

Conditions Schedule – V9

Land east of Kineton Road, Wellesbourne

29 May 2026

Conditions Schedule

Condition No.	Proposed Condition Wording	Comments
1.	Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development commences and the development shall thereafter be undertaken in accordance with the approved details. Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.	Both parties in agreement
2.	Application(s) for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of 18 months from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates: - (i) The expiration of 18 months from the date of this permission; or (ii) The expiration of two years from the final approval of the reserved matters; or (iii) In the case of approval on different dates, the final approval of the last such matter to be approved. Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	Appellant contend the condition should state: Application(s) for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of 2 years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates: - (i) The expiration of three years from the date of this permission; or (ii) The expiration of two years from the final approval of the reserved matters; or (iii) In the case of approval on different dates, the final approval of the last such matter to be approved. Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
3.	Except for any detail(s) required to be submitted in accordance with the requirements of any conditions attached to this grant of permission, and notwithstanding such detail(s) as may be indicated on the submitted drawing(s), in all other respects the development hereby permitted shall be carried out strictly in accordance with the following submitted plans and drawings: • Site Location Plan (drawing no: 01329-1001 revision C) • Parameter Plan (drawing no: 01329-2001 revision G) • Proposed Site Access Junctions with Visibility Splays (drawing no: T24596.001 revision D) Reason: To define the permission, but to also ensure clarity for the applicant/developer as to what additional details require further consent from the Local Planning Authority, notwithstanding detail(s) indicated on the submitted drawing(s), and to ensure that the development meets the design quality and environmental requirements of Policy CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031 and NDP Policies WW4 and WW7.	Both parties in agreement

4.	The Development hereby permitted shall be delivered in general accordance with the principles set out in the Design and Access Statement dated December 2025 and Illustrative Development Framework Plan (Drawing Number 01329-3000 Revision D). Reason: To define the permission, but to also ensure clarity for the applicant/developer as to what additional details require further consent from the Local Planning Authority, notwithstanding detail(s) indicated on the submitted drawing(s), and to ensure that the development meets the design quality and environmental requirements of Policy CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.	Both parties in agreement
5.	The number of residential dwellings (Class C3) hereby permitted shall not exceed 300 in number on the site. Reason: For the avoidance of doubt, to define the outline planning permission and to ensure that a comprehensive sustainable development of the site is undertaken in accordance with Policy CS.1 of the Stratford-on-Avon District Core Strategy 2011 to 2031.	Both parties in agreement
6.	The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any dwelling to the satisfaction of the Local Planning Authority. Reason: In the interests of Public Safety from fire and the protection of Emergency Fire Fighters in accordance with Policy CS.25 of the Stratford-on-Avon District Core Strategy 2011 to 2031.	Both parties in agreement
7.	Development shall not commence until clauses (a) and (b) have been complied with in respect of contamination: (a) A detailed site investigation shall be carried out and a Site Investigation Report submitted to and approved in writing by the Local Planning Authority. The Report shall detail all investigative works and sampling on site, together with results of analysis and risk assessment to any receptors. (b) Where unacceptable risk is identified by the Site Investigation Report, a proposed Remediation Strategy (including a Quality Assurance Scheme) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters. Reason: The approval of a Remediation Strategy prior to the commencement of development is fundamental to ensuring that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, 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 having regard to Policies CS.4, CS.5 and CS.9 of the Stratford on Avon District Council Core Strategy 2011-2031 and NDP Policies WW9, WW11 and WW12.	Both parties in agreement
8.	Prior to occupation of the development clauses (a), (b) and (c) shall be complied with in respect of remediation: (a) All remediation work approved under the Remediation Strategy in Condition 7 above shall be completed as approved and be carried out under the Quality Assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works, contamination is encountered which has not previously been identified, the additional	Both parties in agreement

