

### 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:

- Loss of valued views across this rural valley (see photo below)
- Extremely unlikely to be able to gain access from Manor Park as it would require residents selling parts of their gardens/driveways. This only leaves Stoney Lane for access.
- Widening Stoney Lane will require removing hedgerows and trees causing immense damage to this narrow lane and Waller Park (see photo's below)
- Significant flood risk to Manor Park
- Damage to the rural gateway to Ashmore Green
- Traffic/congestion issues

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 Mrs 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 - View south from Stoney Lane towards Coley Farm

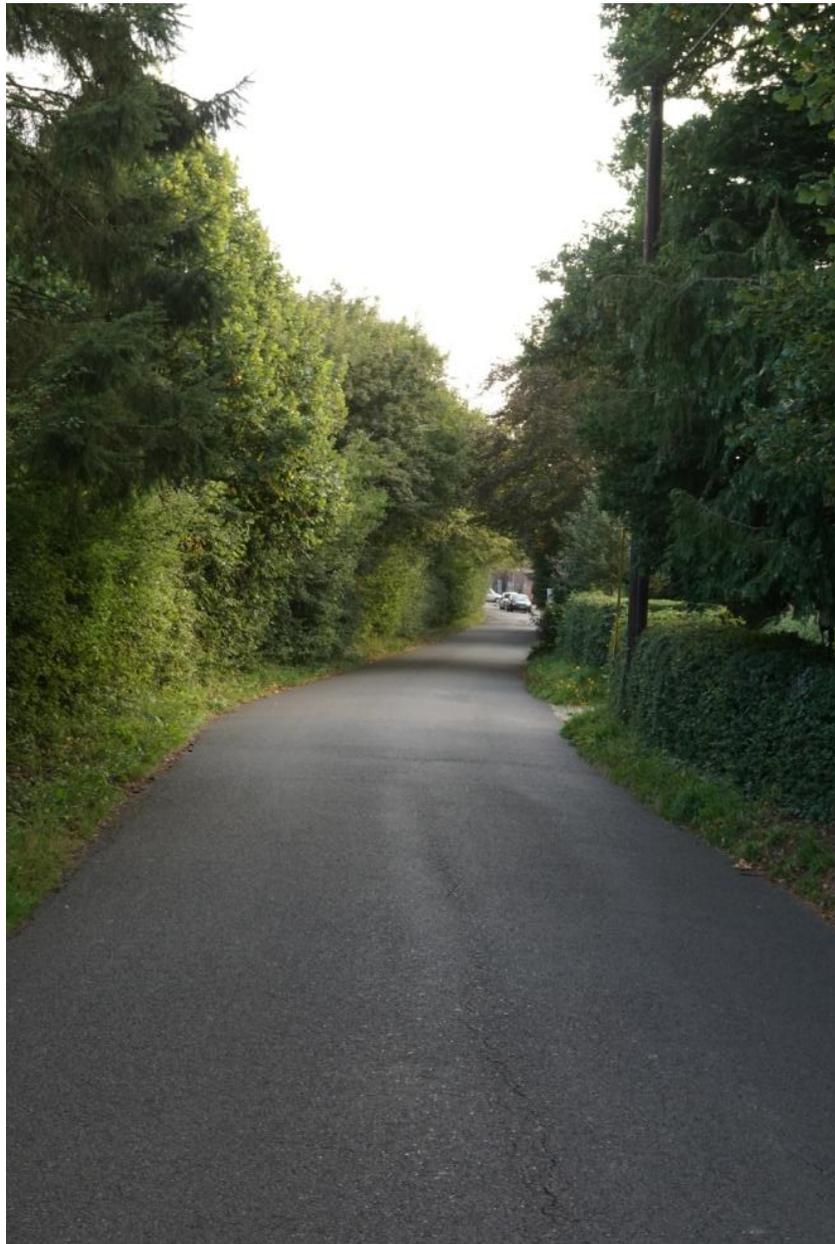


Photo 2 - Stoney Lane looking south from Coley Farm



**Photo 3 - Stoney Lane looking North from Waller Park**

### Site Selection - Site Assessment

#### Summary of Site Assessment

Key Issues:

Add:

