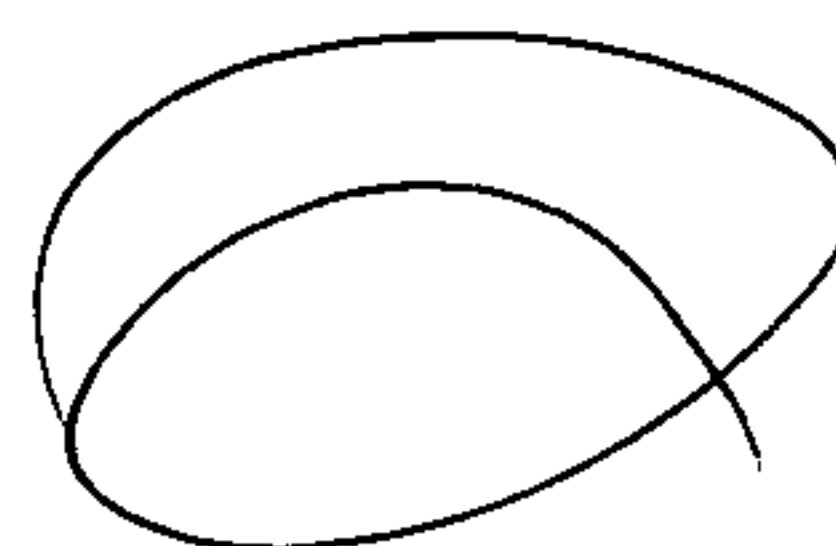


Appendix One
Site Plan





KEY:

Proposed Site



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Project New Medical Centre, Kington

Client Kington Medical Practice

Drawing Title Site Location Plan

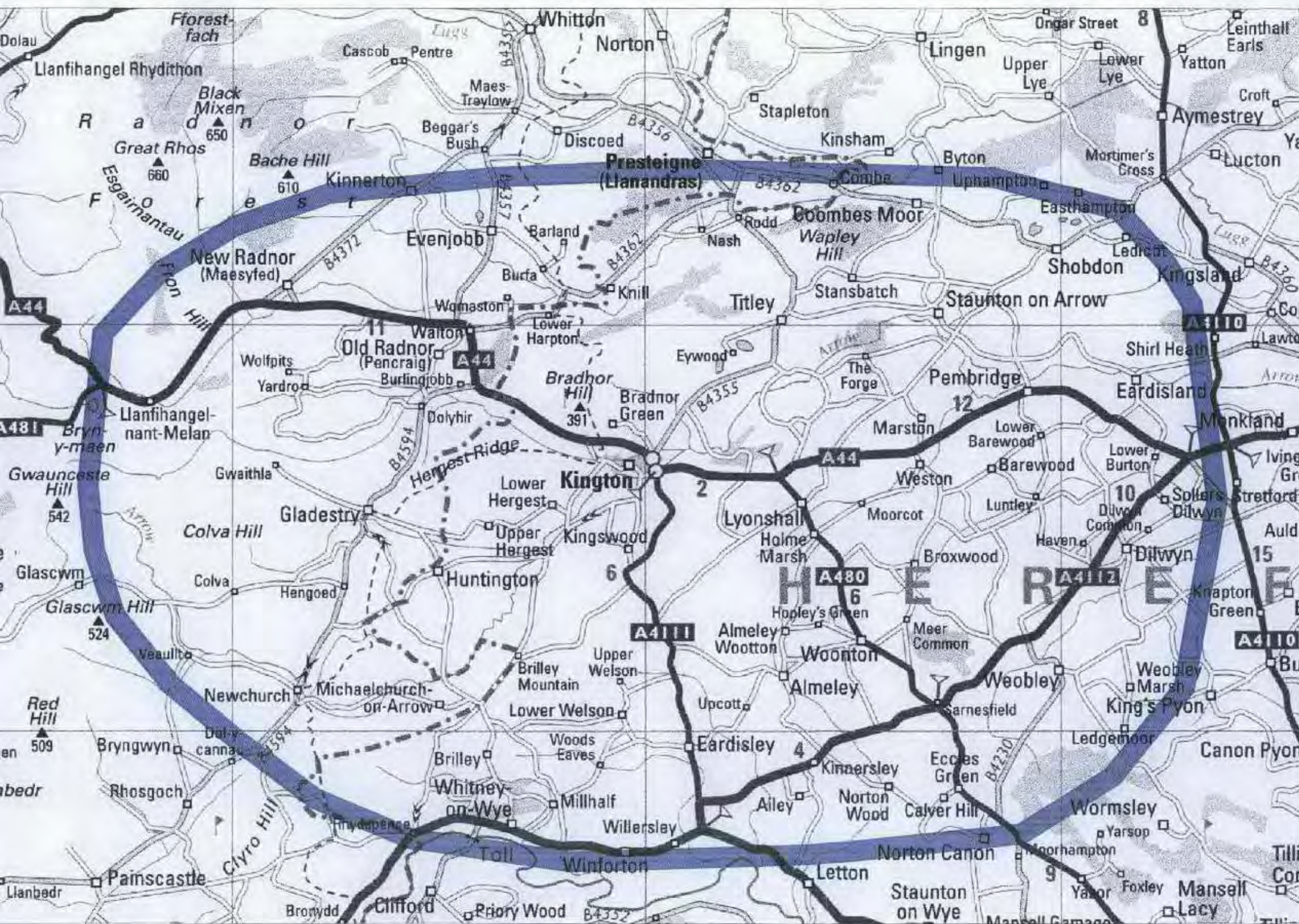
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Appendix Two
Medical Centre Catchment Area





