

**SECTION 2 – ITEM 7**

<b>Application No:</b>	20/P/0692/NMA	<b>Target date:</b>	15.04.2020
<b>Case officer:</b>	Neil Underhay	<b>Extended date:</b>	31 May 2020
<b>Parish/Ward:</b>	Locking Hutton And Locking	<b>Ward Councillors:</b>	Councillor Mike Solomon Councillor Terry Porter
<b>Applicant:</b>	North Somerset Council		
<b>Proposal:</b>	Non material amendment application to amend wording of conditions 5, 6, 36 and 37 attached to permission 16/P/2758/RG4 (outline planning I for the erection of 700 dwellings etc o allow for the proposed site to be delivered in phases		
<b>Site address:</b>	Land to the south of Locking Head Drove, Locking		

**COUNCIL APPLICATION AND COUNCIL OWNED LAND**

**Summary of recommendation**

It is recommended that the application be **APPROVED**. The full recommendation is set out at the end of this report.

**Process**

This application is for a “non-material amendment”\_to the original permission. The non-material amendment process was introduced into the planning system to allow insignificant changes to be agreed without the submission of an entirely new planning application. It is not an application for planning permission and the decision on it relates only to the amendments being sought to the original permission which still stands.

**Background**

The proposed amendments relate to outline planning permission (reference number 16/P/2758/RG4) which was granted on 12 January 2018 to develop the Council land at Locking Parklands for 700 dwellings; 14,500 square metres of office floorspace; a retail unit; a 420-place primary school with associated playing fields; landscaping; allotments; open space and infrastructure works.

The permission was subject to 39 planning conditions. A S106 must be completed with any subsequent developer before the permission is commenced. This formed condition 37 of the planning permission as the Council cannot enter into a S106 agreement with itself.

The conditions proposed to be amended are set out below with a table attached as appendix 1 showing the existing and proposed wording.

## The Site

The site is towards the centre of the Parklands village development area. The land is owned by North Somerset Council (NSC). It comprises approximately 33.7 hectares of relatively flat agricultural fields divided by hedgerows. A Public Right of Way (reference AX20/8/20) crosses the site close to the western boundary. Other development areas at Parklands includes Mead Realisations land to the west and St. Modwen's/Home England land to the south. Locking Head Farm, including a Grade II Listed Building and Motte & Bailey Scheduled Ancient Monument, is situated to the west of the site. The Grumblepill Rhyne adjoins the eastern boundary of the site. This joins with Cross Rhyne which forms the boundary between the NSC land and that controlled by St. Modwen /Homes England. Surface water from the site is currently drained via field drains or ditches to the system of rhynes that flow east and west across the site and subsequently to either the Grumblepill or Cross Rhyne.

## The Application

At the time the outline planning application was made (2017), the Council had intended that the entire proposal would be carried out as a single-phase development. Subsequent marketing however indicated that there is a better prospect of securing market interest and delivery if the development site is split into two smaller areas. A plan submitted with the application outlines each area. Phase 1 is expected to comprise circa 425 dwellings and Phase 2 would include 275 dwellings. Some small flexibility on final numbers for each area may be necessary due to procurement arrangements, provided that the overall housing numbers and other elements of the development remain within the scope of the outline permission 16/P/2758/RG3.

Some conditions in the outline permission however require that no development can commence until certain details for the entire development area are approved. This comprises design codes (conditions 5 and 6), archaeological investigation (condition 36) and planning obligations (condition 37) being approved for the entire development area.

This application seeks permission to amend the wording of conditions 5, 6, 36 and 37 respectively so that such details can be approved for each for development area, as opposed to the entire site. This type of application is known as a 'Non-Material Amendment'.

## Proposed amendments to conditions

The original planning conditions and reasons are shown below. The **bold text** highlights proposed new wording with text to be removed shown as crossed through.

