

Summary of Parish Council Site Submission

Cold Ash Parish Council agrees that this site is ***not developable***. The main issues being:

- Loss of valued views across this rural valley (see photo below)
- The intended access site is narrow and is unlikely to support an access road and flood measures without affecting the ancient woodland known as Yate's Copse (see photo).
- Surface water flood risk to neighbouring properties
- Significant car dependency due to lack of Public Transport

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 - Proposed steep and narrow access to Waller Drive. Adjacent to Yate's Copse with drainage ditch on left

Site Selection - Site Assessment

Summary of Site Assessment

Key Issues:

Add:

- The intended access site is narrow and is unlikely to support an access road and flood measures without affecting the ancient woodland known as Yate's Copse
- Surface water flood risk to neighbouring properties (Fleetwood Close and Waller Drive flooded in 2007)
- Steep sloping site
- Significant car dependency due to lack of Public Transport
- The additional traffic from this site will add to the already congested road network

Site Assessment

Parish Council consultation response:	<p>Add the following that was communicated to L Alexander, 7/3/14:</p> <p>These sites are extremely undesirable for the following reasons:</p> <p>Environment</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>Traffic/Access</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. 2k mov'ts/week. The shops in Shaw are limited.</p> <p>Flood Risk</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	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	Neighbouring residential areas downhill from this site suffered significant flooding in 2007.
	Critical Drainage Area	A	
Highways / Transport	Access issues	Y	Gaining site access via Waller Drive would be difficult as this area is narrow and close to ancient woodland. This space would also

			have to be utilised for flood relief measures.
	Highway network suitability	Y	Site has been considered alongside NEW105. 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.
	Public Transport network	N	No buses run past this site.

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. The nearest OneStop shop is 1km away.	
	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 2km away. Northcroft is 4km away.	
	Protect/enhance the green infrastructure?	-	Loss of 18th century hedgerows. Significant risk to Yate's Copse woodland. Adding housing destroys valued views across the site.	
4	Increase travel choices?	-	The site is on the perimeter of Newbury. No buses pass the site. There are very few services close to the site.	Likely to increase car dependency.
	Reduce accidents?	-	Increased traffic on Kiln Rd/Turnpike is not likely to make them safer.	
5	Conserve character of the landscape?	--	The loss of 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.	
6	Conserve character of the built environment?	-	Significant change to the rural character of the valley.	
10	Reduce contribution to greenhouse gases?	-	The increased car dependency.	
	Site at risk from flooding?	-	Surface water runoff from this site will contribute to flood risk for Manor Park.	SuD's will be required. But SuD's implementation cannot be guaranteed

Summary

Add: There are numerous negative sustainability impacts; The flood risk to Manor Park. Poor access to local services and inadequate public transport and high car dependency will have a negative impact for environmental sustainability. Loss of hedgerows, the risk to Yate's Copse ancient woodland and the damage to valued views damage the Green Infrastructure.

Site Selection - Site Commentary

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:

Traffic is likely to distribute via a number of routes, many of which are already congested during peak travel periods.

Gaining site access via Waller Drive would be difficult as this area is narrow and close to ancient woodland. This space would also have to be utilised for flood relief measures.

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 an 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. 2k 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; The flood risk to Manor Park. Poor access to local services and inadequate public transport and high car dependency will have a negative impact for environmental sustainability. Loss of hedgerows, the risk to Yate's Copse ancient woodland and the damage to valued views damage the Green Infrastructure.