



Cherwell

**DISTRICT COUNCIL
NORTH OXFORDSHIRE**

Cherwell District Council

TOWN AND COUNTRY PLANNING ACT 1990

**APPEAL BY ARCHSTONE AMBROSDEN LTD, BELLWAY
HOMES LTD & ROSEMARY MAY**

LAND EAST OF PLOUGHLEY ROAD, AMBROSDEN, OX25 2AD

LOCAL PLANNING AUTHORITY REF NO: 22/02866/OUT

PLANNING INSPECTORATE REF NO: APP/C3105/W/23/3327213

Compliance Statement in Respect of Planning Obligations

January 2024

1. INTRODUCTION

- 1.1. The following statement is made without prejudice to the District Council's case and its position that the appeal should be refused for the reasons set out in its Statement of Case.
- 1.2. This document has been prepared by the Local Planning Authority to support the obligations sought under S106 of the Town and Country Planning Act 1990 (as amended), in the event that the Planning Inspector is minded to grant planning permission. It is considered that the obligations are required to adequately mitigate the impacts of the proposed development.

2. POLICY BACKGROUND

- 2.1. Paragraphs 55 to 58 of the National Planning Policy Framework set out the Government's policy in respect of planning obligations and, in particular, provide that planning obligations should be (para 57):

- necessary to make the proposed development acceptable in planning terms;
- directly related to the proposed development; and
- fairly and reasonably related in scale and kind to the proposed development.

Equivalent legislative tests are contained within the Community Infrastructure Levy (CIL) Regulations 2010.

Relevant Development Plan policies

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2015)

- INF1 – Infrastructure
- PSD1 – Presumption in Favour of Sustainable Development
- SLE4 – Improved Transport and Connections
- BSC1 – District Wide Housing Distribution
- BSC2 – Effective and Efficient Use of Land
- BSC3 – Affordable Housing
- BSC4 – Housing Mix
- BSC7 – Meeting Education Needs
- BSC8 – Securing Health and Well-Being
- BSC9 – Public Services and Utilities
- BSC10 – Open Space, Outdoor Sport and Recreation Provision
- BSC11 – Local Standards of Provision – Outdoor Recreation
- BSC12 – Indoor Sport, Recreation and Community Facilities
- ESD1 – Mitigating and Adapting to Climate Change
- ESD2 – Energy Hierarchy and Allowable Solutions

- ESD3 – Sustainable Construction
- ESD4 – Decentralised Energy Systems
- ESD5 – Renewable Energy
- ESD6 – Sustainable flood risk management
- ESD7 – Sustainable Drainage Systems
- ESD8 – Water Resources
- ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
- ESD13 – Local Landscape Protection and Enhancement
- ESD15 – The Character of the Built and Historic Environment
- ESD17 – Green Infrastructure

Other Material Considerations

- Saved Policies of the Cherwell Local Plan 1996
- Developer Contributions SPD (February 2018)
- National Planning Policy Framework (December 2023)
- Planning Practice Guidance (PPG)

3. REQUESTED OBLIGATIONS

3.1. Affordable Housing: 35%

- 3.2. The delivery of affordable housing is a key priority for Cherwell District Council, as established in the Council’s Local Plan by Policy BSC3. This policy requires the provision of at least 35% affordable housing on sites for 11 houses or more in “Kidlington and elsewhere” in the district.
- 3.3. The timing of the delivery of affordable housing in this development is also important. It is imperative that the proposed affordable housing provision comes forward in tandem with the market housing to allow for mixed and balanced communities and to also ensure that it is delivered: if, for example, the majority of the affordable housing provision is secured towards the end of the construction process, there is the risk that adequate provision isn’t made, as the incentive to build out the remaining units may well be reduced.
- 3.4. In line with Policy BSC3, the Appellants have offered 35% on-site affordable housing provision as part of this Outline application, which is welcomed. However, this affordable housing provision will need to be secured through a signed s.106 Agreement with appropriate trigger points to provide certainty of delivery.
- 3.5. The Council’s Developer Contributions SPD also sets out other guidance required for affordable housing including standards around clustering, the size of affordable housing units and the proportion of units which are required to meet Building

Regulation requirements at Part M4(2) (Accessible and Adaptable dwellings) and Part M4(3) (Wheelchair User Dwellings). This is to ensure that the affordable dwellings provided meet needs, they are flexible, and that a mixed and balanced community can be provided with affordable housing interspersed with market housing.

