

Site Selection – Site Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW045	Site Address:	Coley Farm, Stoney Lane, Ashmore Green
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Development Potential:	75 dwellings (2.5ha at 30dph)	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> - Greenfield - Groundwater flood risk. Evidence of neighbouring properties flooding in 2007. - Distance from play facilities for children
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Site Assessment

Parish Council consultation response:	<p>This area is already densely populated and there was general agreement concerning the implications for existing infrastructure (in particular surgeries and highways). Stoney Lane would need widening which the parish council would be against. Traffic in Turnpike Road would be an issue. Flooding issues were also highlighted. There was general concern about the loss of visual amenity as the area is one of the gateways into Ashmore Green. There was an appeal on the site about 5 years ago, and the Inspector determined a height over which development shouldn't go due to landscape implications. The site is very steep in places. The area is an important resource for birdwatchers, walkers and horse riders. Flooding of Manor Park, Waller Drive, Creswell Close and Turnpike Industrial Estate in 2007.</p>
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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	
Landscape	Grade 1 / II* Park and Gardens	N	
	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	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	Neighbouring residential areas suffered some flooding in 2007.
	Surface water flood risk	A	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other		
Highways / Transport	Access issues	U	Access can be obtained via Stoney Lane, but the lane would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. If land can be obtained, a secondary access could also be provided via Wansley Gardens, Laud Close and Fleetwood Close.
	Highway network suitability	U	Site has been considered alongside NEW105. Development of both sites would generate approximately 720 daily vehicle movements, including about 72 during the 08:00 to 09:00 AM peak. The impact would need to be assessed by a Transport Assessment. Traffic would distribute via the B4009 into Newbury via Turnpike Road and from the A4 and Thatcham. The highway network can be congested during peak travel periods especially the B4009.
	Public Transport network	Y	There are a number of public transport options available in Newbury and a number of bus routes

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			pass close to the site. The nearest bus stop to the site is over 700m away.
	Footways/Pavements	U	There are pavements throughout Newbury, although Stoney Lane does not have pavements.
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	N	Area of medium landscape sensitivity
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to local amenity space
	Rights of Way affected	N	
	Play areas nearby	N	
Ecology / Environmental / Geological	Protected species	U	Potential for birds and reptiles. Extended phase 1 habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)		
Relationship to surrounding area	Relationship to settlement	Y	Site is well related to the existing settlement
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage infrastructure concerns
	Wastewater	N	TW have concerns regarding wastewater services.
	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	Y	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i> NEW105		Site could be developed alongside part of NEW105.
Other (anything else to be considered)			