

2 Housing Sites

Policy HSA 7

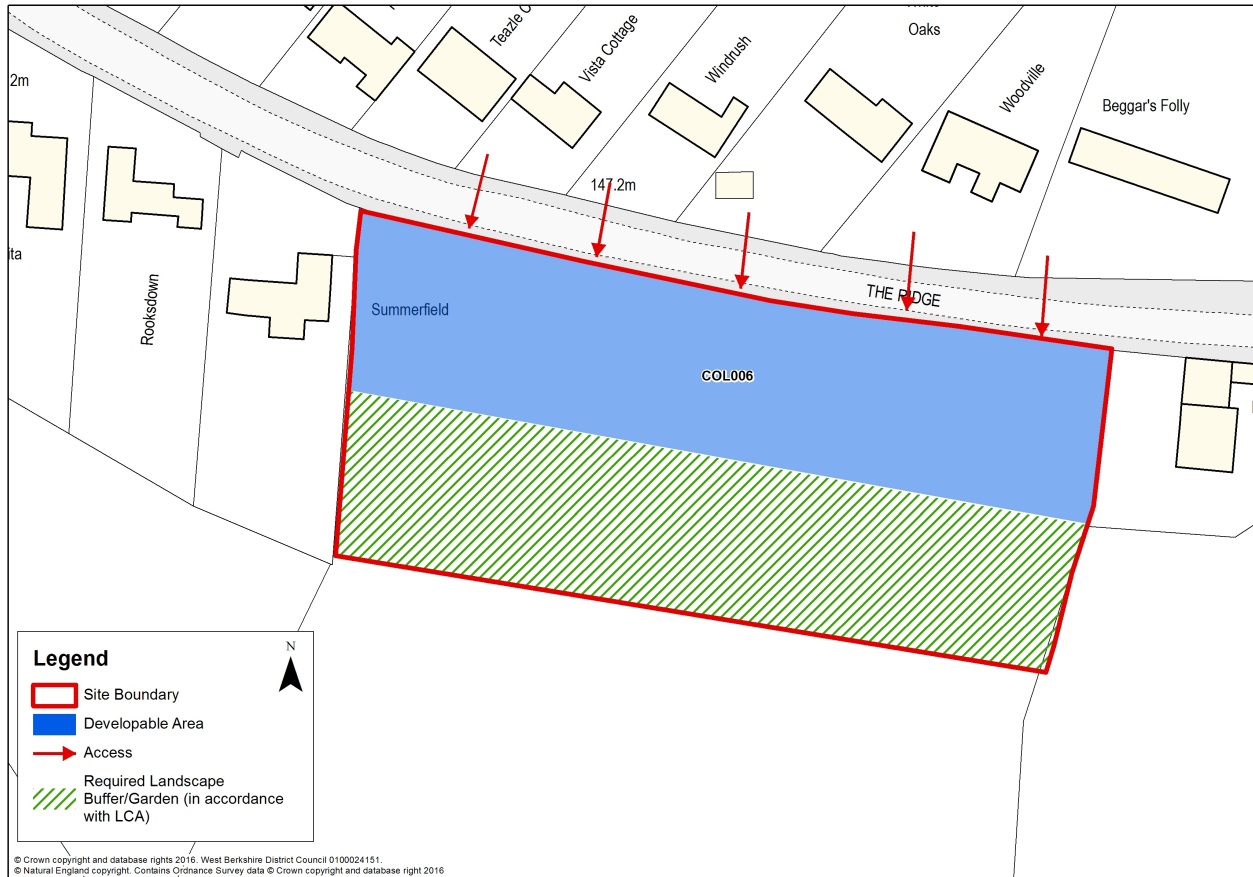
St Gabriel's Farm, The Ridge, Cold Ash (site reference COL006)

The site has a developable area of approximately 0.4 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 5 individually designed dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting The Ridge.
- Individual accesses will be provided from The Ridge in keeping with the local pattern.
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - Built development confined to the higher ground along the road only.
 - A gap in the built form to allow views through the development to the open landscape to the south.
 - The retention of the front boundary hedgerow treatment.
 - The provision of a soft edge to the southern boundary of the site with tree planting.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- To facilitate the future provision of a footway link from the site with existing footways fronting St Finian's School.
- The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary.
- The scheme will be informed by a flood risk assessment which will include appropriate flood mitigation measures, including SuDS required.

Housing Sites 2

St Gabriel's Farm, The Ridge, Cold Ash



Delivering and Monitoring - Policy HSA7

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.17 The settlement boundary of Cold Ash has been redrawn to move the boundary around the developable area of allocated sites COL002 and COL006. This is shown on the Policies Map and a map of Cold Ash can be found in Appendix 6.