

Construction of an outdoor riding arena and associated landscaping works to include on-site BNG at Talland School of Equitation Ampney Knowle Barnsley Cirencester Gloucestershire GL7 5FD

Full Application 25/01951/FUL	
Applicant:	The Talland School Of Equitation
Agent:	Greenslade Taylor Hunt
Case Officer:	Ceri Porter
Ward Member(s):	Councillor Lisa Spivey
Committee Date:	10 December 2025
RECOMMENDATION:	PERMIT subject to completion of a S106 legal agreement covering Biodiversity Net Gain

1. Main Issues:

- (a) Principle of Development
- (b) Design & Impact on the Cotswolds National Landscape
- (c) Impact on Residential Amenity
- (d) Biodiversity and Geodiversity
- (e) Drainage

2. Reasons for Referral:

- 2.1 This application is referred to Planning & Licensing Committee because it involves the development of more than 1 hectare of land (including onsite Biodiversity Net Gain).

3. Site Description:

- 3.1 The application site is located to the northeast of Cirencester, in the countryside, and comprises of an equestrian paddock that forms part of the Talland School of Equitation, a long-established equestrian centre. The paddock is located directly to the west of the existing complex of school buildings. This includes an indoor school (with ancillary offices and student accommodation), outdoor school, stabling and Talland House where the applicants live.
- 3.2 The paddock slopes downhill from the south-east to north-west. To the southeast corner is the existing school complex with fields to the remaining three boundaries. Beyond the field to the northwest is the B4425 that leads to Barnsley.

- 3.3 The school itself is accessed via a private gated drive off Akeman Street with a large vehicle parking area to the east of the school buildings.

4. Relevant Planning History:

- 4.1 03/02019/FUL - Equestrian Centre - 2 indoor riding arenas; 1 outdoor arena; 1 stable block for 70 horses; single storey student accommodation; storage barn and 1 two storey dwelling - Approved 05.08.2004
- 4.2 05/00635/FUL - Equestrian centre - revised scheme in respect of the addition of the student accommodation block as an extension to the arena building and revisions to the dwellinghouse - Approved 27 May 2005

5. Planning Policies:

- NPPF National Planning Policy Framework
- CNL CNL Management Plan
- CDCLP CDC LOCAL PLAN 2011-2031
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- EN8 Bio & Geo: Features Habitats & Species
- EN14 Managing Flood Risk
- EC3 All types of Employment-generating Uses
- INF4 Highway Safety
- INF5 Parking Provision

6. Observations of Consultees:

- 6.1 County Archaeologist - Given site is located some distance from nearest scheduled ancient monument at Barnsley Park; there is no need for archaeological investigations in relation to this application.
- 6.2 Biodiversity Officer - Following submission of additional/revised information, the proposal is satisfactory and would meet the requirements of the BNG condition. Recommend permission subject to conditions and the completion of a S106 agreement to secure the BNG monitoring fees.

7. View of Town/Parish Council:

- 7.1 No response received to date.

8. Other Representations:

8.1 10 third party representations have been received (3 from the same address), supporting the application on the grounds of:

- Talland is internationally recognised for producing elite riders and is a respected BHS exam centre.
- Talland serves riders of all ages and abilities, from beginners to international and Paralympic athletes.
- The school is home to a well-run RDA (Riding for the Disabled Association) group.
- Riders with disabilities, including blind and para dressage athletes, benefit from tailored support and world-class coaching
- It is a vital hub for the equestrian community, offering inclusive access to high-quality training and therapy.
- There is increasing demand for Talland's services, with more riders seeking access to its facilities and expertise.
- The new arena would help accommodate this growth safely and effectively.
- More visitors for training and courses would benefit local businesses (e.g., accommodation, food).
- The expansion supports a multi-generational, family-run business with deep roots in the community.
- The additional arena would:
 - Reduce pressure on existing arenas.
 - Allow for dedicated jump training and more efficient scheduling.
 - Improve horse welfare through better surfaces and reduced strain.
 - Support British Horse Society exams and CPD training without disrupting daily operations.
 - Horse riding provides significant physical and mental health benefits.
 - The school's programs promote confidence, rehabilitation, and emotional wellbeing.

