

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL002	Site Address:	Land at Poplar Farm, Cold Ash
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Development Potential:	21 dwellings (0.7ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:
<ul style="list-style-type: none"> - Greenfield - Surface water flood risk. Evidence of flooding Jan/Feb 2014 - Setting of listed building

Site Assessment

Parish Council consultation response:	Listed building and flood risk will limit development potential on the site
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A) Automatic exclusion			
Criteria		Yes/No*	Comments
Less than 5 dwellings		N	
Planning Permission		N	
Within flood zone 3		N	
Within significant national or international habitat / environmental / historical protection	SSSI	N	
	SAC	N	
	SPA	N	
	Registered Battlefield	N	
	Grade 1 / II* Park and Gardens	N	
Landscape	Adverse impact on the character of AONB (from LSA)	N	
SHLAA Assessment	Not Currently developable	N	
Land Use	Protected Employment Land	N	
AWE consultation zone	Inner	N	
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy.	N	
Within settlement boundary		N	Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield – agricultural buildings
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	Site is in the path of surface water run off from the north (flooding occurred Jan / Feb 14).
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
	Other	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	U	There is no obvious point of access onto Cold Ash Hill. The exiting access serving Poplar Farm is limited with regard to width and possible sight lines too unless additional land can be acquired. Land south of Orchard End may be more appropriate to obtain access onto Cold Ash Hill
	Highway network suitability	Y	Development is likely to generate approximately 120 daily vehicle movements, about 12 during the 08:00 to 09:00 AM peak. Traffic impact on the highways network is expected to be limited.
	Public Transport network	U	2 hourly service between Newbury and Tilehurst
	Footways/Pavements	U	Narrow pavements on Cold Ash Hill
Landscape	Located in AONB	N	Area of low/medium landscape sensitivity
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	
	Other	N	
Green Infrastructure	Open Space / Playing field / amenity space nearby	U	Site is not very close to the recreation ground
	Rights of Way affected	N	
	Play areas nearby	U	Site is not very close to the play facilities at the

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B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		recreation ground	
Ecology / Environmental / Geological	Protected species	U	Birds, reptiles and bats, surveys required.
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (<i>Eg. BOA</i>)	N	
	Relationship to settlement	Y	Site is well related to the existing settlement.
Heritage	Incompatible adjacent land uses	N	
	Archaeology	Y	Area of High sensitivity historic landscape character. Further assessment required.
	Conservation area	N	
	Listed buildings	Y	A listed building is present on the site (Poplars Farmhouse)
Utility Services	Scheduled Monument	N	
	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	N	TW have concern regarding wastewater capability
AWE consultation Zone	Groundwater source protection zone (SPZ)	Y	SPZ3
	Middle	N	
Proximity to railway line	Outer	N	
		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> N/A		
Other (anything else to be considered)			