

Kempsey Neighbourhood Plan

Site Appraisals

Support for Future Community, Sport and Recreation Development

Existing Provision

The existing playing field at Plovers Rise is used for the following:

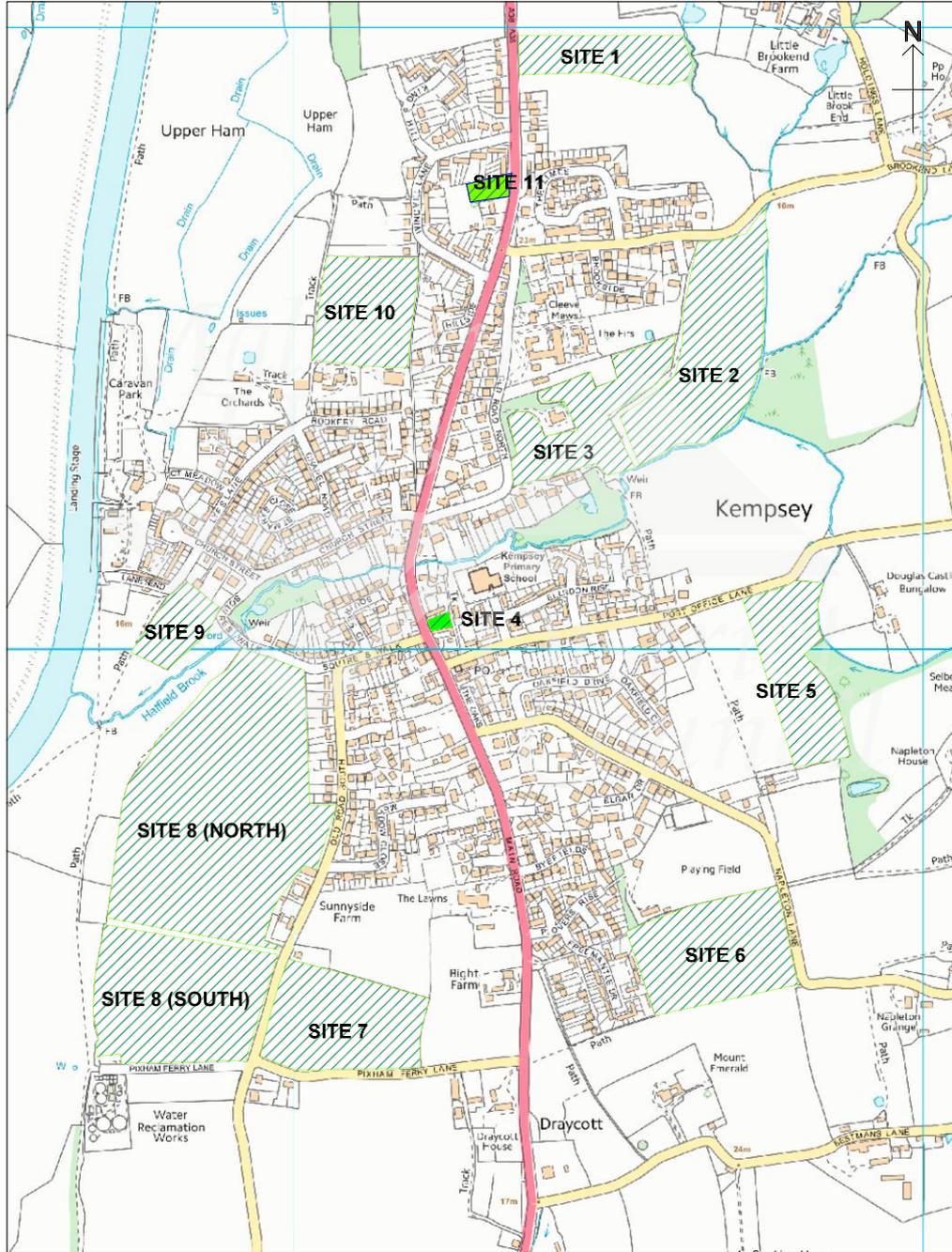
- **2 full-size football pitches**
- **3 junior football pitches**
- **1 full-size cricket pitch**
- **3 tennis courts**
- **Children's play area**
- **netball**
- **rounders**
- **youth club**

The limited overall size of the playing field area means that there are difficulties each year when the end of the football season and the beginning of the cricket season overlap. The netball court is marked out on one of the tennis courts and the rounders pitch also uses the same area as the football pitches (see Figure A).

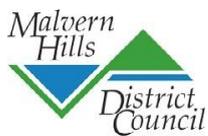
As Figure A also shows there is no further space available for any future expansion to accommodate existing uses, nor is there any space to provide the additional facilities identified by the Sports Association. This problem cannot be addressed by expansion on to adjacent land. The owner of site 6 having indicated the site is not available for community, sport and recreation uses (see Figure B).

Figure B and Tables A and B show the sites considered by the Parish Council as areas for possible future expansion of community, sport and recreation facilities.