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 Catchment Area



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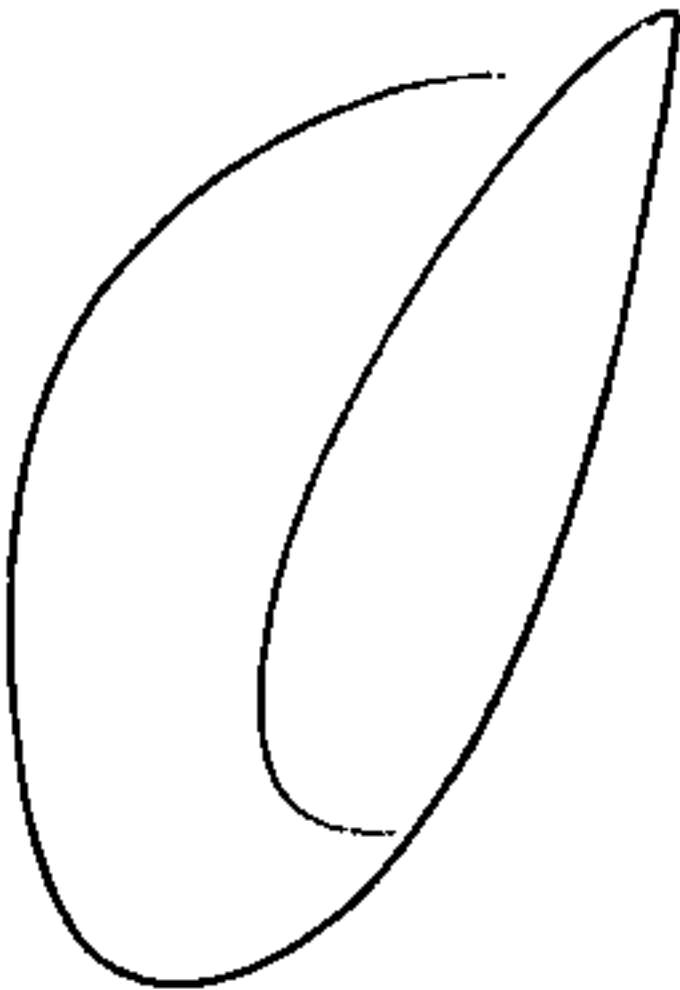