	contamination shall be fully assessed and an appropriate remediation scheme and timescales shall be submitted to and approved in writing by the Local Planning Authority. (b) A Completion Report shall be submitted to and approved in writing by the Local Planning Authority. The Completion Report shall include details of the remediation works and Quality Assurance certificates to verify that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included together with the necessary waste transfer documentation detailing the waste materials that have been removed from the site. (c) A certificate signed by the developer shall be submitted to the Local Planning Authority confirming that the appropriate works have been undertaken as detailed in the Completion Report. 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, 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 having regard to Policies CS.4, CS.5 and CS.9 of the Stratford on Avon District Council Core Strategy 2011-2031 NDP Policies WW9, WW11 and WW12.	
9.	No development shall take place, including any demolition works, until details of a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be adhered to throughout the construction period. The Plan shall provide for: (a) the parking of vehicles of site operatives and visitors (b) loading and unloading of plant and materials, including the times of such loading and unloading (c) storage of plant and materials used in constructing the development or stockpiling during development (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate (e) wheel washing facilities including the location of wheel washing facilities (f) measures to control the emission of dust and dirt during construction (g) a scheme for recycling/disposing of waste resulting from demolition and construction works (h) No demolition and/or construction works (including the deliveries) shall take place outside 08.00 hours to 18.00 hours Mondays to Fridays; 08.00 hours to 13.00 hours on Saturdays or at any time on Sundays or Public Holidays) (i) details of any piling together with details of how any associated vibration will be monitored and controlled (j) the location and noise levels of any site electricity generators or industrial equipment and hours of use of such equipment (k) means of access and routing plan for construction traffic (l) management of surface water run-off (m) contact telephone number(s) and email address(es) of the site manager(s) these should be displayed on the site (n) details of external lighting required during construction (o) measures to prevent degradation of the public highway by construction vehicles. (p) No site security fencing may be erected on or within 1m of public footpath SB119a (unless closed by legal order) (q) Details of temporary buildings, compounds, structures, caravans or enclosures which are required in connection with the development hereby permitted. No temporary buildings, compounds, structures, caravans or enclosures shall be placed, stationed or erected on the site or adjacent land until details have been submitted to and approved in writing by the Local Planning Authority. Any	Part (q) updated to reflect discussions at the resumed Inquiry Both parties in agreement.

	matters covered by this condition shall thereafter only be sited in accordance with these approved details. Reason: To prevent harm being caused to the amenity of the area, and highway safety, in accordance with the provisions of Policies CS.9 and CS.26 of the Stratford-on-Avon Core Strategy (2011-2031) and NDP Policy WW9.	
10.	No demolition, site clearance or building operations of any type shall commence or equipment, machinery or materials brought onto site until a scheme for the protection of all existing trees and/or hedges has been submitted to and approved in writing by the Local Planning Authority. The tree/hedge protection measures within the scheme shall include and make reference to: (a) the submission of a Tree Protection Plan and appropriate working methods - the Arboricultural Method Statement in accordance BS5837:2012 Trees in relation to design, demolition and construction - Recommendations; (b) details of the erection of stout protective fencing in accordance with British Standard BS5837:2012, Clause 6.2; and (c) fencing shall be shown on the Tree Protection Plan and installed to the extent of the tree Root Protection Area (RPA) as defined in BS5837:2012 and as agreed in writing by the Local Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed from the site. Furthermore, the following work shall not be carried out within the Root Protection Area (RPA) of any retained tree or hedgerow, except with the prior written approval of the Local Planning Authority: • No materials, equipment, machinery or structure shall be attached to or supported by a retained tree or hedgerow, nor stored or stacked within said RPA; • No mixing of cement or use of other contaminating materials or substances shall take place within, or close to, an RPA that seepage or displacement could cause them to enter an RPA; • No fires shall be lit within any RPA or in a position where the flames could extend to within 5 metres of the foliage, branches or trunk of any retained tree or hedgerow within or adjacent to the site as per the requirements of BS5837 :2012; • Levels shall not be raised or lowered in relation to the existing ground level within the RPA of any retained tree or hedgerow; • No roots shall be cut, trenches dug or soil removed within the RPA of any retained tree or hedgerow; • No buildings, roads or other engineering operations shall be constructed or carried out within the RPA of any retained tree or hedgerow; and • No vehicles shall be driven over the area within the RPA of any retained tree or hedgerow. Reason: This is a pre-commencement condition and is imposed to ensure the wellbeing of the trees and hedges to be retained and continuity of tree cover and, maintaining and enhancing the quality and character of the area in accordance with Policy CS.5 of the Stratford-on-Avon District Core Strategy (2011-2031) and NDP Policies WW4, WW7 and WW1 and Part M of the Local Planning Authorities Development Requirements Supplementary Planning Document.	Both parties in agreement