9. Applicant's Supporting Information:

- Additional Ecological Information (Avondale Ecology, dated 29 August 2025)
- Post Development Habitat Plan - Received 2nd September 2025
- Planning Statement (inc. Flood Risk Assessment) (GTH, 1st My 2025)

10. Officer's Assessment:

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any

determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

- 10.2 The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031.
- 10.3 The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

Background

- 10.4 Talland School of Equitation is a British Horse Society (BHS) and Association of British Riding Schools (ABRS) approved training, assessment and livery centre that offers lessons for beginners through to accomplished riders in dressage, cross-country and show jumping. It is a family run business founded by Molly Sivewright in 1958. In 2024, the school celebrated its 66th year of training students for their equestrian qualifications. It is also host to one of the oldest Riding for the Disabled Association groups in the UK.
- 10.5 Talland is one of the largest Equestrian Centres in the UK, offering a wide variety of training opportunities, from beginner and grassroots levels, to Advanced Olympic and paralympic training. Talland is a Home Office approved Student Sponsor and is the only UK Riding School who can legally offer training for those at Ofqual Level 3 and above to international Students. As of April 2025, Talland currently has approximately 19 students enrolled on full time courses and hosts approximately 250 riding lessons per week.

Proposed Development

- 10.6 Planning permission is sought for an 80m x 80m outdoor arena. The arena would consist of a stone subbase with sand and fibre top layer all set on a woven porous geotextile membrane. It would then be enclosed with a 1.6m high timber post and rail fence. No external lighting is proposed.
- 10.7 As the existing field is sloped, part of the proposal includes landscaping works to raise levels at the south-eastern corner so that the arena area is flat and at a similar level to the existing adjacent school facilities. The ground level would raise 7.5m at its highest and reduce, towards the north west, over a distance of 115m to rejoin the existing levels. To the north east, an increase in height of approximately 2m would reduce to existing levels over a distance of 30m. The

new slopes are proposed to be grassed. To the north-west, south-west and east boundaries it is proposed to plant trees within grassland as part of Biodiversity Net Gain (BNG).

(a) Principle of Development

Economic Development in a Rural Area

- 10.8 There is no specific equestrian development policy within the adopted Local Plan, however the most relevant policy is considered to be EC3 'Proposals for all Types of Employment-Generating Uses'
- 10.9 Policy EC3 supports small scale employment appropriate to a rural area where it does not entail a non-ancillary residential use and is demonstrated by a business case or where it facilitates the retention or growth of a local employment opportunity. In addition, paragraph 88 of the National Planning Policy Framework (NPPF) refers to policies and decisions supporting a prosperous rural economy with criterion (b) enabling *the development and diversification of agricultural and other land-based rural businesses*.
- 10.10 The school is currently limited by the area in which training can take place safely. The school aspires to be an industry leader. This proposed arena would enable the school to house a variety of training and competition opportunities in terms of dressage, show jumping, or adequate facilities to house Arena Eventing courses. It would enable the school to offer these services year-round, in addition to their current provision. The proposal would assist the viability of an established equestrian business in accordance with the aspirations of Local Plan Policy EC3 and paragraph 88 of the NPPF.
- 10.11 Overall, it is considered that the proposed development would benefit a local employment provider and the rural economy. The proposal would also not conflict with the use of the site.

(b) Design & Impact on the Cotswolds National Landscape (Area of Outstanding Natural Beauty)

- 10.12 The site is located within the Cotswolds National Landscape (Area of Outstanding Natural Beauty). Section 85(A1) of the Countryside and Rights of Way (CROW) Act 2000 (as amended by Section 245 of the Levelling-up and Regeneration Act 2023) states that relevant authorities have a duty to seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.

10.13 The following policies and guidance are considered applicable to this proposal:

10.14 Local Plan Policy EN2 Design of the Built and Natural Environment

'Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.'

10.15 Local Plan Policy EN4 The Wider Natural and Historic Landscape

1. *'Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.'*

2. *'Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.'*

10.16 Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB)

1. *'In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.'*

2. *'Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.'*

10.17 The Cotswold Landscape Character Assessment (CLCA) identifies the site as lying within the Landscape Character Type (LCT) 11 Dip-Slope Lowland and the Landscape Character Area (LCA) 11a, South and Mid Cotswolds Lowlands.

