

Table 1 sets out the proposed amendments to conditions secured under the original permission, together with the introduction of a new condition to address statutory Biodiversity Net Gain requirements.

Table 1: Proposed Changes to Planning Conditions of Full Planning Permission 25/00461/FUL

Cond No.	Existing Condition Wording	Proposed Condition Wording
3	No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to, and approved in writing, by the Local Planning Authority. For the land and structures that are included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI" The "Programme of Work" referred to will in this case be the historic building survey recording during development, in accordance with the Specification to be agreed. Reason: To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss in	For the land and structures that are included within the Written Scheme of Investigation for Historic Building Recording (Level 3) (Ref. MK1187) by Cotswold Archaeology dated July 2025, demolition/development shall be carried out in accordance with the Written Scheme of Investigation and the Historic Building Recording and Investigation (Level 3) (Ref. MK1187_1) by Cotswold Archaeology dated September 2025 unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024)

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4	No demolition/development shall take place until a Scheme of Mitigation for the loss of the original building has been submitted to, and approved in writing, by the Local Planning Authority. The Scheme shall include details of memorial plaques, memorabilia, interpretation boards and detail the reuse of external materials in the development. Thereafter the mitigation scheme shall be completed in accordance with the approved details prior to first use of the development hereby approved and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure a satisfactory record and display of the Cottage Hospital to allow for ongoing appreciation of the original hospital and its communal interest and to advance understanding of the significance of the affected asset once lost in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).	4a) Interim Scheme (Pre-Demolition) Demolition/development shall be carried out in accordance with the Interim Scheme of Mitigation (MK1461) by Cotswold Archaeology dated July 2026 unless otherwise agreed in writing by the Local Planning Authority. The Interim Scheme includes details of temporary interpretation boards to be displayed on site and details of a suitable storage location for any memorabilia and external material salvaged during the demolition. The interim scheme approved under part a) shall be implemented in accordance with the approved Interim Scheme of Mitigation and remain in situ until a final scheme of mitigation, either on the site or within the wider hospital site is submitted to, and approved in writing, by the Local Authority. 4b) Final Scheme (Pre-Occupation) Prior to occupation of the development, a final scheme of mitigation shall be submitted to, and approved in writing, by the Local Planning Authority. The final Scheme shall include details of memorial plaques, memorabilia, interpretation boards and detail the reuse of external materials to be used in the development, or wider hospital site.

		Thereafter the final mitigation scheme approved under part b) shall be completed in accordance with the approved details prior to first use of the development hereby approved and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure a satisfactory record and display of the Cottage Hospital to allow for ongoing appreciation of the original hospital and its communal interest and to advance understanding of the significance of the affected asset once lost in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).
6	No demolition/development shall commence until details of the Project Arboriculturist have been submitted to, and approved in writing, by the Local Planning Authority. Details shall include their name, company name, telephone number, email address and qualifications. Thereafter the development shall be carried out in accordance with Section 4 and Appendix 7 of the submitted Arboricultural Impact Assessment by Geosphere Environmental dated 25/04/2025 including: • Schedule of Arboricultural Supervision • Installation of protective barriers • Supervised excavation in the Root Protection Areas • Requirement for specialist foundations to be designed by an engineer and authorised by the Project Arborist • Replacement planting	The development shall be carried out in accordance with Section 4 and Appendix 7 of the submitted Arboricultural Impact Assessment by Geosphere Environmental dated 25/04/2025 including: • Schedule of Arboricultural Supervision • Installation of protective barriers • Supervised excavation in the Root Protection Areas • Requirement for specialist foundations to be designed by an engineer and authorised by the Project Arborist • Replacement planting In accordance with the schedule of arboricultural supervision, the development shall be carried out under the supervision of the Project Arboriculturist identified in the document 'Details of Project

	In accordance with the submitted Arboricultural Impact Assessment monthly monitoring by the appointed Project Arborist will occur during construction. Monitoring reports from the Project Arboriculturist will be submitted to the Local Planning Authority within 5 working days of any request by the Local Planning Authority. Should the Project Arborist change during construction the details of the new arborist shall be submitted to the Local Planning Authority within 5 working days of their appointment. Reason: To ensure that satisfactory tree protection measures are undertaken throughout construction and to ensure a satisfactory form of development in accordance with Policies DM6 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).	Arboriculturist' (Ref. 699.24) prepared by Red Kite dated 20 July 2025. In accordance with the submitted Arboricultural Impact Assessment monthly monitoring by the appointed Project Arborist will occur during construction. Monitoring reports from the Project Arboriculturist will be submitted to the Local Planning Authority within 5 working days of any request by the Local Planning Authority. Should the Project Arborist change during construction the details of the new arborist shall be submitted to the Local Planning Authority within 5 working days of their appointment. Reason: To ensure that satisfactory tree protection measures are undertaken throughout construction and to ensure a satisfactory form of development in accordance with Policies DM6 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).
20	Prior to commencement of the development a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following. a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).	Demolition/development shall be carried out in accordance with the Construction Ecological Management Plan (CEMP) – Addendum for demolition prepared by Red Kite dated 15/07/2026. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: To conserve protected and Priority species in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies

	d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: To conserve protected and Priority species in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).	Development Plan Document (2016) and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).
23	Prior to commencement of the development a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, including: a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;	Prior to commencement of the development (excluding demolition) a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, including: a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;

- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

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	Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.	Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.
24	New condition proposed pursuant to this Section 73 application to address the statutory Biodiversity Net Gain requirements.	Prior to commencement of development (excluding demolition) a Biodiversity Net Gain Plan shall be submitted to and approved by the local authority. The plan shall demonstrate how a biodiversity net gain of at least 10% will be achieved against the pre-development value by way of on-site habitat creation and enhancement and/or off-site habitat creation and enhancement and/or purchase of biodiversity units or statutory credits. The approved measures shall be implemented in full and thereafter maintained for a period of not less than 30 years. Reason: To secure the delivery of a biodiversity net gain of at least 10% in accordance with the requirements of Schedule 7A of the Town and Country Planning Act 1990.