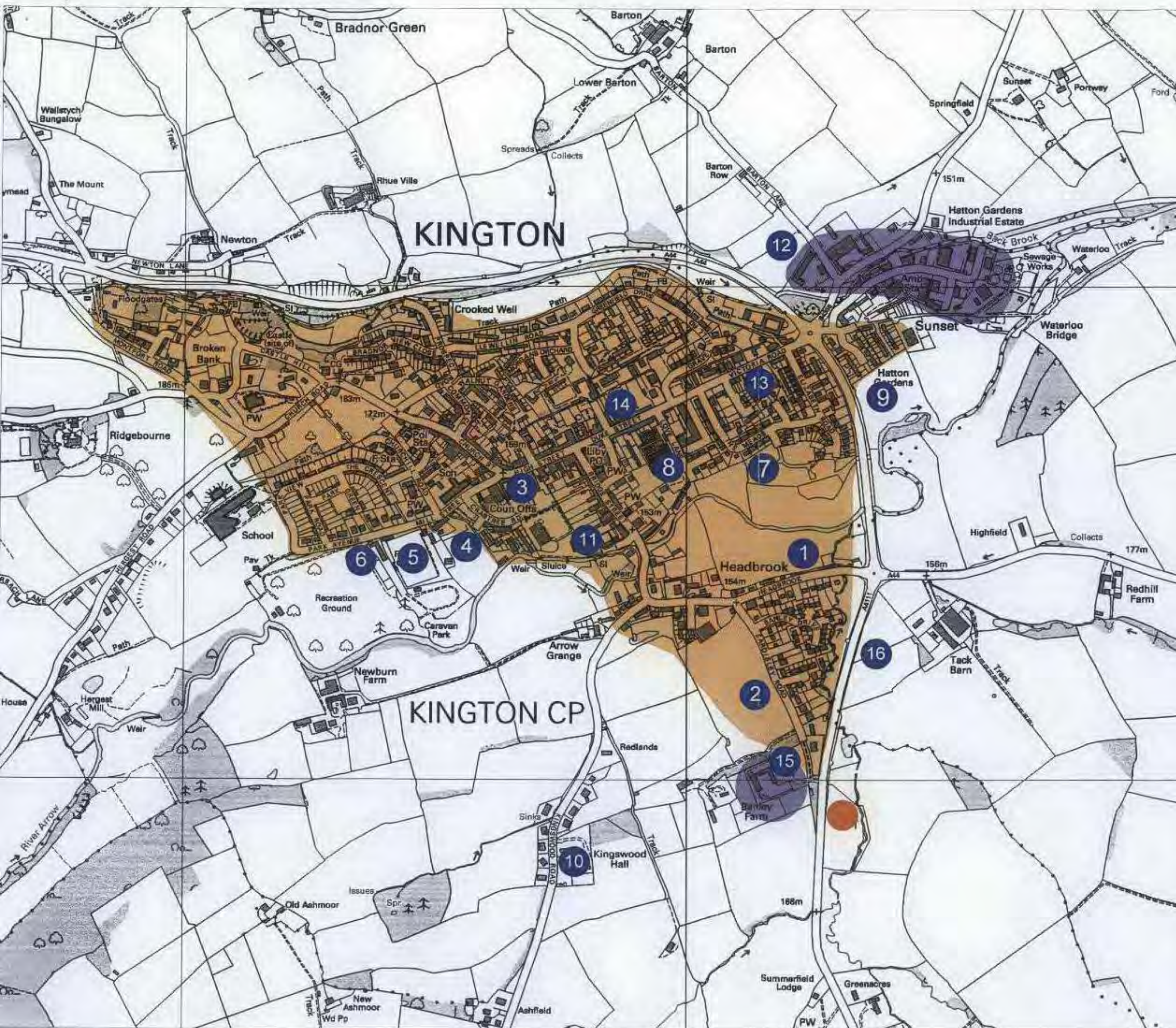
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Project	New Medical Centre, Kington		
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Drawing Title	Patient Catchment Area		
Number	08.626/2	Rev.	Scale 1:10,000 @ A3
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Appendix Three
Analysis of Alternative Sites





KEY:

