold District Council Cots

- necessary to make the development acceptable in planning terms;
- Cotswoold District Council Cotswoold District Co
  - fairly and reasonably related in scale and kind to the development.

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The basis on which it is considered that each of the heads of terms to be provided in the planning obligation meet those tests is set out in the third cool with the column of the table below, with cross references provided to the Officer's Report, as appropriate.

Cotswold District Council C	1.0	Provision of affordable housing									
		Summary: description	Summary: implementation	CIL Regulations							
Cotswold District Council C	Cotswold District C	uncil Catewold District Council Catewold District Council Catewold District Council Cotswold District Council 30% affordable housing - 705	Cosswold District Council Cotswold District	See pars 8.22 to 8.34 and 8.47 to 8.49 of							
		affordable homes in total	development parcels, in accordance with an	the officer report							
Cotswold District Council C	Cotswold District C	puncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	agreed 'affordable housing distribution' plan Cotswold District Council Cotswold District	Council Cotswold District Council Cotswo							
	1.2	Of the total above 65% (458 homes)	2) Serviced plots or completed dwellings to be								
		will be social rented	transferred to a Registered Provider								
Cotswold District Council C	Catswold District C	puncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	Cotswold District Council Cotswold District	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council							
	1.3	Of the total above 35% (247 homes)									
Catewald District Council C	"atewald Dietriet C	will be shared ownership	Catswald Dietriet Council Catswald Dietriet	Council Cotswald District Council Cotswald District Council Cotswald District Council Cotswald District Council							
ONTO THE PROPERTY OF THE PARTY	MONOR DISTRICT	Pariori Optoriori Antriar Antriari Optoriori Antriar Antriari Optoriori Distriari Optriari Optriari Optriari Optriari	September profited seatures se	ANGENERAL MATERIAL ANGERERAL ANGERERAL MATERIAL ANGERERAL ANGENTRAL MATERIAL ANGERT MATERIAL ANGENTRAL MATERIAL							

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Cotswold District Council Co	2.0	Provision of custom and self-build hou	sing		otswold
		Summary: description	Summary: implementation	CIL Regulations	
Cotswold District Council Co	ctsw <mark>or</mark> d District Co	Provision of up to 5% of plots to be offered for sale for custom and self-build housing, subject to demand	agreed 'custom and self-build housing distribution' plan	See pars 8.35 to 8.37 and 8.47 to 8.49 of the officer report	otswold
Cotswold District Council Co	ctsw <b>2</b> D <b>2</b> rict Co	Of the total above an agreed % will be marketed as individual plots (to facilitate self-build). To be determined in light of mevidence from the register council cosmol District Council District Council Cosmol District Council Cosmol District Council Dist	District C: Marketing: arrangements: for: custom: and: self: old District build plots and parcels will be specified  atswold District Council Cotswold District Council Cotswo	Council Cotswold District Council Cotswold D	lotswold lotswold
Cotswold District Council Co	2.3 ctswold District Co	Of the total above an agreed % will be marketed as either parcels for custom builders, or for self-build. Again, to be determined in light of evidence from the register.	stswold District Council Cotswold District	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council (	otswold
Cotswold District Council Co	ctswold District Co	me <b>register</b> Council Cotswold District Council Cotswold District Council Cotswold District Council C	itswold District Council Cotswold District	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District	Council (

Cotswold District Council C	3.0	Provision of housing for elderly people							
		Summary: description	Summary: implementation	CIL Regulations					
Cotswold District Council C	Cotsv <b>3</b> D <b>4</b> trict Co	At least 60 dwellings to be provided specifically for elderly people - designed	Implemented gradually in accordance with an agreed 'housing for the elderly distribution plan'	See pars 8.38 to 8.40 and 8.47 to 8.49 of the officer report	otswold				
Cotswold District Council C	Catswold District Co	to agreed, appropriate standards: e.g.  Lifetime Homes, Housing an Ageing  Population - Panel for Innovation	Buildings to accord with the HAPPI (2009) design principles, and other agreed standards	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	otswold				
Cotswold District Council C	Cotswold District Co	(HAPPI) 2009  The Cotswood District Council	atswold District Council Cotswold District C	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	otswold				
		age. A proportion to be delivered in a							
Cotswold District Council C	Catswold District Co	mixed-tenure block, to meet local needs as agreed with the Clinical Commissioning Group (CCG) and	atswold District Council Cotswold District	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	otswold				
Cotswold District Council C	Catswold District Co	Gloucestershire County Council (GCC)	asswold District Council Cotswold District C	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	otswold				