### Condition 5

**With the exception of a first Reserved Matters application for the point of access,** prior to the submission of the first of the Reserved Matters applications **for each phase,** 'Design Codes' for ~~the site~~ **that phase of the site** shall be submitted to and approved in writing by the Local Planning Authority. These shall comply with the approved Parameter Plans and shall elaborate the concepts set out in the Design and Access Statement to include the following elements:

a) How development adjacent to the Grumblepill Rhyne will provide an attractive interface with the rhyne and retain a 'dark vegetated corridor' (artificial lighting not exceeding 0.5 lux within 10 metres of the rhyne).

b) How the outer facing perimeter of built development (excluding those boundaries which adjoin other development areas at 'Parklands') will be detailed to create an attractive and soft green edge to the development.

c) How 'route' typologies including the different road hierarchy, footpaths and shared foot / cycle paths and development alongside these routes will be designed and treated to create a distinct and legible development. These shall consider how soft landscaping, trees, street lights, bus stops and services will be incorporated into design.

d) How different Character Areas or neighbourhoods will be created and how this fits-in with the wider Parklands development.

e) How the Green Infrastructure set out in the Landscape Parameters Plan will be designed to create a hierarchy and connection between green spaces.

All Reserved Matters applications shall accord with the approved 'Design Codes' unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority wish to ensure that **Reserved Matters determinations** applications for ~~Reserved Matters~~ follow a properly coordinated site-wide design approach, which recognises the unique features of the site and creates a distinct, attractive and highly legible development and in accordance with policy CS30 of the North Somerset Core Strategy.

#### Condition 6

**With the exception of a first Reserved Matters application for the point of access,** prior to the submission of the first of the Reserved Matters applications **for each Phase,** a vehicle, cycling, and pedestrian strategy showing the indicative location of strategic roads, pedestrian and cycle paths throughout **that Reserved Matters part of the site** ~~the development~~ and how they fit in with the wider 'Parklands' development area shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

a) The pedestrian and cycle routes shall demonstrate how the development will be designed to provide safe and convenient access to employment areas, community uses, schools, open spaces and other key services.

b) All routes that are proposed to continue on to adjoining land in different ownership must show how they have been designed to align and integrate with routes on adjoining land.

**With the exception of a first Reserved Matters application for the point of access,** all Reserved Matters **shall accord** applications ~~shall be designed to accord~~ with the approved walking and cycling strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a comprehensive walking and cycling strategy is prepared for the site, in accordance with Policy T10 of the North Somerset Core Strategy.

Condition 36

No development **proposed by any Reserved Matters application** shall take place until an archaeological Written Scheme of Investigation (WSI) has been submitted to and approved, in writing, by the local planning authority **for the area of that Reserved Matters application**. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI shall include:

- The statement of significance and research objectives; and
- The programme and methodology of site investigation and recording (including geoarchaeological evaluation and palaeo-environmental sampling); and
- The nomination of a competent person or persons or organisation to undertake the agreed works; and
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination; and
- The deposition of resulting material.

The development shall not take place except in complete accordance with the details and programme set out in the approved WSI.

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, policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies). An agreed WSI is required before any other works take place to ensure appropriate mitigation and contingency strategies are provided should significant remains be encountered the programme of work.

Condition 37

**With the exception of a first Reserved Matters application for the point of access**, no development **proposed by any reserved matters application** shall commence or take place until all persons with an interest in the land within **that Reserved Matters area** have entered into and duly completed a section 106 agreement with the Council for the provision of financial contributions and/or works in kind for affordable housing, pre-school, primary school and secondary school places and (if applicable) school transport; the Weston Villages Strategic Flood Solution; public/sustainable modes of transport and highway works/mitigation; public rights of way and cycle/bridleway routes; public open space and its maintenance; on-site community facilities; employment-led requirements and any other reasonable requirements to meet the planning policies of the Council unless otherwise secured by the provisions of the Community Infrastructure Levy.

Reason: To ensure the delivery of the necessary infrastructure in accordance with policies CS16 and CS34 of the North Somerset Core Strategy and policies DM70 and DM71 of the North Somerset Sites and Policies Plan Part 1.

