

## NOTES

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice if you want to appeal against your local authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) (Tel: 0303 444 5000).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### Other Information

- This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control Section of the Council.
- Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to permissions constitutes a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.
- Development begun after the time limit of this permission is unauthorised development in respect of which enforcement action may also be taken.

To: Homes & Communities Agency  
C/o GVA Grimley Ltd  
FAO Mr M Morris  
St Catherine's Court  
Berkeley Place  
Bristol  
BS8 1BQ

PLANNING REFERENCE NUMBER AND  
DATE OF APPLICATION  
**P0663/14/OUT**  
**24/04/2014**

In accordance with their powers under the above Act and Regulations, the Council  
as a Local Planning Authority grant

## OUTLINE PERMISSION

To the development described below in accordance with the submitted application  
and its accompanying plan(s), but subject to the conditions stated

### Description of Development

- A Hybrid planning application comprising demolition of existing buildings and structures and mixed use development and associated infrastructure and works to include:
- i) Full details of new highway infrastructure and improvements including a new link road between the A4136 and Broadmoor Road, associated means of access, earthworks, footpaths, landscaping, service infrastructure and other associated works and improvements; and full details of a new education campus including a building of 7,750 square metres (gross external area)(Use Class D1), associated means of access, car parking, earthworks, footpaths, landscaping, service infrastructure and associated works and improvements and;
  - ii) Outline application with all matters reserved apart from access (in part) for upto 195 dwellings (Use Class C3); an hotel (Use Class C1) of upto 3000 sq.m, upto 18,800 sq.m. for employment uses (Use Class B1, B2 and B8) and a class D1 non-residential institutional use and associated internal estate roads, earthworks, car parking, footpaths, landscaping, service infrastructure and other associated works and improvements.

### Address

**The Northern Quarter Cinderford Gloucestershire**  
Cinderford Parish

### CONDITIONS ATTACHED TO PERMISSION AND THE REASONS FOR THEM:-

01. The development hereby permitted within Plot E1 as defined on plan 066\_DI\_19.11 Revision 2 received 4 August 2014 and the spine road as defined on plans 201 Rev 5, 202 Rev 5, 203 Rev 5, 204 Rev 5 and 205 Rev 5 received 19 June 2014 shall be commenced before the expiration of three years from the date of this permission.

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

02. a) The development for which permission is hereby granted within plots A1, A2, A3, B, C, D, F1, F2, G and H as shown on drawing number 066\_DI\_19.11 Revision 2 received 4 August 2014 shall not be commenced before detailed plans showing the access, layout, scale, appearance and landscaping of the each plot (referred to as "the reserved matters") have been submitted to and approved by the Local Planning Authority in writing.
- b) Application for the approval of the reserved matters shall be made not later than the expiration of ten years beginning with the date of this permission.
- c) The development hereby permitted shall be commenced not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reasons:

- a) The application is one in outline only and the reserved matters referred to in the condition will require further consideration.
- b) To comply with the requirements of Section 92 of the Town and Country Planning Act, 1990.
- c) To comply with the requirements of Section 92 of the Town and Country Planning Act, 1990.
03. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below.

Reason: For the avoidance of doubt and in the interests of proper planning.

04. The uses hereby permitted and their location shall be restricted to those shown on the Parameters Plan Land Use drawing number 066\_DI\_19.11 Revision 2 received 4 August 2014. The college hereby permitted at plot E1 shall only be used for educational purposes and for no other use in Class D1.

Reason: To define the terms of the permission and in the interests of proper planning and to accord with Policies 20, 21, 22 and 23 of the Cinderford Northern Quarter Area Action Plan.

05. The building on plot E1 hereby permitted shall be constructed of Marley Equitone Tectiva Fibre Cement Cladding Panels "Calico", "Hessian" and

"Linen" in a combination of 300mm, 600mm and 900mm panel widths, Kingspan vertical colour coated insulated flat panel cladding system "Beigestone", "Mushroom" and "Zeus" and matte grey single ply membrane and standing seam metal cladding "Copprium" as shown on drawing number 7133 PL05 Rev C received 10 July 2014 and material sample boards received 19 June 2014 and 10 July 2014.

Reason: To assimilate the building into its surroundings in the interests of the character and appearance of the area and to accord with policy CSP.1 of the Core Strategy, policy AP4 of the Draft Allocations Plan, Policy 8 of the Northern Quarter Area Action Plan and the National Planning Policy Framework, National Planning Policy Guidance (Design).

06. Prior to the commencement of development of the college building hereby permitted at plot E1, precise details of the green sedum roof shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and thereafter similarly maintained. If at any time in the subsequent five years any plant forming part of the scheme shall for any reason die, be removed or felled, it shall be replaced with another plant of the same species during the next planting season to the satisfaction of the Local Planning Authority.

Reason: To assimilate the building into its surroundings in the interests of the character and appearance of the area and to accord with policy CSP.1 of the Core Strategy, policy AP4 of the Draft Allocations Plan, Policy 8 of the Northern Quarter Area Action Plan and the National Planning Policy Framework, National Planning Policy Guidance (Design).

07. No development shall commence at plots A1, A2, A3, B, C, D, F1, F2, G and H (plan066\_DI\_19.11 revision 2 received 4 August 2014) until details, including samples, of the materials to be used in the construction of the external surfaces of the buildings within that plot have been submitted to and approved in writing by the Local Planning Authority. Development of each plot shall be carried out in accordance with the approved details.

Reason: To assimilate the buildings into their surroundings in the interests of visual amenity and in accordance with Policy CSP.1 of the Core Strategy.

08. Prior to the commencement of development of phase 1 (as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014) a detailed Construction Environmental Management Plan (CEMP), for the construction of phase 1 of the spine road, which shall be based on the principles set out in the Phase 1:Outline Construction Environmental Management Plan - Version 1 (Appendix B2 of Further Information relating to the Habitat Regulations Assessment (Annex A) and the Environmental Impact Assessment (Annex B) August 2014 received 4 August 2014, shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- A risk assessment of impacts upon trees identified in the Arboricultural Survey received 17 April 2014 and biodiversity including protected species, within the development site and its zone of influence;
- Identification of tree and biodiversity, including protected species, protection zones and measures to protect these;
- Other practical measures to avoid, reduce and where unavoidable compensate for impacts on Woodlands W2, W3, W4, W6, W7 and W9, individual trees T1-T6 and T8-T12 and groups of trees G14, G15, G16 and G17 of the Cinderford Land At Northern Quarter BS5837:2012 Arboricultural Survey received 17 April 2014; and biodiversity, including protected species during construction including details of site clearance, construction personnel training and awareness, protective fencing details, lighting, ecological clerk of works supervision, species rescue, exclusion and translocation, pre-commencement checks, monitoring and reporting, contingency and emergency measures;
- Responsible persons and lines of communication;
- Details of temporary measures to retain lesser horseshoe flyways (where these occur within 200m of construction areas during construction and during the establishment of bat culverts and bridges as shown on plan 1700 Revision 2 received 19 June 2014 and landscaping (as shown on plans 3000/06 Rev 1, 3000/07 Revision 1, 3000/08 Revision 1 all received 19 June 2014 and 3000/09 Revision 2 and 3000/10 Revision 2 received 4 August 2014).;
- Details of measures to protect the water environment during construction including, but not limited to;
- Arrangements for reporting in case of pollution incidents.
- Details of a watching brief on voids and linear features.
- Construction layouts to avoid stockpiles within 10m. of watercourses.
- Reference to any Environmental Permits which should be in place before activities take place.
- Details of how construction noise will be controlled in accordance with section 10.91-10.94 of the Addendum to the Environmental Statement Volume 2: Technical Report June 2014.
- A timetable for the implementation of any measures.;

The works shall be carried out in accordance with the approved Construction Environment Management Plan and the timetable therein.

Reason: To conserve biodiversity and European Protected Species and to protect the residential amenity of future and existing occupiers in accordance with policy CSP.1 of the Core Strategy, Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment, Noise and Water supply, waste water and water quality).

