

Site Selection – Site Commentary

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	Development Potential:	12 dwellings (0.4ha at 30dph)
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Recommendation:

The site is recommended for allocation for 6 dwellings.

Justification:

The site is well related to the existing development. The proposed number for allocation has been reduced to ensure development remains in line with the existing settlement pattern.

Discussion:

Site Description:

The site is located to the east of Cold Ash at the eastern end of The Ridge. The site is quite close to local services and facilities within the village and to open countryside.

Landscape:

The site is in an area of medium landscape sensitivity.

Flood Risk:

The site is in flood zone 1, with no evidence of flooding. SUDs would need to be provided.

Highways /Transport:

Traffic is expected to have a limited impact on the highway network. Appropriate access to the site can be achieved.

There are no pavements along The Ridge, which could have an impact on Road Safety associated with the site. Consideration of appropriate mitigation measures would be required.

Ecology:

No known ecological issues.

Archaeology:

No known archaeological issues.

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 in SPZ3.

Thames Water:

No water supply or wastewater infrastructure issues envisaged.

Parish Council:

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.

SA/SEA:

The SA/SEA indicates that there will be a predominantly neutral impact on sustainability. There are no

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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.

Proposed development (from SHLAA submission):

No specific proposals for this site have been submitted.