

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Policy RSA17**Land adjoining Lynch Lane, Lambourn**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. 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 horseracing industry which has a specific need for affordable single person accommodation;
- b. 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;
- c. 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;
- d. 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;
- e. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- f. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system;
- g. Development will be informed by an Ecological Impact Assessment (EcIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. The final developable area of the site could therefore reduce;
- h. To ensure the provision of an appropriate buffer for the River Lambourn SSSI/SAC, no development on the site will take place within 15m of the outer edge of Flood Zone 2;
- i. The scheme will comprise a development design, layout and capacity that is in line with policy SP7 and in accordance with the Landscape Sensitivity Assessment (2011), and will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- j. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and
- k. 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. A pre-determination evaluation will be required.

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