3.6. **Community Hall**

3.7. A contribution of **£132,240.96** is sought towards capacity improvement works to Ambrosden Village Hall.

3.8. Community facilities enhance the sustainability and inclusiveness of communities by providing spaces where people and groups can meet and access a range of important local services. This includes community halls.

3.9. Paragraph 20, sub section C, of the NPPF (December 2024) states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, (to ensure outcomes support beauty and placemaking), and make sufficient provision for:

c) community facilities (such as health, education and cultural infrastructure)

3.10. Paragraph 97 of the NPPF states that to *“provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

3.11. In line with the NPPF, Policy BSC 12 of the Cherwell Local Plan 2015 makes clear that the council will encourage the provision of community facilities to enhance the sustainability of communities.

3.12. To this end, the Council’s Developer Contributions SPD (2018) requires contributions from new development to ensure that the social infrastructure needs associated with those developments will be provided for.

3.13. The contribution towards the capacity improvement works at Ambrosden Village Hall is based upon the information contained within the aforementioned Council’s Developer Contributions SPD, particularly appendix 11 – (See **Core Document I.9**). This sets out that in accordance with the recommendation of the 2017 Cherwell Community Spaces and Development Study, a required community hall facility standard of 0.185m² per person will be applied. Using a population density of 2.40 persons per dwelling (based on 2021 Census data), this provides for a

need for community building provision from this site of 53.28m². The appendix then sets out that the capital cost of new community space would be £2,482per m². Therefore, by multiplying the cost per m² against the amount of floorspace that this site would generate, a contribution of **£132,240.96** is required towards capital costs.

3.14. The requested contribution is necessary because a development of this scale, which will deliver approximately 288 additional people close to Ambrosden, will put additional pressure on the Ambrosden Village Hall, particularly as the appeal scheme itself is not providing any community hall facilities on site.

3.15. The increased demand on Ambrosden Village Hall is planned to be met by the following capacity improvement works:

- Changes to the configuration of the village hall: relocating and changing the toilets unisex toilets to create a corridor that will facilitate the creation of a small meeting room. The meeting room will provide valuable space because two separate groups will be able to use the facility at the same time, thereby increasing capacity.
- It is proposed to build a detached brick building in the village hall garden. It will be a building that has a dual use as a community café facility and new space to accommodate the activities of children and teenagers.

3.16. The S106 contribution will be pooled with other s106 monies and external funding.

3.17. The contribution is directly related to the proposal as it will help ensure that sufficient community space is available to serve the proposed development and prevent the existing Ambrosden Village Hall from becoming unduly strained. The contribution is also reasonable in scale and kind because it utilises the cost per sqm identified in the Council's Developer Contributions SPD alongside up to date census data; and, for the reasons above, it is necessary to make the development acceptable in planning terms.

3.18. Sports Pitches and Maintenance

3.19. A contribution of **£242,043.60** is sought towards the cost of new sports pitches and their maintenance which includes an aspect of the contribution towards sports pavilion provision.

3.20. The cost is calculated based upon the information contained within the Council's Developer Contributions SPD, particularly appendix 6. This sets out that the cost of sports pitch provision (in lieu of on-site provision) is £2017.03 per dwelling. Indexation has then been applied to generate the cost identified above. In the absence of on-site provision, the Council is seeking an off-site contribution towards the provision of formal outdoor sports facilities in the locality of the development &/or towards provision at Graven Hill (See **Appendix A**).

3.21. Moreover, paragraph 1.1 (table 1.1) of Cherwell District Council's Playing Pitch and Outdoor Sports Strategy (February 2023 -see **Core Document I.30**) shows that there is a shortfall of Rugby and Football Sport's pitch provision in Bicester (and the neighbouring villages), which means it is very important that the Appeal scheme meets its own needs and doesn't exacerbate the stress on the current facilities which are already under strain.