09. Prior to the commencement of development of plot E1 (as shown on drawing number 066\_DI\_19.11 Revision 2 received 4 August 2014) a detailed Construction Environmental Management Plan (CEMP), which shall be based on the principles set out in the Phase 1:Outline Construction Environmental Management Plan - Version 1 (Appendix B2 of Further Information relating to

the Habitat Regulations Assessment (Annex A) and the Environmental Impact Assessment (Annex B) August 2014 received 4 August 2014, shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- A risk assessment of impacts upon trees (as defined in the Arboricultural Survey received 17 April 2014 and biodiversity including protected species, within the development site and its zone of influence;
- Identification of tree and biodiversity, including protected species, protection zones and measures to protect these;
- Other practical measures to avoid, reduce and where unavoidable compensate for impacts on Woodlands W2, W3, W4, W6, W7 and W9, individual trees T1-T6 and T8-T12 and groups of trees G14, G15, G16 and G17 of the Cinderford Land At Northern Quarter BS5837:2012 Arboricultural Survey received 17 April 2014) and biodiversity, including protected species during construction including details of site clearance, construction personnel training and awareness, protective fencing details, lighting, ecological clerk of works supervision, species rescue, exclusion and translocation, pre-commencement checks, monitoring and reporting, contingency and emergency measures;
- Responsible persons and lines of communication;
- Details of temporary measures to retain lesser horseshoe flyways (where these occur within 200m of construction areas during construction and during the establishment of bat culverts and bridges as shown on plan 1700 Revision 2 received 19 June 2014 and landscaping (as shown on plans 3000/06 Rev 1, 3000/07 Revision 1, 3000/08 Revision 1 all received 19 June 2014 and 3000/09 Revision 2 and 3000/10 Revision 2 received 4 August 2014).;
- Details of vegetation protection and clearance;
- Details of measures to protect the water environment during construction including, but not limited to;
- Arrangements for reporting in case of pollution incidents.
- Details of a watching brief on voids and linear features.
- Construction layouts to avoid stockpiles within 10m. of watercourses.
- Reference to any Environmental Permits which should be in place before activities take place.
- Details of how construction noise will be controlled in accordance with section 10.91-10.94 of the Addendum to the Environmental Statement Volume 2: Technical Report June 2014.
- A timetable for the implementation of any measures;

The works shall be carried out in accordance with the approved Construction Environment Management Plan and the timetable therein.

Reason: To conserve biodiversity and European Protected Species and to protect the residential amenity of future and existing occupiers in accordance with Policy CSP.1 of the Core Strategy, Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning

Policy Framework, National Planning Policy Guidance (Natural Environment Noise and Water supply, waste water and water quality).

10. There shall be no construction of phase 2 of the spine road (as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014) until a detailed Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be prepared in accordance with BS 42020:2013, BS 5837:2012 and the Environmental Statement Addendum (dated June 2014) and shall include:

- A risk assessment of impacts upon trees (as defined in the Arboricultural Survey received 17 April 2014) and biodiversity, including protected species, within the development site and its zone of influence;
- Identification of tree and biodiversity, including protected species protection zones and measures to protect these;
- Other practical measures to avoid, reduce and where unavoidable compensate for impacts on Woodlands W2, W3, W4, W6, W7 and W9, individual trees T1-T6 and T8-T12 and groups of trees G14, G15, G16 and G17 of the Cinderford Land At Northern Quarter BS5837:2012 Arboricultural Survey received 17 April 2014) and biodiversity, including protected species during construction including details of site clearance, construction personnel training and awareness, protective fencing details, lighting, ecological clerk of works supervision, species rescue, exclusion and translocation, pre-commencement checks, monitoring and reporting, contingency and emergency measures;
- Responsible persons and lines of communication;
- Details of temporary measures to retain lesser horseshoe flyways (where these occur within 200m of construction areas during construction and during the establishment of bat culverts and bridges as shown on plan 1700 Revision 2 received 19 June 2014 and landscaping (as shown on plans 3000/06 Rev 1, 3000/07 Revision 1, 3000/08 Revision 1 all received 19 June 2014 and 3000/09 Revision 2 and 3000/10 Revision 2 received 4 August 2014).;
- Details of advanced preparation of receptor sites (where translocation of species is proposed)
- Details of measures to protect the water environment during construction including, but not limited to;
- Arrangements for reporting in case of pollution incidents.
- Details of a watching brief on voids and linear features.
- Construction layouts to avoid stockpiles within 10m. of watercourses.
- Reference to any Environmental Permits which should be in place before activities take place.
- Details of how construction noise will be controlled in accordance with section 10.91-10.94 of the Addendum to the Environmental Statement Volume 2: Technical Report June 2014.
- A timetable for the implementation of any measures.

The works shall be carried out in accordance with the approved Construction Environment Management Plan and the timetable contained therein

Reason: To conserve biodiversity and European Protected Species, to protect the residential amenity of future and existing occupiers in accordance with policy CSP.1 of the Core Strategy, Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment, Noise and Water supply, waste water and water quality).

11. Prior to the commencement of development of each plot, A1, A2, A3, B, C, D, F1, F2, G and H ( as shown on drawing number 066\_DI\_19.11 revision 2 received 4 August 2014) a detailed Construction Environment Management Plan (s) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be prepared in accordance with BS 42020:2013, BS 5837:2012 and the Environmental Statement Addendum (dated June 2014) and shall include:

- The development site and any associated off-site mitigation and /or enhancement areas;
- A risk assessment of impacts upon trees (as defined in the Arboricultural Survey received 17 April 2014) and biodiversity, including protected species, within the development site and its zone of influence;
- Identification of tree and biodiversity, including protected species, protection zones and measures to protect these;
- Other practical measures to avoid, reduce and where unavoidable compensate for impacts on Woodlands W2, W3, W4, W6, W7 and W9, individual trees T1-T6 and T8-T12 and groups of trees G14, G15, G16 and G17 of the Cinderford Land At Northern Quarter BS5837:2012 Arboricultural Survey received 17 April 2014) and biodiversity, including protected species, during construction including details of site clearance, construction personnel training and awareness, protective fencing details, lighting, ecological clerk of works supervision, species rescue, exclusion and translocation, pre-commencement checks, monitoring and reporting, contingency and emergency measures;
- Responsible persons and lines of communication;
- Details of temporary measures to retain lesser horseshoe flyways (where these occur within 200m of construction areas) during construction and during the establishment of more permanent measures;
- Details of advanced preparation of receptor sites (where translocation of species is proposed)
- Details of the extent of vegetation clearance and details to protect retained vegetation.
- Details of measures to protect the water environment during construction including, but not limited to;
- Arrangements for reporting in case of pollution incidents.
- Details of a watching brief on voids and linear features.
- Construction layouts to avoid stockpiles within 10m. of watercourses.



- Reference to any Environmental Permits which should be in place before activities take place.
- Details of how construction noise will be controlled in accordance with section 10.91-10.94 of the Addendum to the Environmental Statement Volume 2: Technical Report June 2014.
- A timetable for the implementation of any measures.

The works shall be carried out in accordance with the approved Construction Environment Management Plan(s) and in accordance with the timetable contained therein.

Reason: To conserve biodiversity and to protect the residential amenity of future and existing occupiers in accordance with Policy CSP.1 of the Core Strategy, Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment and Noise).

12. The vegetation clearance and protection for both phases of the spine road shall be carried out in accordance with drawing numbers 3000/01 Rev 1, 3000/02 Rev 1, 3000/03 Rev 1 and 3000/05 Rev 1 received 19 June 2014 and drawing numbers 3000/04 Rev 2 received 4 August 2014 and protection measures retained for the duration of the works.

Reason: To conserve biodiversity in accordance with Policy CSP.1 of the Core Strategy, Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

13. No actions associated with the demolition of the Main Office, Canteen and Bath House at Northern United (as shown on figure 6, page 17 of Kestrel Wildlife Consulting Ltd report, Appendix 7.4 (Bat Survey Report) of the Addendum to the Environmental Statement Volume 3: Figures and Appendices, June 2014) shall take place until a Demolition Method Statement and details of two lesser horseshoe night roosts, including location, layout, elevations, materials and entrance/exit details, have been submitted and approved by the Local Planning Authority. The demolition of the Main Office, Canteen and Bath House shall be carried out in strict accordance with the approved Method Statement and only after construction of the two night roosts.

Reason: To conserve and enhance biodiversity in accordance with Policies CSP.1 and CSP.2 of the Core Strategy and Policy 26 of the Cinderford Northern Quarter Area Action Plan and to accord with the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

14. No actions associated with the demolition of the main office building and canteen (as shown on figure 6, page 17 of Kestrel Wildlife Consulting Ltd report, Appendix 7.4 (Bat Survey Report) of the Addendum to the Environmental Statement Volume 3: Figures and Appendices, June 2014) and no development to the west of plot C or south of the northern boundary of plot A1 (as shown on drawing number 066\_DI\_19.11 Revision 2 received 4 August 2014) shall take place until a report has been submitted to and approved in writing by the Local Planning Authority recording that monthly roost counts demonstrate a minimum of 50 lesser horseshoe bats clustering in 1 of the 2 replacement roosts (RR1 or RR2b as shown on figure 7.5 of the Addendum to the Environmental Statement Volume 3: Figures and Appendices, June 2014 or any subsequent additional roost provision) in each month between April and August in any one year.

Reason: In the interests of biodiversity in accordance with Policy CSP.1 of the Core Strategy and Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan, the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

15. No actions associated with the demolition of the Bathhouse building (as shown on figure 6, page 17 of Kestrel Wildlife Consulting Ltd report, Appendix 7.4 (Bat Survey Report) of the Addendum to the Environmental Statement Volume 3: Figures and Appendices, June 2014) and no construction to the west of plot C or south of the northern boundary of plot A1 (as shown on drawing number 066\_DI\_19.11 Revision 2 received 4 August 2014) shall take place until a report has been submitted to and approved in writing by the Local Planning Authority that roost counts demonstrate a minimum of 15 lesser horseshoe bats present at any one time in the other (by reference to condition 14) of the 2 replacement roosts (RR1 or RR2b as shown on figure 7.5 of the Addendum to the Environmental Statement Volume 3: Figures and Appendices, June 2014 or any subsequent additional roost provision) between mid April and September in any one year.

