

Parish Council DPD Submission - NEW045, Coley Farm

Cold Ash Parish Council (CAPC) **strongly objects** to this site being included in the DPD. CAPC argues that in regard to this site the DPD is **not sound**. The reasons the DPD is not sound are:

- There are significant concerns regarding flooding caused by runoff from this site. West Berkshire Council has not proven that this site is deliverable.
- No Landscape Character Assessment has been carried out.
- The Transport Assessment underplays the affect of traffic on the surrounding area.
- Previous CAPC submissions on the Sustainability Appraisal and Strategic Environmental Assessments have been ignored. Therefore the SA & SEA have been based on inaccurate information and therefore draw incorrect conclusions.

Flooding

To be sound the DPD must be deliverable. CAPC has not seen any evidence in the DPD that required flood prevention measures can be implemented such that housing downhill of the site can be protected from surface water runoff. The houses downhill of the site in Fleetwood Close have flooded in the past and CAPC understand that WBC have not been able to design a scheme that will adequately protect these properties and has therefore decided to fund individual property protection measures. Protecting these properties from run-off caused by a new development will be expensive and there is no evidence in the DPD that the site will still be economically viable if such measures are to be put in place.

Furthermore, the DPD does not demand a [Surface Water Flood Management Plan](#). CAPC requests that Policy GS1 be updated to require a Surface Water Flood Management Plan. CAPC also requires that any flood prevention scheme be implemented in full before commencing building of any houses. Additionally, CAPC require that the ownership of the flood protection assets is vested ahead of any building commencement and that the funding of a long term (> 50 years) maintenance regime is in place and protected. Without these conditions, the new householders could be legally liable for downstream flooding, as unlike in Scotland and Wales these matters are not protected by statute but are left to a planning provision.

Landscape Character Assessment

Unlike other identified sites in the Newbury & Thatcham area, no Landscape Character Assessment (LCA) has been carried out for this site.

The LCA reports were carried out as an impact analysis of the identified sites on the AONB and its boundaries. Because Coley Farm lies at the foot of a runoff valley from the Cold Ash escarpment bounded by ancient woodlands, the AONB and its boundaries are obscured. Yet the distance from the AONB is less than or equal to some of the other sites in the study.

The parish of Cold Ash lies partly in the AONB as defined by the statutory boundaries. But that is not to say that its landscape is not just as beautiful as parts of the AONB. CAPC asks that the following tracts of landscape in adjacent areas are compared to this site:

- Land from Coley Farm through to Fishers Lane and The Hermitage Road (Cold Ash)
- Land to the east of the B4009 from Messengers Wood to Red Shute Hill;
- Land to the west of the B4009 from the outskirts of Newbury to Curridge, including the margins of Snelsmore Common
- Land around Chieveley.

It is the view of the CAPC that the landscape character of many parts of Cold Ash Parish are comparable to or indeed more beautiful than adjacent portions of AONB landscape. The net result of the LCA is to deem that the gateway to Ashmore Green can be urbanised, while the gateway towards Cold Ash from Thatcham should be preserved.

The countryside starts at Coley Farm. Stoney Lane is a leisure resource used by cyclists, walkers and horseriders, with a viewing point used daily to admire the immediate valley and the wider Kennet Valley towards Watership Down. Photographs are attached as an illustration.

Because no LCA has been carried out at this site CAPC find that the DPD is unsound.

Transport Assessments

The transport assessment underplays the effect of traffic generated from the proposed site. In the view of CAPC the assessment should model the new traffic movements from 7.30am until 9am. By only modelling 8am to 9am the model misses off a significant flow of commuting traffic. The suburbs of Shaw are fed by Shaw Road and Turnpike/Kiln Road with weekly traffic volumes of circa 30k movements/week. These roads gridlock daily, back from the Robin Hood gyratory, as far as West Berkshire Hospital.

Secondly, CAPC questions the models suggestion that only 41 vehicle movements to/from the site in the 8am to 9am peak. New housing developments tend not to attract retirees. Consequently, the houses are likely to have on average two cars, with both adults likely to work. 2011 Census data shows that car ownership is at the level of 1.9 cars per household in neighbouring Manor Park.