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4.0	Access and movement							
	Summary: description	Summary: implementation	CIL Regulations					
4 1 tsword District (	Off-site improvements to the highway network	To be completed to GCC/Local Highway Authority (LHA) requirements as part of the development	See pars 11.49 to 11.85 and 11.112 to 11.114 of the officer report. Cycle					
4.2 tswold District (	Off-site junction improvements Cancil Cotswold District Council	To be completed to GCC/LHA requirements as part  cts of the development over District Council Cotswold District Council Co	parking provision in Cirencester town centre was considered by the Local Highway Authority in the context of					
4.3	New and improved public transport  services  common Costswold District Council Cotswold District	£1,810,000 to pump-prime new/extended services, in liaison with GCC and bus operators Cotswold District Council	improved accessibility. The obligation a					
4.4	New and improved pedestrian and cyclist routes	To be completed to GCC/LHA and CDC requirements as part of the development	contribution towards the provision of additional town centre cycle parking, to					
tswold District ( 4.5	Calmon Catsword Dighter Council Catsword District Council Catsword District Council Cotsword District Council Travel Planning	Travel Planning to be implemented to GCC/LHA requirements	meet increased demand anticipated to a arise from the development. The cycle parking contribution has the added					
tsv <b>4</b> 1.7 <b>6</b> ict (	Toucan crossing A419/A429/Hammond Way/Hospital Roundabout (Future pedestrian crossing to Amphitheatre)	£131,000 financial contribution to GCC/LHA to come butter enable future implementation in liaison with CDC and CTC	advantage of contributing toward wider measures to improve generally accessibility to town centre services and					
swold District (	Cycle parking in Cirencester Town  Centre	£2,400 financial contribution to GCC/LHA	facilities (see also Table 7 below) two district co					
tsv <b>4</b> 1. <b>8</b> ict (	cand Triggers of or calls of the above council Cotswold District Council	Specified in Grampian style planning conditions and/or in the relevant legal agreement	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Cou					

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Cotswold District Council C	5.0	Education provision						
		Summary: description	Summary: implementation	CIL Regulations				
Cotswold District Council C	Catsword District Co	Early years provision otsword District Council Cotsword District Counc	78 places in a new nursery, to be provided alongside the new primary school before first occupation of the 500th dwelling.  2) £867,840 financial contribution to GCC to fundamental contribution.	See pars 10.3 to 10.7; 10.29; and 10.58 and 10.58 to 10.60 of the officer report	lotswold			
SOLONOR DISTINCT SOCIETY	NOTIFIC DISTRICT	THE COUNTY DISTRICT COUNTY DISTRICT SOCIETY COUNTY STREET SOCIETY COUNTY COUNTY COUNTY COUNTY COUNTY COUNTY COUNTY	64 additional places at existing nurseries. Payments in phase with development	SARINI OPUTPU DISTRI OPUTPI OPUTPI SARINI OPUTPI OP				
Cotswold District Council C  Cotswold District Council C	Catswold District Co	Cotswold District Council Cotswold District	£800,000 financial contribution to GCC to host the new Chesterton primary school in temporary accommodation during years 3 and 4 of the development; i.e. for a maximum of two years until	See pars 10.3 to 10.7; 10.30 to 10.32; and 10.58 to 10.60 of the officer report	otswold Ootswold			
Cotswold District Council C	Catsv <b>5</b> 51 <u>113</u> rict Co	Primary school provision ⊶630 places ound	the permanent building is completed on-site  New (3 forms of entry) primary school and nursery to be provided on-site as part of the development (see also 5.4 below)	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	otswold			
Cotswold District Council C  Cotswold District Council C	5.4	Development brief (including design standards, arrangements for phasing, and triggers for delivery) for the combined primary school and nursery	Primary school to open for the start of the first occupation of the 500 <sup>th</sup> dwelling. Subsequent expansion also triggered by dwelling completions and/or starts of academic years	Council Cotswold District Council Cotswold D	otswold Cotswold			
Cotswold District Council C	5.5 Cotswold District Co	Secondary school provision  uncil Cotswold District Council Cotswold D	£3,275,118 financial contribution to GCC to finance additional places at Deer Park School and Kingshill School. Payments in phase with development	See pars 10.3 to 10.7; 10.33 and 10.34; and 10.58 to 10.60 of the officer report	Cotswold			
Cotswold District Council C	5.6 Catsword District Co	Sixth Form Education  and Cotswold District Council Cotswold District	£400,000 financial contribution to CDC to support the provision of additional apprenticeship places and post 16 education at Cirencester College.	See pars 9.8: 10.3 to 10.7: 10.19; and 10.58 to 10.60 of the officer report. This obligation requires a necessary and	iotswold			
Cotswold District Council C	Catswold District Co	uncii Cotswold District Councii Cotswold District Councii Cotswold District Councii Cotswold District Councii	Bayments, in phase with development Cotswold District Council Cotswold District	proportionate contribution towards the expansion of local education and training provision for sixth form age students	otswold			
Cotswold District Council C	Edtswold District Co	euncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	Cutswold District Council Cotswold District Council	As noted in the officer report (see participal 22.8, page 131) all education contributions will fully comply with CIL	otswold			
COLSWOID DISTRICT COURCIL C	Jaswold District Co	MINER COLSWOID DISTRICT COURCIL COLSWOID DISTRICT COURCIL COLSWOID DISTRICT COURCIL COTSWOID DISTRICT COURCIL	ANSWOOD DISTRIC COUNCIL COLSWOOD DISTRIC COUNCIL COLSWOOD DISTRIC COUNCIL COLSWOOD DISTRIC COUNCIL COLSWOOD DISTRICT	Regulations pooling restrictions Cotswold District Council	orswold			

