

## Consolidated Sports Site Options

A number of sites have been examined in an arc from the north west to the north east of the village, which might be suitable as a site for team and specialist sports in the future. Possible sites are described in summary terms below.

### Option 1 - Off Armoury Road or Colchester Road

Site Name	Option 1
Location	Land off Armoury Road
Site characteristics:	<ul style="list-style-type: none"> <li>❖ Within easy reach of the main residential areas which are largely located to the south and west of the site with open space agricultural land lying to the north. Currently used as agricultural land.</li> <li>❖ Adjacent to the existing cricket club and cricket pavilion.</li> <li>❖ Road access off Armoury Road or Colchester Road.</li> <li>❖ More than 10-acre site.</li> <li>❖ Footway access off Colchester Road and Armoury Road</li> <li>❖ Space available for car parking.</li> <li>❖ Site can be developed for sport in phases to meet evolving demand.</li> <li>❖ Space to accommodate adult and junior football, rugby other team sports, practice facilities and ancillary facilities.</li> </ul>



Figure 1: Land off Armoury Road

## Option 2 - Between Colchester and Hall Roads

Site Name	Option 2
Location	Land between Colchester Road and Hall Road
Site characteristics:	<ul style="list-style-type: none"> <li>❖ Located to the north west of the village slight adrift from residential areas, site with open space agricultural land lying to the north, west and south. Currently used as agricultural land.</li> <li>❖ Approximately 10-acre site.</li> <li>❖ No footway on Hall Road or Colchester Road.</li> <li>❖ Large enough to accommodate multiple games activities at the same time.</li> <li>❖ The land is largely flat with surface water drainage to existing ditches along Colchester Road and parts of Hall Road.</li> <li>❖ Access to the site is via Hall Road which has relatively low traffic with ability to accommodate limited parking.</li> <li>❖ Has expansion possibility using land to the south.</li> </ul>



Figure 2: Land between Colchester Road and Hall Road

### Option 3 - Off Nayland Road

Site Name	Option 3
Location	Land off Nayland Road
Site characteristics:	<ul style="list-style-type: none"> <li>❖ Located to the north of the village remote from village centre and residential areas.</li> <li>❖ Approximately 10-acre site.</li> <li>❖ Large enough to accommodate multiple games activities at the same time.</li> <li>❖ No footway access from Nayland Road.</li> <li>❖ Has expansion possibility using land to the south and west.</li> <li>❖ Currently used as paddock.</li> </ul>



Figure 2: Land off Nayland Road

## Comparison of sites

Each option was examined from the point of view of: proximity to residential areas, ability to be accessed on foot or by cycle, availability of site, size of site and synergy with surrounding land uses.

From this analysis the following summary emerges

- Both Nayland Road and Hall Road sites are on roads with no footways fronting the site.
- Both Nayland Road and Hall Road sites are relatively remote from the village centre so are unlikely to attract substantial access by people on foot or bike.
- Nayland Road site lies on a derestricted speed limit road which may make the access more problematic.
- The Hall Road site is on a very narrow road again with a derestricted speed limit.
- The site off Armoury and Colchester Roads is close to the village centre and is located adjacent to existing cricket ground enabling some synergy in the future with shared parking and other user facilities.
- The Armoury and Colchester Road site is associated with land proposed for residential development and within the same ownership with initial interest from the land owners.

## Conclusion

Option 1 emerges as the preferred location of any new sports site.