- Proposed Site
- Alternative Sites
- 1 - Headbrook
- 2 - Eardisley Road
- 3 - Former Chapel
- 4 - Markwick Close
- 5 - Football Ground
- 6 - Sargeant's Coaches
- 7 - The Meadows
- 8 - Livestock Market
- 9 - Hatton Gardens
- 10 - Kingswood Hall
- 11 - Arrow Mills
- 12 - Barton Lane
- 13 - Deacon's Yard
- 14 - Oxford Arms
- 15 - Arrow Plant
- 16 - Tack Barn Farm
- Existing Town
- Employment/Commercial

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Project	New Medical Centre, Kington		
Client	Kington Medical Practice		
Drawing Title	Site Search		
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ANALYSIS OF ALTERNATIVE SITES

Site number	Description	Comments
1	Headbrook	Site lies close to town centre but outside settlement boundary. Access would require loss of existing residential properties to achieve a safe access from Headbrook that met highway standards. Site lies in area of Flood Risk The Environment Agency would object unless evidence showed that a site of lower flood risk was not available. A medical centre is defined as a "more vulnerable" use within PPS25 – Site not suitable
2	Eardisley Road	At time of initial search site was proposed for housing so residential values applied. Medical practice cannot meet such a value. Site has planning permission for residential development which is being implemented – Site not available.
3	Wesleyan Chapel	Town centre location. Existing building in need of significant renovation. Site was subject to detailed examination by the medical practice but conclusion that site too small to provide space required for healthcare facilities. Building requires substantial renovation and would render a medical facility unviable. Wholly inadequate car parking – Site not viable or suitable.
4	Markwick Close,"Capt Griffiths's field"	Close to town centre but outside settlement boundary. Land value too high for medical centre. Poor access through housing area and across public footpath. Owner indicates that site is not available – Site not viable, suitable or available.
5	Football Ground	Close to town centre. Would result in loss of key sporting facility. Restricted access. Relocation costs would render medical centre unviable. Potential traffic conflict with local schools – Site not viable, suitable or available.
6	Sergeant's Coaches	Close to town centre. Would result in loss of key employment site. Site not of sufficient size. Relocation costs would render medical centre unviable. Potential traffic conflict with local schools – Site not viable, suitable or available.
7	The Meads/Tanhouse Meadows	Close to town centre. Requires access through residential area so may give rise to traffic conflicts. Site lies within area of flood risk. Environment Agency will object unless evidence showed that a site of lower flood risk was not available. A medical centre is defined as "more vulnerable" use within PPS25 – Site not suitable.



8	Cattle Market	Close to town centre. Investigations with current owners indicate that site is not available. Key existing commercial use. Relocation costs would render medical centre unviable – Site not viable or available.
9	Hatton Gardens	Close to town centre but outside settlement boundary. Requires access through residential area. Site lies within area of Flood Risk. Environment Agency will object unless evidence showed that a site of lower flood risk was not available. A medical centre is defined as “more vulnerable” use within PPS25 – Site not suitable.
10	Kingswood Hall	At time of initial search site was available but at residential value. Now being renovated for residential. Site remote from edge of Kington – Site not available, suitable or viable.
11	Arrow Mills	Town centre location. This site was the subject of extensive appraisal undertaken on behalf of the medical centre. It was concluded that the medical centre building would be too cramped and would need to share access with garden centre business adjacent. The site also lies with area of Flood Risk. Environment Agency will object unless evidence shows that a site of lower flood risk was not available. Medical centre is defined as a more vulnerable use within PPS25 – Site not suitable or available.
12	Barton Lane	The site lies on the edge of the town outside the settlement boundary. The site was the subject of a planning application that was refused in 2007. There is no dedicated footpath to the site through the Hatton Gardens Industrial Estate – Site found not to be suitable in planning terms.
13	Deacon's building yard	Close to town centre. Site of limited size and has clear potential for re-development for residential purposes and as such a medical centre would not be viable – Site not available nor viable.
14	Oxford Arms	Site close to town centre and would require extensive refurbishment to form a medical centre building. Has potential for resumption as hotel or conversion to residential and would therefore not be viable for a medical centre – Site not suitable or available.
15	Arrow Plant (car park)	This forms part of the existing plant hire business and an investigation was undertaken as to whether or not to provide a medical centre within the car park. This was found to result in a cramped site that may have alternative development potential and as such was not viable for a medical centre – Site not available or viable.