swold District Council C	6.0	Primary health care provision										
		Summary: description	Summary: implementation	CIL Regulations								
swold District Council C	Catsword District Co	Facilitate provision of new GP surgery with supporting services on-site	Either: 1) commercial arrangement with the Phoenix Surgery and the Clinical Commissioning Group	See par 10.7: 10.36; and 10.58 to 10.60 of the officer report								
wold District Council C	Catswold District Co	mcii Cotswold District Councii Cotswold District Council Cotswold District Council Cotswold District Council C	meets Chesterton needs, together with wider needs; or,	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council								
old District Council C		mail Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	2) safeguarding of an appropriately sized site in or adjacent to the Neighbourhood Centre for a new 3-GP surgery, to meet needs arising from	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council								
d District Council C	Cotswold District Co	uncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	tiswold District Council Cotswold District C	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council								
d District Council C	Cetswold District Co	uncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	Phoenix Surgery's opening date, as agreed with the CCG. In the event of 2) marketing of the site will commence before first occupation of the 1st	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council								
old District Council C	Cotswold District Co	ıncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	Its AMELLING wold District Council Cotswold	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council								

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old District Council Co	7.0	Improved town centre access											
		Summary: description	Summary: implementation	CIL Regulations									
District Council Co	ctswold District Co	nclimproved town centre parking Cotswold District Council	£500,000 financial contribution to CDC to help improve town centre parking facilities	See pars 10.20 to 10.23; and 10.58 to 10.60 of the officer report. The proposed									
District Council Co	7.2 ctswold District Co	Improvements to town centre public uncirealmistrict Council Cotswold District Council Cotswold District Council Cotswold District Council	£100,000 financial contribution to CDC to help improve town centre public realmed Council Cotswold District Implementation of priority CTC town centre projects (CDC to ensure CIL Regulations compliance)	development will result in more people travelling to the town centre to use services and facilities. These obligations secure necessary and proportionate									
District Council Co	tswold District Co	incil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	Catswold District Council Cotswold District	accessibility to and within the town centre, through additional parking									
District Council Co	tswold District Co	uncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	Catswold District Council Cotswold District	facilities and enhanced public realm, all of which will address additional demand arising from the new development. As									
District Council Co	tswold District Co	uncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	Chtswold District Council Cotswold District	noted in the officer report (see par 22.8, page 131) town centre improvements will fully comply with CIL Regulations pooling									
District Council Co	tswold District Co	uncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	Citswold District Council Cotswold District	Constructions   Cotswold District Council   Cotswold Distr									

