

## 2 Housing Sites

### Lambourn

#### Policy HSA 19

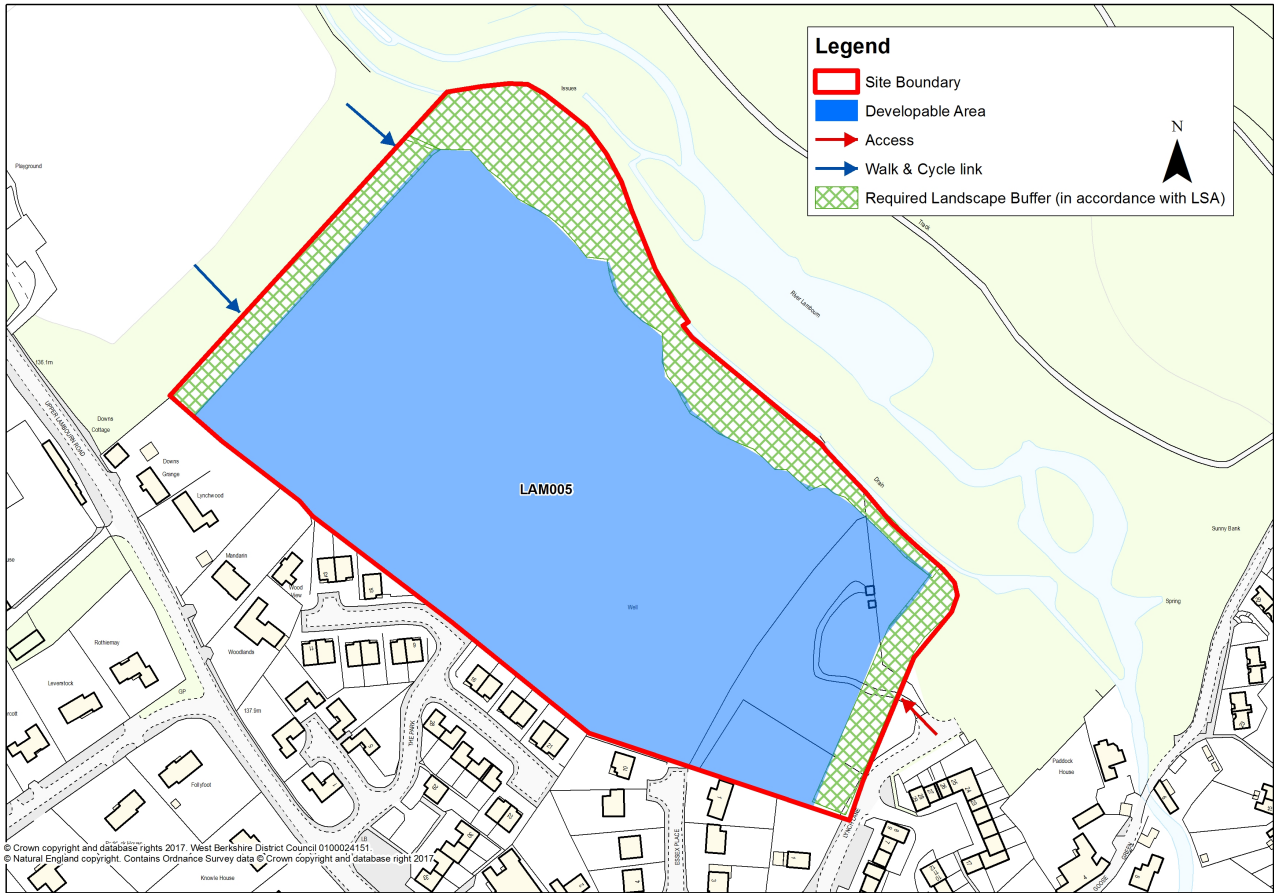
##### Land adjoining Lynch Lane, Lambourn (site reference LAM005)

The site has a developable area of approximately 4.5 hectares. This area takes into account the existing constraints on the site, including flood risk, impact on the Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) and outcomes from the Landscape Sensitivity Assessment (2011). Depending upon further technical work to be carried out at the planning application stage this developable area could reduce further.

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

- The provision of approximately 60 dwellings, to be delivered at a low density in keeping with the surrounding area. The development should ensure a mix and type of dwellings appropriate for the local area, taking into account the needs of the racehorse industry which has a specific need for affordable single person accommodation.
- To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane. To enhance permeability through the site pedestrian and cycle links will be provided to enable connection with existing housing and the land to the north west of the site.
- Public Rights of Way and bridleway improvements will include improvement of the pedestrian/bridle link between Lynch Lane and the village centre, and improved connectivity between Lower and Upper Lambourn.
- Development on the site will not adversely affect the adjacent SSSI/SAC and a Habitat Regulations Assessment will be required to accompany any future planning application.
- Development will need to ensure the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn SSSI/SAC and any development. In light of an initial Phase 1 Habitat Survey it is considered that no development shall take place within 15m of the outer edge of Flood Zone 2, allowing a minimum buffer/stand-off from the SSSI/SAC of 38m (max. 88m).
- Development will be informed by a further Extended Phase 1 Habitat Survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected habitats and species are not adversely affected.
- The scheme will comprise a development design, layout and capacity that is in accordance with the Landscape Sensitivity Assessment (2011) and will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- Development will not take place within Flood Zones 2 and 3 including essential infrastructure and water compatible development. The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SUDS on the site, along with necessary mitigation measures.
- Development should be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- Development of the site will connect to the main sewerage system. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated Water Supply and Drainage Strategy will be required.

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**Delivery and Monitoring - Policy HSA19**

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.