

Site Selection – Site Commentary

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

The site is recommended for allocation

Justification:

The site is well related to existing residential development in Newbury, close to local services and facilities. The site is not at risk from flooding.

Discussion:

Site Description:

The site is located to the north of Newbury. Close to local services and facilities.

Landscape:

The site is in an area of medium landscape sensitivity. Development would need to be accompanied by landscaping to reduce the impact of development on the character of the landscape.

Flood Risk:

The site is in FZ1, although it is adjacent to a surface water flood risk area. An FRA would be required taking into account surface water. SUDs would need to be provided to ensure that development does not adversely affect flood risk downstream of the site.

Highways /Transport:

This site has been assessed alongside part of NEW105.

The impact of additional traffic would need to be assessed through a Transport Assessment. Traffic is likely to distribute via a number of routes, many of which are already congested during peak travel periods.

Access can be obtained via Stoney Lane, which would need to be widened with footways provided to connect the site to existing footways along Stoney Lane. Other, secondary accesses, could be provided via Wansley Gardens, Laud Close and Fleetwood Close.

If this site was to be developed alongside part of NEW105 access to this site could be provided through NEW105.

Ecology:

Potential for birds and reptiles. An extended phase 1 habitat survey would be required.

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 minerals or waste issues.

Land use planning consultation zone:

Site is not within an AWE consultation zone

Environment Agency:

No specific comments made on this site. Site is within SPZ2.

Thames Water:

No water supply infrastructure issues envisaged.

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Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A drainage strategy would be required

Parish Council:

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 in 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.

SA/SEA:

The SA/SEA indicates that there would be predominantly neutral impact on sustainability. There are no significant, sustainability impacts from this site. The site is well located for local services and facilities including opportunities for walking, cycling and use of public transport. All of these have a positive impact on sustainability. The rural nature of the site means that development could have a negative impact on environmental sustainability, mitigation in terms of landscaping could help to reduce this impact.

Proposed development (from SHLAA submission):

The site is proposed for approximately 100 dwellings, with a mix of types and sizes. Affordable housing would be provided as part of the scheme. Site promoters confirm that the existing access to the site could be retained and upgraded and that the principle of widening Stoney Lane has been previously agreed. Various assessments have been submitted alongside the Call for Sites form, including a Landscape Assessment, Visual Impact Assessment, Habitat Survey, Bat Survey and SFRA.