

## APPENDIX 8: Consultation Plan

### Principal methods of consultation

8. The table provides further information on the methods of consultation that we will look to use for publication of the proposed neighbourhood plan area. The table provides further information on the main aims that we want to achieve with each identified consultation activity. We have provided specific dates for some events, but also date ranges for some activities, where appropriate.

Proposed method of consultation	Description and Aim	Date
Hard copies of publication material available in the district council offices	To provide an opportunity for local communities to access hard copy versions of the consultation material.	TBC
Correspondence sent out to targeted stakeholders from our internal databases	To improve the notification process associated with the consultation. Information will primarily be taken from the leisure team's database. Information will also be supplemented by the planning policy consultation database. Targeted groups are those such as, town and parish councils, sports clubs and recreation groups etc	TBC
Press notice released to local newspapers	To help widen the notification process and pick up local community representatives unaware of the neighbourhood plan process. Papers to target will be Oxford Times,	TBC Submitted 9.11.12, running 15.11.12
Information held on the council's website	To provide a quick and easy method of obtaining consultation data. We will provide links from both the planning policy section and the leisure section	TBC
Online questionnaire and hard copy questionnaire	To provide an opportunity of capturing specific targeted information on the different areas of the leisure and sports facilities strategy. Both a hard copy and online version of the survey will be made available throughout the consultation.	TBC
Consultation summary document produced	To provide a user friendly way of accessing all relevant consultation information concerning the leisure and sports facilities strategy	TBC



**VALE OF WHITE HORSE  
and SOUTH OXFORDSHIRE COUNCILS**

**Leisure and Sports Facilities  
Joint Statement for the**

**Didcot Leisure Sub Area 2013 - 2029**

**August 2014**



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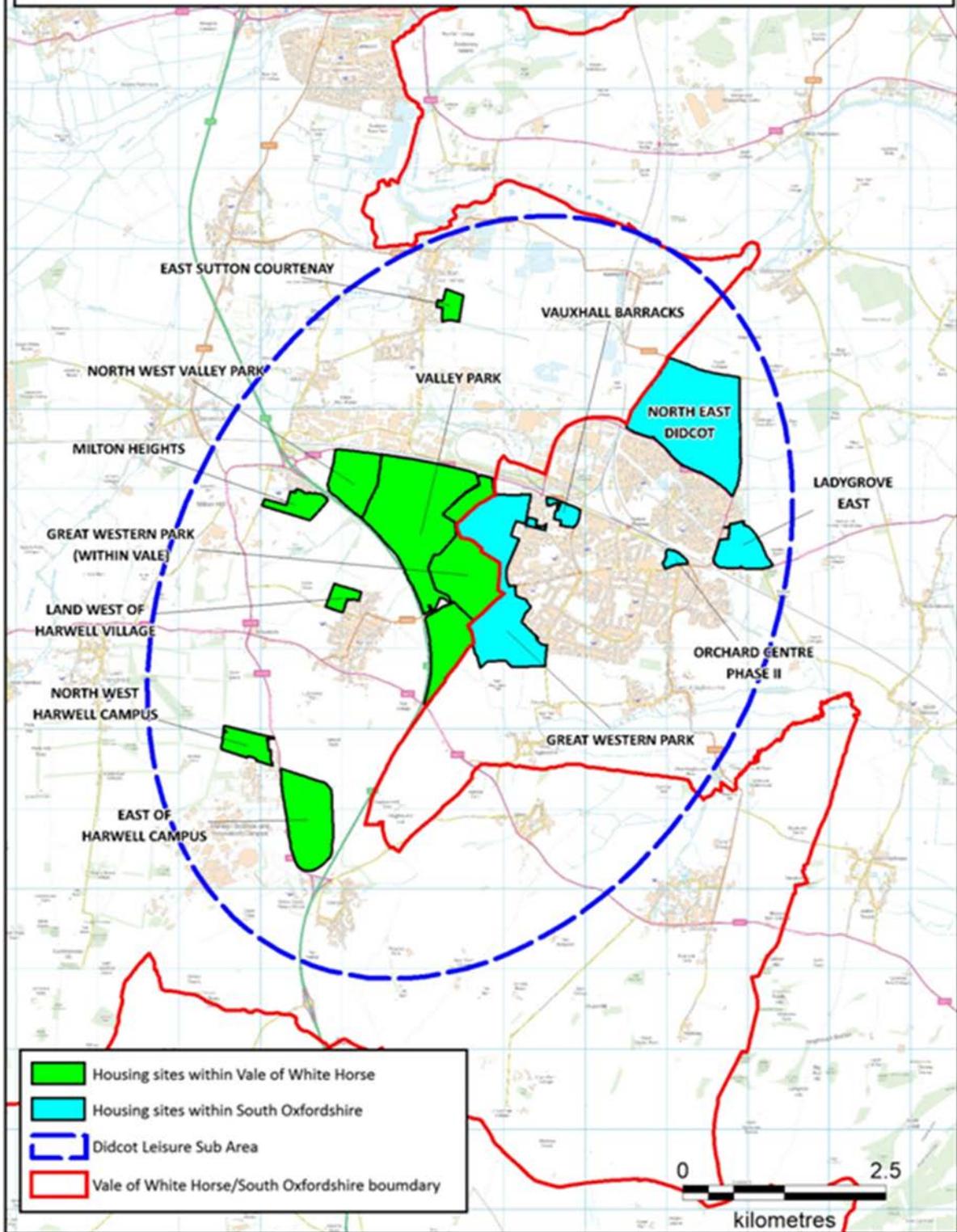
## INTRODUCTION