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otswold District Council C	8.0	Community development		
		Summary: description	Summary: implementation	CIL Regulations
tswold District Council C	Cotsword District Co	Provision of multi-functional community building incorporating: community meeting space; satellite library space,	Multi-functional community building of 1,000 sqm Gross Internal Floor Area (GIFA) provided on-site as part of the development before first occupation of either the 500th or 750th dwelling	See pars 10.3; 10.6 and 10.7; 10.11 to 10.18; and 10.58 to 10.60 of the
wold District Council C	Cotswold District Co	for use by Cirencester Library: Community Management Organization (CMO) office accommodation; and a	(maximum). The precise trigger will be agreed as part of a package of measures to ensure phased delivery of Neighbourhood Centre facilities	Although there is no policy requirement for public art,
wold District Council C	Catswold District Co	policing point, for use in community policing (see also on-site indoor sports provision).	Citswold District Council Cotswold District Council	this contribution is for a piece of art (i.e a
wold District Council C	Cotsweld District Co	Establish CMO Working Group to oversee establishment of the CMO itself,	Cityped Detrict Council Cotyped District Counc	community development projects based around art.
wold District Council C	Cotswold District Co	in liaison with CTC and other key and Cotswood District Council Cotswood District Council Cotswood District Council Cotswood District Council Stakeholders.	Citswold District Council Cotswold District Council	Cdrswold District Council Cotswold District Council Cotswold District Council
rold District Council C	8.3 Cetswold District Co	Establishment of CMO to oversee future community development and maintain community assets	1) Long-term financing of CMT (i.e. from service charges and obstitute revenue generating assets) to be agreed as a planning obtitud country obligation	Catswold District Council Cotswold District Council Cotswold District Council
old District Council C	Cotswold District Co	ancii Cotswold District Councii Cotswold District Councii Cotswold District Councii Cotswold District Councii	2) CMT on-site office and meeting space (120 sq m) provided within the multi-functional community building (see 7.1 above)	Cotswold District Council Cotswold District Council Cotswold District Council
old District Council C	Catswold District Co	ancii Cotswold District Councii Cotswold District Councii Cotswold District Councii Cotswold District Councii	3) Development to finance start-up staffing costs for CMO 4) Development to finance initial management and maintenance costs for the open spaces prior to service charges revenue (see also 10.2)	Catswold District Council Cotswold District Council Cotswold District Council
ld District Council C	Cotswold District Co	uncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	£200,000 financial contribution to CDC, to be transferred to the CMO to finance initial community development initiatives (see 8.4 and 8.5 below)	Cetswold District Council Cotswold District Council Cotswold District Council
old District Council C	Cotswold District Co	ancii Cotswold District Councii Cotswold District Councii Cotswold District Councii Cotswold District Councii	6) Publication of quality assurances to be agreed as a planning obligation	Cetswold District Council Cotswold District Council Cotswold District Council
old District Council C	Cotswold District Co	uncii Cotswold District Councii Cotswold District Councii Cotswold District Councii Cotswold District Councii	The CMO will be established prior to first occupation of the 1st dwelling	Cetswold District Council Cotswold District Council Cotswold District Council
wold District Council C	8.4 Cotswold District Co	Community development initiatives and Cotswold District Council	£100,000 to provide seed funding for community development Casinitiatives:  Control District Council Cotswold District Cou	Catswold District Council Cotswold District Council Cotswold District Council

Cotswoold District Council Cotswoold District Co mcPublic art and cultural initiatives of swold District Council of the E100,000 to if und public art and cultural activities of swold District Council Cotswold District Counc tsv**8.5**ict Co Cotswoold District Council Cotswoold District Co Cotswoold District Council Cotswoold District Co Cotswoold District Council Cotswoold District Co 8 Cotswold District Council Cotswold District