11.	The development hereby permitted shall be carried out in general accordance with the recommended mitigation measures for retained habitats, protected and notable species contained in Section 5 of the Ecological Appraisal prepared by EDP Ltd, dated November 2025. Reason: To ensure protected species are not harmed by the development in accordance with Policy CS.6 of the Stratford-on-Avon District Core Strategy 2011-2031 and NDP Policy WW5.	Both parties in agreement
12.	Any application for reserved matters shall include a Construction Ecological Management Plan (CEMP) that is to be approved in writing by the Local Planning Authority. The CEMP, which shall be informed by up-to-date survey work for protected species as appropriate, will detail the mitigation and compensation measures for protected/notable species to be implemented during the demolition, site clearance and construction works, and any mitigation measures to be taken to ensure retained habitats are not adversely affected. The approved CEMP shall thereafter be implemented in full for the duration of the construction period, unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure protected species are not harmed by the development and to protect nearby retained habitat having regard to Policy CS.6 of the Stratford-on-Avon District Core Strategy 2011-2031 and NDP Policy WW5.	Both parties in agreement
13.	Any application for reserved matters shall include a Habitat Management and Monitoring Plan (HMMP) that is to be approved in writing by the local planning authority. The HMMP shall be for a minimum 30-year timeframe and its content shall include the following: (a) Description and evaluation of features to be managed. (b) Ecological trends and constraints on site that might influence management. (c) Aims and objectives of management. (d) Appropriate management options for achieving aims and objectives. (e) Prescriptions for management actions. (f) Preparation of a work schedule. (g) Details of the body or organisation responsible for implementation of the plan. (h) Ongoing monitoring and remedial measures. (i) Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. (j) Where results from monitoring show that conservation aims and objectives of the HMMP are not being met, the contingency and/or remedial actions that will be implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved HMMP shall thereafter be implemented in full, unless otherwise agreed in writing with the local planning authority. Reason: To ensure the development delivers a biodiversity net gain having regard to Policy CS.6 of the Stratford-on-Avon District Core Strategy 2011-2031 and NDP Policy WW5.	Both parties in agreement
14.	No development shall take place until the detailed design of the flood mitigation works and timetable for implementation, in general accordance with the indicative works set out within the approved Flood Risk Assessment (ref: RACE-RE-KRW-FRA08, revision 8, dated January 2026) have been submitted to and	Both parties in agreement

	approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and timetable therein. The scheme to be submitted shall: (i) Develop the conceptual measures (set out in Section 7 of the Hydraulic Model Report) into detailed engineering proposals (see "Informatives for the next stage of design" below). (ii) Provide engineering plans, cross-sections and standard details of the mitigations. (iii) Refine the post-development modelling to represent, in detail, the engineering proposals. (iv) Undertake independent review of the Baseline and Post-Development Model to ensure its robustness. Reason: To ensure the conceptual flood risk mitigation measures are designed and come forward to mitigate the risk of flooding to the development in line with Policy CS.4 of the Stratford-on-Avon District Core Strategy 2011-2031, NDP Policy WW12 and paragraph 181 of the NPPF.	
15.	No development shall take place until a detailed surface water drainage scheme for the site and timetable for implementation, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and timetable therein. The scheme to be submitted shall: 1. Limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical rain storm to the QBar Greenfield runoff rate (with a 20% reduction/betterment) of 12.16l/s for the site in line with the approved surface water drainage strategy (ref: RACE-RE-KRW-FRA08). 2. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS (such as permeable paving) shall be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design. 3. Provide detail drawings including cross sections, of proposed features such as permeable paving, attenuation features, and outfall structures. These shall be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753. 4. Provide detailed, network level calculations demonstrating the performance of the proposed system. This shall include: (a) Suitable representation of the proposed drainage scheme, details of design criteria used (incl. representation surcharged outfall conditions), and justification of such criteria where relevant. (b) Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events (c) Results shall demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results shall be provided as a summary for each return period. (d) Evidence shall be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals. 5. Provide plans such as external levels plans, supporting the exceedance and overland flow routeing provided to date. Such overland flow routing shall: (a) Demonstrate how runoff will be directed through the development without exposing properties to flood risk.	Both parties in agreement