Reason: In the interests of biodiversity in accordance with Policy CSP.1 of the Core Strategy and Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment) .

16. Prior to the construction of each bridge or bat culvert hereby permitted as shown on drawing number 1700 Rev 2 received 19 June 2014, a scheme detailing measures to promote the movement of dormice, reptiles and amphibians to and through the bat culvert or bridge which shall include a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter similarly retained.

Reason: To conserve and enhance biodiversity in accordance with Policies CSP.1 and CSP.2 of the Core Strategy, Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

17. When the concurrent section of the road is constructed, the bat culverts and bridges for that section of the road shall be constructed and maintained in strict accordance with approved plans 1700 to 1704 (rev 2) received 19 Jun 2014. Excepting the lighting approved under conditions 24 and 25, no lighting shall be installed within the approved bat culverts or bridges or within 20m of them.

Reason: To conserve biodiversity in accordance with Policy CSP.1 of the Core Strategy, Policy 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

18. At the time the details are submitted under condition 2 for each plot, A1, A2, A3, B, C, D, F1, F2, G and H (as shown on plan 066\_DI\_19.11 revision 2 received 4 August 2014) a Biodiversity Management Plan for that plot shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be prepared in accordance with section 11.1-11.1.3 of BS42020:2013 (or any subsequent amendment to this British Standard). The Plan shall include, but is not limited to:

- A description and evaluation of features to be retained, managed and enhanced within the relevant plot (as shown on plan 066\_DI\_19.11 revision 2 received 4 August 2014 ;
- Constraints and opportunities (including biodiversity enhancement);
- Aims and objectives for management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management;
- A strategy to demonstrate how management will address the potential disturbance to the surrounding key ecological components as identified in the Biodiversity Strategy Technical Guidance;
- Work schedule (including an annual work plan capable of being rolled forward over a five year period);
- Review arrangements, monitoring and remedial measures;
- Responsibilities for implementation.

The development of each plot shall be carried out in accordance with the approved Biodiversity Management Plan for that plot and thereafter similarly maintained.

Reason: To conserve and enhance biodiversity in accordance with Policies CSP.1 and CSP.2 of the Core Strategy, Policy 10 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

19. Within six months of the opening of the College on plot E1 (as shown on plan 066\_DI\_19.11 revision 2 received 4 August 2014) a Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be prepared in accordance with section 11.1-11.1.3 of BS42020:2013 (or any subsequent amendment to this British Standard). The Plan shall include, but is not limited to:
- Aims and objectives for management;
  - Appropriate management options for achieving aims and objectives;
  - Prescriptions for management;
  - A strategy to demonstrate how management will address the potential disturbance to the surrounding key ecological components as identified in the Biodiversity Strategy Technical Guidance;
  - Work schedule (including an annual work plan capable of being rolled forward over a five year period);
  - Review arrangements, monitoring and remedial measures;
  - Responsibilities for implementation.

The development of college plot E1 shall be carried out in accordance with the approved Biodiversity Management Plan for that plot and thereafter similarly maintained.

Reason: To conserve and enhance biodiversity in accordance with Policies CSP.1 and CSP.2 of the Core Strategy, Policy 10 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

20. The mitigation areas MP1A, and MP 2(F)A as shown in Figure 7.5 of Further Information Relating to the Habitats Regulations Assessment (Annex A) and the Environmental Statement (Annex B) dated August 2014 shall be established prior to the College first being brought into use or phase 1 of the spine road first brought into use, whichever is the sooner and thereafter similarly maintained.

Reason: To conserve and enhance biodiversity in accordance with Policies CSP.1 and CSP.2 of the Core Strategy, Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

21. Prior to any development in each of the plots A1, A2, A3, B, C, D, H, G, F1 F2 or phase 2 of the spine road (as defined in the Environmental Statement) as shown on drawing number 066\_DI\_19.11 revision 2 received 4 August 2104 details for a scheme of implementation of biodiversity mitigation, including timetable and 20 year management plan and habitat and species monitoring, shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme for each plot area shall be in accordance with figure 7.7 and schedules in appendix B3 of Further Information Relating to the Habitats Regulations Assessment (Annex A) and the Environmental Statement (Annex B) received 4 August 2014, with the exception of area MP-2(R)D where plan MP-2(R)D HI 24102014 received 24 October 2014 will be implemented and there shall be a break of not less of 5 years between the

falling of red (solid and dashed) areas and blue areas. The schemes shall incorporate the Habitats Regulations Assessment 30 October 2014 and shall be agreed in accordance with the details in the table.

Land use parameter plan plot	Mitigation Plan Figure 7.7 Rev A
A (any plot)	MP-2(R)C
B	MP-2(R)B
C	MP-2(R)H & G
D	MP-2(R) A
F (Any plot)	MP2-(R)I
G or H	FEE Plan MP-2(R)D HI 24102014 (24 October 2014)
Phase two of the spine road	MP2-(F) A & B

The scheme shall be implemented in accordance with the approved details and thereafter similarly maintained.

Reason: To conserve and enhance biodiversity in accordance with Policies CSP.1 and CSP.2 of the Core Strategy, Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

22. The details submitted under condition 2 for each plot A1,A2, A3, B,C,D, H, G, F1 or F2 as shown on drawing number 066\_DI\_19.11 revision 2 received 4 August 2014 shall include a detailed scheme for biodiversity enhancement and monitoring. The scheme shall incorporate the mitigation measures required in the Habitats Regulations Appropriate Assessment 30 October 2014 and accord with the framework provided in the Cinderford Northern Quarter Biodiversity Strategy Technical guidance (BSTg) (June 2014), figure 7.6 Rev A of Appendix B4 of Further Information Relating to the Habitats Regulations Assessment (Annex A) and the Environmental Statement (Annex B) received 4 August 2014, excluding land identified as FC Open Habitat (shaded pink on plan 4.1 and 4.2 of the BSTg), and not already identified in figure 7.7. and not having been subject to planning conditions or agreements in relation to a previous planning consent.

The scheme shall incorporate:

- Enhancement measures (4.71,4.72 and table 4.7 of the BSTg) for the key ecological components (Table 3.3 of the BSTg) described for the relevant development zones (3.31) taking account of potential effects table (4.3) of the BSTg.
- A biodiversity management and monitoring plan which shall include:

- i. A description and evaluation of features to be managed;
- ii. The ecological trends and constraints on site that could influence management;
- iii. The aims and objectives of management;
- iv. Appropriate management options for achieving aims and objectives;
- v. Prescriptions for management actions;
- vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty year period);
- vii. The body or organisation personnel responsible for implementation of the plan;
- viii. Monitoring and remedial measures.

The scheme shall be implemented in accordance with the approved details and thereafter similarly maintained.

Reason: To conserve and enhance biodiversity and to accord with Policies CSP.1 and CSP.2 of the Core Strategy, Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

23. Prior to the commencement of the development hereby permitted a bat monitoring strategy shall be submitted and approved in writing by the Local Planning Authority. The Strategy shall:

- Cover the full length of the spine road and development areas as shown on drawing 066\_DI\_19.11 revision 2 received 4 August 2014 including its bat culverts, bridges as shown on drawing number 1700 Revision 2 received 19 June 2014 and dark corridors including that shown on drawing number 1303 Revision 3 received 4 August 2014.
- Cover major and minor lesser horseshoe flyways as shown in Fig 7.4 (Lesser Horseshoe Bat flightlines) of the Addendum to the Environmental Statement Volume 3: Figures and Appendices, June 2014).
- Cover the Main Office, Bath House, Canteen as shown on figure 6, page 17 of Appendix 7.4 (Bat Survey Report) of the Addendum to the Environmental Statement Volume 3: Figures and Appendices, June 2014) and existing artificial roost and replacement roosts RR1, RR2 as shown in Fig 7.5 (Development phases and mitigation proposals) of the ES Addendum Volume 3: Figures and Appendices June 2014 and two night roosts as required pursuant to condition 13;
- Purpose, aims and objectives of monitoring;
- Identification/provision of adequate baseline data;
- Appropriate success criteria, thresholds, triggers, targets against which effectiveness of mitigation can be monitored and judged;
- Methods of data gathering and analysis;
- Location of points/areas where monitoring will be undertaken;
- Timing and duration of monitoring;
- Responsible persons and lines of communication;
- Review and publication of results/outcomes;

- Identified adaptive management options that may include: Removal of landscaping to dissuade bats from crossing at unsafe points, additional dissuasive lighting and walls/fences at hop overs that could be implemented if monitoring shows that measures are ineffective or not reaching stated aims and objectives.

The bat monitoring strategy shall be implemented in accordance with approved details.

Reason: To conserve biodiversity in accordance with Policy CSP.1 of the Core Strategy, Policy 26 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

24. The lighting of the spine road hereby approved shall be carried out in accordance with the approved plans No. 1301 Rev 3, 1302 Rev 3, 1303 Rev 3, 1304 Rev 3 and 1305 Rev 3 received 4 August 2014 and the Northern Quarter, Cinderford Lighting Strategy (prepared by Capita, rev A, received 17 April 2014) and thereafter similarly maintained.

