

Appendix 1 - 20/02654/OUT LATEST CONSULTEE RESPONSES FOLLOWING SUBMISSION OF REVISED PLANS/ADDITIONAL INFORMATION IN JANUARY 2023.

Consultee	Date	Comment
Witney Town Council	15/02/2023	<p>Witney Town Council have reviewed the latest documents for this proposed development and acknowledge the amendments, including revisions to building heights and Biodiversity Net Gain. Further to previous consultee comments from this Council, we make the following additional observations:</p> <p>Members note the increase in Biodiversity Net Gain, however, a more ambitious approach is encouraged for this site, where there is much opportunity.</p> <p>Members discussed the importance and value of many mature trees on the site. It is the opinion of the Climate, Biodiversity & Planning Committee that these trees are irreplaceable. Members request that should consent be granted, a suitable planning condition is included to ensure that these trees are given adequate root protection during and after construction, and that root protection areas are identified on site by physical barriers for the duration of construction works.</p> <p>Although already raised in previous comments, Witney Town Council wishes to express the importance of a commitment from Thames Water ahead of any consent being granted. The Town Council has little confidence in the capacity provided by the local water and sewerage company, and ask for reassurances that drainage and sewerage infrastructure for Witney as a whole will be able to absorb the increased capacity required from this proposed major development.</p> <p>Members ask that as far as possible, the developer puts in place the pedestrian and cycle path connections in the earliest phase of development, rather than on its completion.</p> <p>Finally, Members wanted to reiterate their disappointment in the loss of the Community Hub and ask that all options for this continue to be explored.</p>
WODC - Policy	22/03/2023	<p>Assessment</p> <p><i>Quantum of development and extent of developable area</i></p> <p>The number of houses proposed across the two sites has now been reduced to 450 homes in line with Policy WIT1 and I note that the developable area on Site A is broadly in line with the indicative developable area shown in Figure 9.2c of the Local Plan.</p> <p>Whilst there remains some incursion beyond the 95m contour, I note that the buildings heights on this part of the site have now been reduced to two story in line with the previous advice provided by the Council, which is welcome.</p> <p>In terms of Site B, I note that the density and building heights have been reduced which is also welcome. However, based on the plan, the developable area has not been reduced and still incurs into the valley floor, which may still affect key views. This will need to be assessed on site and following guidance from the Landscape Officer at the Council.</p> <p><i>Active Travel Routes</i></p> <p>The issue of proposed walking and cycling routes connecting the site to the town including the town centre is a key consideration for this site, with Local Plan Policy WIT1 requiring a comprehensive network for pedestrians and cyclists with a particular emphasis on improving the linkages across the Windrush Valley into the town centre.</p>

		<p>Based on the latest information supplied it remains unclear whether comprehensive routes are being provided that will allow future residents to walk and cycle to their destination. There is little value in providing routes that do not fully connect to the end point and we know this is fully achievable via a legal agreement as there is a willing landowner.</p> <p>As has been communicated from the start of the process, we consider opportunities for walking and cycling to be a fundamental element of this scheme and a key requirement of Policy WIT1. In light of the climate emergency, we must adopt an aspirational approach and reducing the need to travel is an important element in helping to tackle emissions but also to provide a healthy and attractive environment for residents.</p> <p>West Oxfordshire is placing increasing emphasis on healthy place shaping principles and an important part of this is providing the opportunity and encouragement for people to walk and cycle with the aim of achieving healthier and happy residents. Priority therefore needs to be given to planning around an effective and permeable active travel network with 'walkable' communities so that residents can access a range of services on foot.</p> <p>This site is uniquely situated to encourage high levels of walking and cycling within an attractive environment due to its relationship with Cogges, the Windrush Valley and its proximity to the town centre and it is vital that opportunities to provide excellent connections are fully embraced.</p> <p>On this basis, it is not considered to be appropriate for the applicant to only construct part of these walking and cycling routes and fund the remainder '<i>subject to viability</i>' as it is not clear if this would be funded in full and who would be responsible for constructing the final sections. As such, this risks the completion of these routes, which are considered to be a fundamental element of the overall scheme and would be of no benefit if they were to remain only partially completed.</p> <p>I also note that OCC have been advocating a cycle route running along the south of the SDA, linking this to the town centre via the Windrush Valley and to the A40 cycle path to the east and this should be reflected on the plans.</p> <p>Finally, the internal linkages discussed previously do not appear to have been reflected in this latest plan and these are important in supporting internal movements as well as wider connections beyond the site itself. I remain concerned that the internal layout continues to prioritise private cars rather than walking and cycling.</p> <p><i>Other Issues previously raised and which still remain relevant:</i></p> <ul style="list-style-type: none">• Bus stops: A bus stop has been included in the plans close to the Cogges Hill junction, which is welcome, however this should be made convenient to access via a new footpath from the Oxford Hill traffic lights to the entrance of the Cemetery. As previously stated, the provision of bus stops further along Oxford Hill towards the A40 are considered to be remote from development and are not supported by WODC.• Pedestrian link to Oxford Hill: As previously explained, we have strong reservations regarding the attractiveness and safety of the proposed pedestrian route, which does not appear to have been given much consideration in terms of its alignment. It will run across an otherwise open field with a steep gradient and with no surveillance. Nor will it link directly to the bus stops along Oxford Hill. As such, it is
--	--	--