10.18 The LCT and LCA are characterised by predominantly gently sloping, undulating lowland with a predominantly south-easterly fall, and provides the final transition between the high Cotswold country and the Thames Valley. The lowland form is gently, although infrequently, dissected by small watercourses, with the overall impression of a well-managed, productive landscape of mixed arable and improved pasture. Medium to large scale regular fields enclosed by hedgerows predominate, although fences and stone walls are not entirely absent. Intermittent small villages and isolated farmsteads define the pattern of settlement, although there are some larger settlements present. There are also

a distinctive pattern of large estates and their associated parks and woodland, some of which are of national importance. Otherwise, woodland is limited to isolated copses and shelter belts. The school of equitation appears as a 'farmstead' with a belt of woodland to the east. The paddocks to the west of the buildings that includes the site,

10.19 The CLCA identifies the development, expansion and infilling of settlements within and on to the Dip-Slope Lowland, including a proliferation of equestrian establishments and paddocks as a Local Force for Change. The CLCA states that the Potential Landscape Implications of such development can include:

- *Proliferation of stables and other visual clutter such as ribbon fences, jumps, horse boxes, shelters manège and lighting associated with 'horsiculture'*
- *Creation of paddocks by sub-dividing fields using non-characteristic field boundary treatments such as post and rail fence or ribbon fences*
- *Erosion of the rural landscape*
- *Deterioration in pasture quality and over grazing*
- *Pressure to provide new housing for staff and owners*
- *Creation of surfaced tracks, new and enlarged field entrances and parking areas for cars and horse boxes etc.*
- *Excessive use of local roads and paths by horses, in part due to no direct or close connections to bridleways etc.*
- *Increase in vehicle movements and roadside parking*
- *Damage to road verges*

10.20 The LCA's Landscape Strategies and Guidelines section includes:

- *New structures should be carefully sited and designed to minimize their impact on the landscape. Wherever possible they should be located close to existing buildings. They should be constructed from appropriate vernacular materials and should follow the form of the landscape, avoiding prominent skyline sites and slopes*
- *Jumps, temporary fences and other equipment should be well maintained and removed when not in use.*
- *Any lighting should be designed to minimise light pollution, e.g. low level and directed downwards and fitted with timers.*
- *Oppose change of use for the 'keeping of horses' in visually prominent locations.*
- *A concentration of horse paddocks and associated structures in any one area can have a cumulative harmful impact on landscape character and should be avoided*

- *Where pastures need to be subdivided into smaller paddocks, temporary electric fencing is better than more permanent structures and offers greater flexibility in pasture management. Post and rail should be avoided.*
- *Encourage the use of olive green tape, wider spacing of fence posts etc*
- *Historic field boundaries, such as hedges, walls and fences should be maintained or extended, and new boundaries should match the local vernacular wherever possible.*
- *Ensure authorisation is obtained from the highway authority for new gates or stiles on public rights of way In some instances, hedges and dry stone walls may need protection by fencing to prevent damage*
- *Jumps, temporary fences and other equipment should be well maintained and removed when not in use.*
- *Existing gates and access points should be retained if possible, and new gates should match the local vernacular*

10.21 In this instance, the proposed outdoor school would be positioned in a discrete location, alongside the existing equestrian complex of buildings. Long range public views of the site are limited to from the west with views from the B4425 restricted because the road is set at a much lower than the school. Views of the existing complex are however available from the lane directly to the east however the site of the proposed outdoor arena would be behind the complex and would not be visible from this direction. Ampney Crucis Footpath 8 runs approximately 275m further to the east with limited views of the existing school possible.

10.22 As such principal views of the proposed development would be from within the site where the outdoor arena would be seen in the context of the wider equestrian facility.

10.23 The proposal would involve the regrading of the existing paddock to create the flat area for schooling with the slopes tapering back to rejoin the existing land levels. Whilst the ground would be raised over 7.5m at its highest point, the reduction in levels would be spread over a large area. To ensure the ground works are carried out in accordance with these levels, the finished level of the outdoor arena is recommended to be conditioned. Once grassed, these would appear from outside the site as existing and would not be considered to appear as incongruous or as an inappropriate form of development within the existing equestrian paddocks. To ensure landscaping is carried out in an appropriate form, a landscaping strategy condition is also recommended.