3.22. A contribution towards the provision of sports pitches and their maintenance is justified by policies:

- BSC10 – which sets out that the Council will encourage partnership working to ensure that sufficient quantity, quality of, and convenient access to open space, sport, and recreation provision is secured through the following measures (bullet three) – ensuring that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals.
- BSC11 – sets out local standards of provision for outdoor recreation and identifies the quantitative standard, accessibility standards and the threshold provision for on-site delivery.
- The NPPF at Chapter 8 (para 96) identifies that planning policies and decisions should aim to achieve healthy, inclusive and safe places which C) enable and support healthy lifestyles ... for example through the provision of ... sports facilities

3.23. The requested contribution is necessary to make the development acceptable because the proposal would generate an increase in population who would generate a demand for outdoor sport capacity.

3.24. The outdoor sport S106 monies will be spent on the provision of formal outdoor sports facilities at Graven Hill, a neighbouring development in close proximity to Ambrosden (See **Appendix 1**). As identified in the CDC Playing Pitch and Outdoor Sports Strategy (February 2023) (**See Core Document I.30**), there is a shortfall of football pitches to meet both current and future demand in the Bicester area.

3.25. Graven Hill, with the necessary s106 funding from this, and other developments, will be providing a 3G football facility with associated infrastructure which will help reduce the shortfall in the district's football provision and will help accommodate the needs of some of the new residents of this appeal site (if allowed). The cost of providing a football 3G pitch is approximately £1.5m.

3.26. The contribution is fairly and reasonably related in scale and kind to the development as it is based upon the standard costs the Council uses as set out in its Developer Contributions SPD which is based upon a per dwelling cost. It is also directly related to the development because of the proximity to the appeal site and is required to make the development acceptable in planning terms.

3.27. Indoor Sport

3.28. Paragraph 97 of the NPPF (December 2024) and policy BSC10 of the Local Plan recognise the importance of access to high quality open spaces and sport and recreation opportunities to the health and well-being of communities.

3.29. Local Plan policy BSC 10 confirms that the Council will encourage partnership working to ensure there is sufficient capacity, quantity and accessibility of sports facilities in the district.

3.30. Table 4.9 (page 47 & set out below) of Cherwell District Council’s Built and Indoor Sports Facilities Assessment (May 2023 -see **Core Document I.31**) suggests that Bicester Leisure Centre, which is the closest Council leisure centre to the appeal site, is currently operating at 90% of its capacity during peak times (50hrs per week) and cannot meet any additional demand for usage. This means that increased demand for use of Bicester Leisure Centre (BLC) at peak times from the growing population of Bicester and the surrounding villages will go unmet based on the existing level of provision.

Table 4.9: Used capacity of sports halls.

Used capacity	Site
0-20%	Tudor Hall School
20-40%	The Cooper School
	Whitelands Academy
40-60%	Wykham Park School
60-80%*	Blessed George Napier School
	Dewey Sports Centre
	Heyford Park Free School
	Sibford School
	The Warriner School
80-100%	North Oxfordshire Academy

Used capacity	Site
	KGLC
	BLC
	SLC

(*80% -Sport England's guidance threshold which is considered to be a "comfortably full" sports hall)

- 3.31. The Swimming pool experiences particularly high demand to the extent that capacity improvement works are required to allow for a new swimming pool. The total cost of these works is approximately £5m and should the proposed development proceed, funding from the scheme will be pooled with other sources to maximise the capacity improvement works.
- 3.32. The contribution requested from this site is based upon the information set out in appendix 9 of its 'Developer Contributions' SPD. Whilst this sets out that contributions would be sought towards both sports' hall and swimming pool provision, given the viability challenges this project faces and progress which has been made on swimming pool capacity only, the contribution is based upon the cost of an enhanced swimming pool capacity only. The SPD sets out that there is a need for 9.31sqm of swimming pool area per 1000 people or 0.0931sqm per person. The cost of construction of a new build swimming pool, using average of Swim 25 commercial product and RICS Building Cost Information Service construction costs would be £2,296 per sqm plus land costs and VAT (at 2010). The cost per person for swimming pool provision is therefore £213.76. This has been applied at Q2 2017 costs.
- 3.33. A population density of 2.40 persons per dwelling and a figure of £335.32 per person comprises the contribution request of **£96,572.16**.
- 3.34. This obligation is necessary to ensure the scheme complies with development plan policies. The obligation is also relevant in scale and kind and directly related because it is based on the SPD formula (and up-to-date evidence) and will be spent on capacity improvement works on the closest indoor sports facility. It represents a proportionate contribution towards much-needed local leisure facility capacity improvements.