	(b) Consider property finished floor levels and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels. (c) Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management shall not rely on calculations demonstrating no flooding. Reason: To prevent the increased risk of flooding; to improve and protect water quality and to improve habitat and amenity having regard to Policy CS.4 of the Stratford-on-Avon District Core Strategy 2011-2031, NDP Policy WW12.	
16.	Prior to the first occupation of the development hereby approved a Verification Report(s) for the installed flood mitigation measures (to be approved under Condition 14) and surface water drainage system (to be approved under Condition 15) has been submitted in writing by a qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include: 1. Any As-Built Drawings and accompanying photos. 2. Results of any performance testing undertaken as a part of the application process (if required / necessary). 3. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc. 4. Confirmation that the system is free from defects, damage and foreign objects. Reason: To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF, Policy CS.4 of the Stratford-on-Avon District Core Strategy 2011-2031 and NDP Policy WW12.	Both parties in agreement
17.	No occupation and subsequent use of the development shall take place until a detailed, site specific drainage maintenance plan shall be provided to and approved by the Local Planning Authority; the scheme shall subsequently be maintained in accordance with the approved plan. The maintenance plan to be submitted shall: 1. Provide the name of the party responsible, including contact name, address, email address and phone number 2. Include plans showing the locations of features requiring maintenance and how these should be accessed. 3. Provide details on how each relevant feature shall be maintained and managed for the lifetime of the development. 4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance Reason: To ensure the future maintenance of the sustainable drainage structures in accordance with Policy CS.4 of the Stratford-on-Avon District Core Strategy 2011-2031 and NDP Policy WW12.	Both parties in agreement
18.	No development shall take place until an Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This shall detail a strategy to mitigate the archaeological impact of the proposed development and shall be informed by the results of the archaeological work previously undertaken across the application site.	Both parties in agreement