1. The Vale of White Horse District Council (“Vale”) and South Oxfordshire District Council (“South”) are working closely together across their boundaries to plan for leisure and sport in the Didcot area, where there are significant levels of planned housing growth.
2. The joint area is called the Didcot Leisure Sub Area (DLSA) and broadly covers the new housing growth in and around Didcot, recognising that the new residents will use facilities within their travel area regardless of administrative boundaries. For example swimming pool users from new housing development in say Milton Heights or Valley Park may be likely to use the proposed new Didcot North East swimming pool (in South), rather than the new proposed pool at Grove/Wantage.
3. It is important to note that the DLSA is an indicative envelope around the major new development sites, rather than a defined catchment area per se. For example once South’s new housing locations around Didcot are further advanced the indicative envelope may change.
4. Both Councils have emerging Leisure and Sport Facilities Strategies and Playing Pitch Strategies and both intend to use the same DLSA approach in these strategies. Given this situation, this report is an *interim* statement, and will be updated in the light of the new strategies once they are completed over the next few months.
5. Where developer contributions are identified for a particular facility they will be CIL compliant in relation to each housing development, and each facility. For example a contribution to an identified need for a more strategic facility such as a swimming pool or sports hall would take contributions from across the DLSA (and fit in a 20 minute drive time catchment), whereas a contribution for say youth provision such as a Multi Use Games Area (MUGA) would be based on a more local catchment; typically within about a 10 minute walk.
6. Individual new housing sites have each been assessed for the facility need they generate. The need of the DLSA as a whole has also been considered. For example none of the housing developments themselves generates a need for a swimming pool but there is a need for a new pool when all the Vale and South housing is taken together.
7. This assessment of the need for facilities has taken account of the existing planning policies and strategies e.g. Vale’s Open Space, Sport and Recreation Future Needs SPD of 2008, and the adopted leisure and sports facilities strategies for both districts. It has also taken account of information already to hand which will be used to inform the new leisure and sports facility strategies for both authorities that cover built facilities and playing fields. These strategy updates will form part of the evidence base for the Districts’ emerging Local Plans, and will in turn be used to update the planning policies, standards and the infrastructure development plans.



### DIDCOT LEISURE SUB AREA With New Housing Sites

NB: The DLSA is an indicative envelope around the major housing development sites rather than a defined area per se.



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## Modelling

8. Sport England's Sports Facility Calculator (SFC) has been used to help determine the amount of anticipated demand from the new housing growth, using the demographics as at 2031 for Vale and South Oxfordshire as appropriate and applying the SFC 10% increase to participation growth over the period 2014-31. This is the best fit for 0.5% participation increase per year, which is the adopted strategic rate of increase in Vale. In South the previous strategies have used a 1% per annum growth in participation, however as there has been a 3.84% increase in adults active 3 times per week between 2005-06 and 2013-14, this is an average increase of 0.48% per annum. A 0.5% per annum increase has therefore also been applied to the modelling for South.
9. These findings have then been compared to the Sport England FPM national run assessment, the 2011 Leisure and Sports Facilities Strategy for South Oxfordshire which had specific recommendations for Didcot, and the Vale's Leisure and Sports Facilities Strategy of 2013.