Cotswold District Council C	9.0	Sport and play provision (on-site and off-site)								
		Summary: description	Summary: implementation	CIL Regulations						
otswold District Council C	etsword District Co	On-site provision of indoor sports hall and fitness suite, to complement community meeting space (see also 7.1)	Sports hall and fitness suite of 950 sqm Gross Internal Floor Area (GIFA) provided on-site as part of the development	See pars 10.3; 10.5 to 10.7; and 10.41 to 10.60 of the officer report						
otswold District Council C	atsv <b>9</b> l D <b>2</b> rict Co	On-site provision of sports pitches and courts - 1 ha in total	3 x tennis courts and 2 x mini football pitches courts and 2 x mini football pitches courts and 2 x mini football pitches	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council (						
otswold District Council C	9.3 dtsword District Co	Improvements to and subsequent maintenance of off-site sports facilities	£900,000 financial contribution to CDC to finance improvements to and subsequent maintenance of	See pars 10.3; 10.5 to 10.7; and 10.56 to 10.60 of the officer report. This						
otswold District Council C	ctswold District Co	Future maintenance of the resurfaced  Artificial Grass Pitch (AGP) at Cotswood District Council  Cirencester Deer Park School	off-site sports facilities, commensurate with requirements generated by the development control cotswood District	obligation secures a necessary and proportionate contribution towards improvements to off-site sports facilities, to help meet additional needs arising as						
etswold District Council C	atswold District Co	Future maintenance of the new third generation (3G) football pitch at the Corinium Stadium	Caswold District Council Cotswold District	cal consequence of the proposed cotswold District Council of development						
otswold District Council C	dtswold District Co	"Contribution towards provision of model District Council floodlighting at Cirencester Rugby Club	triswold District Council Cotswold District	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C						
otswold District Council C	atswold District Co	Contribution towards provision of new rugby union pitches at Pike Field	Citswold District Council Cotswold District	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C						
otswold District Council C	atswold District Co	Contribution towards future maintenance of the Circumcester Leisure Centre	Citswold District Council Cotswold District	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council (						
stswold District Council C	9.4	On-site provision of children's playing space	Hierarchy of playing spaces provided on-site as part of the development, in accordance with the approved	See pars 10.3; 10.5 to 10.7; 10.41 to 10.54; and 10.58 to 10.60 of the officer						
		1 x Neighbourhood equipped area for play (NEAP)	phasing plan  1) The play areas associated with a particular	report						
otswold District Council C	dtswold District Co	5 x Design for Play areas within the green infrastructure network	occupation of the same	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C						
otswold District Council C	atswold District Co	5 x Local equipped areas for playor district council (LEAPs)	- 2) The development will finance ongoing  would be maintenance costs until transfer to the CMO (or to the CTC, with an appropriate commuted	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council (						
Cotswold District Council C	atswold District Co	16 x Local areas for play (LAPs) uncil Cotswold District Council	sum) Ctswold District Council Cotswold Distr	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C						

d District Council Co	10.0	Green infrastructure (on-site)							
		Summary: description	Summary: implementation	CIL Regulations					
d District Council Cats	sword District Cou	Provision of on-site open green space - 39.9 ha in total	On-site green infrastructure provided on-site as part of the development	See pars 18.5 to 18.18 of the officer District Council report					
		6.7 ha of formal park	To be provided (to specified standards) ready for use						
d District Council Cots	swold District Cou	toll Cotsword District Council Cotsword Dist	in phase with development Cotswold District Council Cotswold District Council Cotswold District	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council					
		8.3 ha of amenity green space							
d District Council Cots	swold District Cou	4.5 ha over Scheduled Ancient  Monument	biswold District Council Cotswold District Council	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council					
District Council Ccts	swold District Cou	3:9 ha of green space beneath the isid Council o	stswold District Council Cotswold District C	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council					
District Council Cets	swold District Cou	1.1 ha of existing bridleways, footpaths colored Cotswood District Council Cotswood District Cou	etswold District Council Cotswold District C	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council					
		0.7 ha of allotments							
d District Council Cots	swald District Cou	Arrangements for initial maintenance of on-site green infrastructure until the CMO is established and its revenue comes on stream	Development to finance initial management and consolidation maintenance costs for the open spaces prior to service charges revenue (see also 8.3, item 4 travel District Council Cotswold District Counc	Dauncii Cotswold District Councii Cotswold District Councii Cotswold District Councii Cotswold District Councii  Cotswold District Councii Cotswold District Councii Cotswold District Councii Cotswold District Councii Cotswold District Councii					