16	Tack Barn Farm	Site lies on edge of town and outside settlement boundary. Constraints insofar as vehicle access because of closeness to roundabout. Site currently not available – Site not suitable or available.
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Drawing Title Alternative Sites

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Site 1 - Headbrook





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Site 2 - Eardisley Road





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Site 3 - Former Chapel





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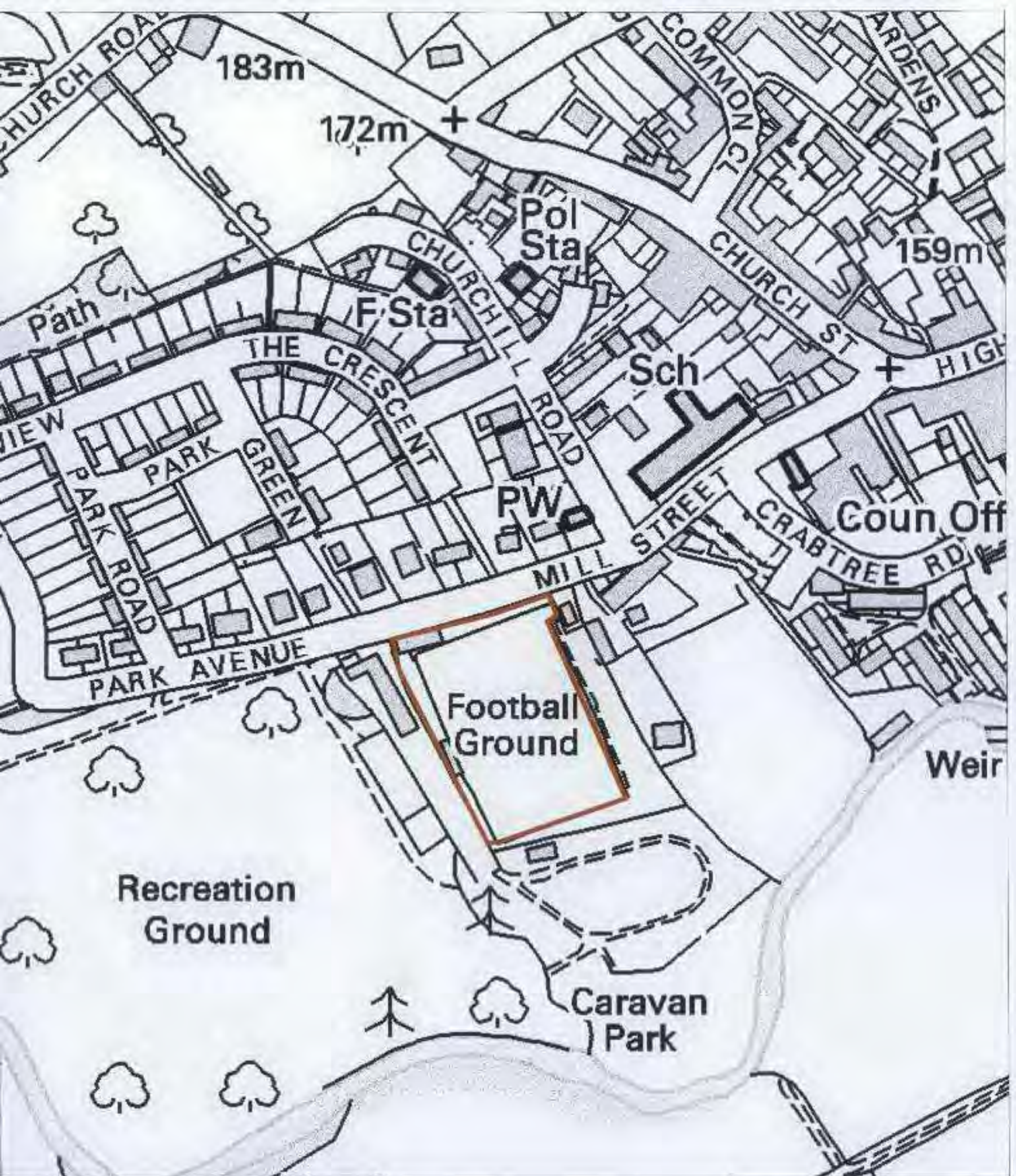
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Site 4 - Markwick Close