## FACILITY ASSESSMENT

10. Sports facilities provision in the DLSA are assessed below by facility type.

### Sports Halls

#### Demand

	Demand arising from population as at 2031 (Sports Facilities Calculator)	Number of courts
Vale area	New housing	4.48
South area	New housing	3.71
Didcot Leisure Sub Area	Total for new housing plus existing population	20.04 courts

#### Existing and planned provision

	Existing provision	Number of courts in main hall plus ancillary hall space equivalent	FPM estimated used capacity (over 80% is considered busy)
Vale area	None	0	
South area	Willowbrook Leisure Centre	4 + 1	85%
	Didcot Girls School	4 + 1	52%
	Didcot Leisure Centre	4	81%
	New Didcot North East leisure centre	6	planned
	Great Western Park Secondary School	4	planned
tbc	Further secondary school	4	planned
TOTAL		30 courts	

11. Although the number of courts is planned to be higher than the simplistic assessment of demand for sports hall use, the fact is that all of the new sites, except for the new Didcot North East leisure centre, will be dual use and the school managed sites are likely to be run on a block booking basis. This will reduce their effective availability for community use.

#### FPM findings for 2014 and other modelling

12. The 2014 snapshot picture from the FPM suggests that the current population in Didcot has good access to sports halls and that there are no parts of the DLSA which

have any significant unmet demand, with the exception of where people do not have access to a car and live more than 1.6 km from a hall.

13. The facilities have been assessed in terms of their used capacity, and Sport England considers that anything over 80% is running at more than busy. This modelling suggests that although there is some spare space, the halls at Willowbrook and Didcot Leisure Centre are effectively running over what is considered “full” capacity.
14. Some of the DLSA new housing sites are within a 20 minute drive time of the Abingdon White Horse Tennis and Leisure Centre. The FPM 2014 run for sports halls estimates that this Leisure Centre is running at 59% capacity with around 97,700 visits (80% is considered to be “busy”). However this underestimates the actual use which was about 149,500 visits for the year April 2013-March 2014, which means that the facility is already running at full capacity. The period up to 2031 will bring new pressures on the facility from:
  15. the new housing growth close to Abingdon in the Vale, including the 1,000 new dwellings at the proposed Local Plan 2031 sites at North Abingdon and North West Abingdon, which together generate about 0.69 of a badminton court of demand.
  16. The additional housing growth in the South Local Plan 2031.
  17. The sports hall at the Wantage Leisure Centre is within the 20 minutes drive time catchment of much of the Vale side of the DLSA, but this is already running a full capacity so additional hall space in planned area. However with the additional housing growth also planned around Wantage and Grove, there will be very limited spare capacity remaining in the planned facilities to cater for a significant proportion of users from the DLSA.
  18. Since the White Horse Tennis and Leisure Centre is already running at full capacity, there is no spare space to meet the growing demands of the DLSA. There is therefore a justified need for new sports hall provision within the DLSA.

### Previous strategies

#### *South Oxfordshire Leisure and Sports Facilities Strategy 2011*

19. This recommended the development of an 8 court hall at the new Didcot North East leisure centre. The existing leisure centre would be handed over to the school to be run by the school.

#### *Vale Leisure and Sports Facilities Strategy 2013*

20. There are no specific recommendations for halls within the DLSA but contributions from the Harwell development were proposed to be allocated towards the new leisure centre at Mably Way (Grove/Wantage).

## Conclusions and recommendations

21. The current sports hall network will need enhancing as housing growth takes place. If community use of the existing leisure centre and schools continue, and community use is legally secured for adequate sized and adequately accessible community use at the current and planned school sites (at Great Western Park and potentially another new secondary school), then there should be sufficient provision of sports halls up to 2031.
22. If adequate community dual use of the two new school sports facilities is not legally secured, then two new large four court sports halls will need to be developed on new housing sites. Given the current location of sports halls, including the planned new Didcot North East leisure centre, these alternatives would be best located within Valley Park and the East of Harwell Campus housing sites, both within the DLSA.
23. Developers' contributions should go towards:
24. The new Didcot North East leisure centre 6 court hall (on a total site area of 5 ha)
25. Enhanced design at Great Western Park School to support community use (or a new large 4 court sports hall at Valley Park)
26. Enhanced design at the second potential secondary school to support community use (or a new large 4 court sports hall at East of Harwell Campus)
27. Improvements to support on-going community use at the existing Didcot Leisure Centre, Didcot Girls School and Willowbrook Leisure Centre, based on costed schemes.