- Significant flood risk to Manor Park
- A visually prominent extension to the urban landscape, especially when viewed from the South
- Site access from Wansey Gardens, Laud Close and Fleetwood Close extremely unlikely
- Stoney Lane would need to be widened, which can't be done without impinging on Waller Park open space
- Widening Stoney Lane would forever change the character of this narrow country lane
- The additional traffic from this site will add to the already congested road network
- Significant car dependency due to lack of Public Transport
- A challenging steep sloping site

#### Site Assessment

<b>Parish Council consultation response:</b>	<p><b>Add the following, which was communicated to L Alexander on 7/3/14, but not included in the DPD documents:</b></p> <p>This site is extremely undesirable for the following reasons:</p> <p><b>Environment</b></p> <p>Loss of visual gateway to Ashmore Green and Cold Ash.                  The landscape is of a high character and represents a front-line buffer zone to the AONB.                  Yates Copse and Stone Copse are Ancient Woodlands/Wildlife Heritage Sites.                  An urban scene would cause the loss of 18th century hedgerows and canopies in Stoney Lane, an attractive amenity valued by walkers, horse riders and bird watchers.</p> <p><b>Traffic/Access</b></p> <p>Stoney Lane would need to be widened.                  Traffic in Kiln Road/Turnpike is high at c.30k movements/week with frequent tail-backs.                  The new housing would generate an additional c. 3-4k mov'ts/week.                  The shops in Shaw are limited.</p> <p><b>Flood Risk</b></p> <p>History of flooding in Manor Park, Waller Drive, Fleetwood Close, Turnpike Industrial Estate and Cresswell Close(2007).                  A complex area of drift geology, with mixed sands, clays and gravels.                  Would require a major investment in flood retention ponds, and berms, along with an effective SuDs implementation.</p>
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#### B) Considerations

Criteria	Yes / No / Unknown	Comments	
<b>Flood risk</b>	Flood Zone 2	N	
	Groundwater flood risk	U	Groundwater survey required
	Surface water flood risk	A	Neighbouring residential areas downhill from this site suffered significant flooding in 2007.
	Critical Drainage Area	N	

<b>Highways / Transport</b>	Access issues	Y	<p>Widening Stoney Lane will likely have a significant impact on Waller Park open space.</p> <p>It is very unlikely that land could be obtained to provide a secondary access. Wansey Gardens is a narrow winding road. Access to the new site would require demolishing existing garages. To gain access via Laud Close, private driveways would need to be purchased. Fleetwood Close is not within the site and an access road would affect the existing parking spaces.</p>
	Highway network suitability	Y	<p>Site has been considered alongside NEW105.</p> <p>Development of both sites would generate approximately 720 daily vehicle movements, including about 72 during the 08:00 to 09:00 AM peak. The impact would need to be assessed by a Transport Assessment. Traffic would distribute via the B4009 into Newbury via Turnpike Road and from the A4 and Thatcham. The highway network can be congested during peak travel periods especially the B4009.</p> <p>Stoney Lane NE bound unsuitable, but this route may be desirable for access to M4 given traffic problems on Turnpike Road. So will generate extra traffic on this unsuitable narrow lane.</p>
	Public Transport network	N	The nearest bus stop to the site is over 700m away.
	Footways/Pavements	N	There are pavements throughout Newbury, although Stoney Lane does not have pavements.
<b>Green Infrastructure</b>	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	N	The nearest play area is 1.2Km away
<b>Relationship to surrounding area</b>	Relationship to settlement	U	This depends on what access roads can be arranged for the site.
	Incompatible adjacent land uses	N	