		<p>place to make a comprehensive provision including a commitment to have the infrastructure delivered and by whom – Contrary to policies and provisions of the NPPF, Local Plan, LTCP and supporting documents.</p> <p>- Proposals inconsistent with provisions of Policy WIT1 (d) in the following ways – not yet agreed to making appropriate financial contributions towards LTP4 schemes,</p> <p>If despite OCC's objection permission is proposed to be granted, then OCC requires prior to the issuing of planning permission a s106 agreement including an obligation to enter into a s278 agreement to mitigate the impact of the development plus planning conditions. (See previous responses)</p>
OCC – LLFA	30/06/2022	No objection subject to drainage conditions being attached to any permission granted.
OCC – Education	19/04/2023	No objection subject to S106 Contributions towards education infrastructure
OCC – Property	15/12/2020	No objection subject to S106 contributions towards library facilities, waste management, archaeological storage and children's services.
OCC – Specialist Housing	15/12/2020	No objection
OCC Archaeology	30/06/2022	No objection subject to conditions.
OCC – Minerals and Waste Management	15/12/2020	No objection subject to S106 contribution towards expansion and efficiency of household waste and recycling centres.
Lower Windrush Valley Project	15/12/2020	<p><u>Greenspace land within the Windrush Valley</u></p> <p>The area of open space to the West of the site appears to be referred to as both a 'greenspace / nature area' and the 'biodiversity net gain area'. We would welcome more information on the plans for this area and future management. In order to deliver biodiversity improvements, appropriate management needs to be secured for the long term, preferably in perpetuity. There would be mutual benefits if the management plan for the land included in this application could compliment the work of the Lower Windrush Valley Project to the south, the Windrush in Witney Strategy and the objectives of the Lower Windrush Valley Conservation Target Area.</p> <p><u>Access to the Lower Windrush Valley (south of A40).</u></p> <p>As highlighted in our response to the East Witney SPD issues paper, residents wishing to travel south of the A40 to access the Lower Windrush Valley for leisure and other purposes, will use Cogges Lane/Tar Road. It is the only vehicular access south, and the most direct route on foot. Cogges Lane/Tar Road extends from Cogges to Stanton Harcourt and is a single-track road with no formal passing places, although many informal passing places have formed along its length over time. There are currently no public transport links to the road and no designated pedestrian or cycle paths. The Down Valley Way permissive bridleway runs alongside the western side of part of the road, which is the only formal place for pedestrians to walk without exposure to the highway. The road verge is very narrow in places, and pedestrians are often observed walking on the road. The road is not in a suitable condition for an increased number of vehicles to regularly travel down the road – the single track nature of the road</p>