## Swimming Pools

### Demand

	Demand arising from population as at 2031 (Sports Facilities Calculator)	sq m water space
Vale area	New housing	179.21
South area	New housing	143.82
Didcot Leisure Sub Area	Total for new housing plus existing population	786.36

### Existing and planned provision

	Existing provision	Amount of water space (sq m): All water	Amount of water space (sq m): Useable water	FPM estimated used capacity (over 70% is considered busy)
Vale area	Park Club (registered members)	80	80	44%
	Harwell Primary School (teaching pool)	70		<i>Not included – too small</i>
South area	Didcot Wave	312	312	79%
	Hagbourne Primary	60		<i>Not included – too small</i>
	New Didcot North East leisure centre	706	706	planned
TOTAL		1228	1098	

28. Of the existing pool network, only Didcot Wave at this time is pay and play, and has full community access.
29. The increased growth of the Didcot area means that there is a need to prioritise community pools to provide sufficient access to water space in the future. There are a number of options available.

### FPM findings for 2014 and other modelling

30. The 2014 snapshot picture from the FPM suggests that there is currently a slight shortfall in pool space, although the residents in both South Oxfordshire and the Vale have reasonably good access to pools, in line with or better than the national average.
31. The facilities have been assessed in terms of their used capacity through the FPM, and Sport England considers that anything over 70% for a pool is running “busy”.

This modelling (see above table) suggests that the Didcot Wave is over full. The Park Club facility is not, but this is a small pool and a registered member facility, and does not have full community access. The two small primary school pools are teaching pools only and are not considered by Sport England as suitable for general community swimming.

32. Some of the DLSA new housing sites are within a 20 minute drive time of the Abingdon White Horse Tennis and Leisure Centre. The FPM 2014 run for pools estimates that this pool is running at 36% capacity with around 149,000 visits per year (70% is considered busy). However the actual number of visits to the pool for the period April 2013-March 2014 was almost 232,000, or closer to 56% full. The period up to 2031 will bring new pressures on this site from:
  - the new housing growth in the Vale, including 1,000 new dwellings at the proposed Local Plan 2031 sites at North Abingdon and North West Abingdon which together would generate the need for around 27 sq m water space.
  - New housing growth around Wantage/Grove which will bring pressures on the proposed Mably Way pool
  - The additional housing growth in the South Local Plan 2031.
33. Together with the anticipated continued increase in swimming in the Vale and South, these pressures are likely to mean that that the pool at Abingdon will be near full capacity by 2031.
34. The Wantage Leisure Centre pool is not currently running at full capacity, but this is likely to be a reflection of the site issues rather than the level of demand locally. There is a proposal for a new wet/dry leisure centre at Mably Way as a replacement pool for Wantage/Grove, with some additional water space in the form of a teaching pool. This facility is expected to be largely filled by 2031 by the demand arising from the area around Wantage and Grove, so there will be only limited spare capacity to cater for users from the DLSA.
35. Given these pressures on the pool network, it is clear that there is a justified need for new swimming pool provision in the DLSA. The proposed new Didcot North East pool if built at the larger size could alone cater for much of the demand but would leave a deficit of around 80 sqm of water space due to the new growth in the DLSA by 2031. This could be absorbed via the other pools in the area.

### Previous strategies

#### *South Oxfordshire Leisure and Sports Facilities Strategy 2011*

36. This recommended the development of a 422 sq m pool at the new Didcot North East leisure centre.

## *Vale Leisure and Sports Facilities Strategy 2013*

37. There are no specific recommendations for swimming pools within the DLSA but contributions from the Harwell development were proposed to be allocated towards the new leisure centre at Mably Way (Grove/Wantage).