3.35. Play Areas, amenity space and their maintenance:

3.36. The S106 will need to provide for the provision of various types of open space and play areas. It will also need to secure the timing and quality of their provision. In addition, the arrangements for their future maintenance will be required to be secured including the financial arrangements for this.

3.37. Commuted sums for future maintenance are based upon the Council's current contractual rates and the activities associated with maintaining areas to an appropriate level for 15 years. These monies are either due to the Council at the time of transfer or set aside in escrow accounts to be drawn on where required (if a Management Company (ManCO) were to manage/ maintain the open space on this site).

3.38. The requirement to provide for the various types of open space and their ongoing maintenance is justified by policies:

- BSC11 which sets out the local standards of provision for outdoor recreation and sets out the quantitative standard, accessibility standard, minimum size of provision and the threshold for on-site provision for general green space, play space, outdoor sport and allotments. It sets out that development proposals will be required to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance.
- The NPPF at para 8 is highlighted above but this refers to accessible services and open spaces that reflect current and futures needs as a key part of creating a socially sustainable development. These will support the community's health, social and cultural wellbeing. Open space is also identified in chapter 8 (promoting healthy and safe communities) and paragraph 98 specifically identifies that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities and can deliver wider benefits for nature and support efforts to address climate change.

3.39. This requirement is necessary because it is important that all types of open space provision (general green space, play areas and allotments) are provided to meet the needs of the increased population, to support the wellbeing of the increased population and to contribute towards biodiversity gains and to mitigating the effects of future climate change. It is also necessary to then maintain those areas to ensure that the provision remains high quality and continues to have benefits into the future.

3.40. For the ease of reference, the breakdown of the contribution is as follows:

Hedge Maintenance **£33.83/lm**
Operations Cut hedges – above 1.8 m; Cut hedges – below 1.8 m

Mature Tree Management **£356.21/tree**
Operations Maintain tree

GREEN INFRASTRUCTURE – MAINTENANCE PROVISION

Public Open Space **£16.09/sqm**
Operations Mow grass – close mown; Mow grass – meadow; Shrub maintenance; Young tree maintenance; Sweep paths; Spray paths; Maintain furniture; Litter bin emptying; Dog bin emptying; Litter pick.

WATER FEATURE SUDS - MAINTENANCE PROVISION

Ditch / Swale Maintenance **£120.32/lm**

Operations Maintain aquatic areas Sediment excavation Balancing Pond Maintenance £84.02/sqm If attenuation tanks are proposed in public open space (not allowed under play areas or MUGAs) a commuted sum contribution for maintenance is required.

LAP **£228,387.53**

Operations Weekly inspection; Annual inspection; Sweep; Bin emptying; Shrub maintenance; Young tree maintenance; Mow grass; Litter pick.

Play Area Signage **£954 per sign**

To provide adequate signage for those using the play area, to optimise its use and in the interests of the safety and amenity of its users.

LEMP Monitoring Sum **£19,080**

On the ground monitoring by CDC of the LAP, the public open space and other on-site landscaping, to include ecological enhancements e.g. bird boxes, hedgehog highways, log piles. These are not covered under any BNG reports. The result of the LEMP monitoring are reported to the management company and the residents. The cost of the monitoring is £636 per year, twice a year for a 15-year period.

3.41. The requirement is fairly and reasonably related in scale and kind because the level of provision is based on up-to-date contractual maintenance costs.

3.42. Community Development Fund (£17,395.74) & Community Development Fund: £5,400

3.43. The NPPF (December 2023) (paragraph 69) makes clear that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings by, amongst other things, taking into account and supporting local strategies to improve health, social and cultural well-being for all and deliver sufficient community and cultural facilities to meet local needs”.