		<p>will mean that increased vehicle use will lead to increased frequency of drivers meeting, which will in turn lead to worsening of the existing potholes and wear of informal passing places and soft verges. We would welcome provision of passing places along the route, and a contribution towards this as part of this scheme. We would also welcome the provision of a safe pedestrian route in to the Lower Windrush Valley south of the A40. This would minimise vehicle pressure on Cogges Lane and encourage active travel by allowing residents of the proposed development to safely access Ducklington, Tar Lakes, Rushy Common nature reserve and the rest of the Lower Windrush Valley. This could be achieved through creation of a bridleway or footpath running parallel to Cogges Lane in the adjacent field and linking up to the Down Valley Way and Northern Cross Valley Way bridleways (see attached map). This proposal is supported by the Oxfordshire County Council Public Rights of Way team. Alternatively, a footway could be created alongside the highway to improve pedestrian safety.</p> <p><u>Lower Windrush Valley Project contribution</u> The proposed development borders the core operating area of the Lower Windrush Valley Project (LWVP), an Oxfordshire County Council hosted project which improves landscape and biodiversity and provides community benefits from access to the natural environment in the Lower Windrush Valley. The proposed development, will increase the demand for the services and benefits the LWVP provide and therefore, should the proposal be granted planning permission we would request a contribution towards the LWVP for creation, enhancement and management of natural and amenity greenspace in the Lower Windrush Valley. This comprises two elements: 1. Contribution towards the provision of countryside enhancement functions that the LWVP provides and for which there will be greater demand should the development take place. Requested contribution: £2,271 per year for 10 years from the commencement of development, giving a total of £22,707. 2. Contribution towards capital infrastructure improvement projects already identified in the District Council’s Infrastructure Delivery Plan for the Lower Windrush Valley area The total cost of the identified projects to be delivered in the Lower Windrush Valley is £315,000. Using the same proportional basis as above, £11,004 is requested to deliver infrastructure improvements within the Lower Windrush Valley.</p>
OCC – Climate Change & Energy	15/12/2020	No objection
OCC - Landscape/Green Infrastructure/Open Space	15/12/2020	<p><u>General Observations</u> We note that the application is outline with matters of layout, landscaping, scale and appearance reserved. As such a potential consent would give permission for the development quantum and access, but most other matters including layout, design, open space, green infrastructure would not be fixed and could change with subsequent reserved matters applications. This creates uncertainty with regard to the quality of the development and it seems important that as much detail as possible is secured alongside the development quantum. It is important that issues of phasing, infrastructure provision (including green infrastructure / open space) and long-term management (including funding) are agreed and secured at this</p>

		<p>stage of the process as this is the only time when the development will be considered in its entirety.</p> <p><u>Landscape and Visual Impact</u></p> <p>We note that the LVIA concludes that the proposed development can be successfully integrated into this context, without significant, long term, adverse effect, provided that the detailed mitigation measures outlined above is implemented and managed as envisaged. When reaching these conclusions, the assessment relies on the retention of existing trees and hedgerows and the provision of tree and hedge planting within the scheme and along the boundaries to help assimilate the development into the surrounding landscape context. Limited level of detail is provided at this stage and care will have to be taken at reserved matters stage that the landscape proposals are as substantial and effective as envisaged to mitigate adverse effects.</p> <p><u>Green Infrastructure (GI)</u></p> <p>The Illustrative Masterplan includes some GI links for the Cogges Triangle site, which are welcomed, however, the links appear to be limited to retaining existing hedgerows within the development area. Whilst the retention of existing green links is important and welcomed, we recommend that further thought be given to whether there are other opportunities the two sites present with regard to enhancing GI within and beyond their boundaries, e.g. with regard to habitats and access links to the adjacent countryside including the Lower Windrush Valley on the South side of the A40. It is also important to remember that Green Infrastructure works at different scales. It is not only important that strategic GI links are being created in the layout but that it also forms an integral part of the development areas. For example, development areas should include sufficient space in streets and gardens for planting of large trees that are allowed to mature. This will not only help with creating an attractive living environment but can also help with achieving a biodiversity net gain as required by policy. Similarly, the use of green roofs, green walls and climbers should be considered which can deliver a range of benefits with regard to minimising visual impacts, provide open space, offer space for growing food, allow for the creation of habitats for the benefits of biodiversity, provide SUDS and improve microclimatic conditions. As such they could assist in delivering green infrastructure and open space in high density areas.</p> <p>The Building with Nature benchmark developed by the Gloucestershire Wildlife Trust can help with developing a comprehensive GI approach.</p> <p><u>Open space</u></p> <p>We have not seen a break-down of the open space provision but the Illustrative Masterplan and Landscape Parameter Plan suggest that much of the green space provision comprises green infrastructure links, movement corridors and boundary planting, which are important in GI, landscape, visual and biodiversity terms, but which offer limited recreational functions. It is important that sufficient alternative open space for dog walking, children's play, outdoor sport is also provided in line with the Council's open space requirements.</p>
--	--	---