	The development, and any archaeological fieldwork, post-excavation analysis, publication of results, archive deposition and public engagement detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document and the timetable set out therein. Reason: The agreement of archaeological works prior to the commencement of development is fundamental to ensure that an appropriate investigation and recording of potential archaeological deposits is secured, having regard to Policy CS.8 of the Stratford-on-Avon District Core Strategy 2011-2031 and NDP Policy WW5.	
19.	Any Reserved Matters application(s) in relation to the approval of Landscape details pursuant to Condition 1 shall include a Public Open Space Specification. For the purposes of this condition and Condition 20, "Public Open Space" shall mean the area to be provided pursuant to this permission within the site for recreation and amenity space purposes, whose exact location shall be determined as a result of a Reserved Matters application, which is to be permanently retained and maintained as open space to serve the development. The Public Open Space Specification shall include: (a) a plan showing the exact location and dimensions of the elements of the Public Open Space and managed communal spaces; (b) the design specification for the hard and soft landscaping elements of the Public Open Space and managed communal spaces; (i) planting plans, (ii) written specifications including cultivation and other operations associated with tree, plant and grass establishment. (iii) a schedule of plants noting species, plant sizes and proposed numbers/densities. (iv) existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate). (v) existing landscape features such as trees, hedges and ponds to be removed accurately plotted (where appropriate), and historic landscape features to be retained, removed or restored (where appropriate) (vi) existing and proposed finished ground levels (to include details of grading and contouring of earthworks and details showing the relationship of proposed mounding to existing trees and hedges and surrounding landform with cross sectional details where appropriate). (vii) the means of accommodating change in level (e.g. steps, retaining walls, ramps where appropriate) (viii) hard surfacing materials- details of manufacturer, type and design, colour and bonding pattern where appropriate. Samples may be required to be submitted and approved. (ix) the position and design of all site enclosures and boundary treatment specifying the type, height, composition and appearance (x) car parking layout for the POS, if necessary (xi) other vehicular and pedestrian areas (xii) minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, signage, lighting, cycle parking lifebuoys and rings etc). (xiii) the routing and depth of all proposed services within a 10m distance of any Public Open Space and managed communal space (c) The Public Open Space Specification shall be in compliance with the District Council's adopted Stratford-on-Avon Core Strategy and particularly 'Policy 25: Healthy Communities' or supplementary planning guidance/policy that may be adopted to replace or complement the same or as otherwise updated with the written agreement of the District Council;	Both parties in agreement with updated text for the condition. The Appellant has provided an example of how conditions 19 and 21 could be combined at condition 30

	(d) No new utilities, foul/surface water drainage or Sub-Station shall be located in, on or under the Public Open Space unless shown on an approved plan forming part of the permission or as agreed in writing with the Local Planning Authority prior to installation. (e) The Public Open Space shall thereafter be retained in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations). Reason: To ensure the environment of the development is improved and enhanced in accordance with Policies CS.9 and CS.25 of the adopted Stratford-on-Avon Core Strategy (2011-2031) and Part L of the Development Requirements SPD.	
20.	Prior to the commencement of the development hereby permitted, a scheme for the on-going Management and Maintenance of all the Public Open Space (as defined in Condition 19), subject to any transfer arrangements as set out in the S106 associated with this permission, shall be submitted to and approved in writing by the Local Planning Authority. The Public Open Space Management and Maintenance Scheme shall set out: (a) maintenance schedules, details of the nature and frequency of maintenance for all elements within the Public Open Space, measures to repair or replace any equipment (including play equipment), facilities, paths or hardstandings that become damaged, and to replace any trees, hedges, shrubs, flowers or turf which may die or become diseased, long term design objectives and BS standard of maintenance and repair to be achieved. (b) Management responsibilities, where the Owner retains the ownership of the Public Open Space or where a Management Company is created and constituted to manage the Public Open Space, including: (i) Mechanism for recovery of maintenance costs from each of the future owners of the Dwellings (ii) mechanisms that will be used by the Management Company to ring fence any funds paid to the Management Company, including the Public Open Space Commuted Sum required by the S106 associated with this permission, or received from each of the future owners of the Dwellings for use solely in relation to the management and maintenance of the Public Open Space on this site. (c) A timetable and phasing plan, as necessary, for the delivery of the Public Open Space, with timings for commencement of works through to completion of the relevant Public Open Space and subsequent maintenance period. The Maintenance period shall be not less than 12-months unless agreed otherwise in writing by the LPA and in any case until the responsibility for maintenance of the land is transferred in accordance with the transfer arrangements as set out in the S106 associated with this permission. The Public Open Space shall thereafter be managed and maintained in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations). Reason: To ensure the environment of the development is improved and enhanced in accordance with Policy CS.9 and CS.25 of the adopted Stratford-on-Avon Core Strategy (2011-2031) and Part L of the Development Requirements SPD	Both parties in agreement

