

Summary of Parish Council Site Submission

Cold Ash Parish Council ***strongly objects*** to this site being included as a 'preferred site' in the DPD. The main issues being:

- Site has extremely high flood risk (see the photo's below), the mitigation of which is impossible due to private gardens abutting Cold Ash stream above the culvert.
- Loss of valued rural views to east and AONB approach.
- Dangerous location for car access onto Cold Ash Hill.
- Pedestrian access to footpath on opposite side of road and is very hazardous
- Compromises gateway to Cold Ash village.

To come to this conclusion the Parish Council has worked through the WBC Site Assessment, SA/SEA and Site Commentary documents. Over the following pages we highlight areas where we consider changes are required.

With regard to our Parish Council comments in the WBC consultation documents, it appears that our submission to Ms L Alexander on 7th March 2014 has not been included. We have added those again in the following pages and insist that WBC documents are updated as if our submission in March had been recognised.



Photo 1 - COL011 from Hatchgate Close in 2007



Photo 2 - COL011 from Hatchgate Close in 2007

Site Selection - Site Assessment

Summary of Site Assessment

Key Issues:

Add:

- Vehicle & pedestrian access safety issues
- High car dependency reduces sustainability of site
- Site outside settlement boundary
- High flood risk
- Reduces gap with Southend
- Rural views damaged

Site Assessment

Parish Council consultation response:	<p>Add the following, which was communicated to L. Alexander on 7/3/14, but not included in the DPD documents:</p> <p>Site has extremely high flood risk. Culvert entry point is 5 m north of site which surcharged in 2007 flood. Floodwater from COL002 and land nearby drains on to this site.</p> <p>Dangerous location for access to Cold Ash Hill on south exit of blind bend. Driver reaction time minimal. Pedestrian access is to footpath on opposite side of road and is very hazardous.. No effective public transport, so high car dependency.</p> <p>Compromises gateway to Cold Ash village; two storey housing out of character with bungalows which predominate. Loss of valued rural views to east and AONB approach.</p>
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A) Automatic exclusion

Criteria	Yes/No*	Comments
Within flood zone 3	N	But this site is at a source of the 2007 floods.

* Any 'yes' response will rule the site out

B) Considerations

Criteria	Yes / No / Unknown	Comments	
Flood risk	Groundwater flood risk	Y	Sink within site; Cold Ash stream enters culvert 5m above site together with runoff from Cold Ash Hill.
	Surface water flood risk	Y	
Highways / Transport	Access issues	Y	Access problems to Cold Ash Hill (44.8k movements per week); 50% of vehicles exceeding 30 mph; minimal sightlines
	Highway network suitability	Y	See traffic movements above;
	Public Transport network	U	Thatcham station 3.7km distant Bus 5 per day at 2 hourly intervals
	Footways/Pavements	U	Pavement on west side of Cold Ash Hill; minimal sightline for pedestrians to cross
Landscape	Other		Notable views to east

Green Infrastructure	Open Space / Playing field / Amenity Space nearby	N	Cold Ash Hill to be crossed twice to access play area in Southend. Remote from Henwick Worthy. Cold Ash Recreation ground 1.2kms up 15% hill.
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	
Relationship to surrounding area	Relationship to settlement	N	Outside settlement boundary; linear development; village gateway compromised; closing gap to Southend.
Utility services	Presence of over head cables / underground pipes	Y	Culvert entry above site
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> COL002		