		<p>The landscape areas will need to address a range of competing needs (eg green movement corridors, landscape/visual mitigation, protection/enhancement of habitats for biodiversity, formal / informal open space), which will require appropriate zoning and management to ensure that access to the most ecologically sensitive areas is restricted in order to protect them from negative recreational impacts. The plans currently don't appear to differentiate between different requirements, and we recommend that more details are requested to ensure that open space and biodiversity requirements can be successfully accommodated alongside each other in the proposed layout. It is also important that a realistic assessment is made with regard to the accessibility, usability and quality of green space available for public use to ensure what sufficient usable open space is provided. A proportion of the landscape and open space provision is along the edges where the quality of these areas will be compromised by the adjacent uses (eg roads), changes in level, or the use of the space for Sustainable Urban Drainage (SUDS). Whilst the use of SUDS in landscape areas is generally encouraged it can restrict the usability of open space during times of high rainfall. We recommend that clarification on open space provision with regard to quantity and quality is sought prior to a decision to ensure that sufficient open space is provided as part of the development.</p> <p>We also recommend that due consideration is given to the long-term management of GI and open spaces from the outset.</p>
County Cllr Enright	30/06/2022	<p>The development will require important infrastructure to support it, including but not limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Funding towards new slip roads on the A40 at Shores Green (Access to Witney) <input type="checkbox"/> Access off the new development into the Windrush Cemetery <input type="checkbox"/> Community hall - multipurpose and at the heart of Cogges <input type="checkbox"/> School places and GP surgery capacity <input type="checkbox"/> Shared footpaths/cyclepaths across the meadow to the town centre <input type="checkbox"/> Amenity land for informal play <p>Witney Town Council have made extremely pertinent comments.</p>
Environmental Health - Noise	08/10/2020	<p>No objection in principle subject to criteria conditions and embedded mitigation requirements to manage traffic noise from the A40.</p>
Environmental Health - Air Quality	10/05/2023	<p>I am now satisfied with the information provided. Condition recommended for the provision of electric vehicle charging points (EVCPs)</p>
Strategic Housing and Development Officer	22/02/2023	<p>The updated details confirm the intention to provide 40% affordable homes as required by Policy H3. The Local Plan provides guidance on the mix of affordable home sizes as 65% 1 & 2 bedroom homes and 35% 3 and 4 bedroom homes. The illustrative mix proposes 60% 1 & 2 bedroom homes and 40% 3 & 4 bedroom homes. As highlighted in the previous consultation responses, the need for 1 & 2 bedroom homes is high in West Oxfordshire. I therefore request that the mix is adjusted to reflect this guidance and propose that the number of 3 bedroom houses is reduced and 2 bedroom houses increased.</p> <p>The proposals include a high number of 1 bedroom accommodation. Whilst supportive of this, I request that in order to manage occupancy and dispersal a legal agreement that</p>