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Site 5 - Football Ground





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Site 6 - Sargeant's Coaches





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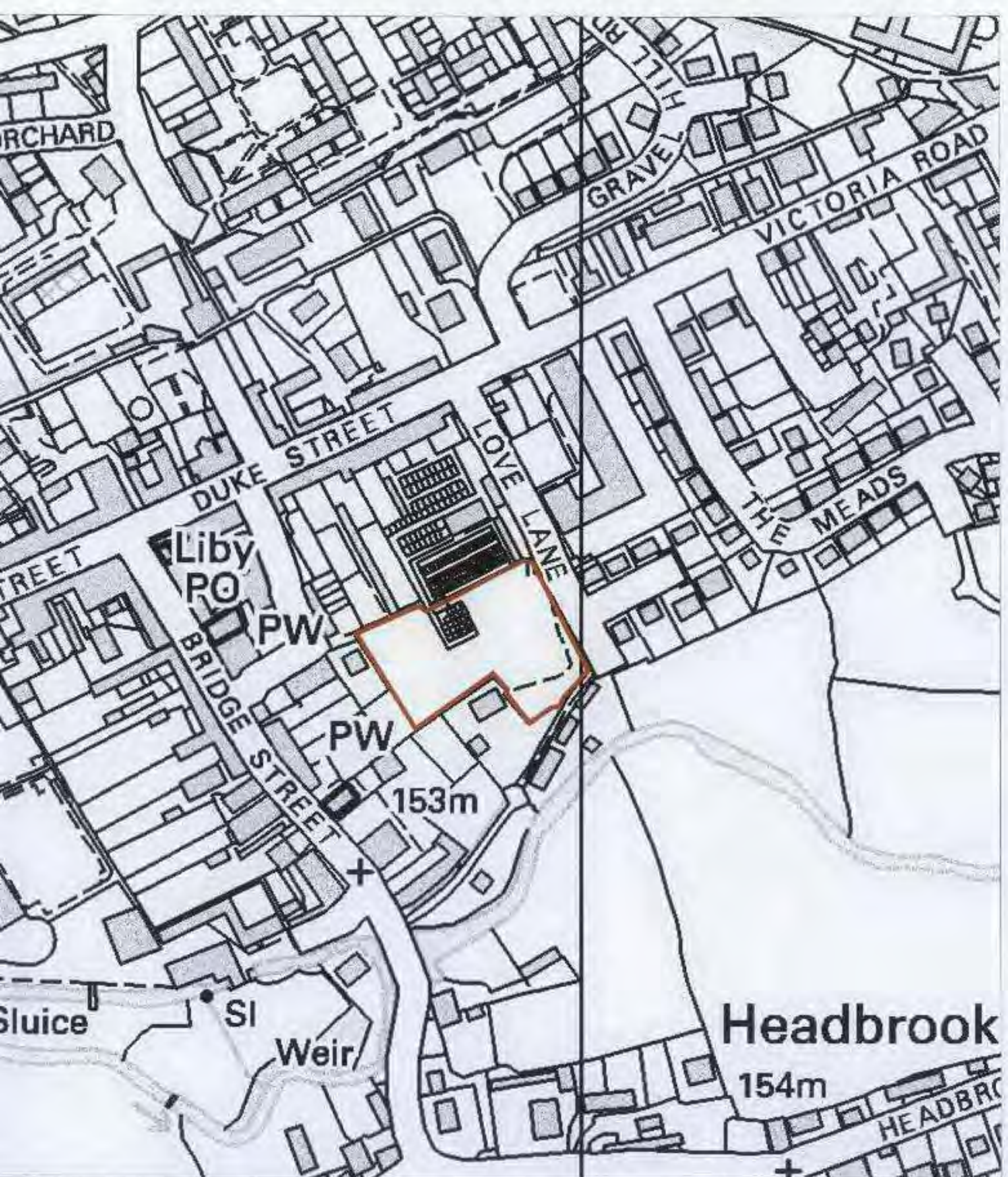
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Site 7 - The Meads