21.	The Reserved Matters application in relation to the approval of Landscape details pursuant to Condition 1 shall include a Site Infrastructure Specification. For the purposes of this condition and Condition 22, "Site Infrastructure" shall mean all communally managed areas and features within the development site that do not form part of the Public Open Space (as defined in Condition 19) or the adopted highway, including but not limited to bin collection points, visitor parking spaces, incidental open space, planting around sustainable drainage features, internal footpaths, lighting, landscape buffers and any other areas or features managed communally, and for the avoidance of doubt does not include Public Right of Way 119a. The Site Infrastructure Specification shall include: (a) a plan showing the exact location and dimensions of the elements of the Site Infrastructure and managed communal spaces; (b) the design specification for the hard and soft landscaping elements of the Site Infrastructure; (i) planting plans, (ii) written specifications including cultivation and other operations associated with tree, plant and grass establishment. (iii) a schedule of plants noting species, plant sizes and proposed numbers/densities. (iv) existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate). (v) existing landscape features such as trees, hedges and ponds to be removed accurately plotted (where appropriate), and historic landscape features to be retained, removed or restored (where appropriate) (vi) existing and proposed finished ground levels (to include details of grading and contouring of earthworks and details showing the relationship of proposed mounding to existing trees and hedges and surrounding landform with cross sectional details where appropriate). (vii) the means of accommodating change in level (e.g. steps, retaining walls, ramps where appropriate) (viii) hard surfacing materials- details of manufacturer, type and design, colour and bonding pattern where appropriate. Samples may be required to be submitted and approved. (ix) the position and design of all site enclosures and boundary treatment specifying the type, height, composition and appearance (x) POS car parking layout if necessary (xi) other vehicular and pedestrian areas (xii) minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, signage, lighting, cycle parking lifebuoys and rings etc). (xiii) the routing and depth of all proposed services within a 10m distance of any Public Open Space and managed communal space. The Site Infrastructure shall be in compliance with the District Council's adopted Stratford-on-Avon Core Strategy and particularly 'Policy 25: Healthy Communities' or supplementary planning guidance/policy that may be adopted to replace or complement the same or as otherwise updated with the written agreement of the District Council; The Site Infrastructure shall thereafter be retained in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations Reason: To ensure the environment of the development is improved and enhanced in accordance with Policies CS.9 and CS.25 of the adopted Stratford-on-Avon Core Strategy (2011-2031) and Part L of the Development Requirements SPD.	Both parties in agreement with updated text for the condition. The Appellant has provided an example of how conditions 19 and 21 could be combined at condition 30
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22.	Prior to the commencement of the development hereby permitted, a scheme for the on-going Management and Maintenance of all the Site Infrastructure (as defined in Condition 21), shall be submitted to and approved in writing by the Local Planning Authority. The Site Infrastructure Management and Maintenance Scheme shall set out: (a) maintenance schedules, details of the nature and frequency of maintenance for all elements within the Site Infrastructure, measures to repair or replace any equipment, facilities, paths or hardstandings that become damaged, and to replace any trees, hedges, shrubs, flowers or turf which may die or become diseased, long term design objectives and BS standard of maintenance and repair to be achieved. (b) A timetable and phasing plan, as necessary, for the delivery of the Site Infrastructure, with timings for commencement of works through to completion of the relevant Site Infrastructure and subsequent maintenance period. The Maintenance period shall be not less than 12-months unless agreed otherwise in writing by the LPA and in any case until the responsibility for maintenance of the land is transferred in accordance with the transfer arrangements as set out in the S106 associated with this permission. The Site Infrastructure shall thereafter be managed and maintained in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations). Reason: To ensure the environment of the development is improved and enhanced in accordance with Policy CS.9 and CS.25 of the adopted Stratford-on-Avon Core Strategy (2011-2031) and Part L of the Development Requirements SPD.	Both parties in agreement
23.	Any application(s) for reserved matters shall include a detailed levels strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following: (a) Existing site levels across the entire site, shown on a topographical survey with spot heights and contours at a maximum of 5m intervals, including cross-sections to illustrate the full slope gradient; (b) Proposed site levels, clearly identifying: (i) Any areas of cut and fill, (ii) Formation of terraces or plateaus, (iii) Proposed slopes or embankments (with gradients), (iv) Interface with existing landforms and vegetation; (v) the means of accommodating change in level (e.g. retaining walls, steps, railings, walls, gates or other supporting structures, ramps); (c) The finished floor levels (FFLs) of all buildings, showing the vertical relationship between dwellings/buildings, access roads, garages, garden levels, and existing ground levels; (d) The maximum ridge heights and overall building heights (including chimneys and parapets) of all proposed structures, measured from finished ground levels and related back to a fixed datum point; (e) Details of retaining structures, boundary treatments (e.g. walls or fences), and any necessary balancing of cut and fill to minimize import/export of material and retain the natural landform as far as reasonably practicable; The development shall be carried out in accordance with the approved strategy. Reason: To ensure the proposed development responds appropriately to the site's topography, respects the character of the surrounding area, safeguards residential amenity and public visual amenity, and to	Both parties in agreement