Reason: In the interests of biodiversity and to accord with Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan, Policies CSP.1 and CSP.2 of the Core Strategy and the National Planning Policy Framework, National Planning Policy Guidance (Light Pollution and Natural Environment).

25. Prior to the college hereby permitted first being brought into use the lighting strategy and approved lighting details shown on drawing numbers E97-01-01 Rev I5 received 20 June 2014 and P13-253-M50-RF-20 (rev P2) received 17 April 2014 shall be implemented in accordance with the approved details and thereafter similarly maintained.

Reason: In the interests of biodiversity and to accord with Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan, Policies CSP.1 and CSP.2 of the Core Strategy and the National Planning Policy Framework, National Planning Policy Guidance (Light pollution and Natural Environment).

26. Prior to the college hereby permitted first being brought into use, details of a building management system to control internal light spill shall be submitted to and approved in writing by the Local Planning Authority. The system shall be implemented in accordance with the approved details prior to the building first being brought into use and thereafter similarly maintained.

Reason: In the interests of biodiversity and to accord with Policies 10 and 26 of the Cinderford Northern Quarter Area Action Plan, Policies CSP.1 and CSP.2 of the Core Strategy and the National Planning Policy Framework, National Planning Policy Guidance (Light Pollution and Natural Environment).

27. The soft landscaping scheme for phase 2 of the spine road (as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014) shall be implemented in accordance with the approved details with the exception of areas identified as LE1.1. (Amenity grass areas - Landscape elements DMRB Volume 10, Section 0, Part 3) which shall be replaced with LE1.3. (Species Rich or conservation grassland - Landscape Elements DMRB Volume 10, Section 0, Part 3) and in accordance with a plant schedule for phase 2 of the spine road (as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014), which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development of phase 2 of the spine road. The plant schedule shall include:
- Species, mix, numbers, size, sowing rate.
  - Details of plant protection and weed control.
  - Details of future management

The scheme shall be implemented in accordance with the approved details prior to the operation of phase 2 of the spine road (as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014).

If at any time in the subsequent five years any tree, shrub, hedge or other vegetation forming part of the scheme shall for any reason dies, fails to establish, be removed or felled, it shall be re-seeded, established or replaced with the same species during the next planting appropriate planting season to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and to enhance biodiversity and in accordance with Policy CSP.1 of the Core Strategy, Policy 10 of the Cinderford Northern Quarter Area Action Plan, the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

28. The spine road phase 1 planting proposals and soft landscaping for plot E1 shown on drawing numbers 3000/11 Rev 1, 3000/12 Rev 1, 3000/13 Rev 1 and 05 Rev C received 19 June 2014 and soft landscaping strategy received 12 June 2014 and soft landscape works: Maintenance and management proposals received 16 April 2014 shall be fully implemented in accordance with the approved plans and prior to the use of phase 1 of the spine road hereby permitted. If at any time in the subsequent five years any tree, shrub, or hedge forming part of the scheme shall for any reason die, be removed or felled, it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy CSP.1 of the Core Strategy and Policy 3 of the Cinderford Northern Quarter Area Action Plan and the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).



29. Prior to the completion of the College hereby approved, a soft landscaping scheme to restore vegetation on the west bank of Old Engine Brook for a distance of 25m. to the south of the Old Engine Brook crossing 1704 as identified on drawing number 1700 Rev 2 received 19 June 2014, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme no later than the first planting season following the completion of the College hereby permitted. If at any time during the subsequent five years any vegetation forming part of the scheme shall for any reason die, be removed or felled it shall be replaced with vegetation of the same specification during the next planting season to the satisfaction of the Local Planning Authority.

Reason: To conserve and enhance biodiversity in accordance with Policies CSP.1 and CSP.2 of the Core Strategy, Policy 10 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

30. Prior to the operation of the College hereby permitted, a restoration scheme to restore plot E2 following its use as a temporary construction compound during the construction of the college as shown on drawing number 066\_DI\_19.11 revision 2 received 4 August 2014 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme no later than the first planting season following the completion of phase 1 of the spine road or the opening of the College, whichever is the later.

Reason: To conserve biodiversity in accordance with Policy CSP.1 of the Core Strategy and Policy 10 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment).

31. The landscaping details submitted under condition 2 prior to the commencement of development of each plot, A1, A2, A3, B, C, D, F1, F2, G and H (as shown on drawing number 066\_DI\_19.11 revision 2 received 4 August 2014) shall include details of phasing and details of vegetation clearance and protection measures. The scheme shall be implemented in accordance with the approved details in tandem with each development plot and shall be fully implemented not later than the planting season following the completion of that plot. If at any time in the subsequent five years any tree, shrub, hedge or other vegetation forming part of the scheme shall for any reason dies, fails to establish, be removed or felled, it shall be re-seeded, established or replaced with the same species during the next planting appropriate planting season to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with Policy CSP.1 of the Core Strategy and Policy 3 of the Cinderford Northern Quarter Area Action Plan and the National Planning Policy Framework, National Planning Policy Guidance(Natural Environment and Design).

32. The details submitted under condition 2 for plot H and G as defined by drawing number 066\_DI\_19.11 revision 2 received 4 August 2014 shall include:

- A scheme for a green infrastructure corridor of not less than 20m wide, which shall include a pedestrian route as indicated on drawing number 066\_DI\_35.5 Revision 2 received 4 August 2014 providing a connection from the Hawkwell Enclosure southeast wards to and crossing the Old Engine Brook.

The scheme shall be implemented in tandem which each development plot and shall be implemented not later than the planting season following the completion of that plot. If at any time during the subsequent five years, any tree, shrub, or hedge forming part of the scheme shall for any reason die, be removed, or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the Local Planning Authority.

Reason: In the interests of biodiversity and to accord with Policies CSP.1 and CSP.2 of the Core Strategy and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Natural Environment and Design).

33. The drainage details for the spine road (phases 1 and 2) shown on drawing numbers 501 Rev 1, 502 Rev 1, 503 Rev 2 received 19 June 2014 and drawing numbers 504 Rev 2 and 505 Rev 2 received 4 August 2014 shall be fully implemented in accordance with the approved details in accordance with the phases as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014.

Reason: To ensure satisfactory drainage of the road in accordance with Policy CSP.2 of the Core Strategy, Policy 28 of the Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Flood Risk and Coastal Change).

34. Notwithstanding the submitted details, details for the foul and surface water drainage for the building hereby permitted at plot E1 of the plan 066\_DI\_19.11 Revision 2 received 4 August 2014 shall be submitted to and approved in writing prior to the commencement of development at plot E1. The proposals shall be broadly in accordance with the Outline Surface Water Drainage Strategy at Section 6 of the June 2014 Flood Risk Assessment by Parsons Brinkerhoff and associated drawing number W/001 Rev A received 19 June 2014. The approved scheme shall be implemented in accordance with the approved details and thereafter similarly maintained.

Reason: To ensure satisfactory drainage of the development in accordance with policy CSP.2 of the Core Strategy, Policy 28 of the Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework, National Planning Policy Guidance (Flood Risk and Coastal Change).

35. The construction of the spine road hereby approved shall not be commenced until a detailed scheme for the provision, implementation and ongoing safe operation of compensatory flood storage works/mitigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and operated in accordance with the details as approved.

Reason: To alleviate the risk of flooding and to accord with the advice in the National Planning Policy Framework, National Planning Policy Guidance (Flood Risk and Coastal Change), Policies CSP.1 and CSP.2 of the Core Strategy and Policy 27 of the Cinderford Northern Quarter Area Action Plan.

36. Prior to the commencement of development of each plot, A1, A2, A3, B, C, D, F1, F2, G and H (plan066\_DI\_19.11 revision 2 received 4 August 2014) full drainage details incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the relevant part of the development shall be submitted to and approved in writing by the Local Planning Authority. The proposals shall be in general accordance with the Outline Surface Water Drainage Strategy at Section 6 of the June 2014 Flood Risk Assessment by Parsons Brinkerhoff and associated drawing number W/001 Rev A. Any approved scheme shall be implemented in accordance with the approved details prior to the occupation/use of the relevant part of the development and thereafter similarly maintained.

Reason: To ensure the proper consideration of the detailed proposals in accordance with Policies CSP.1 and CSP.2 of the Core Strategy and the National Planning Policy Framework (Flood Risk and Coastal Change) and to ensure satisfactory drainage of the development in accordance with Policy CSP.2 of the Core Strategy and Policy 28 of the Cinderford Northern Quarter Area Action Plan.

37. There shall be no storage of materials, (including plant and equipment), raising of ground levels and/or fencing within the part of plot E2 liable to flooding as identified on Figures 4.3, 4.4, 5.1 and 5.2 of the Flood Risk Assessment June 2014: Addendum to Environmental Statement Volume 3: Figures and Appendices (June 2014).