### *Responding to the growth*

38. There is a need to provide for additional swimming space to directly respond to the new housing growth and also to cater for increased swimming participation rates up to 2031. The existing leisure centre at Abingdon and the proposed leisure centre at Mably Way will in large part be filled to capacity by the current and new growth populations around those areas, so there is a need to cater for swimming within the DLSA.

### *Pool Options*

39. The proposed water area at the new Didcot North East leisure centre (on a total site area of 5 ha) will cater for most of the demand arising, as the latest design suggests it will have:
- 25 m x 8 lane main pool (425 sqm)
  - 20m x 10m teaching pool (200 sqm)
  - 81 sqm leisure water (81 sqm)
40. If developed at this size, the total water space on the new site would be 706 sq m, excluding the non-swimming splash pad. Together with the other pools in the area, but excluding the Didcot Wave (which in terms of water space might therefore no longer be required, but no decision around this has yet been considered by the Council), this would give just under sufficient pool space up to 2031. This is based on an estimated 786 sq m of demand, and 706 sq m of water space to be provided, leaving 80 sq m under provision. The proposed site is accessible within about 10 minutes drive time of most of the DLSA and about 15 minutes drive of all of the DLSA.
41. If the new Didcot pool is developed at a smaller size, there are two suitable alternative options:
- Develop the new Didcot North East leisure centre with a 25m x 6 lane pool and renovate/improve the Didcot Wave  
*or*
  - Develop the new Didcot North East leisure centre with a 25m x 6 lane pool and identify a new 25m x 6 lane pool elsewhere as part of a new leisure centre (if the decision is made to close the Didcot Wave).
42. If a second new leisure centre is developed it would be best located where it is most accessible to most of the new growth, where it can be located within a large new

development and where other facilities can be co-located (sports Hall, MUGA, tennis etc). The two options are:

- East of Harwell Campus development site (850 dwellings)
- Valley Park (2,550 dwellings – also see sports halls commentary).

## Conclusions and recommendations

43. There will need to be more swimming pool space than currently available in Didcot, and it is important that the facility(s) are fully accessible community pool(s). The proposed large pool provision at the new Didcot North East leisure centre would meet most of the requirements of the community and should be reasonably accessible to all of the DLSA.
44. There are however a number of alternative options which could be explored and set in the context of other facility needs (such as sports halls). The use of the Sport England's FPM scenario testing would be a valuable tool to advise on the best of the options and facility mix.
45. The options include improvements to the Didcot Wave or a new pool as part of a new leisure centre, likely to be best located at Valley Park or East of Harwell Campus housing sites.
46. Developers' contributions from new housing in the DLSA should go towards new swimming provision in the DLSA.

## Artificial Grass Pitches

### Demand

	Demand arising from population as at 2031 (Sports Facilities Calculator)	Number of pitches
Vale area	New housing	0.46
South area	New housing	0.42
Didcot Leisure Sub Area	Total for new housing plus existing population	2.22

### Existing and planned provision

	Existing provision	Number of pitches	FPM estimated used capacity
Vale area	none	0	
South area	Potentially 2x 3G AGPs at the new Didcot Leisure Centre	0	Planned but not confirmed
TOTAL		0	

47. There are no AGPs with community access in the DLSA although some options have previously been proposed but have not been able to be progressed. Whilst the facilities mix is not yet finalised the intention is to provide two 3G APGs at the new Didcot North East leisure centre.
48. There is a clear need for AGP provision in the DLSA because there are only limited 3G AGPs within a 20 minute catchment area. One new 3G pitch is planned at Wantage and there is a possibility that Abingdon School may convert the existing small sided 3G pitches to one full size at Tilsley Park.

### FPM findings for 2014 and other modelling

49. There is a good level of provision of sand based (dressed and filled) pitches which are the preferred hockey surface, with two pitches in Tilsley Park, and two in Wallingford. The main problem is a lack of large size 3G pitches, which are the preferred surface for football.
50. The 2014 snapshot picture from the FPM suggests that there is currently a shortfall in 3G AGP space in both Vale and South, and South does not have any 3G pitches at this time. The FPM identifies some unmet demand in Didcot itself and proposes that a 3G pitch should potentially be developed near the A34 in Didcot if this is in a larger housing growth area.

