

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL006	Site Address:	St Gabriel's Farm, Cold Ash
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Development Potential:	12 dwellings (0.4ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues	<ul style="list-style-type: none"> - Greenfield - Road Safety along The Ridge (no pavements)
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Site Assessment

Parish Council consultation response:	Site is on a ridge with good view to the south. There is a gully running along the base of the site, so there could be implications for flooding and run-off. There are no footpaths in the vicinity and the road is very narrow. The site is considered to be in an unsustainable location.
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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 (<i>from LSA</i>)	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 / Unknown / Adjacent	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	N	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	Access is not considered to be an issue
	Highway network suitability	Y	Development would be likely to generate approximately 120 daily vehicle movements including about 12 during the 08:00 to 09:00 AM peak. Expected to have a limited impact on the highway network.
	Public Transport network	U	2 hourly service between Newbury and Tilehurst from the centre of Cold Ash
	Footways/Pavements	N	There are no pavements along The Ridge
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / amenity space nearby	U	Site is just over 800m from the recreation ground (or public playing fields)
	Rights of Way affected	N	
	Play areas nearby	U	Site is just over 800m from the play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	

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B) Considerations			
Criteria		Yes / No / Unknown / Adjacent	Comments
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	U	Site is located some distance from the main centre of the village, although is in line with the existing building line
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	A	Site is adjacent to a listed building
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater source protection zone (SPZ)	Y	SPZ3
AWE consultation Zone	Middle	N	
	Outer	N	
Proximity to railway line		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> COL009		
Other (anything else to be considered)			