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Site 8 - Livestock Market





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Site 9 - Hatton Gardens



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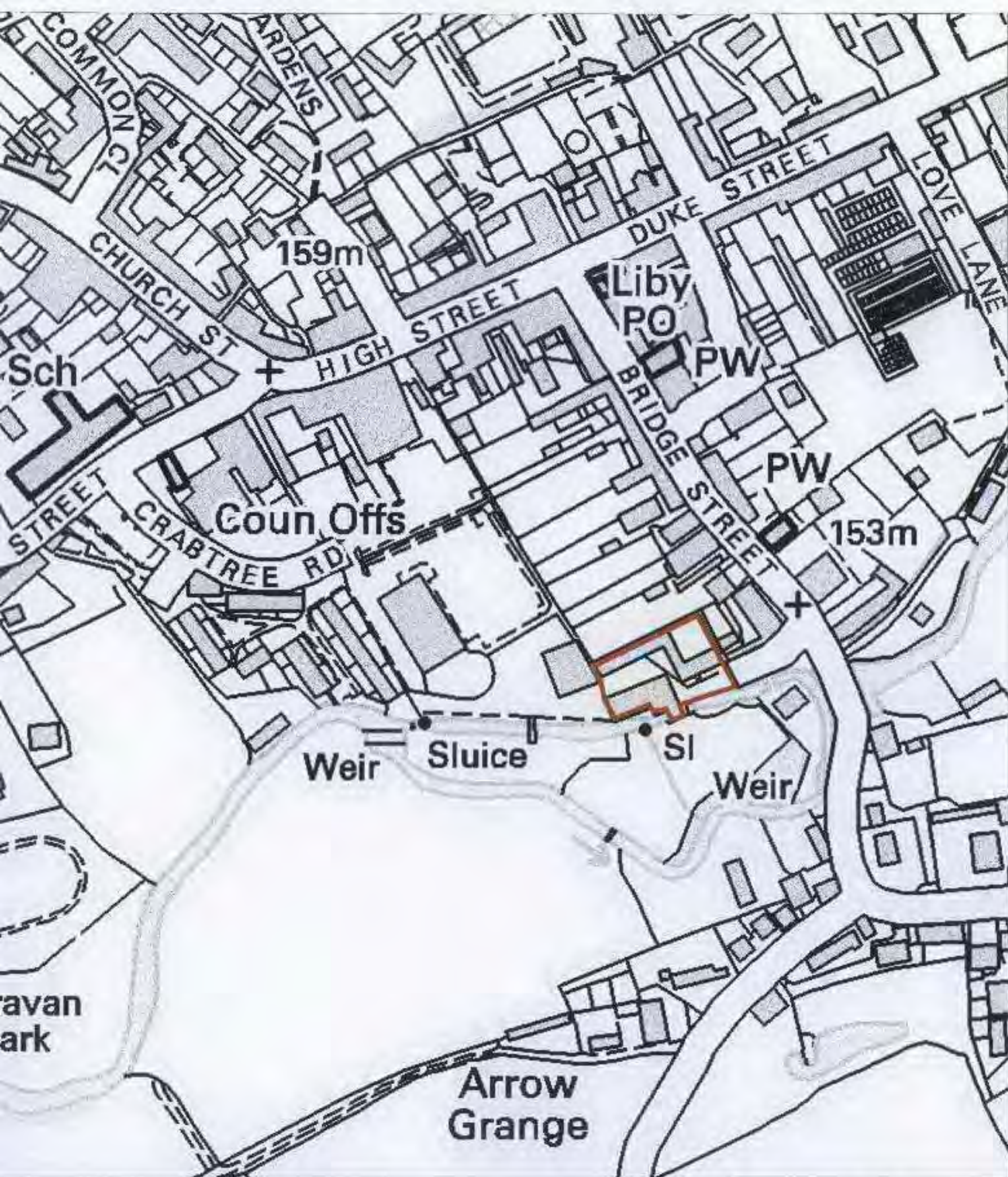
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Site 10 - Kingswood Hall