51. The FA has an aspiration of every football club having an hour training time on a 3G surface. The lack of 3G space in both South and Vale is a significant issue and would appear to justify at least 2 3G pitches in Vale alone as at 2014.
52. The new large size 3G pitch proposed for Wantage, is likely to be filled close to capacity by the housing around Wantage and Grove by 2031. The pitch at Tilsley Park (if developed) is likely to be largely filled by residents living close to that venue

### Previous strategies

#### *S Oxon Leisure and Sports Facilities Strategy 2011*

53. This recommended the development of two 3G pitches either at the new Didcot North East leisure centre/secondary school, or elsewhere.

#### *Vale Leisure and Sports Facilities Strategy 2013*

54. There are no specific recommendations for AGPs within the DLSA but a new 3G AGP was proposed for the Wantage Grove area. (Note: Given the levels of new growth identified since 2013 this position is now changed).

### Responding to the growth

55. There is a need to provide for additional AGP space and the priority is 3G (usable for football) as there are none in South and only limited access in Vale. The pitch provision requirements will need to be confirmed by the emerging Playing Pitch Strategies, but two large size 3G pitches in the Didcot area appear to be required to meet expected demand arising from the DSLA area.
56. There are two options:
  - Locate a double pitch site at the new Didcot North East leisure centre (currently preferred option)
  - Locate one pitch at the new Didcot North East leisure centre and one elsewhere, with options being:
    - in association with a community use school (existing or new)
    - or at a new sports park at Hadden Hill (Didcot Town Council)
    - at a new leisure centre elsewhere (e.g. Valley Park or East of Harwell).
57. A key issue is that the AGPs need to be able to be fully accessible to the wider community, well managed, secure and viable in the long term including meeting the costs of replacement carpets, which are expensive and need replacing around every 10 years.

## Conclusions and recommendations

58. There will need to be two 3G AGPs in the DLSA to meet the demand both from the existing community and the new housing growth. The site options will need to be confirmed as there are a number of alternatives, though currently the provision of both pitches at the new Didcot North East leisure centre is the preferred option.
59. Developers' contributions should go towards new 3G AGP provision in the DLSA.

## Fitness Facilities

60. This is based on the number of fitness stations.

### Demand

	Demand arising from population as at 2031 based on adopted standards	Number of stations
Vale area	New housing	78
South area	New housing	94
Didcot Leisure Sub Area	Total for new housing plus existing population	449

### Existing and planned provision

	Existing provision	Number of stations
Vale area	Park Club (registered members)	120
South area	Didcot Wave	55
	The Exercise Lounge	30
	Re Defined Health and Fitness	56
	Willowbrook Leisure Centre	29
	Didcot North East leisure centre (planned)	150
	<b>TOTAL</b>	<b>440</b>

### Previous strategies

#### *S Oxon Leisure and Sports Facilities Strategy 2011*

61. This recommended that the new Didcot North East leisure centre should have 150 fitness stations This took account of the loss of stations if the decision is made to close the Didcot Wave.

#### *Vale Leisure and Sports Facilities Strategy 2013*

62. There are no specific recommendations for fitness facilities within the DLSA but the strategy does propose that developers' contributions from Harwell should go towards Mably Way. (Note: Given the levels of new growth identified since 2013 this position is now changed).

### Responding to the growth

63. If the proposed size of the new Didcot North East leisure centre is confirmed in relation to fitness facilities then together with the commercial facilities already

existing, there will be a need for a further 64 stations. The majority of these stations are currently provided at the Didcot Wave. If the decision is made to close Didcot Wave the additional stations could be provided by:

- increasing the size of the Didcot North East leisure centre further, or;
- providing fitness facilities as a second wet/dry leisure centre, if developed, or;
- via independent commercial operators.

## Conclusions and recommendations

64. Assuming the new Didcot North East leisure centre has 150 fitness stations there will still need to be more provision in the DLSA in the period up to 2031. How this additional provision is met is dependent on whether the decision is made to close the Didcot Wave. Alternative options include increasing the size of the fitness suite at the new leisure centre, or developing a second leisure centre, or allowing commercial providers to meet some of the shortfall.
65. Developers' contributions should be used to support new or improved fitness provision at those sites which are non-commercial.

