

## Site Selection – Site Commentary

<b>Spatial Area:</b>	N&T	<b>Settlement:</b>	Cold Ash	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	COL011	<b>Site Address:</b>	Land at Cold Ash Hill	<b>Development Potential:</b>	15 dwellings (0.5ha at 30dph)
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### Recommendation:

The site is recommended for allocation

### Justification:

The site is well related to the existing settlement and in line with the existing building line.

### Discussion:

#### Site Description:

The site is located to the south east of Cold Ash, in line with the existing settlement pattern. The site is close to local services and facilities, as well as being close to Thatcham and the services and facilities offered there.

#### Landscape:

The site is in an area of medium landscape sensitivity.

#### Flood Risk:

The site is in flood zone 1, but within an area of surface water flood risk. An ordinary water course runs through the site. An FRA would be required and SUDs would need to be provided.

#### Highways /Transport:

No specific comments have been made on this site.

Intermittent (2 hourly) bus service passes the site linking the village to Newbury and Tilehurst.

#### Ecology:

No comments made on this site

#### Archaeology:

No previous work done on this site. Roman material has been found to the north east of the site so there is potential in the area. Further investigation would 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 or wastewater infrastructure issues envisaged.

#### Parish Council:

The Parish Council have not made comment on this site as it was submitted after the parish council consultation took place.

#### 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

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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. 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 submitted for this site.