Figure B – Showing Sites Considered for Possible Community, Sport and Recreation Use



Scale: 1:8877



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Table A: Site Appraisal Matrix

ESSENTIAL SUITABILITY CRITERIA	POSSIBLE SITES											
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8 South	Site 8 North	Site 9	Site 10	Site 11
Available	Red	Green	Red	Red	Green	Red	Green	Green	Red	Red	Red	Red
Size (min 5 hectares)	Red	Green	Red	Red	Red	Red	Red	Green	Green	Red	Red	Red
Topography	Green	Green	Red	Green	Green	Green	Green	Green	Green	Red	Green	Green
Flood Risk	Green	Red	Green	Green	Yellow	Green	Green	Green	Yellow	Green	Yellow	Green
Contaminated Land	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green
International or National Designations	Green	Green	Green	Green	Yellow	Yellow	Green	Green	Green	Red	Green	Green
Local Designations	Green	Green	Red	Red	Green	Green	Green	Green	Green	Red	Green	Green
Suitable Access to Public Highway	Green	Green	Green	Green	Red	Red	Green	Green	Red	Yellow	Red	Green
Within or Adjacent Settlement Boundary	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Significant Gap	Red	Green	Green	Green	Green	Green						
Residential Amenity and Neighbouring Uses	Green	Yellow	Yellow	Red	Green	Yellow	Green	Green	Yellow	Yellow	Yellow	Red
Capable On-Site Services	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Green
Known Priority Species & Habitats	White	White	White	White	White	White	White	White	White	White	White	White
DESIRABLE SUITABILITY CRITERIA	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Distance to Bus Stop	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green
Previously Developed Land	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Yellow
CONCLUSION	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Would the site be suitable?	Red	Red	Red	Red	Red	Red	Red	Green	Red	Red	Red	Red

Table B: Site Appraisal Summary

The table below expands on the assessment above, and explains why each site is considered suitable or unsuitable for sports, recreation and community use.

Site 1	
The site is not available for sports, recreation and community use. It is also under the minimum required size threshold (1.7ha) and is located in the Significant Gap between Kempsey and Worcester. It is not known if the site has any existing services. The site is greenfield.	Suitable?
Site 2	
The site is 5 ha in area. A significant portion of the site is located in Flood Zone 3 and there are issues with Surface Water. The site could have an impact on the amenity of nearby houses. It is not known if the site has any existing services. The site is greenfield.	Suitable?
Site 3	
The site is not available for sports, recreation and community use. It is also under the minimum required size threshold (2.7ha), and the site is relatively steep in nature. The site is also located in a Conservation Area. The site could have an impact on the amenity of nearby houses and it is not known if it has any existing services. The site is greenfield.	Suitable?
Site 4	
The site is not available for sports, recreation and community use, and is also under the minimum required size threshold (0.07ha). The site is also located in a Conservation Area. The site is in the centre of the village and in close proximity to other properties, which is likely to result in a negative impact on residential amenity.	Suitable?
Site 5	
The site is under the minimum required size threshold (2.7ha), and is subject to surface water flooding issues. The site is also in close proximity to Napleton Meadow SSSI, and could potentially have a negative impact on this designated site. The site is not considered to have suitable access to a public highway. The site is Greenfield and it is not known if it has any existing services. The nearest bus stop to the site is over 500m away.	Suitable?
Site 6	
The site is not available for sports, recreation and community use. It is also under the minimum required size threshold (3.7ha). The site is also in close proximity to Napleton Meadow SSSI, and could potentially have a negative impact on this designated site. The site is not considered to have suitable access to a public highway. The site is in close proximity to other properties, and may have a negative impact on residential amenity. The site is Greenfield and it is not known if it has any existing services.	Suitable?
Site 7	
The site is under the minimum required size threshold (3.5ha). The site is Greenfield and it is not known if it has any existing services. It could be available as a site for an enabling development, if necessary	Suitable?
Site 8 South	
The site is 5.2 ha in area. The site is Greenfield and it is not known	Suitable?

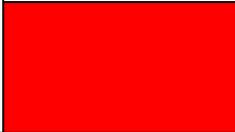
<p>if it has any existing services. The site is capable of meeting all of the essential criteria.</p>	
<p>Site 8 North</p>	
<p>The site is 11.2 ha in area. It is not available for sports, recreation and community use. A narrow strip of the site along the western boundary of the site is located in Flood Zone 2 and 3. The eastern boundary of the site is in close proximity to other properties, and may have a negative impact on residential amenity. The site is Greenfield and it is not known if it has any existing services.</p>	<p>Suitable?</p> 
<p>Site 9</p>	
<p>The site is not available for sports, recreation and community use, and is also under the minimum required size threshold (1ha). The site is the location of the Grade I listed Church of St Mary, and the development of the site for community use would have a negative impact on this asset. It is also located within the Conservation Zone. The site is in close proximity to other properties, and may have a negative impact on residential amenity.</p>	<p>Suitable?</p> 
<p>Site 10</p>	
<p>The site is not available for sports, recreation and community use, and is also under the minimum required size threshold (2.6ha). The site is subject to surface water issues which would require mitigation. The site is located on contaminated land linked to the treatment of timber, which would require mitigation. The site is not considered to have safe access to a public highway. The site is in close proximity to other properties, and may have a negative impact on residential amenity.</p>	<p>Suitable?</p> 
<p>Site 11</p>	
<p>This is the site of the existing community centre. The site is not available for further sports and recreation use, and is also under the minimum required size threshold (0.2ha). The site is in close proximity to other properties, which is likely to result in a negative impact on residential amenity.</p>	<p>Suitable?</p> 