Reason: To protect the temporary construction compound from flooding and avoid impacting on the floodplain which could increase flood risk elsewhere and to comply with Policy CSP.1 of the Core Strategy, Policy 27 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework and National Planning Policy Guidance (Flood Risk and Coastal Change).

38. Prior to the commencement of development, full design details of the temporary construction access shown on drawing number 7133 PL00 Rev M shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details prior to the temporary construction access being brought into use.

Reason: To ensure the access is appropriately designed so as to avoid unacceptable flood risk, water quality and ecological impacts on the Old Engine Brook and to accord with the advice in the National Planning Policy Framework, National Planning Policy Guidance (Flood Risk and Coastal Change, Natural Environment and Water supply, wastewater and water quality), Policy CSP.1 of the Core Strategy and Polices 10, 27 and 28 of the Cinderford Northern Quarter Area Action Plan.

39. No development shall take place within phase 1 (as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014) until a Written Scheme of Investigation for archaeological mitigation relating to that phase has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological mitigation shall be carried out in accordance with the approved details.

Reason: To make provision for a programme of archaeological mitigation so as to record and advance understanding of any heritage assets which will be lost in accordance with paragraph 141 of the National Planning Policy Framework, National Planning Policy Guidance (Conserving and enhancing the historic environment) and to accord with Policy CSP.1 of the Core Strategy and Policy 12 of the Northern Quarter Area Action Plan.

40. No development shall take place within phase 2 as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014) until a Written Scheme of Investigation for archaeological mitigation relating to that phase has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological mitigation shall be carried out in accordance with the approved details.

Reason: To make provision for a programme of archaeological mitigation so as to record and advance understanding of any heritage assets which will be lost in accordance with paragraph 141 of the National Planning Policy Framework, National Planning Policy Guidance (Conserving and enhancing the historic environment) and to accord with Policy CSP.1 of the Core Strategy and Policy 12 of the Northern Quarter Area Action Plan.

41. No development of phase 1 of the spine road as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014) shall take place until the following components of a scheme to deal with the risks associated with contamination of the site are submitted to and approved, in writing, by the Local Planning Authority:

1) A site investigation scheme, based on Appendices 6.1, 6.2 and 6.3 of the Environmental Statement Volume 3: Figures and Appendices, April 2014 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. The scheme shall include, but is not limited to, the following:

- reference to the Preliminary Risk Assessment and any other relevant reports
- aims and objectives of the investigation
- site investigation methodology:
  - methods of investigation
  - plan showing investigation locations, with justification
  - sampling and analytical strategy
- factual results and findings:
  - details of ground conditions
  - details of chemical testing results
- development of revised conceptual model for the site
  - risk assessment:
  - considering all potential linkages identified in the conceptual model
  - comparison of results against generic screening criteria
  - further assessment of results as necessary
  - any risk assessment to be justified and the approach determined
- assessment and recommendations:
  - proposals for further work, including remediation or mitigation.

2) An options appraisal and remediation strategy, if necessary, based on the site investigation and detailed risk assessment (1), to include, but not limited to, the following:

- aims and objectives of the remediation works
- details of the remedial proposals
  - works to be undertaken
  - details of the contamination to be remediated
  - plan showing details of remedial works
  - details of programme, timescales and phasing of works
- details of control procedures/method statements
  - control of dust, noise and odour
  - control of surface run-off
  - traffic management and health and safety measures
- details of all required consents, authorisations and licences
- details of how any necessary variations will be dealt with.
  - notification to the Local Planning Authority.

3) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This report should include any proposed phasing of demolition or commencement of other works, details of how the remedial works will be validated, proposed remediation standards, monitoring strategy and objectives and details of validation timescales and phasing.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, (as defined under the Water Resources Act 1991) property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with the National Planning Policy Framework, National Planning Policy Guidance (Land affected by contamination and Water supply, waste water and water quality) Policy CSP.1 of the Core Strategy and Policy 29 of the Cinderford Northern Quarter Area Action Plan.

42. Prior to phase 1 of the spine road first being brought into use a verification (validation) report demonstrating completion of the works set out in the approved remediation strategy in relation to condition 41, parts 2 and 3 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include but is not limited to:

- details of how the remedial work was undertaken with reference to the remediation strategy
- details of who carried out the work
- details and justification for any variations from the strategy
- details of waste treatment/processing or disposal, including transfer notes
- validation testing and monitoring results and assessment
- final confirmation that the remedial objectives have been achieved

It shall also include a plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, (as defined under the Water Resources Act 1991) property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with the National Planning Policy Framework, National Planning Policy Guidance (Land affected by contamination and Water supply, waste water and water quality) Policy CSP.1 of the Core Strategy and Policy 29 of the Cinderford Northern Quarter Area Action Plan.

43. No development of plot E1 for the college (plan066\_DI\_19.11 revision 2 received 4 August 2014) shall take place until the following components of a scheme carried out by a competent person, to deal with the risks associated with contamination of plot E1 are submitted to and approved, in writing, by the Local Planning Authority:

1) A preliminary risk assessment in accordance with CLR11, including, but not limited to the following:

- purpose and aims of the study
- plans of site location and layout
- assessment of the site's environmental setting
  - geology, hydrogeology, hydrology.
  - pollution incidents, abstractions, discharges.
- review of historic mapping
- assessment of current and future use
- review of previous investigation reports and information
- findings of site walkover
- initial risk assessment:
  - development of conceptual model indicating sources, pathways and receptors
  - assessment of possible pollutant linkages
- assessment and recommendations including proposals for future intrusive investigation, if required.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

The scheme shall include, but is not limited to, the following:

- reference to the Preliminary Risk Assessment and any other relevant reports
- aims and objectives of the investigation
- site investigation methodology:
  - methods of investigation
  - plan showing investigation locations, with justification
  - sampling and analytical strategy
- factual results and findings:
  - details of ground conditions
  - details of chemical testing results
- development of revised conceptual model for the site
  - risk assessment:
    - considering all potential linkages identified in the conceptual model
    - comparison of results against generic screening criteria
    - further assessment of results as necessary
    - any risk assessment to be justified and the approach determined
- assessment and recommendations:
  - proposals for further work, including remediation or mitigation.

3) An options appraisal and remediation strategy, if necessary, based on the site investigation and detailed risk assessment (2), to include, but not limited to, the following:

- aims and objectives of the remediation works
- details of the remedial proposals
  - works to be undertaken
  - details of the contamination to be remediated
  - plan showing details of remedial works
  - details of programme, timescales and phasing of works
- details of control procedures/method statements
  - control of dust, noise and odour
  - control of surface run-off
  - traffic management and health and safety measures
- details of all required consents, authorisations and licences
- details of how any necessary variations will be dealt with.
  - notification to the Local Planning Authority.

4) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This report should include any proposed phasing of demolition or commencement of other works, details of how the remedial works will be validated, proposed remediation standards, monitoring strategy and objectives and details of validation timescales and phasing.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, (as defined under the Water Resources Act 1991) property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with the National Planning Policy Framework, National Planning Policy Guidance (Land affected by contamination and Water supply, wastewater and water quality) Policy CSP.1 of the Core Strategy and Policy 29 of the Cinderford Northern Quarter Area Action Plan.

44. Prior to occupation of Plot E1, a verification (validation) report demonstrating completion of the works set out in the approved remediation strategy in relation to condition 43 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include, but is not limited to:

- details of how the remedial work was undertaken with reference to the remediation strategy
- details of who carried out the work
- details and justification for any variations from the strategy
- details of waste treatment/processing or disposal, including transfer notes
- validation testing and monitoring results and assessment
- final confirmation that the remedial objectives have been achieved



It shall also include a plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, (as defined under the Water Resources Act 1991) property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with the National Planning Policy Framework, National Planning Policy Guidance (Land affected by contamination and Water supply, waste water and water quality), (Policy CSP.1 of the Core Strategy and Policy 29 of the Cinderford Northern Quarter Area Action Plan).

45. No development of plots A1, A2, A3, B, C, D, F1, F2, G and H (plan066\_DI\_19.11 revision 2 received 4 August 2014) or phase 2 of the spine road as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014 shall take place until the following components of a scheme carried out by a competent person for that plot or phase 2 of the spine road to deal with the risks associated with contamination of the site are submitted to and approved, in writing, by the Local Planning Authority:

1) A preliminary risk assessment in accordance with CLR11, including, but not limited to the following:

- purpose and aims of the study
- plans of site location and layout
- assessment of the site's environmental setting
  - geology, hydrogeology, hydrology.
  - pollution incidents, abstractions, discharges.
- review of historic mapping
- assessment of current and future use
- review of previous investigation reports and information
- findings of site walkover
- initial risk assessment:
  - development of conceptual model indicating sources, pathways and receptors
  - assessment of possible pollutant linkages
- assessment and recommendations including proposals for future intrusive investigation, if required.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

The scheme shall include, but is not limited to, the following:

- reference to the Preliminary Risk Assessment and any other relevant reports
- aims and objectives of the investigation
- site investigation methodology:
  - methods of investigation
  - plan showing investigation locations, with justification
  - sampling and analytical strategy
- factual results and findings:
  - details of ground conditions
  - details of chemical testing results
- development of revised conceptual model for the site
  - risk assessment:
  - considering all potential linkages identified in the conceptual model
  - comparison of results against generic screening criteria
  - further assessment of results as necessary
  - any risk assessment to be justified and the approach determined
- assessment and recommendations:
  - proposals for further work, including remediation or mitigation.