		<p>includes scope for the Council to agree a periodically reviewed lettings plan with the affordable housing provider is incorporated. An affordable Housing tenure mix is not provided in the current details. I request that the tenure mix is agreed with First Homes are identified.</p> <p>The applicant has confirmed that a policy compliant number of homes will be designed to Building Regulation M4(2) and M4(3) standard and these will be identified at reserved matters stage. In excess of 10% of applicants for affordable rented housing that have identified Witney as an area of preference have indicated a requirement for ground floor accommodation or lift access. I request that mobility issues are taken in to account in housing design and layout.</p> <p>The applicant acknowledges the previous request for Social Rent to be considered as tenure for the rental affordable homes and has responded by confirming that the mix breakdown will be in line with Policy H3 and subject to viability. I reiterate previous my comment that, for reasons of affordability, provision of homes Social Rent tenure is important in West Oxfordshire.</p> <p>The applicant is willing to consider an element of specialist accommodation to meet need identified by Oxfordshire County Council as part of section 106 discussions.</p>
Natural England	22/08/2022	The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.
Thames Water	21/10/2020	<p>Following initial investigations, Thames Water has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal. A 'Grampian Style' condition is requested.</p> <p>The application indicates that surface water will not be discharged into the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority.</p>
Environment Agency	30/08/22	No objection
ERS - Contamination	07/09/2022	<p>The following document has been submitted in relation to contamination and updates to the above referenced planning application.</p> <ul style="list-style-type: none"> - HM Letter dated 14th July 2022. East Witney – Revised Illustrative Framework – Contaminated Land <p>In general the consultant does not consider that the proposed amendments affect the outcomes of the previously submitted Phase 1 report.</p> <p>Please could they confirm that the conceptual site model presented in Phase 1 report is not affected by the proposed changes? Assuming this can be confirmed the previously requested condition remains applicable.</p> <p>1. No development shall take place until a site investigation of the nature and extent of contamination, as identified in the Phase 1 Environmental Assessment, reference 26578-RP-IF003, has</p>

		<p>been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins.</p> <p>2. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.</p> <p>If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.</p> <p>Reason: To ensure any contamination of the site is identified and appropriately remediated. Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF</p>
Landscape Consultant	21/09/2022	<p>Overall, it is considered that the development omissions on the high ground are positive in landscape terms when considered against the previous design iteration. With the removal of these built features, there is an opportunity for far greater planting along the ridgeline. This would create a more treed skyline that supplements the existing hedgerow and trees. This increased vegetative provision would also provide a softer backdrop to the development, reinforce a Green Infrastructure corridor and increase biodiversity.</p> <p>The proposed development is beyond the 95m contour highlighted within the 'Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options' (October 2012). If building beyond the 95m contour is deemed to be appropriate in this instance the development edge would need to be appropriately considered. This may be achieved through lower density development on the edge alongside a less formal and linear building pattern. The roofscape on the edge could also be broken up with additional tree planting to soften the transition between the development edge and the more rural undeveloped ridge.</p> <p>The effect of positioning development beyond the 95m contour would likely be exacerbated by the maximum storey heights proposed on the 'Parameter Plan Building Heights'. Given the elevated slope the proposed development is positioned on this should be revisited and maximum storey heights restricted to 'up to 2 storey' as the block of development near the centre of the site already is. The height of the proposed development is</p>

		<p>particularly pertinent given the neighbouring settlement edge is generally two storeys in elevation and occupies lower ground. I defer to others on the appropriateness of overall development density.</p> <p>Recommendation: Further revision required. Although an outline application with all matters reserved, the framework and parameters for the development need further work.</p>
WODC – Arts	29/10/2020	<p>Should this proposal be granted planning permission, then the Council would favour the following approach:</p> <p>A contribution of £77,480 based on £210 per unit of market housing (excluding social housing) for the engagement of a part-time Community Connector over 2 years to develop and lead creative activities in this space and in the local community with a community grant budget.</p> <p>The developer to incorporate a dedicated creative space into the design of the community hub for residents to come together for creative and well-being activities.</p> <p>We would welcome the opportunity to be involved in the discussion around the development of the Community Hub and especially the creative space.</p>
Biodiversity Officer	18/04/2023	<p><u>Ecological Surveys</u> The submitted ecological baseline report, prepared by BSG Ecology (18th January 2023) has adequately addressed previous concerns raised regarding outstanding protected species surveys with the exception of roosting bats. Ground level tree assessments were undertaken to identify trees with suitability to support roosting bats. The survey identified 9 trees with high suitability, 40 trees with moderate suitability and 18 trees with low suitability. It is not clear from the proposed masterplan or the submitted ecological report which trees will be removed to facilitate the development. However, trees which exhibit moderate or high suitability and will be felled to facilitate the development or will be illuminated by external lighting, such as street lighting will need to be subjected to phase 2 bat surveys. These surveys will need to be submitted to the LPA prior to any permission granted as stated in the Circular 06/2005 and to allow the LPA to assess the proposal in light of the three derogation tests in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended).</p> <p><u>Biodiversity net gain and improvements to the Windrush in Witney area</u> After reviewing the revised illustrative masterplan, it is felt there are still fundamental issues with the proposal in terms of linking up biodiversity improvements in the Windrush in Witney area. Whilst enhancements are proposed, including scrub and wildflower planting, this is limited to one of the two fields within the floodplain. In addition, enhancements are modest and fail to address the nature conservation and landscape management aims outlined within the Windrush and Witney Project document. For instance, improving habitats for water vole and otters and restoration of wetland habitat and enhancement of the river corridor and is therefore contrary to local plan policies EH2, EH3, WIT1 and WIT6. I note the applicant has demonstrated a</p>

