

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

Policy RSA18**Land at Newbury Road, 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 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;
- b. The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) with development contained on the lower ground and the provision of a native hedge with hedgerow trees to contain the housing;
- c. The development design and layout will be in accordance with policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- d. 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;
- e. 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;
- f. 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) e.g. possibly petrol/oil receptors;
- g. 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;
- h. 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;
- i. Development will be informed by the archaeological assessment already undertaken of the site; and
- j. Development will be informed by an Ecological Impact Assessment (EclA). 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.

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