

2 Housing Sites

Cold Ash

Policy HSA 6

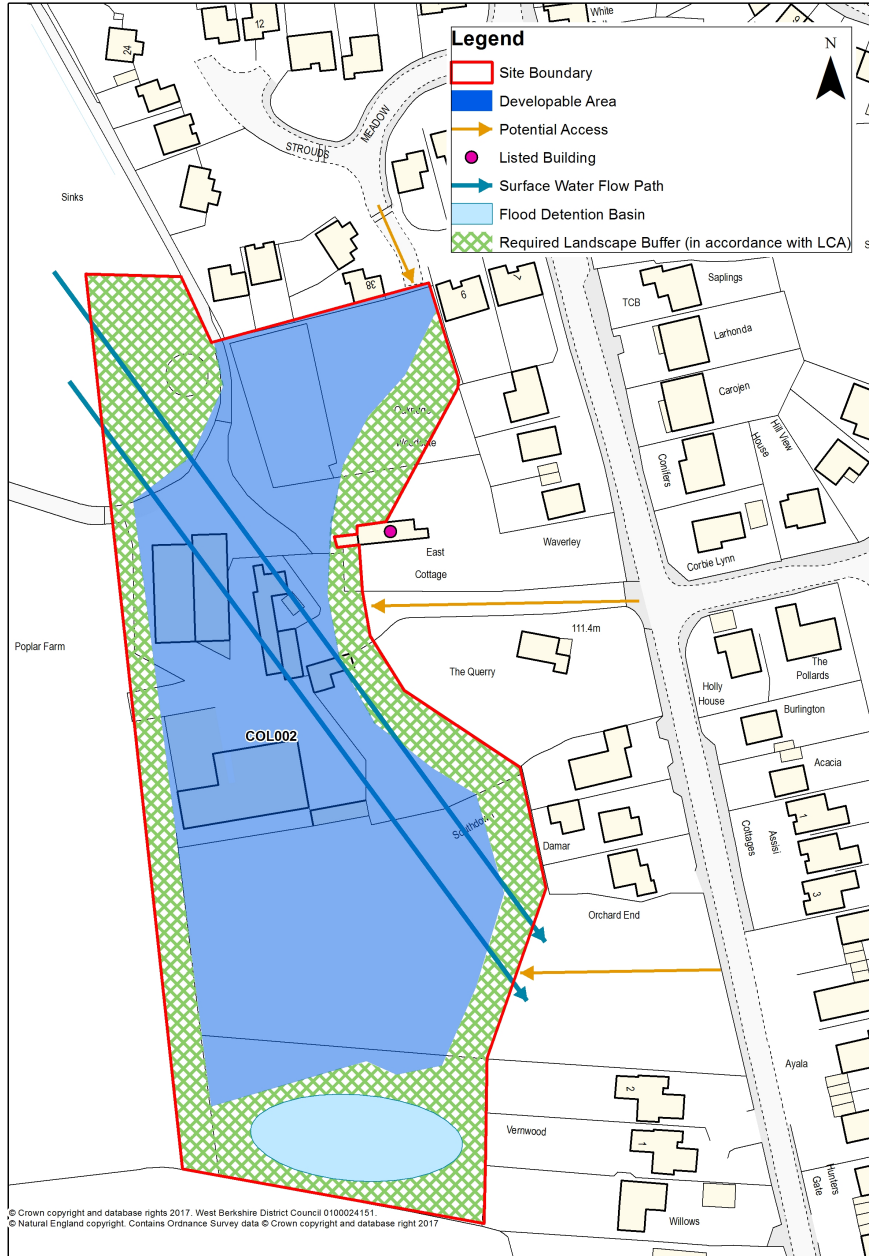
Land at Poplar Farm, Cold Ash (site reference COL002)

The site has a developable area of approximately 1.1 hectares, with the final area dependent on the extent of required technical work to alleviate surface water flooding.

The development will be delivered in accordance with the following parameters:

- The provision of between 10 to 20 dwellings. The development will ensure a mix and type of dwellings appropriate for the local area.
- Access to the site will be informed by the development design and layout but is expected to continue to be from Cold Ash Hill, with the upgrading of the existing access as necessary. There is also the potential for alternative or additional accesses south of Orchard End and from Strouds Meadow.
- Any scheme will be informed by a Flood Risk Assessment for the site which will include the provision of safe flow routes and appropriate flood mitigation measures, including SuDS, as the site and adjacent properties are susceptible to surface water flooding. As part of this, a detention pond to accommodate development drainage will be required in the southern part of the site.
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) in order to ensure the retention of the linear valley bottom settlement pattern and open landscape at the southern end of the village. It will include:
 - The provision of woodland blocks in the north western corner and along the southern edge to mitigate effects on views from the public rights of way to the north west and to the south.
 - A tree belt and hedgerow along the western and southern boundaries.
 - Hedgerow and trees along the eastern edge.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- A heritage impact assessment will be required to assess the impact of development on the Grade II listed Poplar Farmhouse and its setting and to inform development on the site. Development will be required to ensure the conservation and enhancement of the Farmhouse and its setting.
- The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

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Delivery and Monitoring - Policy HSA6

The timing of the delivery of the site will be dependent on the required technical work. The delivery of the site will be monitored and reported in the Council's AMR.