

## 2 Housing Sites

### Policy HSA 20

#### Land at Newbury Road, Lambourn (site reference LAM015)

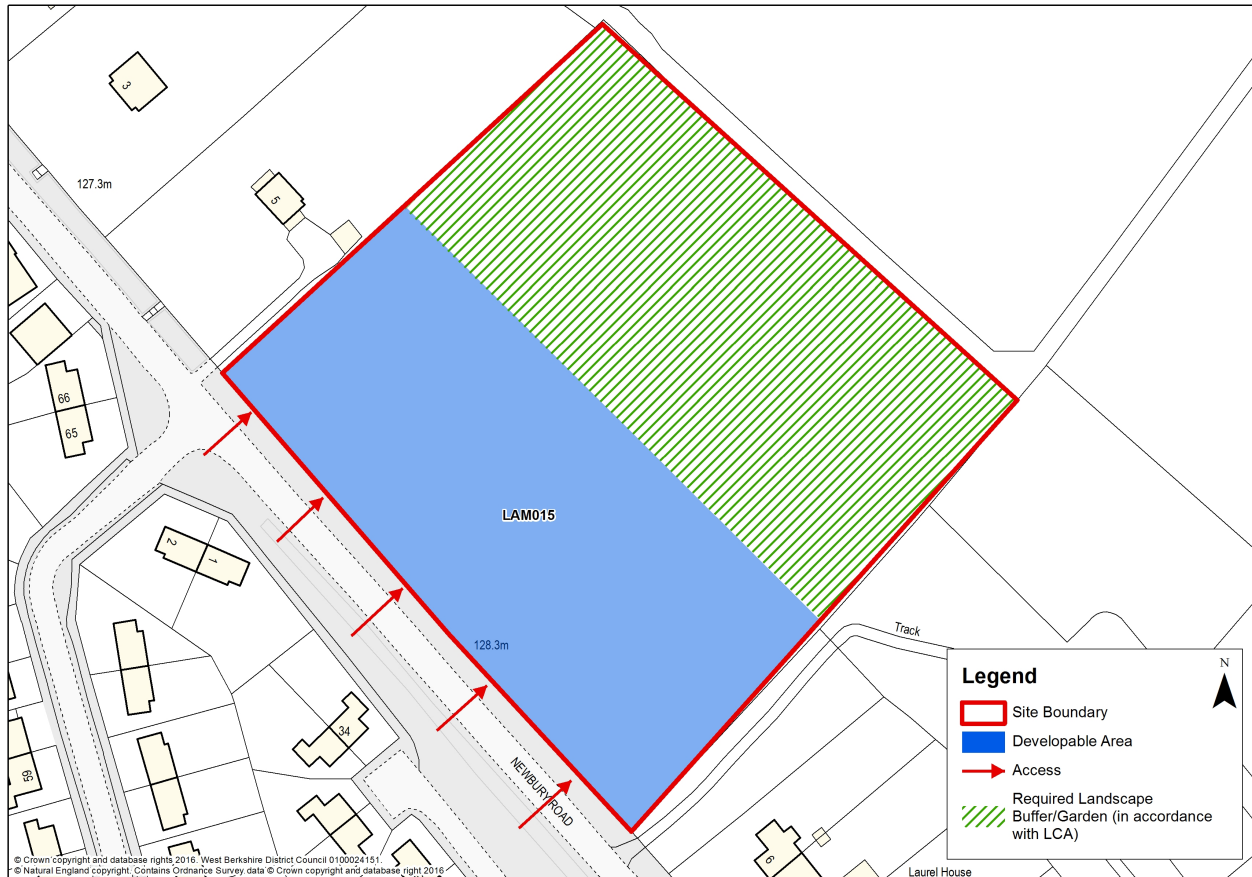
The site has a developable area of approximately 0.8 hectares. This area takes into account the outcomes of the Landscape Capacity Assessment (2015).

The development 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 Newbury Road.
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
  - Ensuring development is contained on the lower ground with open space being retained on the higher ground.
  - The provision of a hedge with hedgerow trees to contain the housing. This should be provided along the far north eastern boundary, continuing along the south eastern boundary to link with garden planting of the development.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- Individual accesses will be provided from Newbury Road in keeping with the adjacent pattern. Given the topography of the site the design of individual access points/driveways will need to be carefully considered.
- 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 appropriate mitigation measures to protect the River Lambourn Site of Special Scientific (SSSI)/Special Area of Conservation (SAC).
- A SuDS scheme would need to be provided as part of any planning application, along with appropriate mitigation measures to protect the River Lambourn SAC/SSSI e.g. possibly petrol/oil receptors.
- Development on the site will connect to the mains 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 for this site.
- Development will be informed by an archaeological assessment in the form of a geophysical survey followed by trial trenching if necessary.
- Development will be informed by an 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.

## Housing Sites 2

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**Delivery and Monitoring - Policy HSA20**

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**

**2.50** The settlement boundary of Lambourn has been redrawn as follows:

- Boundary moved around the developable area of allocated site LAM005 (Land adjoining Lynch Lane).
- Boundary altered to the south of Lambourn to include property called Tumble Wind.
- Boundary altered to the south east of Lambourn to include existing development at Francomes Field.
- Boundary altered to the south east of Lambourn to include development along Newbury Road, including the developable area of allocated site LAM015 (Land at Newbury Road).

**2.51** This is shown on the Policies Map and a map of Lambourn can be found in Appendix 6.