

Outline planning application with all matters reserved except for access, for a mixed-use development associated with the Royal Agricultural University comprising up to 24,012 sqm of floorspace for office (Use Class E(g)(i)), research and development (E(g)(ii)), education (F1(a)), conferencing (F1(e)), and café (E(b)) uses, Including the conversion of Trent Lodge to café use, associated parking, access and highway works, landscaping, public realm, utilities, and all ancillary works and structures. The development is known as The RAU Innovation Village and forms part of its wider masterplan, supporting research and innovation in food production, climate change, and land management at The Royal Agricultural University Stroud Road Cirencester Gloucestershire GL7 6JS

Outline Application 24/01143/OUT	
Applicant:	The Royal Agricultural University
Agent:	Ridge And Partners LLP
Case Officer:	Ceri Porter
Ward Member(s):	Councillor Mark Harris
Committee Date:	13 May 2026
RECOMMENDATION:	<p>That the application be PERMITTED subject to:</p> <ul style="list-style-type: none"> i. legal agreement(s) between the Applicant and the District Council and Gloucestershire County Council prior to the decision notice being issued; ii. agreement of the draft conditions set out in the report together with any draft conditions as may be agreed by Members at Planning & Licensing Committee; iii. delegated authority being given to the Head of Planning Services, in consultation with the Chairman and Vice-Chairman of the Planning & Licensing Committee, to amend and/or add to the suggested draft conditions where such amendments would not deviate significantly from the purpose of the draft conditions.

1. Main Issues:

- (a) Principle of Development
 - Local Plan Policy EC4 - Special Area
 - Major Development in the Cotswolds National Landscape (Paragraph 190 of the NPPF)
- (b) Landscape Impact on Cotswolds National Landscape

- (c) Design & Impact on Heritage Assets
- (d) Highways Safety & Parking
- (e) Impact on Residential Amenity
- (f) Biodiversity and Geodiversity
- (g) Trees
- (h) Minerals & Waste Management

2. Reason for Referral:

- 2.1 This application has been referred to Planning and Licensing Committee as it falls into the major development category as set out within the Council's Executive Scheme of Delegation.

3. Site Description:

- 3.1 The application site sits on the western edge of Cirencester and forms a wedge shape located between the Stroud Road (A419) to the north and Tetbury Road(A433) with the roundabout where both roads converge to the east.
- 3.2 To the west is the existing Royal Agricultural University (RAU) Campus, its tree lined drive and entrance from Tetbury Road plus sports facilities. The site is bounded with mature hedgerow and trees to the north, east and south. Apart from a belt of trees/woodland, the western boundary is currently open with the RAU buildings beyond.
- 3.3 Trent Lodge is a stone building located to the north of the site where its immediate setting has been impacted by new buildings and associated parking. The building style is similar, but smaller in scale, to the main Victorian Gothic campus building, The Lodge was converted in 2018 to create office space and provide an extension to the accommodation offered in the Alliston Centre.
- 3.4 Steadings Cottages are a pair of late-Victorian workers cottages that sit opposite a collection of farm buildings that once formed the Royal Agricultural Veterinary Hospital, adjacent to Tetbury Road and the Fosse Way.
- 3.5 The site is gently rolling. The highest point of the site along the Stroud Road is approximately 133m AOD. The topography very gradually falls southwards to the lowest point of the site located at mid-way towards the southern boundary site which sits at approximately 126.630m AOD.
- 3.6 Ridge and furrow features dating back to the medieval period can be found to the northern area of the site.

- 3.7 A high pressure gas pipeline, which also affects The Steadings site, follows an alignment under the RAU campus to the west of this site.
- 3.8 During the lifetime of this application, a tree preservation order has been made (21st October 2025) protecting individual trees, groups of trees, an area of trees and 2 woodlands on site. The TPO title is Land at The Royal Agricultural University, Cirencester, Gloucestershire 2025 (CDC ref 25/00004/MIX).

4. Background and Relevant Planning History:

- 4.1 Outline planning permission was granted for the whole site in April 2007 (01/01011/OUT) for the erection of commercial buildings (floor area approximately 34,373 sq. metres) for uses comprising education, research, agricultural business and a conference facility, together with the associated infrastructure works.
- 4.2 This permission was renewed in May 2013 (10/00964/OUT) with an extended implementation timescale of five years. Conditions 3 (Approved Drawings) and 4 (Scale of Buildings) of which were amended in 2020 under application ref. 18/01104/FUL.
- 4.3 A Reserved Matters application pursuant to the above outline permission was submitted in October 2020 (20/03566/REM) and remains undetermined. This essentially can be considered an extant permission.
- 4.4 In May 2004 planning permission was granted (04/00665/FUL) at Trent Lodge for the conversion from student accommodation to office accommodation. Part of the site at Bailey Lodge received planning permission in 2017 for the erection of a new 2 storey office & research facility, including demolition of a 2-storey residential property, new hard landscaping, cycle storage and car parking. This application was amended through a non-material amendment application in 2017 (17/03536/NONMAT). The resultant development is now known as the Alliston Centre.

5. Planning Policies:

- CDCLP CDC LOCAL PLAN 2011-2031
- SA1 South Cotswold - Principal Settlements
- EC1 Employment Development
- EC4 Special Policy Areas
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment

- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- EN7 Trees, Hedgerows & Woodlands
- EN8 Bio & Geo: Features Habitats & Species
- EN10 HE: Designated Heritage Assets
- EN11 HE: DHA - Conservation Areas
- EN12 HE: Non-designated Heritage Assets
- INF1 Infrastructure Delivery
- INF3 Sustainable Transport
- INF4 Highway Safety
- INF5 Parking Provision
- INF7 Green Infrastructure
- INF8 Water Management Infrastructure
- INF9 Telecommunications Infrastructure
- NPPF National Planning Policy Framework

6. Observations of Consultees:

- 6.1 *Cotswold National Landscape Board* - No objection. Agree that the proposal represents major development in a National Landscape but considers it to meet
- 6.2 *GCC Highway Authority* - Following the submission of additional information and a revised layout removing the access to Plot 2 off Tetbury Road, no objection is raised subject to conditions (including the provision of a toucan crossing on Stroud Road) and a S106 agreement securing Travel Plan monitoring fees.
- 6.3 *Active Travel England* - Recommend deferral. The Transport Assessment Addendum (TAA) provides distribution of active travel trips in the local area and acknowledges the Cirencester Local Cycling and Walking Infrastructure Plan. The TAA proposes to provide a contribution to pedestrian and cycling links in Cirencester but does not set out how this pledged contribution would be provided. This repeats ATE's earlier comments on the original submission.
- 6.4 *National Highways* - No objection.
- 6.5 *GCC Lead Local Flood Authority* - No objection. Consider that the drainage strategy is an acceptable solution. No conditions recommended.
- 6.6 *CDC Biodiversity Team* - Following submission of amended details, no objection subject to conditions, Naturespace District licence for great crested newts and securing BNG 30-year monitoring through a S106 agreement.

- 6.7 *Natural England* - Consider the LPA is best placed to determine any impacts on the CNL, in consultation with the CNLB. Based on the plans submitted, Natural England has no objection.
- 6.8 *CDC ERS Noise* - Further Assessment would be required at Reserved Matters stage
- 6.9 *CDC Tree Officer* - Whilst accepting of some loss of trees, there is concern regarding the loss of protected group G9 and the proximity of development to root protection areas. Conditions are recommended regarding tree protection and replacement planting.
- 6.10 *CDC Conservation Team* - 'Less than substantial harm' identified to heritage assets with Plot 3a potentially eroding the rural setting of the listed RAU college. There are concerns regarding the layout and impact on the entrance to Cirencester and setting of Trent Lodge that is narrower than it need be.
- 6.11 *County Archaeologist* - Recommends a condition requiring a programme of archaeological work in accordance with a written scheme of investigation
- 6.12 *Historic England* - Offer no advice. Recommend views of CDC advisors.
- 6.13 *Thames Water* - Insufficient capacity for foul water disposal and water supply. Recommend a Grampian condition that requires either the completion of the relevant upgrades or an agreed phasing plan prior to first occupation.
- 6.14 *National Grid asset Protection* - No National Grid Electricity Transmission infrastructure assets affected by the proposal.
- 6.15 *CDC Air Quality* - Raise questions regarding the traffic modelling and lack of Steadings Cottages as a receptor. The traffic modelling and queries have been responded to however the Applicants need to submit an addendum/statement to the air quality information in response to the revised layout for review.
- 6.16 *GCC Minerals & Waste Planning Authority* - No objection. Recommend conditions regarding waste management plans.
- 6.17 *Cirencester Civic Society* - considers that scrutiny of the proposed access arrangements by expert consultees is required and the Society looks forward to seeing further details of the reserved matters in future applications.

6.18 *Health & Safety Executive* - The proposed development is not within any of its consultation zones therefore the Land Use Planning Team has no comments to make.

7. View of Town/Parish Council:

Cirencester Town Council:

7.1 Support this application in principle, having regard to: the RAU's standing as the UK's leading specialist university for agriculture and land use; its role as a key economic asset for the District as a whole; and its allocation as a Special Policy Area in the Local Plan.

7.2 CTC welcomes elements of the proposals that will encourage and support active travel, cycling and use of public transport. CTC was previously concerned about the risk of pollution.

7.3 Previous presentations included student accommodation within the site that now seems to have been removed. CTC would like student accommodation to be reinstated into the proposals to avoid negative impacts on the local housing market.

7.4 Plot 2 proposed access is directly onto Tetbury Road, near to the Stroud Road Roundabout - why not onto the Stroud Road Roundabout itself?

7.5 Have potential noise levels from Trent lodge been assessed - and if necessary, could its proposed new use be moved?

8. Other Representations:

8.1 *Cirencester College* - The College is broadly supportive of the OPA proposals. They would like to be involved in any transport consultation exercise, given our proximity and our need to transport over 3000 students to our site every day and as one of the largest T Level providers in the region, offering a diverse range of subjects hope that the RAU will consider offering our students work placement opportunities during the construction and operational stages.