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Cotswold District Council Co 11		<b>11.0</b>	Conserva	tion of bi	odiversity	/							atswold			
			Summary: description				Summa	Summary: implementation						ations		
Cotswold E	district Council	Catsword District Co	Scheduled Restoration (compensa	n and Mai	nagement	Plan	Cots Manage	ement Plan	nto be agi	eed and i	mplement	200101	See pars 1 17.10 and 7 The EEMF,	17.54 of th ECMS, C	e officer re EMPS and	port.
Cotswold E	district Council	Catswold District Co	ncil Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council		Cotswold District Council		Cotswold District Council	Cotswold District Council		LEAMPs w biodiversity referred to	mitigation within chap	and enhar oter 17 of t	ncement ne officer
Cotswold E	istrict Council	Cotswold District Co	ncil Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Co	Report District Counc	il Cotswold District Council	Cotswold District Council	Cotswold District Council Cotswold
Cotswold E	District Council	Cotswold District Co	uncil Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Co	uncil Cotswold District Counc	il Cotswold District Council	Cotswold District Council	Cotswold District Council Cotswold
Cotswold E	District Council	Cotswold District Co	uncil Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Co	uncil Cotswold District Counc	il Cotswold District Council	Cotswold District Council	Cotswold District Council Cotswold
Cotswold E	District Council	Cotswold District Co	uncil Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Co	uncil Cotswold District Counc	il Cotswold District Council	Cotswold District Council	Cotswold District Council Cotswold
Cotswold E	District Council	Cotswold District Co	uncil Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Council	Cotswold District Co	uncil Cotswold District Counc	il Cotswold District Council	Cotswold District Council	Cotswold District Council Cotswold
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Cotswold District Council C	12.0	Provision of neighbourhood centre		
		Summary: description	Summary: implementation	CIL Regulations
Cotswold District Council C	Catsword <del>Dis</del> trict Cou	Development brief (including design proposals, arrangements for marketing, and triggers for phased construction)	The s106 agreement will include a package of measures to ensure phased delivery of the Neighbourhood Centre. CDC proposes that the	See pars 9.19 to 9.23; 9.25; 10.3; 10.6 and 10.7; and 10.58 to 10.60 of the officer report
Cotswold District Council C	Cctswold District Cou	ncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	associated triggers include the following control consult consults confidence and community coffee shop provided before first occupation	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council Cotsw
Cotswold District Council C	Cotswold District Cou	ticil Catswold District Council Cotswold District Council Catswold District Council Cotswold District Council  Totswold District Council Catswold District Cauncil Catswold Di	b) other pop-up/interim sociable uses before first occupation of the 500th dwelling.  Cotswold District Council Cotswold D	Council Cotswold District Council Cotswold D
Cotswold District Council C	Cctswold District Cou	neil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	c) BDL will work with a specialist developer (or others) to deliver a building with a vertical mix of uses (retail/service units to let on the ground floor, and apartments over) before	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council
Cotswold District Council C	Cctswold District Cou	neil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	first occupation of the 750th dwelling.  d) BDL will work with others to bring one of the Chesterton Farm buildings back into use	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council Cotsw
Cotswold District Council C	Cctswold District Cou	ncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	(with the appropriate consents) as a pub (or other sociable use) before first occupation of the 750th dwelling.	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council Cotsw
Cotswold District Council C	Catswold District Cou	ncil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	The overall aim will be to complete the Neighbourhood Centre in its entirety before first occupation of the 1,000th dwelling	Council Cotswold District Council Cotswo
Cotswold District Council C	Catsw <b>.1</b> d <b>.2</b> ctr <b>2</b> Co.	Scheme for the restoration and re-use of Listed Building	Triggers to be agreed through discussions about the overall Phasing Plan	See pars 13:15 to 13.20 and 13.75 of the officer report
Cotswold District Council C	12.3 Cctswold District Cou	Provision of recycling bank facilities at the neighbourhood centre of council control	Neighbourhood recycling bank to be provided at appropriate location with the neighbourhood centre (e.g. shop car park)	Secures reduced environmental impact of the development. It also accords with the emerging Local Plan (see par B14,
Cotswold District Council C	Catswold District Cou	neil Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council	Cotswold District Council Cotswold District	Chesterton Vision and Objectives, page Coupeil Cotymold District Council Cotswold District Counc

Cotswold District Council C	13.0	Main employment areas				
		Summary: description	Summary: implementation	CIL Regulations		
Cotswold District Council C	tsword Erstrict Cou	Development briefs for main Cotswold District Council employment area - 9.1 ha in total	Submission, approval and implementation of Council Colswold District servicing (i.e. including the provision of common	See pars 9.13 to 9.18 and 9.25 of the officer report	otswold	
Cotswold District Council C	tswold District Cou	(including design proposals for common infrastructure within the condition condition common infrastructure within the condition common infrastructure within the condition conditio	infrastructure within the employment areas) and marketing arrangements required by the section 106 agreement	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	Cotswold	
Cotswold District Council C	tswold District Cou	marketing, and triggers for phased construction of common infrastructure)	Triggers to be agreed through discussions about the Coveral Not Phasing Planvold District Council Cotswold District Counci	Council Cotswold District Council Cotswold District Council Cotswold District Council Cotswold District Council C	Jotswold	

14.0 **Notification of stages of development Summary: description Summary: implementation CIL Regulations** The applicant shall notify the local The agreed list of key stages shall be linked to the Notification is necessary to ensure the planning authority of key stages of the Phasing Plan, which is required by a planning local planning authority can effectively condition. The section 106 agreement shall prescribe development. A list of key stages shall monitor the implementation of the be agreed before the section 106 the method for notification planning obligations described above agreement is concluded (i.e. when the required Phasing Plan is further developed)

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