



was not considered to be deliverable on this site. **WHAT HAS CHANGED?**
space and the removal of peat would have an environments impact. The proposed development
Whitegates Park. The appraisal concluded that the site was unviable because of the loss of open
8 In March 2021 there was an appraisal carried out for the proposed ASN to be situated in
This fails to meet the requirements set out in NPF4 Policy 3.
7 The development will result in a loss of mature trees and wetland habitat affecting local wildlife.
safety.
100% discrepancy invalidate the finding on carbon emissions, traffic congestion, and pedestrian
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650m, whereas the Council's own consultations confirms the true distance to be 1.2km. This
6 The Transport and Air quality assessments were modelled on an incorrect travel distance of