8.2 Five representations were received to the original submission in support of the original layout and one to the revised layout removing the second access onto Tetbury Road. The comments are summarised as follows:

- The proposal represents a sustainable development, which would be a great addition to Cirencester's employment opportunities, and a seedbed for new ideas and new technologies to germinate and grow.
- We support the coherent vision to minimize environmental damage and limit the development's climate impact.
- The proposals accord with Local Plan Policy EC4, which creates the exceptional circumstances required for major development within the CNL.
- CDC has previously allowed around 37,000 m² of new floor space on this site.
- The uses proposed are clearly linked and integral to the RAU.
- Requiring some of the proposed floor space to be located within The Steadings would not be logical, as that land is not owned by the RAU, and is separated from it by the busy Tetbury Road.
- The site is not typical of the character of the CNL.
- The applicants have demonstrated how the proposed amount of development could be accommodated, without overdevelopment of the site.
- To ensure pedestrian permeability, there should be two controlled pedestrian crossings on the Stroud Road and one on the Tetbury Road.
- Please ensure that Tetbury benefits from any new or extended public transport services, as connectivity between Tetbury, Kemble and Cirencester is currently inadequate.
- A mechanism will be required to prevent student numbers rising above specified levels until new student accommodation is provided somewhere on the RAU campus.
- The proposed design principles are excellent. If they are adhered to, this will be an exemplary development.
- A mechanism will be required to link the development to the RAU.
- A mechanism will be required to ensure the new shared roundabout on the Tetbury Road is delivered ready for use in sync with whichever development comes first (RAU or The Steadings).
- A mechanism will be required to secure improvements to public transport services, delivery of on and off-site active travel infrastructure, and effective travel planning.
- This location, adjacent to the RAU and The Steadings, will facilitate walking to work.
- The Very Light Railway (VLR) would serve people travelling to the site from locations such as Swindon, Stroud, Gloucester and Cheltenham.
- Disagree with the Conservation Officer's conclusions about impacts on the listed Royal Agricultural College and the Cirencester Conservation Area(s). The distance between Plot 3a and the listed buildings is sufficient to avoid any harmful impact on the latter, particularly if this part of the development

is largely restricted to two storeys in height. The proposed development will be sufficiently set back from the Tetbury Road, and the approach to Cirencester will be urbanized by The Steadings development in any case.

- Trent Lodge is a non-designated heritage asset, and the proposed development will have no unacceptable impacts upon it.
- The central green space is a key aspect of the design and should not be compromised to address unfounded concerns about impacts on heritage assets or the CNL.
- Concerns over a small number of trees are not sufficient to warrant a reduction in the proposed floor space.
- National planning and related policies are very supportive of employment developments with science park characteristics, particularly when linked with educational establishments.
- The government wants to see growth of the type proposed here. Refusal would surely be overturned at appeal.

8.3 Six representations objecting to the proposal were received for the original submission, with one further to the revised scheme. The comments are summarised as follows:

- What is the evidence for need for the development and how it would increase enrolment
- Query calculations for net zero. Aiming for net negative carbon impact would be more appropriate for an institution with such close links to the environment. Development causes climate change.
- Could they refurbish and repurpose existing buildings?
- Increased highway congestion particularly at peak times that are already gridlocked.
- Parking in the wider area will increase - already difficult with college.
- Impact on neighbouring residents at Bartonbury including proximity of development - request measures to screen development.
- Royal Agricultural University Estates Masterplan March 2024

8.4 Savills has submitted a representation on behalf of Bathurst Estates Limited raising concerns with the proposal:

- the RAU scheme should be treated as an "Agent of Change" relative to the Steadings development;
- failure to show Tetbury Road dualling
- Fourth arm of the Steadings roundabout
- Road Safety Audit is required
- Phasing Strategy is problematic

- Highway impact conclusions are unchallenged.

9. Applicant's Supporting Information:

- Planning Development Specification (Version 1.3) - October 2025.
- Site Location Plan - Drawing Number RAU-ART-XX-XX-D-A-40001 Revision P03 (17/04/2024).
- Proposed Parameter Zone Plan - Drawing Number RAU-ART-XX-XX-D-A-40002 Revision P12 (10/10/2025).
- Demolition Plan - Drawing Number RAU-ART-XX-XX-D-A-40100 Revision P03 (17/04/2024).
- Parameter Plan - Land Use and Access - Drawing Number RAU-BDL-XX-XX-D-L-00810 Revision P07 (10/10/2025).
- Tree Retention and Removal - Drawing Number RAU-BDL-XX-XX-D-L-00808 Revision P06 (10/10/2025).
- Parameter Plan - Green Infrastructure - Drawing Number RAU-BDL-XX-XX-D-L-00809 Revision P07 (10/10/2025).
- Access on Tetbury Road Drawing Number M001262-1-1-DR-009 Rev A (for information).
- Swept Path Analysis Drawing Number M001262-1-1-DR-008 Rev A (for information).
- Swept Path Analysis Drawing Number M001262-1-1-DR-007 Rev A (for information).
- Swept Path Analysis Drawing Number M001262-1-1-DR-006 Rev A (for information).
- Stroud Road Toucan Crossing as shown on Drawing M0001262-1-1-DR-005 - Rev A
- Pedestrian Route to Overflow Car Park
- Stroud Road Western Access Visibility Splay - Drawing Number M001262-1-1-SK01 Revision A (15/03/2024) (for information).
- Stroud Road Eastern Access Visibility Splay - Drawing Number M001262-1-1-SK02 Revision A (15/03/2024) (for information).
- Environmental Statement

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. Cirencester Neighbourhood Plan is currently at Regulation 16 stage and has not yet been adopted (Made). This is currently afforded little weight.
- 10.3 The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.
- 10.4 On 16 December 2025, the Government published a consultation on reforms to the National Planning Policy Framework (the Framework). Whilst changes to the structure and wording are proposed, these could be subject to further change and can only be given very limited weight at this stage.

Proposed Development

- 10.5 Outline planning permission is sought (with all matters reserved except for access), for a mixed-use development associated with the Royal Agricultural University comprising up to 24,012 sqm of floorspace for office (Use Class E(g)(i)), research and development (E(g)(ii)), education (F1(a)), conferencing (F1(e)), and café (E(b)) uses, including the conversion of Trent Lodge to café use, associated parking, access and highway works, landscaping, public realm, utilities, and all ancillary works and structures.
- 10.6 As part of the RAU's review of accommodation, they have identified that 'whilst growth in undergraduate student numbers can largely be accommodated through improvements to the existing built estate, this is not the case if we are to continue to grow our research and innovation activities where space is already limited. Therefore, unlike other specified zones of the campus masterplan, the research and innovation zone is identified as a series of new build phased-developments to expand the campus to the east – the Innovation Village.
- 10.7 The application proposal is supported by an Environmental Statement, submitted in accordance with relevant Environmental Impact Assessment Regulations.
- 10.8 The development would be known as 'The RAU Innovation Village' and forms part of its wider masterplan, supporting research and innovation in food production, climate change, and land management.

- 10.9 The proposed development would be phased with Phase 1 (Plot 1 zone a, Plot 1 zone b, Plot 4a and Plot 4b) that is located closest to Trent Lodge and the Alliston Centre. Phase 1 would be accessed from the two existing access points on Stroud Road. Pedestrian and cycle access through the site would be provided in conjunction with a toucan crossing on Stroud Road.
- 10.10 Phase 2 (Plots 2, Plot 3A zone a, Plot 3A zone b, Plot 3B and 3C) is proposed to be accessed off the new roundabout to be constructed as part of the Steadings development on Tetbury Road.
- 10.11 Phase 3 would involve the retrofit of Trent Lodge into a hospitality/restaurant facility and café.
- 10.12 A parameter plan sets out the maximum heights for buildings within different plots. The site is proposed to be split into a series of plots, each of which have different height parameters, as shown on the Built Form and Heights Parameter Plan.
- 10.13 Plot 1 would be primarily two storeys, located alongside Trent Lodge and the Alliston Centre. A three-storey element is proposed to the West. Plot 2 is proposed to be a maximum of three storeys. Plot 3 would a maximum of three storeys. Plot 3c would be single storey, acknowledging it's more sensitive location in the parkland setting. Plot 4 would be two storey where it sits most sensitively within the setting of Trent Lodge and the Alliston Centre. A single storey element (Plot 4b) is then proposed to the east, to the south of residential properties Bartonbury House and Bartonbury Mead.

(a) Principle of Development

- 10.14 Local Plan Policy EC4 – Special Policy Areas
- 10.15 The Cotswold District Local Plan (Local Plan) identifies three substantial organisations where the Council recognises the need for certainty for a long-term approach to their sites. Policy EC4 defines these as Special Policy Areas of which the RAU is one.
- 10.16 At the RAU site policy EC4 states that 'proposals for the expansion of the existing University campus, including associated development for educational, training, business and research development, student accommodation and other operational floorspace, will be permitted.'

- 10.17 Policy EC4 requires Masterplans for the respective sites to be produced in consultation with the local community and, subject to the approval of the Local Planning Authority,
- 10.18 Under Policy EC4, any masterplan should seek to ensure the character of the parkland setting is not compromised, adequately addresses transport and access details in a phased manner to ensure that the site practicably integrates with different uses near the site (Deer Park School, Cirencester College and the Steadings. The masterplan should demonstrate that the proposal supports the vitality and viability of Cirencester Town Centre, takes into account the gas pipeline buffer zone and does not result in a net loss of playing fields/sports facilities.
- 10.19 The proposal is submitted with a masterplan document (Royal Agricultural University Estates Masterplan, March 2024). The document sets out the Mission and Vision for the RAU with Corporate Goals of Quality, Reach and Sustainability that are underpinned by 8 key principles. The masterplan seeks to zone related uses together in the following groups:
- teaching & learning
 - research & innovation
 - commercial & heritage
 - student enrichment & support
 - RAU sport
 - Student accommodation
- 10.20 This is illustrated on a visual plan at 4.2 of the 'Estates Masterplan' document. This identifies the different zones with the research and innovation village, (the subject of this application) located to the east of the overall masterplan. This outline application for this section of the overall campus includes a masterplan that reflects the 'Estates Masterplan'.
- 10.21 A Statement of Community Involvement (March 2024) has been submitted that sets out how the RAU has sought views of the community through a variety of exhibitions, meetings, and drop-in sessions with the general public and stakeholders from December 2022.
- 10.22 Economic impacts are considered further in the report, however it must be noted that the Socio-Economic chapter of the ES supporting the proposal concluded that overall, 'together with the cumulative scheme, there will be Beneficial cumulative effects in terms of job creation, local economic performance (GVA), fiscal contributions (business rates) and open space

provision'. The proposal in terms of the innovation village seeks to provide a cluster of businesses and researchers across food production, climate change and land health/management with direct links to the RAU itself. This forms part of the description of development. The Council's Economic Development lead officer summarises that the proposal projections by Savills provide 'credible projections from a well-respected national firm of consultants and that overall, the proposal would create highly-skilled and well-paid jobs, helping to retain graduates in the area. The proposal 'seeks to tackle some major national and international challenges and, in doing so, will help grow the district and the county's reputation as a place to study, research and grow a business. It is consistent with national and local economic strategies and, if successful, will deliver significant economic benefits.

- 10.23 The gas pipeline is avoided as part of the proposal and the scheme does not result in the loss of any playing fields.
- 10.24 Matters regarding highways and access and links with the surroundings are dealt with under the relevant section in the report however it is considered that in general, the proposal accords with the requirements of Policy EC4 for Special Policy Areas.