3) An options appraisal and remediation strategy, if necessary, based on the site investigation and detailed risk assessment (2), to include, but not limited to, the following:

- aims and objectives of the remediation works
- details of the remedial proposals
  - works to be undertaken
  - details of the contamination to be remediated
  - plan showing details of remedial works
  - details of programme, timescales and phasing of works
- details of control procedures/method statements
  - control of dust, noise and odour
  - control of surface run-off
  - traffic management and health and safety measures
- details of all required consents, authorisations and licences
- details of how any necessary variations will be dealt with.
  - notification to the Local Planning Authority.

4) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This report should include any proposed phasing of demolition or commencement of other works, details of how the remedial works will be validated, proposed remediation standards, monitoring strategy and objectives and details of validation timescales and phasing.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to

controlled waters, (as defined under the Water Resources Act 1991) property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with the National Planning Policy Framework, (Land affected by contamination and Water supply, wastewater and water quality) Policy CSP.1 of the Core Strategy and Policy 29 of the Cinderford Northern Quarter Area Action Plan.

46. Prior to occupation of plots A1, A2, A3, B, C, D, F1, F2, G and H (plan066\_DI\_19.11 revision 2 received 4 August 2014) or phase 2 of the spine road as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014) first being brought into use a verification (validation) report for the relevant plot or phase 2 of the spine road demonstrating completion of the works set out in the approved remediation strategy in relation to condition 45 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include but is not limited to:

- details of how the remedial work was undertaken with reference to the remediation strategy
- details of who carried out the work
- details and justification for any variations from the strategy
- details of waste treatment/processing or disposal, including transfer notes
- validation testing and monitoring results and assessment
- final confirmation that the remedial objectives have been achieved

It shall also include a plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, (as defined under the Water Resources Act 1991) property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with the National Planning Policy Framework, (Land affected by contamination and Water supply, wastewater and water quality) Policy CSP.1 of the Core Strategy and Policy 29 of the Cinderford Northern Quarter Area Action Plan.

47. If during development, of any plot or phase of the spine road hereby permitted contamination not previously identified, is found to be present at the site then no further development on that plot or phase of the spine road shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a Method Statement for remediation. The Method Statement must detail how this unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The report shall include results of any sampling and monitoring. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Reason: To ensure that any unexpected contamination is dealt with and the development complies with approved details in the interests of protection of all potential receptors, including future site users, ecological receptors, buildings and ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991) and to accord with National Planning Policy Framework, National Planning Policy Guidance (Land affected by contamination and Water supply, waste water and water quality) Policies CSP.1 and CSP.2 of the Core Strategy and Policies 28 and 29 of the Cinderford Northern Quarter Area Action Plan.

48. No development shall take place until a ground and surface water monitoring scheme is submitted to and approved in writing by the Local Planning Authority having regard to the Addendum to the Environmental Statement Volume 2: Technical Report June 2014, Appendix 6.1, Appendix 6.2, Appendix 6.3, Appendix 6.4 and Appendix 6.5 of Environmental Statement Volume 3: Figures and Appendices, April 2014 and Appendix B7 of Further Information relating to the Habitats Regulations Assessment (Annex A) and the Environmental Statement (Annex B) August 2014. The scheme shall include: frequency and location of monitoring of surface and groundwater monitoring locations; method and nature of sampling including analysis suite (determinants). Thereafter monitoring shall be carried out pre, during and post development and reviewed in accordance with the approved scheme.

Reason: To prevent any deterioration of ground or surface waters ('controlled waters' as defined under the Water Resources Act 1991) and to accord with Policies CSP.1 and CSP.2 of the Core Strategy and Policies 28 and 29 of the Cinderford Northern Quarter Area Action Plan and the National Planning Policy Framework and National Planning Policy Guidance (Water supply, waste water and water quality).

49. If the monitoring scheme approved under 48 above shows any adverse risk of deterioration to water features (groundwater and surface water quality) proposals:

1. to investigate the cause of deterioration
  2. to remediate any such risks
  3. to monitor and amend any failures of the remediation undertaken,
- shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with the approved scheme.

Reason: To prevent any deterioration of ground or surface waters ('controlled waters' as defined under the Water Resources Act 1991) and to accord with Policies CSP.1 and CSP.2 of the Core Strategy and Policies 28 and 29 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework and National Planning Policy Guidance (Water supply, waste water and water quality).

50. Prior to the commencement of construction of the bridge crossing over Old Engine Brook as shown on drawing number 1704 revision 2 received 19 June 2014 and required for phase 1 of the spine road (as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014) a hydrogeological risk assessment of any piling or other foundation methods associated with the bridge shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To ensure the protection of controlled waters, particularly in the nearby Cinderford Brook/ Old Engine Brook and to accord with Policies CSP.1 and CSP.2 of the Core Strategy and Policy 28 of the Cinderford Northern Quarter Area Action Plan and to accord with the advice in the National Planning Policy Framework and National Planning Policy Guidance (Water supply, waste water and water quality).

51. Prior to the commencement of construction of the College on plot E1 as shown on plan(plan066\_DI\_19.11 revision 2 received 4 August 2014), a hydrogeological risk assessment of any piling or other foundation methods associated with the College shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To ensure the protection of controlled waters, particularly in the nearby Cinderford Brook/ Old Engine Brook and to accord with Policies CSP.1 and CSP.2 of the Core Strategy and Policy 28 of the Cinderford Northern Quarter Area Action Plan and to accord with the advice in the National Planning Policy Framework and National Planning Policy Guidance (Water supply, waste water and water quality).

52. With the exception of the crossing over Old Engine Brook and the College, plot E1, piling or any other foundation designs using penetrative methods shall not be permitted.

Reason: To ensure the protection of controlled waters, particularly in the nearby Cinderford Brook/ Old Engine Brook and to accord with the National Planning Policy Framework and National Planning Policy Guidance (Water supply, waste water and water quality) Policies CSP.1 and CSP.2 of the Core Strategy and Policy 28 of the Cinderford Northern Quarter Area Action Plan.

53. Prior to the commencement of development of each plot A1, A2, A3, B, C, D, F1, F2, G and H and phase 2 of the spine road as shown on plan 066\_DI\_19.11 revision 2 received 4 August 2014 and defined in paragraph 4.9 of the Addendum to the Environmental Statement Volume 2: Technical Report June 2014, a detailed site investigation for that plot or phase 2 of the spine road shall be undertaken by a competent person to determine the nature and extent of any instability. The results of the investigation together with a risk assessment by a competent person shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on that plot or phase 2 of the spine road.

Should the survey reveal an unacceptable risk to the future development on that plot or phase 2 of the spine road, a detailed scheme of remedial measures in the form of a remediation statement to render that plot or phase 2 of the spine road suitable for re-use shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on the relevant plot or phase 2 of the spine road. On completion of the remediation works on the relevant plot or phase 2 of the spine road, the developer shall sign a certificate which confirms that the works have been completed in accordance with the approved remediation statement for that plot or phase 2 of the spine road. The approved scheme shall be fully implemented prior to the relevant plot being occupied or phase 2 of the spine road first being brought into use.

Reason: To safeguard the interests of prospective users of the site in accordance with the National Planning Policy Framework, National Planning Policy Guidance (Land Stability) Policy CSP.1 of the Core Strategy and Policy 30 of the Cinderford Northern Quarter Area Action Plan.

54. The College hereby permitted shall not come into use until the car park has been laid out within the site for at least 200 cars to be parked. The car park shall be retained for that use thereafter.

Reason: To ensure that parking demand is not displaced onto the surrounding highway network to the detriment of highway safety, creating unsafe development that increases conflict between traffic and cyclists and pedestrians contrary to the National Planning Policy Framework and National Planning Policy Guidance (Design) and to accord with Policy CSP.1 of the Core Strategy and Policy 19 of the Cinderford Northern Quarter Area Action Plan.

55. Within six months of the date of this permission a car park management plan for plot E1 shall be submitted to and approved in writing by the LPA. The management plan shall include the following:
- i) Details of the access and egress arrangements, and details of any charging regime for the car park;
  - ii) Details of annual monitoring proposals of usage and impact, including the extent of displaced demand and impact on the transport network;
  - iii) Details of annual reporting of management and usage; and.
  - iv) Details of, and an implementation timetable of, interventions if parking supply is exceeded.

The approved car park Management Plan shall be implemented in accordance with the details and timetable therein and shall be continued thereafter.

Reason: To ensure that car parking demand is not displaced onto the surrounding highway network to the detriment of highway safety, creating unsafe development that increases conflict between traffic and cyclists and pedestrians contrary to the National Planning Policy Framework and National Planning Policy Guidance (Design) and to accord with Policy 19 of the Cinderford Area Action Plan.