**The Development Plan**

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

<b>Policy Ref</b>	<b>Policy heading</b>
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS9	Green infrastructure
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS13	Scale of new housing
CS14	Distribution of new housing
CS15	Mixed and balanced communities
CS16	Affordable housing
CS25	Children, young people and higher education
CS26	Supporting healthy living and the provision of health care facilities
CS27	Sport, recreation and community facilities
CS28	Weston super Mare
CS30	Weston villages
CS34	Infrastructure delivery and Development Contributions

Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

<b>Policy</b>	<b>Policy heading</b>
DM1	Flooding and drainage
DM2	Renewable and low carbon energy
DM6	Archaeology
DM8	Nature Conservation
DM9	Trees
DM10	Landscape
DM19	Green infrastructure
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM25	Public rights of way, pedestrian and cycle access
DM26	Travel plans
DM28	Parking standards
DM32	High quality design and place making
DM33	Inclusive access into non-residential buildings and spaces
DM34	Housing type and mix
DM42	Accessible and adaptable housing and housing space standards
DM69	Location of sporting, cultural and community facilities
DM70	Development infrastructure
DM71	Development contributions, Community Infrastructure Levy and viability

Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018)

The following policies are particularly relevant to this proposal:

<b>Policy</b>	<b>Policy heading</b>
SA1	Allocated residential sites (10 or more units)
SA2	Settlement boundaries and extension of residential curtilages
SA7	Strategic Gaps

**Other material policy guidance**

National Planning Policy Framework (NPPF) (February 2019)

The following is particularly relevant to this proposal:

<b>Section No</b>	<b>Section heading</b>
1	Introduction
2	Achieving Sustainable Development
3	Plan-making
4	Decision-taking
5	Delivering a sufficient supply of homes
6	Building a strong, competitive economy
8	Promoting healthy and safe communities
9	Promoting sustainable transport
10	Supporting high quality communications
11	Making effective use of land
12	Achieving well designed places
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

**Consultations**

No public comments received to date.

**Principal Planning Issues**

Conditions 5, 6 and 36

The proposed changes to conditions 5, 6 and 36 are inconsequential and do not alter the objective or reason for them being imposed. The proposed changes are therefore considered to be non-material and there are no planning objections to them. The amendment to allow for the construction of the point of access into the site will allow access for any necessary pre-commencement work that needs to be undertaken. It will enable more flexibility from a marketing perspective and give greater time for the submission of other reserved matters. It also allows the outline permission to remain extant. This will permit prospective developers more time to collaboratively work with the Council on matters covered by the four conditions.

Condition 37

Since outline planning permission 16/P/2758/RG3 predates the Council's Community Infrastructure Levy (CIL) becoming operative in 2018, it is likely that most if not all the required planning obligations will be secured under a S106 Agreement. It is however prudent to retain some flexibility in this condition should some requirements be subsequently found to apply under CIL. Hence, the inclusion of reference to CIL in the proposed revision to this condition is sensible.

The main impact of the proposed amendment is that separate S106 Agreements (and CIL payments if necessary) will be required for each development area. The requirements of each S106 will be drafted during the procurement process to provide certainty to prospective developers. This will also ensure that coordination between each development area is achieved and that key services and infrastructure (funding or works) are delivered in a timely manner that is proportionate to each development. Some works or funding streams will depend on the pooling of revenue from different phases or parts of the wider 'Parklands' development area, which is normal. As above this will enable the outline permission to remain live whilst prospective developers collaboratively work with the Council on matters in this condition.

The proposed changes to this condition are within the scope of a Non-Material amendment and there are no planning objections to the proposed amendments to this condition.

**Natural Environment and Rural Communities (NERC) Act 2006**

The proposed development will not have a material detrimental impact upon bio-diversity.

**The Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

Not required for this application.

**The Crime and Disorder Act 1998**

The proposed development will not have a material detrimental impact upon crime and disorder.

**Local Financial Considerations**

No issues raised by this application.