Major Development in the Cotswolds National Landscape (Paragraph 190 of the NPPF)

- 10.25 The site is located entirely within the Cotswolds National Landscape (formerly AONB) where great weight should be given to conserving and enhancing the landscape. Notwithstanding Local Plan Policy EC4 and the planning permission, it is considered that the proposal constitutes major development, based on the definition contained in Footnote 67 of the NPPF by virtue of its nature, scale and setting, and its potential to have a significant adverse impact on the purpose of conserving and enhancing the natural beauty of the National Landscape.
- 10.26 Policy CE11 of the Cotswolds National Landscape Management Plan also states that proposals for major development in the National Landscape, including allocations in Local Plans, must comply with national planning policy and guidance. Development should also have regard to, and be compatible with, the major development guidance provided in the Cotswolds National Landscape Management Plan.
- 10.27 As such, and notwithstanding the Special Area Policy support of policy EC4 and fallback of an extant planning permission, the Local Planning Authority must

have regard to paragraph 190 of the NPPF that sets out the assessments that must be undertaken when considering applications for major development in such landscapes. These are:

(a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

(b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

(c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

10.28 The first test (a) for this proposal is therefore whether there is a need for the development. Here the decision maker should not simply weigh all material considerations in a balance as a standard, but should refuse planning permission unless satisfied that the exceptional circumstances apply, and that the development is in the public interest.

10.29 In this instance, Gloucestershire Local Growth Plan (November 2025) and the Council's 'Green Economic Growth Strategy' identifies the RAU as a key local asset and that agritech, land management and associated industries as key growth sectors for the District. The RAU represents a crucial economic asset for not just Cirencester but regionally in the South-West and ultimately, worldwide. Important in the need to address the challenges of climate change (the contribution of agriculture to it) and national food security.

10.30 As a leading institution for agricultural research in the United Kingdom, it is logical there would be benefits (in socio-economic terms) for the RAU to group together research and development and businesses association with private and third sector innovators close to the learning centre. Paragraph 7.4 of the submitted Planning Statement outlines that "The adjacency to the RAU provides the opportunity for engagement with the academic research community which is a known pull-factor for those operating within the innovation space."

10.31 The submission sets out the projected jobs and investment generated by the Innovation Village proposal that is estimated at over 125 jobs during the construction phases and up to 1,230 net additional direct FTE jobs. In addition, the proposal would support between 155 and 615 FTE of off-site local jobs through indirect and induced effects across the sub-region (Gloucestershire).

- 10.32 This is supplemented by the site being defined as a Special Policy Area in the current and emerging Local Plan.
- 10.33 Given this, it is considered that there is a demonstrable national need for the development to address climate change and associated impacts. The proposal would also result in clear economic benefits for the local area and wider district/region.
- 10.34 In terms of developing on this site within the National Landscape rather than a site located outside the protected landscape, it is considered that the RAU has been providing agricultural education and acting as a key contributor to the land-based sector for 180 years. The very nature of the proposed Innovation Village, as outlined above, needs the pull of the adjacent RAU and would provide a talent pipeline for graduates.
- 10.35 In terms of test (c) that requires 'any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated', the Landscape Impact section of this report assesses this in detail. Ultimately, it is considered that any such impact could be moderated.
- 10.36 Given that tests (a), (b) and (c) of Paragraph 190 in respect of justifying exceptional major development in the National Landscape are considered to be met, the final assessment is whether the proposed development would be in the public interest.
- 10.37 The RAU is identified as important employer and asset within the District. The proposed development specifically seeks innovation in agriculture and the land-based sector to address the challenges of the climate crisis. The development would bring clear economic benefits to local, district and wider region therefore it is considered that the proposal would be in the public interest and the requirements of Paragraph 190 of the NPPF.

(b) Landscape Impact on Cotswolds National Landscape

- 10.38 The site is located within the Cotswolds National Landscape (formerly 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.
- 10.39 Local Plan Policy EN1 Built, Natural and Historic Environment states:

New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. Ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;
- b. Contributing to the provision of multi-functional green infrastructure;
- c. Addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
- d. Seeking to improve air, soil and water quality where feasible; and
- e. Ensuring design standards that complement the character of the area and the sustainable use of the development.

10.40 Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

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.

10.41 Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

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.

10.42 Local Plan Policy INF7: Green Infrastructure states:

1. Development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure.

2. New Green Infrastructure provision will be expected to link to the wider Green Infrastructure network of the District and beyond.

3. Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).

10.43 In terms of national guidance, Paragraph 187 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes' and 'recognising the intrinsic character and beauty of the countryside'.

10.44 Paragraph 189 of the NPPF states that ' great weight should be given to conserving and enhancing landscape and scenic beauty in ... National Landscapes which have the highest status of protection in relation to these issues.'

10.45 In addition to the above, the Council's Cabinet, at its meeting on the 8th May 2025, resolved to ' endorse the recommendation of the report that the Cotswolds National Landscape Management Plan 2025-2030 be used...' 'as a material consideration in the determination of planning applications (where compatible with relevant Local Plan and national policy)'

10.46 Policy CE1 of the Management Plan states that proposals that have the potential to impact on, or create change in, the landscape of the Cotswolds National Landscape (CNL), should be delivered in a way that is compatible with and seek to further the conservation and enhancement of the landscape character of the location, as described by the CNL Board's Landscape Character Assessment and Landscape Strategy and Guidelines. There should be a presumption against the loss of key characteristics identified in the landscape character assessment.

10.47 Policy CE.3 refers to local distinctiveness and requires that though proposals that are likely to have an impact on distinctiveness should have regard to be compatible with and reinforce this local distinctiveness.

10.48 Within the Management Plan, the site is located within a defined Landscape Character Type 11: Dip-slope Lowland and Landscape Character Area 11A South and Mid Cotswolds Lowlands.

10.49 Dip-slope landscapes are described as being sensitive to large scale developments that might interrupt wide views across the landscape however the presence of more intensively managed landscapes makes the Dip-slope

Lowlands generally less sensitive than remoter and more elevated landscapes on the High Wold and High Wold Dip-slope. Areas where a strong woodland framework exists are particularly suited to accommodate development. However, development proposals should avoid extensive new woodland planting to screen developments, as this would compromise the open character of the landscape and long views across the Dip-Slope Lowlands’.

- 10.50 For development for the expansion and infilling of settlements there are implications identified in the Management Plan such as intrusion, degradation of views from and across the Dip-slope Lowland, erosion of settlement patterns, loss of tranquillity and suburbanisation.
- 10.51 The triangular site has Stroud to the north with the buildings of Cirencester College and Deer Park beyond. To the south is Tetbury Road and to the east is the roundabout where the two roads meet. The overall site is bounded by mature hedgerows and trees but open towards the RAU campus to the west.
- 10.52 Within the site, the Cotswolds National Landscape Boards describes is as follows: “The northern part of the site mainly comprises unmanaged grassland and exhibits some relict, small scale parkland characteristics. Trent Lodge is located within the northern part of the site alongside the more modern building of the Alliston Centre. The southern part of the site is more enclosed and there is a more wooded area at the southernmost part of the site with the Monarch’s Way footpath running through the site between the RAU’s sports pitches and Tetbury Road.”
- 10.53 The site is considered to be isolated from its wider landscape character type. As such it does not display the key landscape characteristics or special qualities of this part of the National Landscape. The application submission determines the landscape impact of the scheme to not be significant with only two viewpoints assessed as being of moderate significance at 2 points on Stroud and Tetbury Road. Impacts on views from the National Landscape would not be significant.
- 10.54 In terms of tranquillity, the site is already influenced by traffic and activity associated with its location between the A419 Stroud Road and A429 Tetbury Road. Having regard to this existing baseline, and to the findings of the submitted Transport Assessment, the proposal is not considered likely to materially alter levels of tranquillity within the wider National Landscape. Any change would be localised to the site and its immediate surroundings and would not result in an adverse impact on tranquillity as experienced across the wider Cotswolds National Landscape.

- 10.55 In terms of the impact of light and dark skies, the proposal is in outline. The Lighting chapter of the ES recommends a mitigation by design approach should be utilised to reduce the impact on sensitive receptors from an early stage to ensure that the impact is minimised. Lighting is therefore recommended to be controlled during construction via a Construction Environmental Management Plan and with a Detailed Lighting Design Strategy for external lighting.
- 10.56 Overall, it is considered that the scale and extent of the development within the National Landscape is limited. The Cotswolds National Landscape Board having visited the site and reviewed the submission concludes that "any identified minor harm to its natural beauty is capable of being mitigated in the medium to long-term and would, to a degree, be compensated for by the identified enhancements delivered through the scheme."
- 10.57 Applying the great weight in seeking to further the conservation and enhancement of the landscape and scenic beauty of the National Landscape, it is considered that the application accords with policies EC4 and EN4 of the Local Plan, paragraph 182 of the NPPF and policy CE1 of the Board's Management Plan.

(c) Design and Impact on Heritage Assets

- 10.58 In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990.
- 10.59 The boundary of the application site is located on average 350m from, and within the wider rural setting of the Royal Agricultural College, a grade II listed building. The site also lies behind, and within the setting of a Milestone at NGR SP 010, which is also a grade II listed building.
- 10.60 The Conservation Officer in their response state that "the application site, whilst forming part of the broader, rural setting of the listed building, generally lies well to the east of the listed building and its immediate setting, and is therefore likely to have a negligible impact."
- 10.61 The site lies between the Tetbury Road and the Stroud Road, both of which form important historic approaches to the historic town, and designated

conservation areas of Cirencester that is located approximately 350m away to the north east.

- 10.62 Policy EN1 states that new development should promote the protection, conservation and enhancement of the historic and natural environment by several measures, including: ensuring the protection and enhancement of heritage assets and their settings; addressing climate change; and ensuring that the design of proposals should complement the character of the area.
- 10.63 Policy EN2 requires development to accord with the Cotswold Design Code, and that proposals should respect the character and distinctive appearance of the locality. The supporting text states that: 'Good design is a key aspect of sustainable development and addressing climate change, is indivisible from good planning and should contribute positively to making places better for people' (paragraph 10.2.1). Paragraphs D.59 – D.62 provide guidance regarding sustainable design and states that 'the potential impacts of climate change can be addressed through a variety of means, from the incorporation of better insulation and renewable energy technologies, to adaptations for severe weather events, and the use of local and recycled building materials. Re-use of existing buildings is also often more environmentally sustainable than demolition and new build.'
- 10.64 The Design Code also stresses that sustainable design needs to be responsive to the character of the area and the sensitivities of the site.
- 10.65 Policy EN4 states that development should take into account historic landscape character and local distinctiveness, and would be expected to enhance, restore or better manage significant historic landscape features, including key views, the setting of settlements, settlement pattern, and heritage assets.
- 10.66 Policy EN10 reiterates the NPPF concern that great weight should be given to the conservation of designated heritage assets. It states that proposals that sustain the character, appearance and significance of designated assets will be permitted, but that proposals that would harm the significance of an asset or its setting would not be permitted unless outweighed by mitigating public benefit.
- 10.67 Policy EN11 states that proposals that affect conservation areas or their settings would be permitted providing that, amongst other things; it would preserve or where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, and materials; and that it will not result in a loss of open spaces, including garden

areas and village greens, which make a valuable contribution to the character and/or appearance of the conservation area. It also states that internally illuminated signage will not be permitted unless it does not have an adverse impact on the Conservation Area or its setting.