		<p>measurable biodiversity net gain, exceeding the 10% requirement however, this is a separate matter and instead this area should be specifically enhanced to satisfy the aims and objectives of the conservation target area, Windrush in Witney project and secure improvements for priority and protected species recorded in the area. This is not to say that this area cannot contribute to the BNG metric however, efforts to improve habitats within the floodplain should not be limited in order to achieve a 10% biodiversity net gain.</p> <p>If the above cannot be resolved, refusal is recommended for the following reasons:</p> <p>Insufficient information has been submitted to enable the Local Planning Authority to fully assess the extent to which bat species, that are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended), and listed as species of Principal Importance in S.41 of the Natural Environment and Rural Communities Act 2006 may be affected by the proposed development. The Local Planning Authority is therefore unable to fully assess the development in respect of the requirements of the National Planning Policy Framework, The Planning Practice Guidance, West Oxfordshire Local Plan Policy EH3, and ODPM Circular 06/2005. Furthermore, the Local Planning Authority is also unable to fully assess the proposals in the light of the three derogation tests, as described in the ODPM Circular 06/2005 and The Conservation of Habitats and Species Regulations 2017 (as amended), preventing the Local Planning Authority from discharging its statutory duty with regards to European protected bat species.</p> <p>Furthermore, insufficient information has been submitted with regards to maximising opportunities for enhancements within the Lower Windrush Valley and Windrush in Witney project area and is therefore, contrary to local plan policies EH2, EH3, WIT1 and WIT6.</p>
	10/05/2023	<p>Phase 2 Bat survey - As long as all trees with moderate and high potential are retained, then the ecologists justification of a lower than expected survey effort is acceptable so long as a lighting condition is attached to any permission granted.</p>
NHS Oxfordshire Clinical Commissioning Group	18/08/2022	<p>Objects unless there is additional investment through developer contributions in expanding local primary medical care capacity.</p> <p>OCCG seek a contribution of £388,800 based on published formula.</p>
WODC – Design and Conservation Architect	11/11/20	<p>Site A – whilst on a hillside, it appears that the area doesn't rise high enough for the proposed buildings to feature in any significant views from, or towards the Conservation Area. Suggest that two or possibly two-and-a-half stories should be maximum height as development will effectively add to broad swathe of existing development and would not want cumulative effect to be too urban.</p> <p>Proposed development would not be visible from Cogges Farm, even distant glimpses, would unlikely make any significant difference to setting.</p>

		Site B – Any development here would feel like an encroachment. The field lies in fine view of St Mary’s spire from the road to Standlake as it crosses the A40. Should resist development or it should be tightly restricted to the north corner.
Leisure & Communities	25/01/2021	WODC endorses the Fields in Trust (FIT), formerly the National Playing Fields Association, standards. In particular, the type of play facility will need to reflect the minimum sizes for a Local Area for Play (LAP) (100m ²), a Local Equipped Area for Play (LEAP) (400m ²) and a Neighbourhood Equipped Area for Play (NEAP) (1,000m ²) and the need for adequate buffer zones and minimum distances from dwellings. Development should provide for the provision and maintenance of an on-site NEAP play area to include a flood lit Multi Use Games Area and wheeled sports track/skate park (specification to be agreed).
	15/09/2022	The Council seeks to secure, by way of planning obligations off site contributions for: <ul style="list-style-type: none"> a. Sport Hall provision of £195,494 toward the cost of a replacement Sports Hall. b. Swimming pool provision of £215,806 towards the cost of a replacement pool. c. Outdoor pitch provision £805,500 towards improvements to pitch provision in the catchment area.
Sustainability Planning Specialist	23/12/2021	Detailed sustainability Assessment provided.