**Conclusion**

The proposed changes to conditions 5, 6, 36 and 37 are 'non material amendments' and there is no objection to the wording of these conditions. All other planning conditions from outline planning permission 16/P/2758/RG3 are unaffected by this application.

The existing and proposed wording of the conditions are shown in the table attached as appendix 1 to this report.

**RECOMMENDATION:** The amendments to the wording of conditions 5, 6, 36 and 37 be **APPROVED** for the reasons stated in the report as follows:

Condition 5

With the exception of a first Reserved Matters application for the point of access, prior to the submission of the first of the Reserved Matters applications for each phase, 'Design Codes' for that phase of the site shall be submitted to and approved in writing by the Local Planning Authority. These shall comply with the approved Parameter Plans and shall elaborate the concepts set out in the Design and Access Statement to include the following elements:

- a) How development adjacent to the Grumblepill Rhyne will provide an attractive interface with the rhyne and retain a 'dark vegetated corridor' (artificial lighting not exceeding 0.5 lux within 10 metres of the rhyne).
- b) How the outer facing perimeter of built development (excluding those boundaries which adjoin other development areas at 'Parklands') will be detailed to create an attractive and soft green edge to the development.
- c) How 'route' typologies including the different road hierarchy, footpaths and shared foot / cycle paths and development alongside these routes will be designed and treated to create a distinct and legible development. These shall consider how soft landscaping, trees, street lights, bus stops and services will be incorporated into design.
- d) How different Character Areas or neighbourhoods will be created and how this fits-in with the wider Parklands development.
- e) How the Green Infrastructure set out in the Landscape Parameters Plan will be designed to create a hierarchy and connection between green spaces.

All Reserved Matters applications shall accord with the approved 'Design Codes' unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority wish to ensure that Reserved Matters determinations follow a properly coordinated site-wide design approach, which recognises the unique features of the site and creates a distinct, attractive and highly legible development and in accordance with policy CS30 of the North Somerset Core Strategy.

Condition 6

With the exception of a first Reserved Matters application for the point of access, prior to the submission of the first of the Reserved Matters applications for each Phase, a vehicle, cycling, and pedestrian strategy showing the indicative location of strategic roads, pedestrian and cycle paths throughout that Reserved Matters part of the site and how they fit in with the wider 'Parklands' development area shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

- a) The pedestrian and cycle routes shall demonstrate how the development will be designed to provide safe and convenient access to employment areas, community uses, schools, open spaces and other key services.
- b) All routes that are proposed to continue on to adjoining land in different ownership must show how they have been designed to align and integrate with routes on adjoining land.

With the exception of a first Reserved Matters application for the point of access, all Reserved Matters shall accord with the approved walking and cycling strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a comprehensive walking and cycling strategy is prepared for the site, in accordance with Policy T10 of the North Somerset Core Strategy.

**Condition 36**

No development proposed by any Reserved Matters application shall take place until an archaeological Written Scheme of Investigation (WSI) has been submitted to and approved, in writing, by the local planning authority for the area of that Reserved Matters application. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI shall include:

- The statement of significance and research objectives; and
- The programme and methodology of site investigation and recording (including geoarchaeological evaluation and palaeo-environmental sampling); and
- The nomination of a competent person or persons or organisation to undertake the agreed works; and
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- The deposition of resulting material.

The development shall not take place except in complete accordance with the details and programme set out in the approved WSI.

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, policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies). An agreed WSI is required before any other works take place to ensure appropriate mitigation and contingency strategies are provided should significant remains be encountered the programme of work.

**Condition 37**

With the exception of a first Reserved Matters application for the point of access, no development proposed by any reserved matters application shall commence or take place until all persons with an interest in the land within that Reserved Matters area have entered into and duly completed a section 106 agreement with the Council for the provision of financial contributions and/or works in kind for affordable housing, pre-school, primary school and secondary school places and (if applicable) school transport; the Weston Villages Strategic Flood Solution; public/sustainable modes of transport and highway works/mitigation; public rights of way and cycle/bridleway routes; public open space and its maintenance; on-site community facilities; employment-led requirements and any other reasonable requirements to meet the planning policies of the Council unless otherwise secured by the provisions of the Community Infrastructure Levy.