The entire road network of Cold Ash parish consists of farm tracks. Traffic pressure is acute and rising. All the lanes are suffering damage due to the pressure of traffic. Only the Hermitage Road and Cold Ash Hill are C-class roads. The traffic in Stoney Lane would increase due to the school run emanating from Coley Farm. Traffic logs are attached for Cold Ash parish.

The Transport Assessment underplays the affect of traffic on the surrounding area and consequently CAPC find that the DPD is unsound.

SA/SEA

The Site Assessment has the following inaccuracies:

- The summary box does not highlight the impact of the widening of Stoney Lane as a key issue. For CAPC, this widening of the lane is a key issue as it will lead to the loss of hedgerows, mature planting on the edge of Waller Park and mean the permanent change in the rural character of this part of Stoney Lane.
- The Parish Council response does not include the text submitted in the September 2014 consultation.
- **Section B, Flood Risk:** incorrectly says there is no groundwater flood risk. Yet this is highlighted as one of the key issues in the site assessment summary box.
- **Section B, Access Issues:** CAPC restates that it is very unlikely that land could be obtained to provide a secondary access. Wansey Gardens is a narrow winding road and 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.
- **Section B, Highway Network:** CAPC restates that Stoney Lane NE bound is very narrow (as little as 2.9m), but despite this, this route may be desirable for access to M4 given traffic problems on Turnpike Road and for the school run to/from St Mark's and St Finian's primary schools in Cold Ash. This will generate extra traffic on this unsuitable narrow lane, which is a valued leisure resource. Additionally, there have been a number of head-on vehicle crashes in the last year.
- **Section B, Public Transport:** CAPC restates that no bus routes pass close to the site. As the SA states, the nearest bus stop is 700m away.

The SA/SEA has the following inaccuracies:

- **Encourage Healthy Lifestyles:** CAPC restates that there are no local services close to the site. The nearest shops are 1km away. The steep hill means it is unlikely that residents will walk or cycle to access these facilities.
- **Protect & Enhance GI:** Building on a greenfield site and the removal of 18th century hedgerows to provide access cannot be said to have a neutral impact on the green infrastructure. Mitigation measures are unlikely to compensate for this.
- **Promote Sustainable Travel:** A bus route does not pass the site. The nearest bus stop is 700m away. Neighbouring Manor Park already has a proven high car dependency. Any travel plan is unlikely to affect a modal shift because there are very few services close to the site. The hilly nature of the surrounding area inhibits walking and cycling. This site will not promote sustainable travel.
- **Conserve & Enhance Character of Landscape:** The SA/SEA correctly identifies that the site would have a negative impact on the local distinctiveness and character of the landscape. However, CAPC disagrees that "Landscape work & sensitive design would lessen the impact on the landscape character". The southern end of Stoney Lane will be permanently changed

by the widening and the removal of the hedgerows and tree canopies. Valued views from Stoney Lane across the site will be lost.

- **Summary:** The SA/SEA summary comes to a flawed conclusion. For the above reasons the site will not have a negative impact on sustainability. Also, mitigation measures cannot compensate for the harm developing this site will cause.

Conclusion

For the above reasons, Cold Ash Parish Council finds that in relation to this site the DPD is not sound and asks for this site to be removed from the document.