- 10.68 Policy EN12 states that proposals which affect a non-designated heritage asset would be permitted 'where it is designed sympathetically having regard to the significance of the asset, its features, character and setting'. It also states that 'Proposals for the demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss'. The accompanying information (Table 6, pages 154-5) lays down a series of criteria for selection as a non-designated heritage asset (based upon Historic England criteria), which includes architectural interest, historic interest, representativeness, aesthetic value, group value, and sense of completeness, advising that it is not necessary for a building to meet all the criteria in order to be considered a non-designated heritage asset.
- 10.69 Whilst there is no statutory provision to seek to preserve the setting of conservation areas under the Planning (Listed Buildings and Conservation Areas) Act, 1990, the National Planning Policy Framework identifies conservation areas as designated heritage assets, and places great weight on sustaining the significance of such assets through alterations to them and their settings.
- 10.70 The Conservation Officer has raised concern that the combination of the proposed buildings in Plot 2 due to their orientation and height would result in development with no visual gap through the buildings and erode the rural approach to Cirencester. This concern is noted however, the proposal is for outline planning permission with an illustrative masterplan and appearance, layout, landscaping and scale for consideration at Reserved Matters stage.
- 10.71 For Phase 2 of the proposal to be occupied, the roundabout and dualling of the highway along Tetbury Road (to serve the approved Steadings development) would need to be completed. Once these works are in place, with the Steadings development on the opposite side of Tetbury Road, the character of the approach to Cirencester along Tetbury Road would be very modified.
- 10.72 It is also considered that the illustrative masterplan for the site has the space to retain suitable planting buffers along the road to soften any development. This would be combined with the requirement for replacement tree mitigation and a comprehensive landscaping plan.

- 10.73 In terms of Trent Lodge in the north of the site, this is considered to a non-designated heritage asset. The building is to be retained however the Conservation Officer is concerned that the proposals in Plot 1 and Plot 4a would encroach on the western elevation and create a cone of visibility. The illustrative layout would focus views towards the central parkland and as an outline application, the specific layout would be considered at the relevant Reserved Matters application.
- 10.74 The Steadings cottages (late Victorian cottages), on the Tetbury Road would be demolished as part of the proposed development. The Conservation Officer response makes no comment on this element of the proposal. Whilst the cottages are not listed or locally listed, they are considered to be of sufficient historic interest to constitute a 'non-designated heritage asset' (albeit of low heritage interest). The buildings are not clearly inter-visible with the RAU and their location would be close to the proposed roundabout on Tetbury Road and would facilitate the development of Plots 3. In accordance with Local Plan policy EN12, the loss of the non-designated heritage asset has been subject to a balanced judgement having regard to the significance of the asset and the scale of harm or loss. The proposal would result in the total loss of the asset, which carries negative weight. However, given the asset's limited significance and the justification for the development in this location (including delivery of the EC4 allocation and associated economic, research and education benefits), the resulting harm is considered acceptable on balance
- 10.75 In heritage terms, the proposal would result in less than substantial harm to the significance of designated heritage assets, arising principally from the effect of the proposed built form on the wider rural setting of the Grade II listed Royal Agricultural College and the historic approaches to Cirencester, including the setting of the Cirencester Conservation Area. The level of harm is considered to be at the lower end of the less than substantial spectrum, having regard to the separation from the principal listed building, the outline nature of the application, the scope for detailed design, layout, scale and landscaping to be controlled at reserved matters stage, and the existing and permitted changes to the character of the Tetbury Road approach. In accordance with paragraph 215 of the NPPF, the identified less than substantial harm to designated heritage assets must be given great weight and weighed against the public benefits of the proposal. Those benefits are substantial and include the delivery of a specialist Innovation Village directly associated with the RAU, supporting nationally and locally important research and innovation in agriculture, food production, climate change and land management; the creation of significant skilled employment and wider economic benefits; support for graduate retention and business growth; the delivery of a highly sustainable form of

development; and biodiversity, landscape and public realm enhancements. Taking these benefits together, and applying considerable importance and weight to the conservation of designated heritage assets, it is considered that the public benefits of the scheme clearly outweigh the identified less than substantial heritage harm.

- 10.76 Overall, the proposal is considered to be acceptable, having regard to the statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policies EN10, EN11 and EN12, and paragraphs 212, 215 and 216 of the NPPF.

Archaeology

- 10.77 Archaeological investigation has previously been carried out at the proposed development site including archaeological desk based assessment, geophysical survey and trial trench evaluation. The result of archaeological investigation has identified archaeological remains of a later prehistoric field system and former Roman quarries as well as remnants of medieval ridge and furrow in the south-east part of the site.
- 10.78 The County Archaeologist agrees with the conclusions of the ES that based on the significance of archaeological remains identified within the site that a programme of archaeological investigation and recording and level 2/3 historic building recording of Trent Lodge and The Steadings cottages would be an appropriate form of mitigation.
- 10.79 Accordingly, a condition securing a programme of archaeological work in accordance with a written scheme of investigation is recommended.

(d) Highways

- 10.80 Paragraph 110 of the NPPF advises that The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 10.81 Paragraph 116 of the NPPF continues that Development should only be prevented or refused on highways grounds if there would be an unacceptable

impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

- 10.82 Proposals should prioritise pedestrians and cyclists both within the scheme and outside development sites. The NPPF advises at 118 that 'All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a vision-led transport statement or transport assessment so that the likely impacts of the proposal can be assessed.'
- 10.83 This proposal is supported by these documents and in discussions with the Highway Authority at Gloucestershire County Council and Active Travel England (ATE) regarding the access strategy, parking, active travel links and the impact assessment of the proposals. A revised Addendum Transport Assessment has been submitted by the applicant and the second access onto Tetbury Road to serve Plot 2 has been removed.
- 10.84 The Highways Authority has provided comments on the proposal. These comments break down the topics in a clear and understandable manner and are therefore reproduced in full below:

"Access Strategy

10.84.1 It is noted that the access strategy for the proposed development has largely been agreed as part of previous consultation.

10.84.2 The issue of a secondary access off Tetbury Road has now been removed.

10.84.3 Two existing priority accesses are to be used for access off Stroud Road. Stroud Road in the vicinity of both accesses is subject to a 30mph speed limit and therefore visibility of 43m in each direction needs to be maintained through vegetation clearance and this will be conditioned on any approval.

10.84.4 Phase 2 of the development is reliant on the implementation of a roundabout access off Tetbury Road, which will be delivered as part of the adjacent Steadings development. The proposals are to create a northern arm off this roundabout for access to the site. Drawing M0001262-1-1-DR-005 – Rev A has been provided showing this access to include the northern arm off the roundabout to the development. This has been checked and accepted and

suitable vehicle tracking has been provided showing that the largest vehicle (refuse vehicle) anticipated to use the site can do so safely without conflict.

10.84.5 Phase 2 of the development cannot be brought into use until this roundabout access is delivered in full and this is suitably conditioned.

Pedestrian/Cycle Access

10.84.6 It is noted that the roundabout access, which will be conditioned to be delivered in full prior to Phase 2 of the development commencing, contains a 3m footway/cycleway to/from the development with a toucan crossing proposed across Tetbury Road.

10.84.7 This will link to a 3m footway/cycleway on the southern side of Tetbury Road, which will be delivered by the Steadings development, which will route to/from Cirencester city centre.

10.84.8 Given that the RAU application, in particular Phase 2, will be reliant upon the above footway/cycleway for external pedestrian/cycle access, then this will be conditioned for delivery prior to Phase 2 being implemented.

10.84.9 A toucan crossing is proposed across Stroud Road which will link to a pedestrian link routing through the site. This has been subject to a Road Safety Audit (Stage 1) and it is accepted that the issues identified can be dealt with at detailed design stage.

10.84.10 It is noted that a proposed improvement scheme for the Stroud Road/Tetbury Road junction (to be delivered by the Steadings development) includes for widening in the location of the toucan crossing, which has not been taken into account. However, this crossing is likely to supersede those works and is required to be implemented prior to occupation of Phase 1 of this application.

Off-Site Pedestrian/Cycle Links

10.84.11 It is disappointing that despite consultation over recent months regarding off-site connections to Cirencester town centre and Kemble, no improvements have been put forward other than a proposed toucan crossing close to the site.

10.84.12 Notwithstanding this, with a proposed toucan crossing across Stroud Road, there is a connection between the site to the town centre along Stroud Road/Tetbury Road.

10.84.13 It is noted in the TAA, a number of route recommendations for improvements particularly along this route contained in the Cirencester LCWIP, but it is disappointing that this application does not put any of these forward for implementation. Given this, a suitable contribution will be sought towards the implementation of the recommendations within the LCWIP which will be discussed with Cotswold DC and the applicant.

10.84.14 Phase 2 of the development will not come forward until the proposed roundabout access to include a footway to the north of Tetbury Road and a 3m footway/cycleway to the south of Tetbury Road is implemented.

Parking

10.84.15 It is noted that the level of car parking proposed falls below the maximum car parking standards set out by Cotswold District Council with no set guidelines on parking standards set by Gloucestershire County Council for employment development.

10.84.16 The proposal is for a total provision of 431 dedicated parking spaces.

10.84.17 Discussions have been held with the applicant with regards to a 'fall back' position, whereby if the modal shift targets were not met and there is a shortfall in parking provision once operational then additional parking would be required. The applicant has identified an area within the ownership of the university where this will be located and has committed to providing a suitable footway within the site that will link to the main site.

10.84.18 A suitable parking strategy will be required to be provided through a condition on any approval, which will need to be agreed with the local highway authority.

Highway Impact

10.84.19 A previous consultation response highlighted inaccuracies with the software used, junction naming and model outputs.

10.84.20 The TAA provided in March 2026 provides a clearer set of results and utilises Junction 11 (Picady and Arcady) and Linsig modelling. The assessment

scenarios and junctions to be assessed have been agreed previously and include the main site access junctions (two existing accesses on Stroud Road and main roundabout access off Tetbury Road), the Tetbury Road/Stroud Road roundabout and the Tetbury Road/Chesterton Lane junction.

10.84.21 It is noted that there is an improvement scheme in place and permitted through the Steadings application to signalise and widen in sections the Tetbury Road/Stroud Road roundabout, dual the section of Tetbury Road between this roundabout and the proposed access roundabout and signalise the Tetbury Road/Chesterton Lane junction.