10.24 It is also of note that the proposal would not include lighting and a condition on any permission would ensure this remains.

- 10.25 Overall, the introduction of an outdoor arena in this location, physically and perceptually linked with the existing equestrian facility, would blend with the existing landform and ensure that the purpose of conserving and enhancing the National Landscape is furthered.

(c) Impact on Residential Amenity

- 10.26 The Design Code (Appendix D) referred to in Policy EN2 of the Local Plan sets out guidance in respect of residential amenity.
- 10.27 The proposal relates to an existing equestrian facility. There are no immediate neighbours that could be adversely affected by the physical works in terms of being overbearing or resulting in loss of light or privacy. Furthermore, there would be no external lighting and the land is already in equestrian use forming part of the existing school.
- 10.28 Given the nature of the proposal, on an existing equestrian site, and distance to nearest neighbours, it is considered that there would be no impact upon neighbouring residential amenity.

(d) Biodiversity and Geodiversity

Biodiversity Net Gain

- 10.29 Every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain.
- 10.30 Initially, concern was raised that there was insufficient information to demonstrate that BNG could be delivered. Following the submission of further information and an amended habitat creation scheme it has been demonstrated that good target condition can be achieved. Given that the proposals include the delivery of on-site habitats to achieve good target condition, these are considered to be 'significant on-site gains, therefore any permission would require a S106 agreement to secure monitoring fees.

Protected Species

- 10.31 Section 5.1.1 of the Preliminary Ecological Appraisal and BNG report (Avondale Ecology,

- 10.32 As recommended in the PEA, a Construction Ecological Management Plan (CEMP) should be produced to safeguard trees and hedgerows adjacent to the site, and to safeguard nearby water bodies during works. A condition is recommended to secure a CEMP prior to the commencement of development. The applicants have agreed to this being pre-commencement.
- 10.33 In respect of Great Crested Newts (GCN), the site is located within the red and amber impact risk zones as identified by the Great Crested Newt District Licensing scheme. There are also four water bodies within 250m of the site. The submitted Preliminary Ecological Appraisal states that WB1, approximately 100m from the site, tested positive for GCN presence, established through eDNA survey. Given this it was initially considered that a District Licence would be required.
- 10.34 Additional information regarding GCN was subsequently submitted including proposed outline mitigation methods provided in a letter from Avondale Ecology (29th August 2025). This information has demonstrated sufficiently that the risk to GCN is likely to be low, and the development can proceed without a licence. A site-specific mitigation section for GCN including relevant details and methods to safeguard GCN is recommended to be included within the CEMP condition.

(e) Drainage

- 10.35 Policy EN14 of the adopted Local Plan refers to managing flood risk and states that development should avoid areas at flood risk, minimise flood risk and ensure that the proposed development is safe for its lifetime, does not increase risk elsewhere.
- 10.36 The site is wholly located within Flood Zone 1 which is defined as land to be at a low risk of flooding. The site is also not within an area at an increased risk from surface water flooding, ground water flooding or reservoir flooding.
- 10.37 The application seeks planning permission for the construction of an outdoor riding arena that would not result in new impermeable surfaces. By its very nature, the surface of the arena would be permeable, with perforated drainage pipes leading to a large soakaway area.
- 10.38 The site is in equestrian use and would remain in equestrian use with no increase in vulnerability and it is considered that the proposed development would be safe for its lifetime and would not increase the risk of flooding elsewhere

Other Matters

10.39 In terms of highway safety and parking, the existing access has good visibility, and the parking area is informal but of a large capacity. The proposal involves no changes to the existing access to the site or loss of parking.

10.40 The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). This is because it is less than 100m² of new build that does not result in the creation of a dwelling.

11. Conclusion:

11.1 Overall, it is considered that the proposed development would assist a rural business to the benefit of the local economy. Whilst the proposal would increase the height of land to accommodate the outdoor school, its location and simple form would not harm the National Landscape. It is therefore recommended that the application is granted permission subject to the conditions outlined and the completion of a S106 agreement to secure the on-site monitoring costs for BNG.