Appendix A - Photos of the Site and Surrounding Area



Photo 1 -View south from Stoney Lane towards Coley Farm



Photo 2 - View of Coley Farm from Manor Park

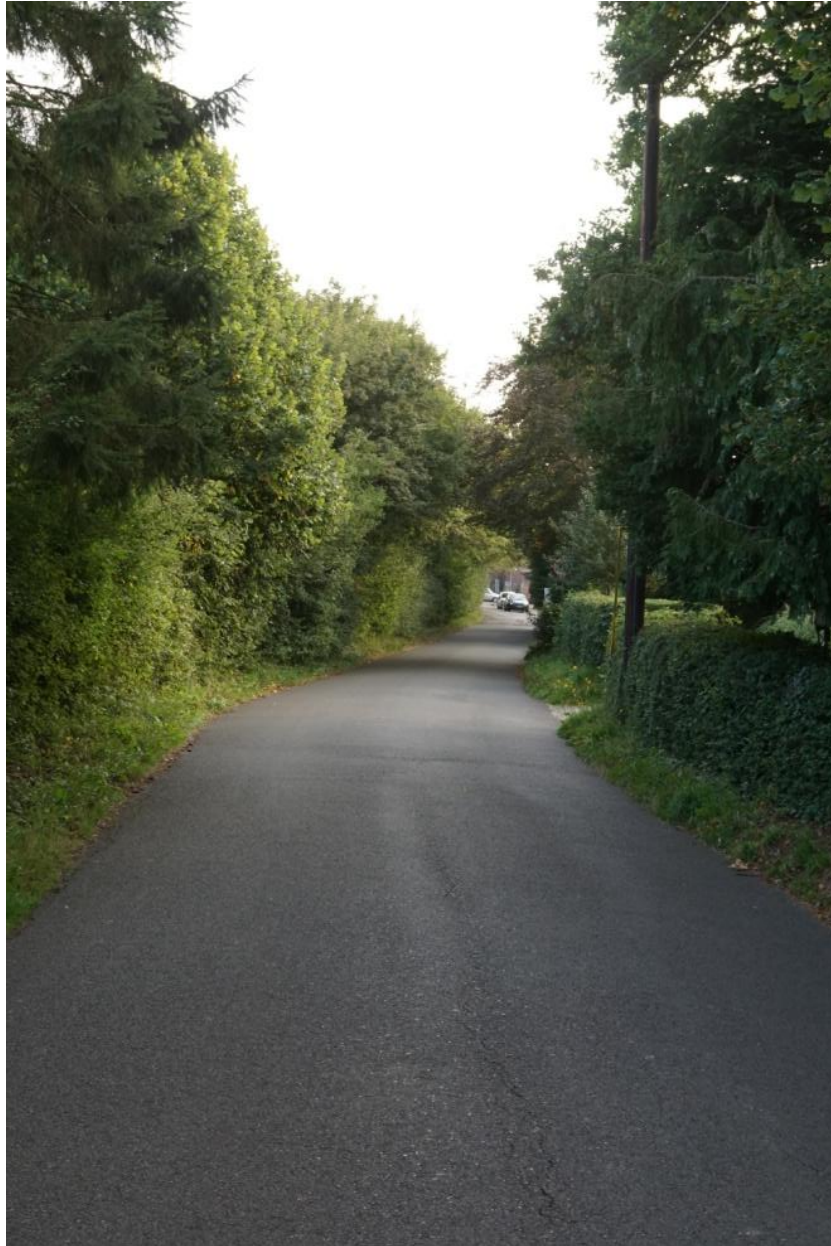


Photo 3 - Stoney Lane looking south from Coley Farm - Mature planting on the left handside will be removed for road widening



Photo 4 - Stoney Lane looking North from Waller Park - Mature Planting will be Removed for Road Widening