Table C: Site Appraisal Process

The table below expands on the assessment above, and explains why each site is considered suitable or unsuitable for sports, recreation and community use.

A traffic light approach was adopted, identifying sites which do not satisfy criteria in red, where criteria may be capable of being satisfied in amber and where criteria are satisfied in green. A detailed breakdown of the suitability criteria is provided below.

Essential Criteria	Designation / Issue	Red	Amber	Green
Availability	Promoted sites, public land ownership, etc.	Owner has confirmed that site is not available, nor is it likely to be available in the future	Site availability is unknown and requires further investigation	Evidence that landowner willing to sell or develop the site for Sports, Recreation and Community use
Size	To accommodate the pitches and facilities required, an area of minimum 5 hectares is desirable.	Site is smaller than 4 hectares in area	Site is between 4-5 hectares in area	Site is excess of 5 hectares in area
Topography	Stable location	On steep slope or unstable land	Land appears relatively flat or stable land, requiring further investigation	Relatively flat and stable land
Flood Risk	Environment Agency Indicative Flood Mapping and SFRA	Site (or part of the site) is within Flood Zone 3	The site is affected by Flood Zones 2 or surface water issues.	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1
Contaminated Land	Contaminated Land Register	On contaminated land which cannot be mitigated	On contaminated land which could be mitigated	Not on contaminated land
International or National Designations	International: SPA, SAC, Ramsar sites National: AONB, SSSI, National Nature Reserves, Scheduled Monuments, Listed Buildings, Ancient Woodland, Veteran Trees, Historic Parks and Gardens	Site covered or affected by an International or National designation and purpose of the designation likely to be compromised	Site within the buffer or in close proximity to an International or National designation and purpose of the designation could be compromised	The site is not within an International designation or its buffer

Local Designations	Conservation Areas Local Wildlife Sites Local Nature Reserves Sites of Importance for Nature Conservation Local Geological Sites Local Heritage Assets Local Green Space Tree Preservation Orders H&SE hazardous installations/pipelines Sewage Works - Cordon Sanitaire	The site is covered by a local designation and the purpose of the designation likely to be compromised	The site is in close proximity of local designation and could compromise the purpose of the designation, requiring further investigation of mitigation measures.	The site is not affected by, or immediately adjacent to, any local designation.
Suitable Access to Public Highway	County Council / Highways Authority	Site does not have or could not have convenient / access to a suitable highway	Site has or could have access to public highway but requires further investigation about safety	Site appears to be able to accommodate safe and convenient access on to the public highway
Within or adjacent settlement boundary	Near Settled Community	Site is not within 1000 metres of the settlement boundary	Site is within 1000 metres of the settlement boundary	Site is within or abuts the settlement boundary
Significant Gap	Significant Gap	Site is within a Significant Gap and the purpose of designation likely to be compromised	Site could have a negative impact on the purpose of Significant Gap designation, requiring further investigation	Site not within Significant Gap
Residential Amenity / Neighbouring Land Uses	Residential Amenity and Neighbouring Land Uses	Adverse impact on privacy and residential amenity for both site residents and / or neighbouring land uses which could not be mitigated	May be adverse impact on privacy and residential amenity for both site residents and / or neighbouring land uses which could be mitigated	Unlikely to be significant adverse impact on privacy and residential amenity for both site residents and neighbouring land uses

Capable of On-Site Services	On-Site Services for water supply, mains electricity, waste disposal and foul and surface water drainage	Site not capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage	May be capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage, requiring further investigation	Site capable of providing adequate on-site services for water supply, mains electricity, waste disposal and foul and surface water drainage
Priority Species and Habitats	Biodiversity Action Plan	The site is known to home priority species or habitats which would be adversely affected by development	The site is known to home or be near known BAP species or habitats, but mitigatory measures can be proposed	No known BAP species or habitats on the site or in close proximity
Desirable Criteria	Issue	Red	Amber	Green
Distance to Public Transport (Bus Shop)	Walking distance up to 500 metres	Not Applicable	Site not within 500 metres of bus stop	Site within 500 metres of bus stop
Previously Developed Land	National Land Use Database / SHLAA	Not applicable	Not on previously developed land	Would be on previously developed land



PARISH COUNCIL
Kempsey