10.84.22 The Highway Authority is satisfied with the level of assessment provided for the implementation of Phase 1 of the development. The main point of impact would be the Stroud Road/Tetbury Road roundabout and there are no conflicts between the site and this point. The opposite college/school is likely to operate at different times during the day than the proposed development.

10.84.23 No assessment has been provided of the individual impact of the development once the full development (including Phase 2) is complete. The assessment instead focuses on the combined impact of both this development and the full completion of the adjacent Steadings development with the full infrastructure completed as part of that development. Therefore, it is considered that the full mitigation associated with the Steadings development (to include the signalisation of the Stroud Road/Tetbury Road roundabout and Tetbury Road/Chesterton Lane junction) would be required to be completed prior to Phase 2 of the development coming forward and this will be conditioned.

Framework Travel Plan

10.84.24 A Framework Travel Plan has been provided which provides very ambitious targets for modal shift from the private car to more sustainable modes.

10.84.25 The majority of measures relate to within the site, although measures such as a car sharing scheme and shuttle service for employees between the site and Kemble Station/Cirencester town centre will assist with achieving targets.

10.84.26 It will be the responsibility of the applicant to deliver the travel plan with ongoing monitoring to ensure that the targets therein are met.

10.84.27 With reference to GCC's Transport Planning Advice Sheet 'Workplace/Employment Travel Plans', the Highway Authority will seek a cash bond/deposit as part of the S106 agreement. This bond / cash deposit will be returned in instalments to the developer / occupier on successful delivering of measures and completion of agreed targets within the Travel Plan. Should the developer / owner fail to deliver the Travel Plan and meet the agreed targets, then GCC will use the bond / cash deposit to implement Travel Plan measures on behalf of the developer / owner. The developer/ owner(s)/ occupier(s) should apply reasonable endeavours not to obstruct GCC or a third party appointed by GCC to access the workplace/ employment site to deliver marketing and promotional initiatives in relation to the Travel Plan."

10.85 Subject to conditions and S106 for monitoring, the Highway Authority considers that there would not be any severe residual transport harm as a result of the development, therefore raises no objection.

10.86 ATE has however requested the proposals be deferred as they consider that the proposed mitigation is minimal and does not adequately consider beyond the site boundary the quality, safety and attractiveness of the active travel networks that connect the site to the local area.

10.87 At the time of writing the report, it was understood that the applicant was involved in further discussions with ATE to reach a mutual agreement in respect of a form of contribution to active travel networks.

(e) Impact on Residential Amenity

10.88 The nearest residential properties to the application site, not within the applicant's ownership, is the group of properties at Bartonbury, to the north east.

10.89 The application is supported by a Proposed Parameter Zone Plan. This sets out maximum heights and storeys for plots on the site.

10.90 Plot 4b would be located to the south of Bartonbury Croft. This zone is given a maximum height of 1 storey (135.000 AOD). The illustrative masterplan shows a building located over 10m away. Beyond this to the south-east of the residential properties is Plot 2. Whilst this plot has a maximum parameter of 3 storeys, as illustrated on the masterplan buildings would be approximately 30m from the boundary separated by open spaces.

- 10.91 The Parameters Plan therefore acknowledges that the nearest buildings to neighbouring residents need to be lower and the masterplan demonstrates that there is sufficient space to ensure plots can be developed with sufficient space to avoid any detriment in terms of loss of light or overshadowing.
- 10.92 In terms of impact from activity at the proposal site, there would no doubt be a change to the existing environment experienced by residents. The Green Infrastructure Plan (00809-P07) identifies indicative landscaping to all boundaries with the properties at Bartonbury. Any Reserved Matters application would be subject to detailed landscaping and boundary treatments.
- 10.93 The ERS Noise Officer considers that the measures proposed in the ES are satisfactory. They note that further acoustic assessment(s) would be required at reserved matters stage, and noise limits to be set would be subject to further review and future site noise assessments.
- 10.94 Noise and disturbance arising during the construction phase of the development can be mitigated by an operating hours restriction which would form part of a Construction Environment Management Plan condition to include the recommendations of the acoustic report. The CEMP should include a requirement for barriers during construction to provide noise protection for: residential property; offices at Cirencester Office Park; and the existing offices on site (The Alliston Centre).
- 10.95 During site operation once complete there should be further noise control for plant serving the development than that outlined in the applicant's noise report. With respect to paragraph 15.126 of the ES (Chapter 15: Noise and Vibration), I would disagree that minor adverse effects of plant noise are acceptable, given that the applicant has a blank canvas, and applying good principles of acoustic design, the target for noise impacts from should be set at negligible, not minor adverse. For anticipated noise from Trent Lodge, a proposed licensed venue, it is likely that this development will also require air handling plant and equipment to allow operation with closed windows and doors when music as entertainment is employed. This could also be secured as part of Reserved Matters.
- 10.96 Detailed matters regarding drainage and landscaping to boundaries would also be considered at Reserved Matters stage.
- 10.97 Given the above, whilst there would be an impact on the amenity currently enjoyed by residents, with the parameters defined, landscaped boundaries to

be agreed and controls on working hours secured, this impact would not be to such a degree as to warrant a refusal of planning permission.

Air Quality

- 10.98 The submitted Air Quality information has concluded that during construction, the impact from dust could be negligible where good site practice and a site management plan control emission.
- 10.99 During the operational phase of the site impacts are predicted to be negligible and therefore, not significant with no mitigation required. Notwithstanding this, mitigation in the form of a travel plan, would be included to ensure the impact of operational traffic on existing sensitive receptors are minimised.
- 10.100 The Council's ERS Air Quality officer has queried matters within the submitted Transport Assessment, why Steadings Cottages was not included as a sensitive receptor and how the revised layout (removing the second access) would impact air quality. Whilst these details have been provided, at the time of writing this report, additional information is still awaited from the applicant. Subject to this satisfactorily addressing air quality, it is considered that the proposed development is suitable without could be undertaken without further mitigation. This matter will be reported to Members at Committee.

Crime & Disorder

- 10.101 With regard to designing out crime, the final layout and design of the scheme would be addressed at any Reserved Matters stage and would have regard to comments from Gloucestershire Constabulary. It is however considered that there is the ability to deliver a scheme that would reasonably prevent crime and disorder and address the requirements set out in Section 17 of the Crime and Disorder Act 1998 which states that 'it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent,
- (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and
 - (b) the misuse of drugs, alcohol and other substances in its area; and
 - (c) re-offending in its area; and
 - (d) serious violence in its area.'

10.102 It is considered that the proposal accords with guidance in the Cotswold Design Code.

(f) Biodiversity and Geodiversity

10.103 Policy EN8 of the Local Plan refers to 'Biodiversity and Geodiversity: Features, Habitats and Species'. This policy states:

1. Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.
2. Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted.
3. Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives. Developer contributions may be sought in this regard.
4. Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.
5. Development with a detrimental impact on other protected species and species and habitats "of principal importance for the purpose of conserving biodiversity"(41) will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat.

Priority Habitats

10.104 The site contains 'other lowland mixed deciduous woodland' that is a priority habitat type listed under Section 41 of the Natural Environment and Rural Communities Act 2006.

10.105 The project ecologist has provided the following justification statement for its partial loss: "No direct impacts are anticipated on area 9. Impacts on area 10 are limited to the removal of some individual trees, which will not reduce the canopy extent of the woodland – these trees are proposed for removal due to their poor arboricultural condition, and the built form of the development will not encroach upon the woodland.

10.106 Areas 6 and 17 would lose small areas, totalling 200sqm, in order to facilitate parking requirements. The configuration as proposed was required as moving the parking spaces to the east of the Alliston Centre would require encroachment on the historic setting/views out of Trent Lodge. Movement of the spaces to the south of the Alliston Centre would require significant realignment of the proposed buildings and result in a much larger area of hardstanding, including loss of part of the woodland at area 10. Therefore, the current proposed position of the parking spaces represents the most efficient configuration and minimises woodland loss, whilst also considering other constraints."

10.107 This justification is considered satisfactory.

10.108 In respect of irreplaceable habitats, the Council's Tree Officers have reviewed potential veteran trees and, following a site visit, agree with the ecologist's/arboriculturist's assessment that, although both trees display some veteran characteristics, the identified specimens are not veteran trees.

10.109 Further information was requested regarding potential veteran trees within hedgerows H5 and H8. These were also not concluded to be veteran.

10.110 T28 is the only tree on-site that has been formally confirmed as a veteran tree. This tree would be retained within the proposal therefore no bespoke compensation is required.

10.111 The ecological surveys carried out to support and inform this application identified the presence of a variety of protected and priority species. To ensure that these protected and priority species are adequately safeguarded during the construction phase, the Biodiversity Team recommend that a Construction Ecological Management Plan (CEMP) be secured via a pre-commencement condition. The CEMP is also recommended to include mitigation measures to ensure habitats of high intrinsic ecological value are safeguarded.

10.112 Given the age of several of the survey datasets, the CEMP would be required to be informed by updated ecological surveys to ensure that the mitigation measures implemented are robust, current, and appropriate.

10.113 In respect of roosting bats, the submitted surveys confirmed the presence of day roosts bat roosts by a low number of soprano pipistrelle, common pipistrelle and an unconfirmed bat species in B1 a, B3 and B7. In addition, the identified roosting locations (discrete locations at the eaves of roofs/from under

tiles but above lining) have also been identified as suitable 'non-classic' hibernation features.

10.114 As the proposal would involve the demolition of buildings B1a and B7 and the reconfiguration of building B3, a licence would need to be obtained from Natural England to enable works to proceed lawfully. For a licence to be agreed, a suitable mitigation scheme is required to ensure that suitable compensatory roosts are available post development.

10.115 A licence can only be agreed if the proposed development can meet the following three tests:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 55(2)(e))
2. there must be 'no satisfactory alternative' (Regulation 55(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 55(9)(b)).

10.116 With regard to the first test, the proposed development would support the expansion of the RAU, an internationally recognised institution agri-tech and a represents a crucial economic asset for the region. The development would therefore be of overriding economic interest. There would be no way satisfactory alternative for developing the site, and the mitigation strategy as set out in Section 5 of the bat report (Keystone Ecology, dated September 2024 Version 3) it is considered likely to provide adequate compensatory measures that will successfully maintain the population of the species concerned at a favourable conservation status in their natural range and as such, would meet Reg 55(9)(b) of the Habitats Regulations. It is therefore considered that the derogation test can be met by this application provided the actions conditioned are implemented in full.

10.117 The likely absence of bat roosts within B1, 2, 4, 5 and 6 and from T8 has been ascertained. Whilst no bats were observed emerging from or re-entering B2, old bat droppings were found beneath the ridgeline within the loft void. Their presence indicates past roosting activity; however, building B2 would remain unaffected by the proposed works and this roosting location does not require further consideration.