Photo 5 - Fleetwood Close Flooding in 2007. Water nearly 3 feet deep

Appendix B - Traffic Data for Cold Ash Parish

Cold Ash Parish Traffic Analyses V3, available April 2014																			
Road	Location	Dates & Duration			School	Speed Limit (mph)	Direction	Sheet 1						Sheet 2					
		Start date	End date	Duration				Term/Holidays	Average Speed	Volume	Average Speed 85th % ile	% >speed limit	% > warn limit	% > enforce limit	Average Speed	Volume	Average Speed 85th % ile	% >speed limit	% > warn limit
Ridge Road, Cold Ash	opp. 'Silver Birches', SDR No 1207	26.06.2013	03.07.2013	7 days	Term 6	30	West/East	29.6	5150	36	40.5	16.2	0.41	30.3	5367	36	46.6	23.1	6.8
Slanting Hill, Cold Ash	100 metres North of Hermitage road, SDR No 1198	22.06.2013	27.05.2013	5 days	Term 6	40	North/South	33.0	3425	39	11.1	3.3	1.1	34.9	3198	41	17.3	5.9	1.8
Stoney Lane, Newbury	opp. 'Field Ridge', SDR No 463	11.07.2013	17.07.2013	6 days	Term 6	30	South/North	24.0	2509	29	9.0	1.5	0	22.9	2535	28	5.4	0.9	0.3
Tull Way, Thatcham	Henwick Manor Entrance, SDR No 391	25.07.2013	01.08.2013	7 days	Holidays	40	SW/NW	38.1	32016	43	26.6	5.1	1.6	38	31727	42	24.2	5.7	1.5
Waller Drive, Newbury	Marston Drive, SDR No 852	14.08.2013	21.08.2013	7 days	Holidays	30	West/East	24.8	1178	29	8.1	1.0	0.0	25.5	2815	31	15.9	3.0	0.2
Heath Lane, Thatcham	Norlands, SDR No 738	09.05.2013	15.05.2013	6 days	Term 5	30	North/South	31.4	35229	35	59.1	18.3	2.5	30.7	34844	35	48.6	15.2	2.1
Red Shute Hill, Cold Ash	75 metres SE of Sawmill Road, SDR No 1199	22.05.2013	28.05.2013	6 days	Term 5 (4 days) Holidays (2 days)	30	SE//NW	33.4	10267	39	68.6	39.9	13.7	35.2	10824	40	81.5	53.2	19.1
Cold Ash Hill, Cold Ash	Btwn Gladstone Lane & Harewood Drive, SDR No 203	14.08.2013	21.08.2013	7 days	Holidays	30	South/North	29.5	14270	33	37.3	8.8	0.8	29.4	13945	34	36.6	13.6	3.2
Cold Ash Hill, Cold Ash	Outside St Mark's School, SDR No 705	26.06.2013	03.07.2013	7 days	Term 6	30	North/South	29.0	17488	34	37.1	13.5	2.9	28.6	17607	35	39.7	15.3	3.7
Cold Ash Hill, Hatchgate Close	Cold Ash Hill opp. Hatchgate Close, SDR No 222	26.03.2014	02.04.2014	7 days	Term 4(5 days) Holidays (2 days)	30	North/South	31.0	22538	35	49.6	17.9	4.9	31.8	22226	36	62.1	25.1	5.5
Collaroy Road, Cold Ash	North of Gladstone Lane, SDR No 704	26.06.2013	03.07.2013	7 days	Term 6	30	North/South	22.7	115	27	6.1	0.9	0	21.5	433	26	0.2	0	0
B4009, Shaw Newbury	Shaw Hill, SDR No 988	05.09.2013	12.09.2013	7 days	Term 1	30	South/North	28.5	3770	33	33.4	9.9	1.7	28.5	18487	33	31.8	11.1	3.2
B4009, Long Lane	South of Mousefield Farm, SDR No 179	07.07.2010	12/07/2010	5 days	Term 6	50	North/South	42.3	11913	48	5.2	0.5	0	38.6	2711	43	1.4	0.2	0
Ashmore Green Road	Opp. Ashmead House, SDR No 580	12.02.2014	16.02.2014	7 days	Term 3 (3 days) Holidays (4days)	30	North/South	25.4	3000	31	15.3	3.4	0.4	25.6	1939	31	18.3	4.0	0.4
Fishers Lane	Fishers Lane Old Water Works, SRD No 253	23.10.2013	30.10.2013	7 days	Term 1(2days) Holidays (5 days)	60	East/West	29.8	1584	35	0	0	0	31.3	1948	39	0	0	0
Long Lane, Shaw Hill	B4009, Shaw Hill, Newbury, roundabout sign northof Kiln Road, SDR No 473	30.10.2013	04.11.2013	6 days	Term (Holidays 6 days)	30	South/North	30.5	22103	35	49.2	15.9	2.3	30.5	20858	34	47.5	214.5	2.5
Kiln Road, Shaw		06.03.2012	13.03.2012	7 days		30	West/Eastst	26.2	14598	31	16.7	6.2	1.1	25.3	14753	29	8.1	1.6	0.2
Turnpike, Shaw	Turnpike road, Newbury, o.s. No 81, SDR No 782	23.10.2013	29.10.2013	6 days	Term 1(2 days) Holidays (4 days)	30	East/West	23.8	13308	29	4.4	1.2	0.2	24.9	13445	30	1.0	0.3	0.1
Hermitage Road, Cold Ash	Hermitage Road Xrds sign after Fishers Lane, SRD No 1225	23.20.2013	28/29.1020.13	6 days	Term 1(2 days) Holidays (4 days)	30	South/North	32.4	12540	37	32.0	14.8	3.7	32.7	12807	38	36.1	17.3	c