Site Selection - Sustainability Appraisal/Strategic Environmental Assessment

Objective	Criteria	Effect	Justification	Comment
2	Support active lifestyles?	0		Opportunities must be balanced against distance to facilities (up to 2.7kms) and proven car dependency. The overall sustainability is neutral. (See CAPC Annexe A, up to 90% leisure activities).
	Increase opportunities for access to sports facilities?	0	1.2 & 1.5kms resp to Cold Ash Rec and Thatcham	
	Protect/enhance the green infrastructure?	-	Further ribbon development; gap to Southend; damaging views to the East.	
3	Improve access to education, employment services and facilities?	-	No local employment (car dependency for work 78%), local schools full, convenience store local, all other services Thatcham & Newbury(car dependency 86%)	...but a negative impact on environmental sustainability
4	Increase travel choices?		No effective public transport; Walking to station not feasible; 5 buses per day; cycling difficult due to topography (15% hill)	Negative impact on environmental sustainability
	Reduce accidents?	-	Exit from site difficult on blind bend, 1.3 sec reaction time at 30 mph; pedestrian access risky due traffic volume and pavement location; high car dependency (see CAPC Annexe A).	
5	Conserve character of the landscape?	-	Linear development on Cold Ash Hill south compromising village gateway damages views from Hatchgate Close & Cold Ash Hill.	
6	Conserve character of the built environment?	-	Two storey housing out of keeping; linear development closing gap to Southend	
10	Reduce contribution to greenhouse gases?	--	Traffic impact high; (See CAPC Annex A, up to 90% car dependency)	Heavy car dependency at this location increases the negative impact
	Site at risk from flooding?	--	Source of 2007 floods. Also a spillway is intended to divert water on to site for surface water from road and west of Cold Ash Hill	Mitigation impossible due to private gardens abutting Cold Ash stream above the culvert.

Summary

Add: There are numerous negative sustainability impacts. The flood risk is so significant that it has a negative impact on all other sustainability elements. Mitigation is unlikely to be technically and economically feasible. Access to Cold Ash Hill and pedestrian safety are other negative impacts. Poor access to local services and inadequate public transport drive a negative impact for environmental sustainability. The rural character of this part of the village would be damaged.

Site Selection - Site Commentary

Justification:

Add: not considered developable due to high flood risk, road safety issues, extension of ribbon development outside settlement boundary and impact on historic village gateway.

Discussion:

Site Description

The site is located to the extreme south east end of Cold Ash village, outside the settlement boundary, and would be a linear development on a greenfield site. The site is not close to services and facilities, other than the village shop (500m); at base of 15% hill; next to entry culvert of Cold Ash Stream.

Landscape

Add: views to the AONB in the east are highly valued by residents as is the existing gap between Cold Ash and Southend which would be diminished.

Flood risk

The site is in flood zone 1 but within an area of high surface water flood risk. The Cold Ash Stream is adjacent to the site, one of three which drove the 2007 flood event, and is culverted with its headwall just above the site. A retention pond would be required above the site to prevent flooding.

Highways/Transport

Exit from the site is on a bend with very limited sightline to the north, 15m or 1.3 sec at 30 mph. 50% of traffic exceeds 30 mph (See Annexe D). Pedestrian access to the footpath on the west side of Cold Ash Hill is therefore extremely hazardous. Access to the southbound bus service (five per day) requires two crossings of Cold Ash Hill.

Education

Local primary and secondary school provision is at capacity. 50% of children travel by car (see Annexe A)

Parish Council

Added during August/September consultation 2014 process:

Site has extremely high flood risk. Culvert entry point is 5 yards north of site which surcharged in 2007 flood. Floodwater from COL002 and land nearby drains on to this site.

Dangerous location for access to Cold Ash Hill on south exit of blind bend. Driver reaction time minimal. Pedestrian access is to footpath on opposite side of road and is very hazardous. No effective public transport, so high car dependency.

Compromises gateway to Cold Ash village; two storey housing out of character with bungalows which predominate. Loss of valued rural views to east and AONB approach.

SA/SEA

Add: There are numerous negative sustainability impacts. The flood risk is so significant that it has a negative impact on all other sustainability elements. Mitigation is unlikely to be technically and economically feasible. Access to Cold Ash Hill and pedestrian safety are other negative impacts. Poor access to local services and inadequate public transport drive a negative impact for environmental sustainability. The rural character of this part of the village would be damaged.