10.118 Incidental sightings of great crested newts (GCN's) were recorded adjacent to Pond 6 (located southwest of the development site boundary) during a 2023 reptile survey, and their presence was therefore assumed. Given the proximity of Pond 6 and the anticipated loss of suitable terrestrial habitats because of the proposed development, a licence would be required to ensure that works proceed lawfully. There are two licensing options available to the applicant: the traditional licensing route or the district level licensing route. The applicant has submitted a NatureSpace report confirming the scheme's eligibility for district level licensing and the correct payment has been made. The full NatureSpace standard conditions are therefore recommended on any decision to meet the requirements of the district licensing scheme.

10.119 In respect of lighting, as suitable habitats for nocturnal species (including European protected bat species) have been identified, a condition in respect of a detailed onsite lighting strategy is recommended. Such a condition would tie in with the requirement to reduce light spill within the National Landscape and would ensure that linear connectivity between the site and the wider ecological network of hedgerows and woodlands is maintained and compensatory habitat for protected species remains appropriately dark.

Biodiversity Net Gain

10.120 Biodiversity net gain (BNG) is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity. In England, BNG is a mandatory requirement. Under Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

10.121 The applicant has confirmed biodiversity net gain will be delivered on-site and veteran trees will not be impacted by the proposed development (despite the minor error shown in the most recent biodiversity metric).

10.122 Following clarification, a revised biodiversity metric has been submitted that would result in a 14.14% increase in onsite habitat units and a 15.07% increase in hedgerow units. This exceeds the minimum 10% requirement.

10.123A condition is therefore recommended to ensure the establishment, and on-going management and monitoring details, a 30-year Habitat Management and Monitoring Plan. As the proposal would result in significant on-site gains, a S106 agreement is required to secure the monitoring fees required.

(g) Trees

10.124Although this is an Outline application with all matters reserved except for access, parameter and illustrative site wide plans have been submitted.

10.125A tree preservation order (TPO) was made on 21st October 2025 protecting individual trees, groups of trees, an area of trees and 2 woodlands on site. The TPO title is Land at The Royal Agricultural University, Cirencester, Gloucestershire 2025 (CDC ref 25/00004/MIX). Most of the trees protected by the TPO are proposed to be retained under the current proposals and I will refer to them in my comments below.

10.126Tree Officers have reviewed the Arboricultural Impact Assessment (AIA) (including an arboricultural survey) dated October 2025 and are satisfied that the survey is thorough and methodology used is generally in accordance with BS5837:2012.

10.127Concerns is raised regarding the proximity of buildings and hard surfacing to close to protected trees T22, T29, & T31 as they appear to be on the very edge of the Root Protection Areas (RPAs) of all these trees and a working area would be required around all trees with an allowance for future canopy growth of a walnut tree. As an outline planning application, the specific RPA's would be provided in detail at Reserved Matters stage.

10.128Tree T28 is identified as a potential veteran. The Tree Officer considers this to be a veteran pollard tree. The tree is protected by the TPO and identified as T7 on the TPO schedule. The NPPF affords veteran trees robust protection and they are considered irreplaceable habitats. NPPF para 193 (c) states:

(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;

10.129The Tree Officer considers that the tree survey adheres to this advice giving the tree an RPA of 16.5m from the tree. However, it should be borne in mind that due to the amount of basal growth around the tree, the measurement of the

stem diameter could be based on an estimation. The illustrative masterplan positions buildings and hard surfacing outside the buffer zone of this tree and this needs to be sacrosanct throughout development.

10.130 Due to the veteran status of T28 a proposed new road has been moved away from this tree. The road is now proposed to run through a small area of woodland to the south of T28. This woodland is protected with a specimen Turkey Oak within it that is proposed to be retained. At reserved matters stage, if no alternative to routing the road through this area of woodland, the Tree Officer would accept this subject to tree removals being kept to an absolute minimum, T1014 being retained, and the surfacing and construction of the road through the woodland using low impact and no dig methodology.

10.131 The current proposed access into the site would result in very little direct arboricultural loss. A small section of hedge identified as H2 on the tree survey would be removed to allow access. As a consequence of having the location at this point, group G9 and 5 individual trees would be lost to allow development in Plot 3A.

10.132 Group G9 is a group of 3 early mature Wellingtonia trees and the Tree Officer does not support the removal of these trees. They are protected by the TPO and listed as G1 on the TPO schedule. Being close to the A429 the trees already have existing public amenity value and this will become even greater as the trees continue to grow. Mature Wellingtonia trees locally will grow to 30m. There are a number of mature Wellingtonia's closer to the main university buildings. They are in keeping with the setting and retaining these trees will provide a continuity of this tree species in the vicinity.

10.133 The loss of the protected trees as a result of the proposed development would be regrettable and would give rise to a degree of localised and permanent harm to existing arboricultural value and landscape character. The Council attaches significant weight to the protection of trees for their ecological, visual and amenity benefits.

10.134 However, national planning policy does not seek the outright prevention of development where the loss of trees is unavoidable, provided that the harm is fully understood, justified and appropriately mitigated. Paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) recognise that development may result in the loss of natural features but require decision makers to avoid significant harm where possible, minimise impacts, and provide suitable mitigation or compensation where harm cannot be avoided.

10.135 In this case, the site is defined by policy EC4 as a Special Area for development within the adopted Local Plan, and substantial weight is therefore afforded to the principle of development in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004. The proposals would deliver significant economic and public benefits, in terms of employment generation that attracts considerable positive weight in the planning balance, consistent with the NPPF's objective to support sustainable economic growth (NPPF paragraphs 8 and 81).

10.136 While the removal of a number of protected trees conflicts with local and national policy aims to conserve and enhance the natural environment, the submitted arboricultural evidence demonstrates that the loss is largely unavoidable to enable the development of this strategically important site. The illustrative masterplan has scheme has been informed by an iterative design process that has sought to retain quality specimens where practicable, reduce impacts through root protection measures, and incorporate replacement planting and long term landscape enhancement across the wider site.

10.137 Having regard to policy EC4, the significant economic benefits of the proposal, and the proposed mitigation and replacement planting that is recommended as a condition, it is considered that the harm arising from the loss of protected trees is outweighed by the public benefits of the development. The proposal is therefore consistent, on balance, with the NPPF's planning balance and its approach to decision making where competing policy objectives arise.

(h) Minerals & Waste Management

Minerals

10.138 The site is located within a mineral safeguarding area as defined within the Local Minerals Plan. Policy MS02 refers to safeguarding mineral infrastructure and states

Waste management

10.139 The application is accompanied by a broad Waste Minimisation Statement. Gloucestershire County Council as Minerals & Waste Planning Authority has reviewed the submission and recommends

10.140 Non-mineral developments located on / or adjoining a safeguarded mineral infrastructure site will not be permitted unless: -

- I. the risk of incompatibility with current and future mineral-related operations is sufficiently mitigated or avoided; or
- II. there is no longer a requirement to safeguard the site for mineral infrastructure purposes to support the supply of minerals serving Gloucestershire and beyond; or
- III. a suitable replacement mineral infrastructure site has been identified and permitted; or
- IV. the overriding need for the development outweighs the desirability to safeguard mineral infrastructure.

10.141 It is important to note that a large proportion of the district is located in a mineral safeguarding zone therefore safeguarding all such areas from future development would be prohibitive for the growth within the district. The policy is worded such that it does allow for development within safeguarded areas where an over-riding need for development outweighs the desirability to safeguard minerals.

10.142 In this instance, the site is identified within the current Local Plan, previous Local Plan and also within the merging Local Plan as a Special Policy Area where development of the RAU site is supported. Taking this into account in combination with the emphasis within the NPPF at paragraph 224 as far as practicable, provide for the maintenance of landbanks of non-energy minerals outside National Landscapes, officers consider the proposal adequately addresses mineral safeguarding..

Sustainability & Climate Change

10.143 As embedded in the NPPF, sustainability should be integral to all new development and should encourage opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems.

10.144 The application is supported by a Sustainability Brief and Materials Strategy. This states that The development will be beautiful, carbon neutral, rich in nature and will inspire innovation through its environment. It will demonstrate new innovations in sustainability, energy usage, build quality, materials and landscaping to be a truly net-zero and exemplary sustainable development, the likes of which does not presently exist anywhere.

10.145 As a regenerative project the scheme would assist RAU's net-zero transformation strategy and will also seek to contribute to the energy balance of the whole site - with its generation exceeding supply. The buildings would

achieve the Passivhaus Plus standard, radically reducing their energy use while also creating comfortable, healthy environments for occupants. This emphasis on user-facing wellbeing will be enhanced as the scheme will also achieve the WELL Building Standard and BREEAM Outstanding. There is an emphasis on improving the public transport offer, encouraging walking, cycling and car sharing through the Travel Plan.

10.146A condition is recommended to ensure all Reserved Matters applications are developed in accordance with the strategy. Subject to this, matters relating to sustainability are considered to be acceptable.

Flood Risk & Drainage

10.147The proposed development is in flood zone 1 and at low risk from surface water flooding, where development is acceptable in principle.

10.148Policy EN14 of the Local Plan refers to 'Managing Flood Risk'. It states:

1. Development proposals must avoid areas at risk of flooding, in accordance with a risk-based sequential approach that takes account of all potential sources of flooding. Proposals should not increase the level of risk to the safety of occupiers of the site, the local community or the wider environment as a result of flooding.

2. Minimising flood risk and providing resilience to flooding will be achieved by:

a. applying the sequential test for assessment of applications for development in Flood Zones 2 and 3, applying the exception test where necessary and in that event requiring developers to demonstrate that both limbs of the exception test can be satisfied;

b. requiring a site specific flood risk assessment for:

i) Proposals of one hectare or greater in Flood Zone 1;

ii) All proposals in Flood Zones 2 and 3; or

iii) Proposals in an area in Flood Zone 1 that has critical drainage problems.

3. The design and layout of development proposals will take account of flood risk management and climate change and will include, unless demonstrably inappropriate, a Sustainable Drainage System (SuDS).

4. Developers will, where required, fund flood management and/or mitigation measures for the expected lifetime of the development including adequate provision for on-going maintenance.'

10.149 In addition, criteria 1a and 1c of Local Plan Policy INF8 Water Management

' a. take into account the capacity of existing of-site water and wastewater infrastructure and the impact of development on it, and make satisfactory provision for improvement where a need is identified that is related to the proposal.' and

' c. incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate,'

10.150 In respect of surface water drainage and the risk of flooding elsewhere caused by the development the drainage strategy proposes the use of deep re soakaways to manage surface water runoff. No surface water is proposed to be discharged to the public sewer network.

10.151 The LLFA consider this to be an acceptable solution compatible with a SuDS approach and therefore has no objection to the proposal.

10.152 The LLFA has stated there would be no benefit by the imposition of drainage conditions on a permission granted against this application that used a drainage strategy as described in the Flood Risk Assessment & Outline Drainage Strategy at revision P01 dated March 2024 published by Infrastructure Design Studio. A compliance condition is therefore recommended with this document.