12. Proposed Conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be implemented in strict accordance with the following approved plans: DR-A-080-001, DR-A-080-003 and DR-A-080-004

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMPB) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- i. Risk assessment of potentially damaging construction activities;
- ii. Identification of 'biodiversity protection zones';

- iii. 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);
 - iv. Details of measures to protect trees, hedgerows and nearby waterbodies during works;
 - v. Details of site-specific mitigation measures required to safeguard Great Crested Newts during development including, but not limited to; toolbox talks, preclearance site checks, details of exclusion fencing to be used during the development and the roles and responsibilities of a suitably qualified and experienced Ecological Clerk of Works (ECoW);
 - vi. Details of measures to safeguard badgers during works;
 - vii. 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);
 - viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
 - ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.
- The approved CEMP-B shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To protect biodiversity in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework, Policy EN8 of the Cotswold District Local Plan 2011-2031, and section 40 of the Natural Environment and Rural Communities Act 2006.

4. The development shall be undertaken in accordance with the recommendations contained in sections 5.1.1 to 5.1.4, 5.1.6 and 5.2.2 of the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment report revision 2 (Avondale Ecology, June 2025). All recommendations shall be implemented in full according to the specified timescales and thereafter permanently retained.

Reason: To ensure wildlife is protected in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 the National Planning Policy Framework, Policy EN8 of the 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.

5. A 30-year Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and approved in writing by, the local planning authority prior to above ground works of the development hereby approved being undertaken. The plan shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of the features to be managed;
- b) Ecological trends and constraints on site that may influence management;
- c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
- d) Description of the management operations necessary to achieving the aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a works schedule, including annual works schedule;
- g) Details of the monitoring needed to measure the effectiveness of management;
- h) Details of the timetable for each element of the monitoring programme;
- i) Details of the persons responsible for the implementation and monitoring;
- j) Mechanisms of adaptive management to account for necessary changes within the work schedule to achieve the required targets; and
- k) Reporting on year 1, 2, 5, 10, 15, 20, 25 and 30 with biodiversity reconciliation calculations at each stage.

6. The HMMP shall be implemented in accordance with the approved details, and all habitats shall be retained in that manner thereafter. Notice in writing shall be given to the Council when the habitat creation and enhancement works as set out in the Biodiversity Gain Plan have commenced and once all habitat creation and enhancements have been completed.

Reason: To secure the delivery of at least a 10% biodiversity net gain through successful establishment and management of all newly created and enhanced habitats in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), paragraph 187, 192 and 193 of the NPPF, and Local Plan policy EN8.

7. No floodlighting or external lighting of any kind shall be installed or operated on the development hereby approved.

Reason: To protect the character of the Cotswold National Landscape and avoid adverse impacts on biodiversity and the night-time environment, in accordance with EN2, EN4 and EN5 of the adopted Cotswold Local Plan.

8. Prior to the first use/occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

9. The entire landscaping scheme shall be completed by the end of the first planting season following the completion of the first building on the site.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN2.

10. The outdoor arena hereby permitted shall be constructed at a finished ground level of 133.5 metres above Ordnance Datum, as identified on drawing reference DR-A-080-003. The development shall thereafter be retained at this level thereafter.

Reason: To ensure a satisfactory form of development and to protect the character of the Cotswold National Landscape, in accordance with EN2, EN4 and EN5 of the adopted Cotswold Local Plan.

Informatives:

1. IMPORTANT: BIODIVERSITY NET GAIN CONDITION - DEVELOPMENT CANNOT COMMENCE UNTIL A BIODIVERSITY GAIN PLAN HAS BEEN SUBMITTED (AS A CONDITION COMPLIANCE APPLICATION) TO AND APPROVED BY COTSWOLD DISTRICT COUNCIL.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan in writing.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Cotswold District Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. If the onsite habitats include irreplaceable habitats (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitats) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

The applicant will need apply to approve the details reserved by the 30-year Habitat Management and Monitoring Plan (HMMP) and the Biodiversity Gain Plan at the same time. A step-by-step guide on how to apply for approval of conditions can be found here: <https://www.cotswold.gov.uk/planning-and-building/planning-permission/step-by-step-guide-to-planning-permission/>