56. The approved College travel plan (Appendix K of Appendix 9.1 of Addendum to Environmental Statement Volume 3: Figures and Appendices (June 2014) shall be implemented in accordance with the submitted details and timetable and shall be continued thereafter.

Reason: To ensure that opportunities for sustainable transport are taken up in accordance with the National Planning Policy Framework and National Planning Policy Guidance (Travel plans, transport assessments and statements in decision taking).

57. The college hereby permitted shall not be occupied until the street (including surface water drainage/disposal, vehicular turning head, street lighting) providing access from Broadmoor Road to the college has been completed in accordance with the approved plans with the carriageway to at least binder course level and the footways to surface course level.

Reason: In the interests of highway safety and to ensure that a safe and suitable access has been provided and to safeguard the visual amenities and to accord with Policy CSP.1 of the Core Strategy, Policy 15 of the Cinderford Area Action Plan and the advice in the National Planning Policy Framework and National Planning Policy Guidance (Design).

58. The new junction at Forest Vale/Broadmoor Road intersection shall be constructed in accordance with drawing number 205 rev 5 received 19 June 2014 before the College hereby permitted is first occupied.

Reason: In the interests of highway safety and to accord with Policy CSP.1 of the Core Strategy, Policy 15 of the Cinderford Area Action Plan and the National Planning Policy Framework and National Planning Policy Guidance (Design).

59. Prior to the commencement of phase 2 of the development as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014 full engineering details of a new junction at the Forest Vale and Broadmoor Road intersection broadly in accordance with drawing number 3511417R-HHC 238 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and completed in its entirety prior to the completed spine road between the A4136 and Broadmoor Road first opening to the public.

Reason: In the interest of highway safety and to accord with Policy CSP.1 of the Core Strategy, Policy 15 of the Cinderford Northern Quarter Area Action Plan and the National Planning Policy Framework and National Planning Policy Guidance (Design).

60. Prior to the commencement of development on each plot A1, A2, A3, B, C, D, E1, F1, F2, G and H (plan066\_DI\_19.11 revision 2 received 4 August 2014) a Construction Method Statement for that plot shall be submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period of that plot and shall:
- i) Specify the type and number of vehicles;
  - ii) Provide for the parking of vehicles of site operatives and visitors;
  - iii) Provide for the loading and unloading of plant and materials;
  - iv) Provide for the storage of plant and materials used in constructing the development;
  - v) Provide for wheel washing facilities;
  - vi) Specify the intended hours of construction operations;
  - vii) Measures to control the emission of dust and dirt during construction.

Reason: To reduce the potential impact on the public highway and to accord with the advice in the National Planning Policy Framework, National Planning Policy Guidance (Design) Policy CSP.1 of the Core Strategy and Policy 15 of the Cinderford Northern Quarter Area Action Plan.

61. The new junction at Broadmoor Road/Steam Mills Road intersection shall be constructed in accordance with the approved plans before the new spine road hereby permitted is first opened to the public.

Reason: In the interests of highway safety and to ensure safe and suitable access has been provided for all people and to safeguard the visual amenities of the locality and to accord with the advice in the National Planning Policy Framework, National Planning Policy Guidance (Design) Policy CSP.1 of the Core Strategy and Policy 15 of the Cinderford Northern Quarter Area Action Plan.



62. There shall be no vehicular access from the spine road hereby permitted onto the A4136 other than in accordance with that shown on the approved plans. There shall be no occupation of any building, other than the College hereby permitted, until the spine road, including the junction with the A4136 has been completed in its entirety. The existing access onto the A4136 shall then be closed to vehicular traffic in accordance with the details shown on drawings 3000/6 Rev 1 and 201 Rev 5 received 19 June 2014 and the landscaping details approved under condition 27 and maintained as such thereafter.

Reason: In the interests of highway safety and to ensure safe and suitable access has been provided for all people to accord with Policy CSP.1 of the Core Strategy, Policy 15 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework and National Planning Policy Guidance (Design).

63. Prior to the completion of the spine road as a vehicular route between the A4136 and Broadmoor Road, Cinderford a further assessment of the capacity of the St White's Road/Valley Road junction for the opening year of the entire spine road and 5 years hence shall be submitted to and approved in writing by the Local Planning Authority. Should the findings of the assessment indicate that the capacity of the junction were to be made significantly worse by the opening of the spine road a highway improvement scheme to mitigate the severe impact of the development shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be completed in accordance with the approved details in its entirety within 9 months of that approval.

Reason: In the interests of highway safety and to ensure safe and suitable access has been provided for all people to accord with Policy CSP.1 of the Core Strategy, Policy 15 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework and National Planning Policy Guidance (Design).

64. Prior to the commencement of development on plots A1, A2, A3, B, C, D, F1, F2, G and H (plan066\_DI\_19.11 revision 2 received 4 August 2014) a travel plan for each plot shall be submitted to and approved in writing by the Local Planning Authority. The travel plan should include details of:

- Objectives and targets for promoting sustainable travel;
- Details of appointment of a travel plan co-ordinator;
- Details of an annual monitoring and review process;
- Details of annual reporting; and
- Implementation timetable including the responsible body for each action.

The approved travel plan shall be implemented in accordance with the details and timetable therein and shall be continued thereafter.

Reason: To ensure that the opportunities for sustainable transport are taken up in accordance with the National Planning Policy Framework and National Planning Policy Guidance (Travel plans, transport assessments and statements in decision taking).

65. No building shall be occupied until the street (including surface water drainage/disposal, vehicular turning head, street lighting) providing access from the nearest public highway to that building has been substantially completed in accordance with the approved plans with the carriageway to at least binder course level and the footways to surface course level.

Reason: In the interests of highway safety and to ensure that safe and suitable access has been provided for all people and to safeguard the visual amenities of the area and to accord with the advice in the National Planning Policy Framework and National Planning Policy Guidance (Design) and Policy CSP.1 of the Core Strategy.

66. The details submitted under condition 2 shall include provision for properly consolidated and surfaced car parking and manoeuvring facilities (including provision for the disabled). Such facilities shall be provided prior to the development in Plots A1, A2, A3, B, C, D, F1, F2, G and H (plan066\_DI\_19.11 revision 2 received 4 August 2014) served by them being occupied and shall be kept permanently available for such use with the car parking spaces retained for parking only and the manoeuvring facilities for manoeuvring.

Reason: To ensure satisfactory provision of off street car parking and servicing facilities in the interests of road safety and amenity, having regard to Core Strategy Policy CSP.1, Policy 19 of the Cinderford Northern Quarter Area Action Plan and the National Planning Policy Framework and National Planning Policy Guidance (Design).

67. Prior to construction of phase 2 of the development (as defined as defined in paragraph 4.9 of the Addendum to Environmental Statement Volume 2: Technical Report June 2014) a detailed scheme for the provision of forestry access, including a vehicle barrier to access Hawkwell Inclosure from the south of the hammerhead and not extending beyond 45m. from the hammerhead shall be submitted to and approved in writing with the Local Planning Authority. The scheme shall be carried out in accordance with the approved details prior to the opening of the spine road in its entirety and thereafter similarly retained.

Reason: To allowed for continuity of forestry operations and in the interests of highway safety and to accord with Policy CSP.1 of the Core Strategy, Policy 15 of the Cinderford Northern Quarter Area Action Plan and the advice in the National Planning Policy Framework and National Planning Policy Guidance (Design).

68. Within six months of the opening of the College to the public, confirmation of Certification of BREEAM rating of not less than Excellent shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainability and to accord with the aims and objectives of the National Planning Policy Framework, National Planning Policy Guidance (Design), Policy CSP.2 of the Core Strategy and Policies 9 and 20 of the Cinderford Northern Quarter Area Action Plan.

69. Prior to the development of each plot A1, A2, A3, B, C, F1, F2, G and H as shown on drawing number 066\_DI\_19.11 revision 2 received 4 August 2014 a scheme for generating low carbon energy (as defined in the NPPF and technologies outlined in the Council's good practice guide) or thermal improvement from the building fabric; equivalent to 20% of the carbon dioxide emissions arising from the use of the development shall be submitted to and approved in writing by the Local Planning Authority. Development of each phase shall be carried out in accordance with the approved details.

Reason: To ensure the development complies with the requirements of the National Planning Policy Framework, advice in the National Planning Policy Guidance (Design) and Policy 33 of the Cinderford Northern Quarter Area Action Plan which require development over a certain size to generate a percentage of their own energy requirements.

70. Details submitted under condition 2 for each plot, A1, A2, A3, B, C, D, F1, F2, G and H ( as shown on drawing number 066\_DI\_19.11 revision 2 received 4 August 2014) shall include:
- i) Existing and proposed site and floor levels and sections through the site
  - ii) Noise mitigation strategy in accordance with section 10.93 of the Addendum to the Environmental Statement Volume 2: Technical Report June 2014.

The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that adequate information is available for the proper consideration of the detailed proposals in the interests of amenity and in accordance with Policy CSP.1 of the Core Strategy, the advice in the National Planning Policy Framework and National Planning Policy Guidance (Design and Noise).

