

## Site Selection – Site Commentary

<b>Spatial Area:</b>	N&T	<b>Settlement:</b>	Cold Ash	<b>Parish:</b>	Cold Ash
<b>Site ID:</b>	COL002	<b>Site Address:</b>	Land at Poplar Farm, Cold Ash	<b>Development Potential:</b>	21 dwellings (0.7ha at 30dph)

### Recommendation:

The site is recommended for allocation

### Justification:

The site is well related to Cold Ash and sits within an area of low/medium landscape sensitivity.

### Discussion:

#### Site Description:

The site is located to the west of Cold Ash, and is well related to the existing building line. The site is close to some local services and facilities within the village and open countryside.

#### Landscape:

The site is in an area of low/medium landscape sensitivity.

#### Flood Risk:

The site is in flood zone 1, but within an area at risk from surface water flooding. Anecdotal evidence indicates flooding on the site during Jan/Feb 2014. An FRA and appropriate mitigation, including SUDs would be required.

A culverted ordinary watercourse runs through the site.

#### Highways /Transport:

The traffic impact from the site is expected to be limited. Access to the site from Cold Ash Hill could be an issue without additional land acquisition. Access could be considered onto Orchard End.

#### Ecology:

There is potential for birds, reptiles and bats on the site. Surveys would be required, and appropriate mitigation provided should species be present.

#### Archaeology:

There is a historic farmstead at the heart of the site with a listed building. Further assessment will be required.

#### Education:

Local primary school provision is at capacity. No comments made regarding secondary school provision.

#### Environmental Health:

No known air, noise or contamination issues.

#### Minerals and Waste:

No known mineral or waste issues.

#### Land use planning consultation zone:

The site is not within an AWE consultation zone

#### Environment Agency:

No specific comments made on this site. The site is within SPZ3.

#### Thames Water:

No water supply infrastructure issues envisaged.

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

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**Parish Council:**

The parish council noted that there is a listed building on the site as well as the site being at risk from flooding. These factors could limit development potential.

**SA/SEA:**

There are no significant sustainability impacts from this site. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, in terms of an increase in greenhouse gas emissions. There is potential for protected species on the site, and should this be confirmed appropriate mitigation would be required to ensure that development does not have a negative effect on environmental sustainability. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.

**Proposed development (from SHLAA submission):**

No specific proposals have been submitted. Access is indicated from either the existing access or from Orchard End.