3.44. Paragraph 97 of the NPPF also promotes the health and safety of local communities. It states that planning policies and decisions should provide the social, recreational and cultural facilities and services the community needs.

3.45. Sub-section b) takes into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

3.46. In line with the NPPF, community development is a key priority of the Cherwell Local Plan. The Local Plan includes a series of Strategic Objectives and a number of these are to facilitate the building of sustainable communities.

3.47. Strategic Objective 10 of the Local Plan seeks to ensure that sufficient, accessible, good quality services, facilities and infrastructure (including green infrastructure) are delivered to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs. It also seeks to reduce social exclusion and poverty and address inequalities in health and maximising well-being.

3.48. Paragraph B.86 of the Local Plan states that the Council wishes to ensure that new development fully integrates with existing settlements to forge one community, rather than separate communities. A community development worker, through regular engagement with the residents and by providing links to local services and social networks will help with this integration process.

3.49. Moreover, the evidence gathered in preparing the 2017 Cherwell Community Spaces Development Study strongly endorses the value in having a Community Development Worker available at an early stage in a new development to kickstart the process of bringing people together by developing new activities and providing regular newsletters. In short, a Community Development Worker will help put in place the start of a strong community on the development site.

3.50. The Developer Contributions SPD 2018 requires developments between 100 and 250 dwellings in size to provide the costs of employing a community development worker for 0.4 FTE for 1 year. The costs are calculated at Grade G £35,647.00 per annum plus 22% on costs. This equates to 0.4 of FTE = **£17,395.74**.

3.51. A contribution of **£5,400** is also sought to help the Community Development Worker carry out initiatives to support groups for residents of the development. The contribution is based on a calculation of £45pd x 120 dwellings.

3.52. These obligations are necessary to ensure the scheme complies with development plan policies and the NPPF. The obligations are also relevant in scale and kind because they are based on the SPD formula and will be spent on the salary of a Community Development Officer and associated community initiative and represents a proportionate contribution towards important social integration.

3.53. Training and Employment Plan to secure 6 apprenticeship starts.

3.54. The requirement would be for the provision of a Training and Employment Plan to be submitted prior to the implementation of the development.

3.55. It is a strategic objective within the Cherwell Local Plan – Part 1 to improve job opportunities for local residents, especially those who are disadvantaged in the labour market. Cherwell Local Plan – Part 1 notes that, as relatively large numbers of people in Cherwell are without qualifications and basic skills, it is vital that the level of education and training needs to improve. The absence of qualifications for some residents has been exacerbated by a shift towards highly skilled, knowledge-based economy, resulting in significant skills gaps between many Cherwell residents and the types of jobs being created, which are inaccessible without complimentary employment and training opportunities.

3.56. Increasing opportunities for local employment and reducing deprivation is an essential way in which development can help to create sustainable communities within Cherwell.

3.57. For these reasons, the Council seeks that opportunities for employment and training to overcome barriers to employment are provided through the construction phase of a development, and where appropriate, at the end use of a building.

3.58. Justified by Policies:

- Developer Contributions SPD identifies the Government commitment to supporting sustainable economic growth. The need to increase the number of apprenticeships locally is picked up by both the Oxfordshire Local Economic Partnership (OXLEP) and the South Midlands Local Economic Partnership (SEMLEP). The Council's approach to securing construction apprenticeships and skills is set out at Appendix 13 of the SPD.

- Paragraph B14 of the Local Plan states that the Council will support proposals to strengthen the skills base of the local economy which will include the promotion of local training providers.

3.59. Appendix 13 of the Developer Contributions SPD identifies that the threshold for residential developments to provide apprenticeships is 50 units and that 2.5 apprenticeships per 50 units should be achieved. The number of 6 sought for this proposal is therefore proportionate to the scale of development proposed by this development.

3.60. It is also noteworthy that the Inspector who dealt with the recent North West Bicester appeal (14/01675/OUT & APP/C3105/W/23/3315849) accepted the principle of and need for a Training and Employment Plan to secure apprenticeship starts. The Inspector found that *'the argument that [ensuring the planning system does everything to secure sustainable economic growth] includes requiring the provision of construction apprenticeships through new development is a compelling one and so I am convinced that the requirements of Schedule 10 ... are necessary, directly related to the development and fairly and reasonably related to it in scale and kind'* (paragraph 132 of the Appeal Decision -see **Core Document K.7**).