Reason: To ensure the delivery of the necessary infrastructure in accordance with policies CS16 and CS34 of the North Somerset Core Strategy and policies DM70 and DM71 of the North Somerset Sites and Policies Plan Part 1.

**APPENDIX 1**

Existing wording of conditions and the proposed amended wording

Current condition	Amended wording
<p><b>Condition 5</b>                      Prior to the submission of the first of the Reserved Matters application, 'Design Codes' for the site shall be submitted to and approved in writing by the Local Planning Authority. These shall comply with the approved Parameter Plans and shall elaborate the concepts set out in the Design and Access Statement to include the following elements:</p> <p>a) How development adjacent to the Grumblepill Rhyne will provide an attractive interface with the rhyne and retain a 'dark vegetated corridor' (artificial lighting not exceeding 0.5 lux within 10 metres of the rhyne).</p> <p>b) How the outer facing perimeter of built development (excluding those boundaries which adjoin other development areas at 'Parklands') will be detailed to create an attractive and soft green edge to the development.</p> <p>c) How 'route' typologies including the different road hierarchy, footpaths and shared foot / cycle paths and development alongside these routes will be designed and treated to create a distinct and legible development. These shall consider how soft landscaping, trees, street lights, bus stops and services will be incorporated into design.</p> <p>d) How different Character Areas or neighbourhoods will be created and how this fits in with the wider Parklands development.</p> <p>e) How the Green Infrastructure set out in the Landscape Parameters Plan will be designed to create a hierarchy and connection between green spaces.</p> <p>All Reserved Matters applications shall accord with the approved 'Design Codes' unless otherwise agreed in writing by the Local Planning Authority.</p>	<p><b>Condition 5</b>                      With the exception of a first Reserved Matters application for the point of access, prior to the determination of the subsequent Reserved Matters applications for each phase, 'Design Codes' for that phase of the site shall be submitted to and approved in writing by the Local Planning Authority. These shall comply with the approved Parameter Plans and shall elaborate the concepts set out in the Design and Access Statement to include the following elements:</p> <p>a) How development adjacent to the Grumblepill Rhyne will provide an attractive interface with the rhyne and retain a 'dark vegetated corridor' (artificial lighting not exceeding 0.5 lux within 10 metres of the rhyne).</p> <p>b) How the outer facing perimeter of built development (excluding those boundaries which adjoin other development areas at 'Parklands') will be detailed to create an attractive and soft green edge to the development.</p> <p>c) How 'route' typologies including the different road hierarchy, footpaths and shared foot / cycle paths and development alongside these routes will be designed and treated to create a distinct and legible development. These shall consider how soft landscaping, trees, street lights, bus stops and services will be incorporated into design.</p> <p>d) How different Character Areas or neighbourhoods will be created and how this fits in with the wider Parklands development.</p> <p>e) How the Green Infrastructure set out in the Landscape Parameters Plan will be designed to create a hierarchy and connection between green spaces.</p> <p>With the exception of a first Reserved Matters application for the point of access, all Reserved Matters determinations shall accord with the approved 'Design Codes' unless</p>