	enhance the setting within the immediate locality, in accordance with Policies CS.5, CS.6, CS.9 and AS.10 of the Stratford-on-Avon District Core Strategy 2011-2031 and NDP Policies WW4, WW9 and WW11.	
24.	The Climate Change Checklist (CCC) at Appendix 1 to Part V of the Development Requirements Supplementary Planning Document shall be submitted to the Local Planning Authority for approval as part of any reserved matters application(s) relating to layout and appearance. All mitigation measures indicated in the CCC shall be illustrated on the plans and/or in the documents submitted with that/those application(s) as appropriate. Mitigation measure relevant to each dwelling are to be implemented prior to first occupation of that dwelling. Reason: To ensure sustainability measures are taken into account in the development, having regard to Policies CS.1, CS.2 and CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031 and Part V of the Development Requirements SPD.	Both parties in agreement
25.	No dwelling shall be occupied until it has been provided with a connection to facilitate superfast Broadband connectivity. Reason: To ensure the delivery of appropriate and essential infrastructure, having regard to Policy CS.26 of the Stratford-on-Avon District Core Strategy 2011-2031.	Both parties in agreement
26.	Before preparation of any groundworks and foundations for the development hereby permitted, full details of all service runs shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location of all existing services above and below ground and the location of all proposed services (e.g. drainage, power, communications cables, pipelines etc.) including routes, supports etc. Such details shall be included on a plan which also illustrates the accurate location of trees to be retained on the development site. The development shall be carried out in accordance with the approved details. Reason: In the interests of protecting and preserving all existing trees and hedgerows and ensuring all proposed trees and hedges are able to be planted without adversely affecting service runs or being adversely affected, having regard to Policies CS.2, CS.6, CS.7, CS.9 and CS.25 of the Stratford-on-Avon District Core Strategy 2011-2031, NDP Policies WW4, WW7, WW9 and WW11 and Part M, N and V of the Local Planning Authorities Development Requirements SPD.	Both parties in agreement
27.	Prior to the commencement of the development hereby submitted, a scheme for active travel infrastructure and off-site highway works, including pedestrian crossing facilities, pedestrian footpath improvement, cycle-path improvements and the provision of two mini-roundabout junctions, as shown indicatively on plans T24596 004 rev D, T24596 005 rev D, T24596 007 and T24596 008 rev D shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an arboricultural method statement identifying measures to protect trees affected by the active travel infrastructure improvements and any mitigation measure contained therein shall be undertaken in accordance with the approved details. The pedestrian crossing facilities and footpath improvements shall be delivered prior to the occupation of the first dwelling. The provision of two mini-roundabout junctions shall be delivered prior to the occupation of 50% of the dwellings.	Updated to reflect discussions in relation to mini roundabouts and also off site trees, and delivery triggers as discussed at the resumed Inquiry. Both parties in agreement.
28.	No dwelling shall be occupied until the access has been laid out and constructed in accordance with the approved drawing T24596 001 rev D and details pursuant to condition 29.	Condition updated to reflect comments requesting the access to be delivered pre-occupation. Both parties in agreement.