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Site 11 - Arrow Mills





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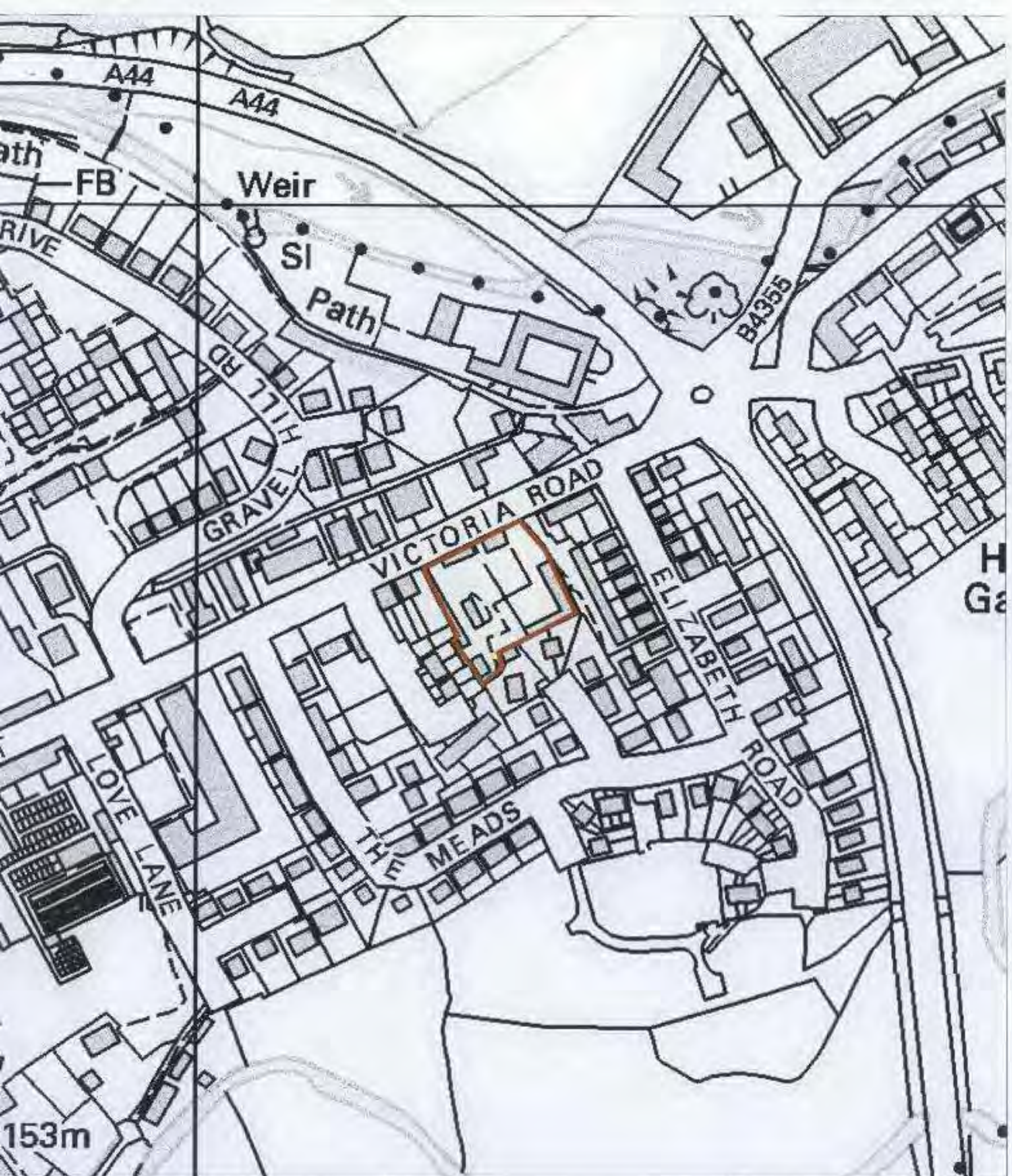
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Site 12 - Barton Lane





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Site 13 - Deacon's Yard





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Site 14 - Oxford Arms





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Site 15 - Arrow Plant





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Site 16 - Tack Barn Farm

