

Site Selection – Site Assessment

Spatial Area	N&T	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	COL011	Site Address:	Land at Cold Ash Hill
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Development Potential:	15 dwellings (0.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

- Key Issues:
- Surface water flood risk
 - Medium landscape sensitivity

Site Assessment

Parish Council consultation response:	Parish Council have not had a chance to comment on this site as it was submitted after the consultation events.
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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 scope 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 land
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	N	
	Highway network suitability	N	No comments made on this site.
	Public Transport network	Y	2 hourly service between Newbury and Tilehurst
	Footways/Pavements	U	Narrow pavements on Cold Ash Hill
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	N	Medium Landscape Sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	U	
	Rights of Way affected	N	
	Play areas nearby	U	
Ecology / Environmental / Geological	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
Relationship to surrounding area	Other (eg. BOA)	N	
	Relationship to settlement	Y	Site is well related to the existing settlement
Heritage	Inappropriate adjacent land uses	N	
	Archaeology	U	Assessment required
	Conservation area	N	

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B) Considerations			
Criteria		Yes / No / Adjacent / Unknown	Comments
	Listed buildings	N	
	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> N/A		
Other (anything else to be considered)			