

## **Annex E – Site Assessment**

### **Assessment Criteria**

The criteria for assessment of each potential site identified below is as follows:

- **Essential Criteria**
  - Owned by the Council, available to buy or available on a long-lease (at least 25 years) from the landowner
  - Centrally located in the village to allow ease of access to parents and younger children
  - Sufficiently large to support a wide array of challenging play equipment
  - Available to meet the short-term needs of Phase 1 (Younger Children’s Playground)
- **Desirable Criteria**
  - Able to support all 3 phases of the Project (this will become an essential criterion for later phases)
  - Ease of parking/ability to provide a parking space on the land
  - Vehicular access

The following potential sites have been identified:

- Old School Playing Field (OSPF)
- Old Recreation Ground
- Land behind Churchway
- Land next to new build on Hall Lane
- Old Pit

### **Assessment of Each Site**

#### **Old School Playing Field (OSPF)**

The main advantages of the OSPF are that it is fairly central to the village and is easily accessible (by foot) to families, it can be easily converted back into a playground, it can incorporate nature and above all it is the only site centrally located in the village that is owned by the Parish.

The main disadvantages are that the site has no scope for parking or for vehicle access. But above all it is not sufficiently large for Phases 2 and 3 of this project. In particular, we have been advised by suppliers that the taller items of equipment suitable for teenagers (such as the Space Net and large climbing frames and Zipline) should not be put in an area that is so overlooked by nearby properties. And the access and space limitations rule out any chance of siting a village hall in the area. These issues will pose a major problem in the long term.

#### **Old Recreation Ground**

The Old Recreation Ground is the ideal site. It is central, easily accessible, and has excellent vehicular access and car parking. It is also large enough to encompass all possible requirements for the three phases of this project.

The site's major disadvantage is that it is not available for lease. There is no scope for the RPC to negotiate with the landowner as things stand. Potential discussions between a local builder and the site landowner might change the situation in the medium term but the RPC can only monitor this situation and assist if requested to do so. But in the short-term and, unless the above discussions progress, for the foreseeable future, this site must be ruled out of consideration.

#### **Land behind Churchway (Old Allotments Site)**

This site has substantial advantages. It is potentially available for immediate use (the owners have offered a long-term lease to the village) and, at 2.5 acres, it has plenty of space to accommodate all planned facilities in Phases 1 and 2 of this project. Furthermore, there is potential with this site to accommodate a Phase 3 Village Hall. It also has plenty of space for parking although there is an issue with vehicular access (see below).

The main disadvantage is the potential issue of vehicle access. The RPC has asked that the landowner helps to clarify the issue of such access to allow us to proceed with this site. If this can be achieved in the short term this would be a more suitable location for Phase 1 of this project as well as the subsequent phases. But until this matter can be concluded satisfactorily we are forced to consider the OSPF as a better site for Phase 1.

#### **Land next to new build on Hall Lane**

The landowner has indicated that he might be able to make land available along Hall Lane adjoining the new development currently underway. This would be large enough to meet all requirements. It is not centrally located however and there could be issues with vehicle access. This should be considered a backup in the event that other better located and more suitable locations cannot be found.

#### **Old Pit**

The Old Pit, a site located outside the village on land owned by the Parish Council, could accommodate all Phases of this project. It has been fairly recently planted with trees although, at a push, these could be relocated. It would have adequate parking and vehicle access. It is, however, not located centrally, and so would not really be suitable for the Phase 1 and 2 requirements, although it could accommodate a Village Hall. It is not recommended for further consideration as a site for the Phase 1 (or Phase 2) requirements.

A summary of the assessment of each of these sites against essential and desirable criteria has been undertaken and the results are shown in Table 1 below:

Site Assessment Table									
Site	Essential Criteria					Desirable Criteria			
	RPC Owned	If not owned then 25 year lease	Near Village Centre	Large Enough for Phase 1	Available in time for Phase 1	Large Enough for Phase 1 & 2	Large Enough for Phase 1, 2 & 3	Parking site possible	Vehicular access
Old School Playing Field	Yes	N/A	Yes	Yes	Yes	X	X	X	X
Old Recreation Ground	X	X	Yes	Yes	X	Yes	Yes	Yes	Yes
Land behind Churchway	X	Yes	Yes	Yes	X	Yes	Yes	Yes	Maybe
Land next to new build on Hall Lane	X	Maybe	X	Yes	Maybe	Yes	Yes	Yes	Maybe
Old Pit	Yes		X	Yes	Yes	Yes	Yes	Yes	Yes

**Table 1:** Site Assessment Table

### Conclusions

The OPSF should be considered as the only available short-term site for Phase 1 unless the vehicular access issue to the land behind Churchway can be resolved; it is however unsuitable to meet the requirements of Phases 2 and 3.

The Recreation Ground and the site behind the Churchyard are both better sites to meet all phases of the project. However, the Old Recreation Ground is not available to us unless potential discussions between other third parties change this situation. The likely best long-term location for Phases 2 and 3 of this project is therefore the land behind Churchway. More work needs to be done before this can be recommended as the preferred long-term site.

The land next to the development on Hall Lane is less suitable; it could be a possible location if the sites above do not come to fruition. The Old Pit should be discounted for consideration as a site for Phase 1 (and Phase 2) development.