71. The details submitted under condition 2 for each plot, A1, A2, A3, B, C, D, F1, F2, G and H ( as shown on drawing number 066\_DI\_19.11 revision 2 received 4 August 2014) shall include a Waste Minimisation Statement. It shall include:
- Details of the types and volumes of construction and demolition waste likely to be generated including measures to minimise, re-use and recycle that waste and minimise the use of raw materials.

- All construction and demolition waste to be re-used on site unless it can be demonstrated to the satisfaction of the Local Planning Authority that this is not the most sustainable option.
- Where waste is generated that cannot be re-used/recycled either on or off site the Detailed Waste Minimisation Statement must set out proposed measures for the disposal of this waste in an environmentally acceptable manner.
- Provision within the residential development of 'on-site' storage receptacles for recycling a range of materials as specified by the Local Planning Authority, at identified locations.
- Provision within commercial and business areas of facilities or allocated areas to sort, treat and manage a majority of the waste produced internal to each of those parts of the site.
- Suitable accessing arrangements for recycle/waste collection vehicles.

Thereafter all of these provisions shall be implemented in accordance with the agreed Waste Minimisation Statement for that plot.

Reason: To ensure that the development conforms with waste minimisation requirements in accordance with Policy 36 of the Gloucestershire Waste Local Plan and the Gloucestershire Waste Minimisation Supplementary Planning Document and Core Strategy Policies CSP.2, CSP.3 and CSP.4.

72. Precise details of the equipped play areas for Plot H and Plot G, including a programme of implementation and future management shall be submitted to and agreed in writing by the local planning authority prior to the commencement of development within the relevant plot. The play areas shall be provided, laid out and managed in accordance with the approved details and programme of implementation.

Reason: To ensure the proper provision of open space facilities to serve the area and to accord with Policy CSP.9 of the Core Strategy, the National Planning Policy Framework and the National Planning Policy Guidance (Design).

73. Precise details of the areas of open space provision for Plot G, Plot H and Plot C which shall be within 20m. of the outer boundaries of each plot as shown on drawing number drawing number 066\_DI\_19.11 revision 2 received 4 August 2014 including a programme of implementation and future management arrangements shall be submitted to and approved in writing by the LPA prior to the commencement of development within the relevant plot. The open space shall be provided, laid out and managed in accordance with the approved details and programme of implementation.

Reason: The Local Planning Authority wishes to ensure the satisfactory long term management of such open spaces in the interests of amenity and in accordance with Policy CSP.9 of the Core Strategy and to accord with the National Planning Policy Framework and National Planning Policy Guidance (Design).

**This permission relates to the following plans:**

<b>Drawing(s) Title</b>	<b>No.(s)</b>	<b>Received on:</b>
Location Plan	066_DI_04.05	17 April 2014
Block plan	066_DI_40.3 REVISION	19 June 2014
Land Use plan	066_DI_19.11 REVISION 2	4 August 2014
Other	066_DI_34.4 BUILDING HEIGHTS	19 June 2014
Other	066_DI-35.5 REVISION 2 MOVEMENT	4 August 2014
Illustrative drawing	066_DI_43.2 REVISION 2	4 August 2014
Site plan	7133 PL000 REV M	4 August 2014
Block plan	7133 PL01 REV A	13 June 2014
Proposed floor plans	7133 PL02 REV A	13 June 2014
Proposed floor plans	7133 PL03 REV A	13 June 2014
Roof plan	7133 PL04 REV B	13 June 2014
Proposed elevations	7133 PL05 REV C	10 July 2014
Sections or cross sections	7133 PL06 REV B	13 June 2014
Sections or cross sections	7133/PL11 REV B	13 June 2014
Other	7133 PL15 REV B PROPOSED VIEW 1	10 July 2014
Other	7133 PL16 REV B PROPOSED VIEW 2	10 July 2014
Other	7133 PL17 REV B PROPOSED VIEW 3	10 July 2014
Other	7133 PL18 REV C	10 July 2014
Other	7133 PL20 REV B PROPOSED VIEW 6	10 July 2014
Other	7133 PL25 REV C MATERIALS BOARD	10 July 2014
Sections or cross sections	7133 PL38 REV A	13 June 2014

Roof details	P13-253-M50-RF-20 P2	17 April 2014
Lighting details	E97-01-01	20 June 2014
Landscaping	05 REV C	19 June 2014
Landscaping	06 REV D	19 June 2014
Boundary Treatment	07 REV C	19 June 2014
Other	200 REV 7	4 August 2014
Road details	201 REV 5	19 June 2014
Road details	202 REV 5	19 June 2014
Road details	203 REV 5	19 June 2014
Road details	204 REV 5	19 June 2014
Road details	205 REV 5	19 June 2014
Sections or cross sections	206 REV 2	19 June 2014
Sections or cross sections	207 REV 1	19 June 2014
Road details	208 REV 1	19 June 2014
Road details	211 REV 1	19 June 2014
Road details	212 REV 1	19 June 2014
Road details	213 REV 1	19 June 2014
Road details	214 REV 1	19 June 2014
Road details	215 REV 1	19 June 2014
Road details	220 REV 1	19 June 2014
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Road details	231 REV 1	19 June 2014
Road details	232 REV 1	19 June 2014
Road details	233 REV 1	19 June 2014

Road details	234 REV 1	19 June 2014
Road details	235 REV 1	19 June 2014
Road details	3511417R-HHC 238 REV 1	17 September 2014
Drainage Details	501 REV 1	19 June 2014
Drainage Details	502 REV 1	19 June 2014
Drainage Details	503 REV 1	19 June 2014
Drainage Details	504 REV 2	4 August 2014
Drainage Details	505 REV 2	4 August 2014
Other	646	5 September 2014
Other	647	5 September 2014
Lighting details	1301 REV 3	4 August 2014
Lighting details	1302 REV 3	4 August 2014
Lighting details	1303 REV 3	4 August 2014
Lighting details	1304 REV 3	4 August 2014
Lighting details	1305 REV 3	4 August 2014
Other	1700 REV 2	19 June 2014
Other	1701 REV 2	19 June 2014
Other	1702 REV 2	19 June 2014
Other	1703 REV2	19 June 2014
Other	1704 REV2	19 June 2014
Proposed details	3000/01 REV 1	19 June 2014
Proposed details	3000/02 REV 1	19 June 2014
Proposed details	3000/03 REV 1	19 June 2014
Proposed details	3000/04 REV 2	4 August 2014
Proposed details	3000/05 REV 1	19 June 2014
Landscaping	3000/06 REV 1	19 June 2014

Landscaping	3000/07 REV 1	19 June 2014
Landscaping	3000/08 REV 1	19 June 2014
Landscaping	3000/09 REV 2	4 August 2014
Landscaping	3000/10 REV 2	4 August 2014
Landscaping	3000/11 REV 1	19 June 2014
Landscaping	3000/12 REV 1	19 June 2014
Landscaping	3000/13 REV 1	19 June 2014
Landscaping	3000/14	19 June 2014

#### NOTE

1. In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding. In addition in order to secure sustainable development which will improve the economic, social and environmental conditions of the area negotiations have been undertaken to address highway matters, issues relating to ecology and the stability of the site.
2. Further guidance on the Local Highway Authority's requirements can be found in its document entitled "Manual for Gloucestershire Streets" available on the Council's website.
3. The proposed development will involve works to be carried out on the public highway and the applicant/developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.
4. You are advised that a legal agreement dated the 26 February 2015 under Section 106 of the Town and Country Planning Act, 1990, relates to this site.
5. The Wildlife and Countryside Act 1981 makes it a criminal offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. Established working practice avoids works to any hedgerow, tree or other vegetation where birds may reasonably be expected to make their nest (such as scrub) between 1 March and 31 August in any year. Care should be taken outside of this exclusion period as variations in climate may extend the nesting season.



6. The applicant is advised that European Protected Species are present in the area and on the application site. A Natural England European Protected Species licence will be required prior to undertaking any works which are likely to impact on the relevant protected species. You are advised to seek advice from Natural England prior to undertaking any works.
7. Severn Trent Water advise that there is a public sewer located within the application site. Public Sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss your proposals. They will seek to assist you obtaining a solution which protects both the public sewer and the building.
8. Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to their adopted policy regarding new development and mine entries:  
<http://coal.decc.gov.uk/assets/coal/whatwedo/4265-policy-for-building-over-or-within-the-influencing.pdf>
9. Please note that an asbestos management plan will also be required under the terms of the Control of Asbestos Regulations 2012.
10. The Conservation of Habitats and Species Regulations 2010.

Due to the proposals proximity and potential relationship with the Wye Valley and Forest of Dean Bat Special Area of Conservation and the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, an Appropriate Assessment of the above proposal was undertaken by the Forest of Dean District Council, as a competent authority. The Council draws your attention to these protected sites and the content and implications of the Appropriate Assessment.

11. The applicant is advised that sheep roam in the area and that the layout of the development should take this into account.

*P.M. Williams*

Group Manager - Planning & Housing