**Site Selection - Sustainability Appraisal/Strategic Environmental Assessment**

Objective	Criteria	Effect	Justification	Comment
2	Support active lifestyles?	0	There are very few services close to the site.	Due to the site being at the top of a hill it is unlikely that residents will walk to/from the shops 1km away at the bottom of the hill.
	Increase opportunities for access to sports facilities?	-	There is no recreation ground with sports facilities close to the site. However there is an open space. Henwick playing fields are 2.5km away. Northcroft is 3.4km away.	
	Protect/enhance the green infrastructure?	-	To gain site access, trees and 18th century hedgerows will need to be cut down. Adding housing destroys valued views across the site.	
4	Increase travel choices?	-	Hilly district inhibits walking. The site is on the perimeter of Newbury. No buses pass the site. There are very few services close to the site. Proven high car dependency for neighbouring Manor Park.	Likely to increase car dependency.
	Reduce accidents?	-	There will be additional car journeys on the very narrow Stoney Lane. Increased traffic on Kiln Rd/Turnpike is not likely to make them safer.	
5	Conserve biodiversity?	-	Cutting down trees and 18th century hedgerows and the loss of the field will reduce biodiversity.	
	Conserve character of the landscape?	--	Cutting down trees and 18th century hedgerows and the loss of the field will destroy the rural character of this landscape. Will destroy the rural gateway to Ashmore Green by extending the intrusive urbanisation on a highly visible slope.	
6	Conserve character of the built environment?	-	Significant change to the rural character of the valley.	
10	Reduce contribution to greenhouse gases?	-	Proven high car dependency in neighbouring Manor Park. This will have a negative impact on CO2 emissions.	
	Site at risk from flooding?		Surface water runoff from this site will contribute to flood risk for Manor Park.	There is a statutory requirement to provide SuD's in

			In the absence of legally enforceable SuD's implementation at Coley Farm, the flood risk to Manor Park would be substantial. This development should not be considered without flood prevention measures for Manor Park being established.	new developments: but no national standards exist and implementation is not guaranteed if the development becomes uneconomic after planning consent is given.
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### Summary

Add:

There are numerous negative sustainability impacts:

- Poor access to local services and inadequate public transport and high car dependency will have a negative impact for environmental sustainability.
- Widening Stoney Lane will have a serious impact on the Green Infrastructure.
- Valued views will be changed forever and the rural gateway to Ashmore Green would be irreparably damaged.
- Development of this site carries a significant incremental flood risk to Manor Park.

### Site Selection - Site Commentary

**Justification:**

Add: not considered developable due to the damage that would be caused by widening Stoney Lane, the loss of valued views, traffic issues, flood risk to Manor Park and the damage to the rural gateway to Ashmore Green.

**Discussion:****Site Description:**

The site is located to the north of Newbury. There are very few local services and facilities close to the site.

**Highways /Transport:**

This site has been assessed alongside part of NEW105 which has now been discounted.

Traffic is likely to distribute via a number of routes, many of which are already congested during peak travel periods. Stoney Lane NE bound unsuitable, but this route may be desirable for access to M4 given traffic problems on Turnpike Road. So will generate extra traffic on this unsuitable narrow lane.

Access can be obtained via Stoney Lane, which would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. It is highly likely that this will impinge on the Waller Park open space which runs to the edge of Stoney Lane. It is highly unlikely that other, secondary accesses could be provided.

**Education:**

Local primary school provision is at capacity. This site will not add to that capacity.

**Parish Council:**

Add the following that was communicated to L Alexander, 7/3/14:

These sites are extremely undesirable for the following reasons:

**Environment**

Loss of visual gateway to Ashmore Green and Cold Ash.

The landscape is of a high character and represents a front-line buffer zone to the AONB.

Yates Copse and Stone Copse are Ancient Woodlands/Wildlife Heritage Sites.

An urban scene would cause the loss of 18th century hedgerows and canopies in Stoney Lane, an

attractive amenity valued by walkers, horse riders and bird watchers.

#### Traffic/Access

Stoney Lane would need to be widened.

Traffic in Kiln Road/Turnpike is high at c.30k movements/week with frequent tail-backs.

The new housing would generate an additional c. 3-4k mov'ts/week.

The shops in Shaw are limited.

#### Flood Risk

History of flooding in Manor Park, Waller Drive, Fleetwood Close, Turnpike Industrial Estate and Cresswell Close(2007).

A complex area of drift geology, with mixed sands, clays and gravels.

Would require a major investment in flood retention ponds, and berms, along with an effective SuDs implementation.

#### SA/SEA

There are numerous negative sustainability impacts:

- Poor access to local services and inadequate public transport and high car dependency will have a negative impact for environmental sustainability.
- Widening Stoney Lane will have a serious impact on the Green Infrastructure.
- Valued views will be changed forever and the rural gateway to Ashmore Green would be irreparably damaged.
- Development of this site carries a significant incremental flood risk to Manor Park.