<p>Reason: The Local Planning Authority wish to ensure that applications for Reserved Matters follow a properly coordinated site-wide design approach, which recognises the unique features of the site and creates a distinct, attractive and highly legible development and in accordance with policy CS30 of the North Somerset Core Strategy.</p>	<p>otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: The Local Planning Authority wish to ensure that Reserved Matters determinations follow a properly coordinated site-wide design approach, which recognises the unique features of the site and creates a distinct, attractive and highly legible development and in accordance with policy CS30 of the North Somerset Core Strategy.</p>
<p><b>Condition 6</b> Prior to the submission of the first of the Reserved Matters application, a vehicle, cycling, and pedestrian strategy showing the indicative location of strategic roads, pedestrian and cycle paths throughout the development and how they fit in with the wider 'Parklands' development area shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:</p> <p>a) The pedestrian and cycle routes shall demonstrate how the development will be designed to provide safe and convenient access to employment areas, community uses, schools, open spaces and other key services.</p> <p>b) All routes that are proposed to continue on to adjoining land in different ownership must show how they have been designed to align and integrate with routes on adjoining land.</p> <p>All Reserved Matters applications shall be designed to accord with the approved walking and cycling strategy unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that a comprehensive walking and cycling strategy is prepared for the site, in accordance with Policy T10 of the North Somerset Core Strategy.</p>	<p><b>Condition 6</b> With the exception of a first Reserved Matters application for the point of access, prior to the determination of the subsequent Reserved Matters applications for each Phase, a vehicle, cycling, and pedestrian strategy showing the indicative location of strategic roads, pedestrian and cycle paths throughout that Reserved Matters part of the site and how they fit in with the wider 'Parklands' development area shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:</p> <p>a) The pedestrian and cycle routes shall demonstrate how the development will be designed to provide safe and convenient access to employment areas, community uses, schools, open spaces and other key services.</p> <p>b) All routes that are proposed to continue on to adjoining land in different ownership must show how they have been designed to align and integrate with routes on adjoining land.</p> <p>With the exception of a first Reserved Matters application for the point of access, all Reserved Matters shall accord with the approved walking and cycling strategy unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that a comprehensive walking and cycling strategy is prepared for the site, in accordance with Policy T10 of the North Somerset Core Strategy.</p>
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**Planning and Regulatory Committee 20 May 2020**

<p>Investigation (WSI) has been submitted to and approved, in writing, by the local planning authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI shall include:</p> <ul style="list-style-type: none"> <li>o The statement of significance and research objectives; and</li> <li>o The programme and methodology of site investigation and recording (including geoarchaeological evaluation and paleoenvironmental sampling); and</li> <li>o The nomination of a competent person or persons or organisation to undertake the agreed works; and</li> <li>o The programme for post-investigation assessment and subsequent analysis, publication &amp; dissemination; and</li> <li>o The deposition of resulting material.</li> </ul> <p>The development shall not take place except in complete accordance with the details and programme set out in the approved WSI.</p> <p>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, policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies). An agreed WSI is required before any other works take place to ensure appropriate mitigation and contingency strategies are provided should significant remains be encountered the programme of work.</p>	<p>archaeological Written Scheme of Investigation (WSI) has been submitted to and approved, in writing, by the local planning authority for the area of that Reserved Matters application. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI shall include:</p> <ul style="list-style-type: none"> <li>• The statement of significance and research objectives; and</li> <li>• The programme and methodology of site investigation and recording (including geoarchaeological evaluation and palaeo-environmental sampling); and</li> <li>• The nomination of a competent person or persons or organisation to undertake the agreed works; and</li> <li>• The programme for post-investigation assessment and subsequent analysis, publication &amp; dissemination; and</li> <li>• The deposition of resulting material.</li> </ul> <p>The development shall not take place except in complete accordance with the details and programme set out in the approved WSI.</p> <p>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, policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan (Part 1 - Development Management Policies). An agreed WSI is required before any other works take place to ensure appropriate mitigation and contingency strategies are provided should significant remains be encountered the programme of work.</p>
<p><b>Condition 37</b> No development shall commence or take place until all persons with an interest in the land have entered into and duly completed a section 106 agreement with the Council for the provision of financial contributions and/or works in kind for affordable housing, pre-</p>	<p><b>Condition 37</b> With the exception of a first Reserved Matters application for the point of access, no development proposed by any Reserved Matters application shall commence or take place until all persons with an interest in the land within that Reserved Matters area have</p>

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Reason: To ensure the delivery of the necessary infrastructure in accordance with policies CS16 and CS34 of the North Somerset Core Strategy and policies DM70 and DM71 of the North Somerset Sites and Policies Plan Part 1.