## Tennis courts

66. The adopted standards of the Vale and South both include the tennis courts on school sites and elsewhere where they are in fact marked out as multi use courts. Sport England now only records dedicated tennis courts in their Active Places Power as these courts are available all year, and it is proposed to use this instead as the basis for new provision justification. The following data is based on the Sport England Active Places Power information.

### Existing and planned provision

	Existing provision	Number of dedicated tennis courts	Current rate of provision per 1000
Vale area	Blewbury	2	0.22
South area	Edmonds Park	3	0.29
	Ladygrove Park	3	
TOTAL		8	

### Demand

67. Based on this the current rate of provision of dedicated tennis courts but allowing a 0.5% increase per annum (i.e. 108.5% over the period up to 2031) in the demand for tennis, the rate of provision would be 0.23 for Vale, and 0.31 for South.

	Demand arising from population as at 2031, based on existing rates of provision plus participation	Number of dedicated tennis courts required at enhanced rates of 0.23 for Vale and 0.31 for South
Vale area	New housing (15000)	3.45
South area	New housing (12500)	3.9
Didcot Leisure Sub Area	Total for new housing plus existing population	Vale: 6 + South: 13 Total of 19 courts

68. There is therefore a need for 11 additional courts up to 2031. This new provision should be provided within the largest housing areas and geographically spread. They should be dedicated, floodlit tennis sites with a pavilion and where clubs can form in the longer term.

## Previous strategies

### *S Oxon Leisure and Sports Facilities Strategy 2011*

69. This recommended the improvement of the courts at St Birinus School and Edmonds Park, but did not recommend new provision.

### *Vale Leisure and Sports Facilities Strategy 2013*

70. The strategy suggests that the existing Vale standard should be reviewed, but in the interim 7 new courts should be provided in the Valley Park and Great Western Park area, but this could be on a community dual use school site or at the proposed new leisure centre. (Note no tennis courts are currently proposed at the new Didcot North East leisure centre).

### *Lawn Tennis Association Places to Play Strategy 2011*

71. The LTA strategy suggests that a 10 minute drive time catchment is required for dedicated/Club Mark tennis courts.

## Responding to the growth

72. There is a need to provide for additional tennis courts in the DLSA; 11 courts in the period up to 2031. These should now be on dedicated tennis sites where clubs can form and play can take place all year and during the day time as well as in the evenings.

## Conclusions and recommendations

73. There is need for 11 additional dedicated tennis courts in the DLSA. Eight courts should be provided at two sites with 4 courts each (floodlit with pavilion) within the largest housing areas in Valley Park, and at Great Western Park (4 courts have been confirmed in the s106). A further 3 courts should be provided in Harwell, or the existing courts there should be made fully accessible to the community.
74. It will be important to retain the existing dedicated tennis courts in Didcot as high quality facilities.
75. Developers' contributions should be used to support both the new tennis provision and to keep the existing facilities up to a high quality.

## Youth provision/MUGAs

76. This section relates to open access MUGAs and other youth provision. The adopted standards of the Vale and South are high because the courts are on school sites, which are not now usually available to the community on an informal basis. Rather than adopt a standard for a specific number of MUGAs/youth facilities per 1000 population, the more important consideration is that they should be accessible on foot, and according to the South's existing standards, this means within a 10 minute walk (about 600 m).
77. Using the existing standards as a guide, those developments where youth provision, MUGA or alternative(s) is likely to be required are:
- Valley Park
  - North West Valley Park
  - East of Harwell Campus
  - North West of Harwell Campus
  - Great Western Park (2 MUGAs are planned)
  - North East Didcot

### Previous strategies

#### *S Oxon Leisure and Sports Facilities Strategy 2011*

78. This notes that MUGAs are already planned for the new Didcot North East leisure centre and in Great Western Park.

#### *Vale Leisure and Sports Facilities Strategy 2013*

79. The strategy suggests that there should be one MUGA in Valley Park, and that developers' contributions in Harwell could go towards existing sport and teenage facilities.

### Responding to the growth

80. There is a need to provide specific youth facilities in the DLSA, which are accessible on foot within 10 minutes' walk.

### Conclusions and recommendations

81. There is need for additional youth facilities in each of the larger housing areas. Key will be their geographical location, to ensure that at least one youth provision site/MUGA is within 10 minutes' walk of all housing. The detail of the planned provision will need to be agreed with the relevant Council for each development.