

## Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

<b>Spatial Area:</b>	N&T	<b>Settlement:</b>	Cold Ash	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	COL006	<b>Site Address:</b>	St Gabriel's Farm, Cold Ash	<b>Development Potential:</b>	12 dwellings (0.4ha at 30dph)
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### Key: Effects of option on SA objectives

<b>++</b>	<b>+</b>	<b>?</b>	<b>0</b>	<b>-</b>	<b>--</b>
Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	<b>+</b>	Good access to the countryside from the site for walking. Close to local services and facilities.		The site's location gives opportunities for walking and cycling within Cold Ash itself. The site has easy access to the countryside. Therefore, in terms of environmental and social sustainability the development of the site would have a positive impact.
	Will it increase opportunities for access to sports facilities?	<b>0</b>	Nearest sports facilities are in Thatcham.		
	Will it protect and enhance green infrastructure across the district?	<b>0</b>	Unlikely to have an impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	<b>+</b>	The site is close to local services and facilities (e.g. Primary school and local shop), with employment opportunities in Newbury and Thatcham.		The site is located close to local education facilities near to employment facilities within Newbury and Thatcham. It is likely that there would be some level of car dependency due to the village location. Overall the site is likely to have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	<b>+</b>	There is an intermittent bus service through the village, linking Cold Ash to Newbury and Tilehurst. There are opportunities for walking or cycling to local services and facilities.		Likely that there will be a degree of car dependency within the village due to the location and limited range of services and facilities on offer within the site. Development could have a negative impact on road safety and all elements of sustainability. Consideration of mitigation
	Will it reduce the number of road traffic accidents and improve safety?	<b>-</b>	There are no pavements along The Ridge, and limited scope to introduce them.	Consideration of how to improve road safety would be required.	

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					measures would be required to reduce this impact.
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	0	No known protected species on the site		Development unlikely to have an impact on any element of sustainability
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	0	Unlikely to have an impact		
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development along The Ridge is ribbon development.	Development of the site would need to be in keeping with the existing building line.	With careful design in line with the existing development pattern it is unlikely that there would be an impact on sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The site is close to a listed building	Design would need to ensure no impact on the listed building	
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact		Development unlikely to have an impact on any element of sustainability
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact		
	Will there be an impact on soil quality?	0	Unlikely to have an impact		
	Will there be an impact on water quality?	0	Unlikely to have an impact		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Greenfield site		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate	Will it reduce West Berkshire's contribution to	?	The level of impact depends on location, building materials /	Mitigation could also include Transport Assessment / Travel	Without consideration of sustainability construction

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change and ensure adaptation measures are in place to respond to climate change	greenhouse gas emissions?		construction, transport / design	Plans.	techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	<b>0</b>	The site is not at risk from flooding	SUDs would be required.	Unlikely to have an impact on any element of sustainability.

### Summary

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. Development of the site has potential to change the character of the built environment and impact negatively on environmental sustainability unless it is developed in line with the existing settlement pattern. Due to the lack of pavements along The Ridge there is potential for a negative impact on all elements of sustainability due to road safety concerns, consideration of appropriate mitigation measures to reduce this impact would be required.

#### Summary of effects:

**Effect:** Predominantly neutral

**Likelihood:** High

**Scale:** Newbury and Thatcham spatial area

**Duration:** Permanent

**Timing:** Short to Long term