29.	Notwithstanding the details shown on plan ref. T24596.001 Rev D (Proposed Site Access Junctions with Visibility Splays), no development shall commence until a scheme to secure cycle provision on both sides of the carriageway at the northern site access junction with Wellesbourne Road has been submitted to and approved in writing by the Local Planning Authority. The scheme for site access shall include details of a raised table cycle crossing point within the site to connect these two cycle routes and shall be submitted with an accompanying Stage 1 Road Safety Audit.	Both parties in agreement. Matter addressed further within Transport Note to be shared by Friday 8 May.
30.	The Reserved Matters application in relation to the approval of Landscape details pursuant to Condition 1 shall include a Public Open Space Specification and a Site Infrastructure Specification. For the purposes of this condition and Condition 20, "Public Open Space" shall mean the area to be provided pursuant to this permission within the site for recreation and amenity space purposes, whose exact location shall be determined as a result of a Reserved Matters application, which is to be permanently retained and maintained as open space to serve the development. For the purposes of this condition and Condition 22, "Site Infrastructure" shall mean all communally managed areas and features within the development site that do not form part of the Public Open Space or the adopted highway, including but not limited to bin collection points, visitor parking spaces, incidental open space, planting around sustainable drainage features, internal footpaths, lighting, landscape buffers and any other areas or features managed communally, and for the avoidance of doubt does not include Public Right of Way 119a. . The Public Open Space Specification shall include: (a) a plan showing the exact location and dimensions of the elements of the Public Open Space and Site Infrastructure and managed communal spaces; (b) the design specification for the hard and soft landscaping elements of the Public Open Space and managed communal spaces and Site Infrastructure; (i) planting plans, (ii) written specifications including cultivation and other operations associated with tree, plant and grass establishment. (iii) a schedule of plants noting species, plant sizes and proposed numbers/densities. (iv) existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate). (v) existing landscape features such as trees, hedges and ponds to be removed accurately plotted (where appropriate), and historic landscape features to be retained, removed or restored (where appropriate) (vi) existing and proposed finished ground levels (to include details of grading and contouring of earthworks and details showing the relationship of proposed mounding to existing trees and hedges and surrounding landform with cross sectional details where appropriate). (vii) the means of accommodating change in level (e.g. steps, retaining walls, ramps where appropriate) (viii) hard surfacing materials- details of manufacturer, type and design, colour and bonding pattern where appropriate. Samples may be required to be submitted and approved. (ix) the position and design of all site enclosures and boundary treatment specifying the type, height, composition and appearance (x) car parking layout for the POS, if necessary (xi) other vehicular and pedestrian areas	Updated text to reflect the combination of Conditions 19 and 21.

	(xii) minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, signage, lighting, cycle parking lifebuoys and rings etc). (xiii) the routing and depth of all proposed services within a 10m distance of any Public Open Space and managed communal space (c) The Public Open Space Specification and Site Infrastructure Specification shall be in compliance with the District Council's adopted Stratford-on-Avon Core Strategy and particularly 'Policy 25: Healthy Communities' or supplementary planning guidance/policy that may be adopted to replace or complement the same or as otherwise updated with the written agreement of the District Council; (d) No new utilities, foul/surface water drainage or Sub-Station shall be located in, on or under the Public Open Space or Site Infrastructure unless shown on an approved plan forming part of the permission or as agreed in writing with the Local Planning Authority prior to installation. (e) The Public Open Space and Site Infrastructure shall thereafter be retained in accordance with the approved details Reason: To ensure the environment of the development is improved and enhanced in accordance with Policies CS.9 and CS.25 of the adopted Stratford-on-Avon Core Strategy (2011-2031) and Part L of the Development Requirements SPD.	
31.	No development shall commence until a scheme to ensure that there is a net biodiversity gain as a result of the development has been submitted to and approved in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the relevant DEFRA biodiversity offsetting metric. The development shall be carried out in accordance with the approved scheme.	Both parties in agreement should the Inspector be minded to include the condition