10.153 In terms of foul water disposal, Thames Water has advised that the network does not have sufficient capacity to support the proposed development. Given this, they recommend a Grampian condition requiring all sewage works upgrades necessary to accommodate the additional flows from the development to be completed; or, for a development and infrastructure phasing plan to be agreed and put in place, prior to the occupation of any of the proposed buildings. This is considered to represent a reasonable and appropriate method of control to ensure the development would not detrimentally impact the sewage system. The proposal is therefore considered to accord with Local Plan Policy INF8.

10.154 With regard to water supply, Thames Water has also identified an inability of the existing water network infrastructure to accommodate the needs of the development proposal. A similar condition is therefore recommended to that with foul water disposal that requires development can only be occupied when the upgrades have been completed or a phasing plan is agreed.

Planning Obligations

10.155 The NPPF (paragraph 56) states that 'local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.'

10.156 Section 106 planning obligations would be required to mitigate the impacts of the development and are currently being considered by officers but could potentially cover the following matters.

Highways Contributions

10.157 £372,000 - Employment/Workplace Travel Plan bond/deposit with Gloucestershire County Council (calculation based upon GCC's Transport Planning Advice Sheet – Employment/Workplace Travel Plans for 1240 employees x £60 x five year Travel Plan monitoring).

Biodiversity

10.158 £6,642.30 - (including an additional 5% due to the number of habitats being created) with Cotswold District Council to secure establishment, and on-going management and monitoring details, a 30-year Habitat Management and Monitoring Plan condition (calculation based on the current BNG Monitoring Fee Schedule and amount index linked between date of the S106 agreement and when payment is received by the Council).

11. Conclusion:

11.1 The application proposal would facilitate the provision of an Innovation Village for the RAU, identified as one of the Districts larger institutions and employers. As a recognised key economic asset both for Cirencester and the district/southwest region, the establishment of an Innovation Village to be symbiotically linked with the established educational establishment will provide local and wider economic benefits. This economic benefit is given significant weight.

- 11.2 Although major development within a National Landscape, the proposal meets the exceptional requirements for the principle to be acceptable.
- 11.3 Moderate harm has been identified due to the loss of a group of trees that are subject to a preservation order. No harm is identified to heritage assets although there are potential design details that could be further addressed or mitigated at Reserved Matters stage.
- 11.4 Biodiversity Net Gain would be provided on site above the minimum 10% level.
- 11.5 The proposal would provide an exemplar form of sustainable development that seeks to exceed current planning policy requirements including Passivhaus Plus standard, Well Building Standard, BREEAM Outstanding and Building with Nature standard;
- 11.6 Use of recycled and low- carbon materials and use construction methods that reduce environmental impacts. full time equivalent jobs during operation.
- 11.7 The submitted Transport Assessment and addendum has demonstrated that the proposal can be constructed in a phased approach, subject to conditions and provision of mitigation. Sustainable access to the site could be provided including an ambitious travel plan without causing severe highway impact.
- 11.8 The planning history of the site is also a material consideration insofar as there is technically an extant outline planning permission with a an undetermined Reserved Matters application. The weight attached to planning history is a matter of planning judgement. In this case, the extant outline permission is for the a larger footprint (34,373sqm) than that currently proposed and, should the associated Reserved Matters be approved, could be implemented. Although the probability of this is unlikely, it could not be completely dismissed and therefore the planning history is given moderate weight.
- 11.9 Active Travel England has recommended deferral subject to an appropriate contribution to sustainable routes outside the development site. The applicant was meeting with Active Travel England at the time of this report being completed and the outcome of that meeting will be reported to Members.
- 11.10 Subject to confirmation of any Active Travel England contribution, it is considered that any adverse impacts identified would not significantly and demonstrably outweigh the benefits that would arise from the proposals and

Members are recommended to resolve to grant permission subject to the required legal obligations and draft conditions.

12. Proposed Conditions:

1. Application for the approval of the reserved matters shall be made to the Local Planning Authority by three years from the date of this decision notice.

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

2. The development shall be started by 2 years from the date that the last of the reserved matters is approved.

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

3. The development shall not be started before approval of the details relating to Appearance, Layout, Landscaping and Scale have been given in writing by the Local Planning Authority.

Reason: These are "reserved matters" and were listed in the application for later approval. This is only an outline planning permission and these matters require further consideration by the Local Planning Authority. This condition is imposed to comply with the requirements of the Town and Country Planning Act 1990 as amended.

4. The development hereby permitted shall be carried out in accordance with the approved access details shown on:

Access on Tetbury Road Drawing Number M001262-1-1-DR-009 Rev A (for information).

Swept Path Analysis Drawing Number M001262-1-1-DR-008 Rev A (for information).

Swept Path Analysis Drawing Number M001262-1-1-DR-007 Rev A (for information).

Swept Path Analysis Drawing Number M001262-1-1-DR-006 Rev A (for information).

Stroud Road Toucan Crossing as shown on Drawing M0001262-1-1-DR-005 - Rev A

Reason: To ensure a safe and suitable access in accordance with Policy INF 4 of the Cotswold District Plan.

5. All reserved matters applications submitted pursuant to this outline planning permission shall be in general accordance with the principles and parameters set out in:

Illustrative Masterplan (drawing number RAU-ART-XX-XX-D-A4005 P04).

Site Location Plan - Drawing Number RAU-ART-XX-XX-D-A-40001 Revision P03 (17/04/2024).

Proposed Parameter Zone Plan - Drawing Number RAU-ART-XX-XX-D-A-40002 Revision P12 (10/10/2025).

Demolition Plan - Drawing Number RAU-ART-XX-XX-D-A-40100 Revision P03 (17/04/2024).

Parameter Plan - Land Use and Access - Drawing Number RAU-BDL-XX-XX-D-L-00810 Revision P07 (10/10/2025).

Tree Retention and Removal - Drawing Number RAU-BDL-XX-XX-D-L-00808 Revision P06 (10/10/2025).

Reason: To ensure that the detailed design of the development accords with the approved development framework and delivers a coherent and comprehensive form of development.

6. No development within any phase shall commence until a Standalone Phasing Strategy has been submitted to and approved in writing by the Local Planning Authority.

The Standalone Phasing Strategy shall:

- (i) define the boundary of all Phases on a Phasing Plan;
- (ii) identify all infrastructure to be delivered and when;
- (iii) identify the minimum on-site pedestrian & cycle routes, open space and landscaping to be provided within each phase so that the phase would function satisfactorily as a standalone development if subsequent phases are not delivered.

Reason: To ensure the comprehensive and coordinated development of the site, to enable the timely and effective delivery of infrastructure, mitigation and environmental measures, and to ensure that the impacts of the development can be appropriately managed as it comes forward in phases. A phasing strategy is necessary to provide clarity on the sequencing of development and to safeguard amenity, environmental interests and the proper planning of the area in accordance with the development plan and national planning policy.

7. Each reserved matters application submitted pursuant to this outline permission shall include a Phase Delivery Statement that must::

- (a) identify the phase to which it relates; and

(b) demonstrate compliance with the approved Standalone Phasing Strategy, including drawings showing all infrastructure, pedestrian routes, open spaces, landscaping and phase boundary/edge treatments to be delivered as part of that phase.

Development shall be carried out in accordance with the approved Phase Delivery Statement and the works shall be retained thereafter and maintained.

Reason: To ensure the comprehensive and coordinated development of the site, to enable the timely and effective delivery of infrastructure, mitigation and environmental measures, and to ensure that the impacts of the development can be appropriately managed as it comes forward in phases.

8. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of retained trees for each phase identified in accordance with the , in accordance with BS5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Full details of any facilitation pruning.
- b) Location and installation of services, utilities and drainage.
- c) Methods of demolition within the root protection area (RPA as defined in BS5837:2012) of retained trees.
- d) Details of construction within the RPA or that may impact on the retained trees.
- e) A full specification for the construction of any roads, parking areas and hard surfacing, including details of the no dig-specification and extent of the areas of the roads, parking areas and hard surfacing to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within RPAs is proposed, demonstrating that they can be accommodated where they meet with any adjacent hard surfacing or structures.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) Tree protection during construction indicated on the TPP with construction activities clearly identified as prohibited in this area.
- i) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels, waste as well as any areas to be used for concrete mixing and fires.
- j) Details of any boundary treatments within RPAs.
- k) Methodology and detailed assessment of any root pruning.

- l) Details of arboricultural supervision and inspection by a suitably qualified arboriculturist.
- m) Methods to improve the rooting environment for retained and proposed trees and landscaping.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to the commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with policies EN1 & EN7 and pursuant of section 197 of the Town and Country Planning Act 1990.

9. No development, including any site clearance, shall commence within any phase of the development until a Construction Environmental Management Plan - Biodiversity (CEMP-B) informed by an up-to-date ecological impact assessment for that phase has been submitted to and approved in writing by the Local Planning Authority as part of, or prior to determination of, the relevant Reserved Matters application. The CEMP-B shall include, but not necessarily be limited to, the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of "biodiversity protection zones";
- c) Details of deep excavations to be infilled or ramped access provided to prevent pitfall danger to mammals;
- d) Measures taken to safeguard habitats of high intrinsic ecological value, including hedgerows, woodlands, standalone trees, the veteran lime tree and ecologically valuable lines of trees;
- e) Precautionary working method statement to safeguard protected and priority species, including dormice, reptiles, ground-nesting birds, barn owl, badger and commuting and foraging bats;
- f) Non-native invasive species removal method statement for Cotoneaster spp., Japanese Knotweed and Few-flowered leek;
- g) Practical measures (both physical and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- h) 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);
- i) The timing during construction when ecological or environmental specialists need to be present on site to oversee works;
- j) Responsible persons and lines of communication;

- k) The role and responsibility on site of an ecological clerk of works (ECoW) or similar person;
- l) Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- m) 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), the Protection of Badgers Act 1992, the Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework, Local Plan policy EN8, and Section 40 of the Natural Environment and Rural Communities Act 2006.

10. The development shall not commence, including any site clearance, until a 30-year Habitat Management and Monitoring Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- 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 linked to the Gloucestershire Local Nature Recovery Strategy;
- 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 an 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.

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 work 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.

11. No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: It is important to agree a programme of archaeological work in advance of the commencement of development, so as to make provision for the investigation and recording of any archaeological remains which may be present. The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 211 of the National Planning Policy Framework.

12. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR138, or a 'Further Licence') and with the proposals detailed on plan "The Royal Agricultural University: Impact plan for great crested newt District Licensing (Version 1)", dated 11st November 2025.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML OR138, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

13. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR138, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

14. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR138, or a 'Further Licence') and in addition in compliance with the following:

- 6 Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML OR138, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

15. Prior to commencement of development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- o Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- o Advisory routes for construction traffic;
- o Any temporary access to the site;
- o Locations for loading/unloading and storage of plant, waste and construction materials;
- o Method of preventing mud and dust being carried onto the highway;
- o Arrangements for turning vehicles;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Highway Condition survey;

- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

16. Prior to commencement of development of each Phase , details of a parking strategy shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the methodology of how the site parking will be monitored and the triggers requiring the implementation of additional parking in the event of a shortfall in provision. The additional provision shall be provided in accordance with the approved 'Monitor and Manage' strategy.

Reason: To mitigate against any future shortfall in parking provision

17. Prior to the commencement of development, each reserved matters application shall be accompanied by a detailed site waste management plan or equivalent to be submitted and approved in writing by the local planning authority. The detailed site waste management plan must identify: - the specific types and amount of waste materials forecast to be generated from the development during site preparation & demolition and construction phases; and the specific measures will be employed for dealing with this material so as to:

- I. minimise its creation, maximise the amount of reuse and recycling on-site;
- II. maximise the amount of off-site recycling of any wastes that are unusable on-site; and
- III. reduce the overall amount of waste sent to landfill.
- IV.

In addition, the detailed site waste management plan must also set out the proposed proportions of recycled content that will be used in construction materials.

The detailed site waste management plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 - Waste Reduction and adopted Minerals Local Plan for Gloucestershire Policy SR01.

18. Prior to the first occupation or use of Phase 1 (Plot 1 zone a, Plot 1 zone b, Plot 4A and Plot 4B) of the development hereby approved, the following off site highway works shall be fully constructed and made available for use:

* Stroud Road Toucan Crossing as shown on Drawing M0001262-1-1-DR-005 - Rev A

All works shall be implemented fully in accordance with the approved details and completed to the satisfaction of the Local Planning Authority prior to occupation. The crossing shall thereafter be retained and maintained for its intended purpose.

Reason: To ensure that adequate highway infrastructure is provided to accommodate the traffic generated by Phase 2 of the development in the interests of highway safety and the free flow of traffic, in accordance with Policy INF4 of the Cotswold Local Plan.

19. Prior to the first occupation or use of Phase 2 (Plots 2, 3A Zone A, 3A Zone B, 3B and 3C) of the development hereby approved, the following off site highway works shall be fully constructed and made available for use:

- a) The Site Access Roundabout off Tetbury Road, in accordance with Drawing [insert drawing number and revision]; and
- b) The works known as "Tetbury Road Dualling – Consented Scheme" approved under planning permission 16/00054/OUT, in accordance with Drawing ITB6173?GA?100?085 (or any subsequent approved revision).

All works shall be implemented in full in accordance with the approved details and completed to the satisfaction of the Local Planning Authority prior to occupation.

Reason: To ensure that adequate off-site highway capacity and safe access arrangements are in place to accommodate the traffic generated by Phase 2, in the interests of highway safety and the efficient operation of the highway network, in accordance with Policy INF4 of the NPPF.

20. Prior to the first use of the development hereby permitted, a detailed Travel Plan that promotes sustainable forms of travel to the development site shall be submitted to the Local Planning Authority and agreed in writing. The submitted details shall use Modeshift STARS Business to carry out this process and include mechanisms for monitoring and review over the life of the development and timescales for implementation. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved details

Reason: To reduce vehicle movements and promote sustainable access.

21. Prior to the first use/occupation of Phase 1 (Plot 1 zone a, Plot 1 zone b, Plot 4a and Plot 4b) hereby approved visibility splays at the existing access points to Alliston Centre and Trent Lodge shall be provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near

side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety.

Prior to the first use/occupation of any building hereby permitted, an electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall contain details of the number and location of all electric vehicle charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.

Reason: To promote sustainable travel and healthy communities.

22. The development shall not be occupied until confirmation is provided that either:

1. All necessary upgrades to the foul water network to accommodate additional flows from the development have been completed; or
2. A phasing plan for development and infrastructure, agreed with Thames Water and the Local Planning Authority, is in place.

Where such a plan exists, no occupation shall occur other than in accordance with the approved phasing schedule.

Reason: Network reinforcement is likely to be required to support the proposed development. These upgrades are essential to avoid the risk of sewer flooding and pollution incidents. If the Local Planning Authority considers this condition inappropriate or is unable to include it in the decision notice, it is essential to consult with Thames Water's Development Planning Department at Devcon.team@thameswater.co.uk before determining the application.

23. No development shall be occupied until confirmation has been provided that either:

1. All water network upgrades required to accommodate the additional demand to serve the development have been completed; or

2. A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

24. Prior to the first use/occupation of any building in hereby permitted for each Phase, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority in general conformity with the Parameter Plan - Green Infrastructure - Drawing Number RAU-BDL-XX-XX-D-L-00809 Revision P07. The details shall include proposed tree/hedgerow planting. The details shall include location, species and sizes, planting specifications, maintenance schedule, provision for guards or other protective measures. The details shall include the tree pit design and location, type and materials to be used for hard landscaping including specifications.

All planting shall be carried out in accordance with the approved details in the first planting season following the completion or first occupation/use of the development, whichever is the sooner. The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area in accordance with policies EN1 & EN7 and pursuant of section 197 of the Town and Country Planning Act 1990.

25. Prior to the submission of each reserved matters application, or phase thereof, a site specific Acoustic Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall take account of the detailed layout, scale and proposed uses of that phase and shall include, where necessary, updated baseline surveys and predictive noise modelling.

The Acoustic Assessment shall demonstrate that:

a) Noise barriers and/or other suitable acoustic mitigation measures will be provided during the construction phase to protect:

- nearby residential properties;
- offices at Cirencester Office Park;
- the existing offices on site (The Alliston Centre); and

b) The cumulative noise emissions from all fixed plant and equipment serving the development shall be designed and operated such that the rating level of noise does not exceed the existing background noise level at the nearest noise sensitive receptor, such that the impact is negligible in accordance with the relevant British Standards; and

c) Any necessary mitigation measures identified, including barriers, enclosures, silencers, operational restrictions or alternative design solutions, shall be fully incorporated into the detailed design of the relevant phase.

The approved mitigation measures shall be implemented in full prior to the commencement of the relevant phase or, where applicable, prior to first occupation of that phase) and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure that future phases of the development do not give rise to unacceptable noise impacts, to safeguard the amenity of nearby noise sensitive receptors, and to secure appropriate mitigation in accordance with the approved development framework, the National Planning Policy Framework, and relevant local plan policies.

26. All reserved matters applications submitted pursuant to this outline planning permission shall be prepared in accordance with the approved Flood Risk Assessment and Drainage Strategy prepared by Infrastructure Design Studio, Revision P01, March 2024.

Reason: To ensure that the detailed design of the development accords with the agreed flood risk and drainage principles and that flood risk is appropriately managed for the lifetime of the development.

27. No building in each shall be occupied until a SuDS Management and Maintenance Plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SuDS Management and Maintenance Plan shall be implemented and thereafter managed and maintained in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding in accordance with Local Plan Policy EN14.

28. All reserved matters applications submitted pursuant to this outline permission shall accord with the principles, commitments and performance targets set out in the approved Sustainability Brief and Materials Strategy (Architype, December 2023).

Each reserved matters application shall be accompanied by a Sustainability and Materials Compliance Statement demonstrating how the proposals conform with the approved Sustainability Brief and Materials Strategy, or, where any deviation is proposed, setting out clear justification for the variation and evidence that the alternative approach would achieve equal or better environmental performance.

Reason: To ensure that the development delivers high standards of environmental sustainability, longevity and design quality, and accords with the approved development framework and local planning policy objectives.

29. No above-ground development shall commence until full details of the provision made for facilitating the management and recycling of waste generated during occupation have been submitted to and approved in writing by the local planning authority. This must include details of the appropriate and adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The management of waste during occupation must be aligned with the principles of the waste hierarchy and not prejudice the local collection authority's ability to meet its waste management targets. All details shall be fully implemented as approved.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 - Waste Reduction

30. Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved by the Local Planning Authority. The strategy will:

- a) identify the areas/features on site that are particularly sensitive for nocturnal wildlife;
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route.

All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.

Reason: To protect nocturnal wildlife 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 (Chapter 15), 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.

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 one which will require the approval of an overall biodiversity gain plan, as well as a phase biodiversity gain plan for each phase of development before works commence. This is 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 these Biodiversity Gain Plans and templates can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

Information on how to discharge the biodiversity gain condition can be found here:

<https://www.cotswold.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversity-net-gain-bng/>

The Gloucestershire Local Nature Recovery Strategy (LNRS) has been published by Gloucestershire County Council. This strategy must be used to inform the Strategic Significance Multiplier in the Statutory Biodiversity Metric or the Small Sites Metric,

depending on which version has been submitted. As part of your discharge of condition application the biodiversity metric will need to be updated to refer to the published LNRS. Please speak to your project ecologist for further advice or alternatively, you can engage with the Council's pre-application advice service: Get advice on your planning application - Cotswold District Council.

2. NATURESPACE

It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR138, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.

It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

3. This permission does not authorise the obstruction, stopping up or diversion of any public right of way. Where the development would affect a public footpath/PROW, the route must remain open and unobstructed unless and until the appropriate legal Order has been made, confirmed and brought into effect. Any preliminary obstruction or interference may constitute an offence and may prejudice the making/confirmation of an Order. The applicant is advised to contact Gloucestershire County Council Public Rights of Way team (prow@gloucestershire.gov.uk) at an early stage, and to submit

any necessary application for a diversion/stopping up Order under the relevant legislation (including section 257 Town and Country Planning Act 1990 where applicable).

4. Works on the Public Highway

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Council's costs in undertaking the following actions:

Drafting the Agreement

A Monitoring Fee

Approving the highway details

Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

Impact on the highway network during construction

The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at Network&TrafficManagement@gloucestershire.gov.uk before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

Protection of Visibility Splays

The applicant's attention is drawn to the need to ensure that the provision of the visibility splay(s) required by this consent is safeguarded in any sale of the application site or part(s) thereof.

Travel Plan

The proposed development will require a Travel Plan as part of the transport mitigation package (together with a Monitoring Fee and Default Payment) and the Applicant/Developer is required to enter into a legally binding Planning Obligation Agreement with the County Council to secure the Travel Plan.

Gloucestershire County Council has published guidance on how it expects travel plans to be prepared, this guidance is freely available from the County Councils website. As part of this process the applicant must register for Modeshift STARS and ensure that their targets have been uploaded so that progress on the implementation of the Travel Plan can be monitored.

Modeshift STARS Business is a nationally accredited scheme which assists in the effective delivery of travel plans, applicant can register at www.modeshiftstars.org

Construction Management Plan (CMP)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says:

Constructors should give utmost consideration to their impact on neighbours and the public

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression, and promoting the Code.

The CEMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for

the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.