3.61. The proposal to secure a training and employment plan is necessary to meet the requirements of Strategic Objective 3 of the Local Plan and the CDC Developer Contributions SPD.

3.62. The proposal to secure a training and employment plan is directly related to the development as the development itself is a vehicle to support an ongoing programme of skills, training and apprenticeships. The apprenticeship starts would be directly related to the construction of the development itself.

3.63. The proposal to secure a training and employment plan is fairly and reasonably related in scale and kind to the development because the number of apprenticeships starts are in accordance with that set out by the SPD.

3.64. In short, the employment training obligations are necessary to help reduce economic polarisation and improve the skills of the local workforce in line with Government objectives.

3.65. **Public Art £26,880**

3.66. Paragraph 4.130 of the Development Contributions SPD recognises that high quality public realm and public art can play an important role in enhancing the character of an area, enriching the environment and improve the overall quality of space and peoples' lives.

3.67. Paragraph 4.132 of the Development Contributions SPD reinforces this point by explaining that public art and sculpture can play an important role in making interesting and exciting places that people enjoy using.

3.68. Policy ESD 15 of the adopted Cherwell Local Plan Part 1 states that securing high quality urban design is a very important aspect of protecting and enhancing the character of the district and ensuring that Cherwell is an attractive place to live and work.

3.69. Moreover, the revised NPPF (December 2023) has also placed more emphasis on the importance of developments being beautiful. Paragraph 128, sub section (e) makes clear that:

“Planning policies and decisions should support development that makes efficient use of land, taking into account:

e) the importance of securing well-designed and beautiful, attractive and healthy places.

3.70. The Council is seeking a contribution towards the provision of public art. The artwork will be designed to be in keeping with the local distinctiveness and identity, with a participatory creative consultation phase to steer the design towards a meaningful and beautiful landscape feature situated in one of the public green spaces or as part of the children’s play area.

3.71. This obligation is necessary to ensure the scheme complies with the NPPF. The obligation is also relevant in scale and kind because it is based on a modest contribution of £200 per dwelling would be requested plus 5% management costs and 7% maintenance costs.

3.72. The Council considers that a contribution is necessary to support the long-term maintenance and thereby long-term enjoyment of the open space and LAP.

3.73. CDC Monitoring Fee of £5,000

3.74. Regulation 122 (2A) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) now makes it clear that a monitoring fee can be charged to monitor planning obligations provided:

- a) The sum to be paid fairly and reasonably relates in scale and kind to the development; and

- b) The sum to be paid to the Authority does not exceed the Authority's estimate of its cost of monitoring the development over the lifetime of the planning obligations which relate to that development.

3.75. The CDC charge is based upon its 2023 Fees and Charges Schedule which sets out that, for developments between 100 and 250 dwelling units in size, a monitoring fee of £5,000 will be sought. The need for the monitoring fee is to ensure that the Local Planning Authority can appropriately monitor that the development is complying with the obligations in the S106 Agreement, including the high standards sought at the site and the development's ability to mitigate its own impact.

3.76. Conclusion

3.77. Given the scale and nature of the proposal and the characteristics of the surrounding area, it is considered necessary that measures are put in place to ensure that the impacts of development are addressed and that it accords with the principles of sustainable development as set out in national and local planning policies.

3.78. The obligations are directly related to the development because they will be mitigating the impacts of the development and used for works, which are close to the site and will help to accommodate additional use arising from this development.

3.79. The level of contribution is reasonable in scale and kind because it is based on standards set out in the assessment and formulas in the Developer Contributions SPD and up-to-date evidence.

3.80. Without a commitment to sign the S106 agreement under these terms, the application would fail to comply with planning policy, would not sufficiently mitigate its impacts or pay for necessary works surrounding the site and the proposal would not accord with the principles of sustainable development.

3.81. For the above reasons the Planning Inspector is respectfully requested to uphold the planning obligations sought by the Council.

Appendix A

Graven Hill Development & proximity to Ambrosden (and the appeal site)

