



<b>Site Ref:</b> LAM002A	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
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**Address:** Land at Meridian House and Stud, Greenways, Lambourn



<b>Site Area (ha):</b> 1.64	<b>Developable Area (ha):</b> 1.3	<b>Current Use:</b> Equestrian and pasture.
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<b>PDL/GF:</b> G/F	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> 26 dwellings	<b>Indicative Density:</b> 20
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**Suitability:**  
*Policy considerations:*  
 Adjacent to the settlement boundary. In the AONB. The northern part of the site is identified as a critical drainage area. Potential loss of land associated with the equestrian industry.

*Location and Physical Considerations:*  
 Located within the AONB and is well related to Lambourn's existing services and facilities. Development would have localised impact on views. Consideration of the historic environment would be required. Loss of Grade 2 agricultural land. The potential impact on the natural beauty of the landscape would be the primary consideration.

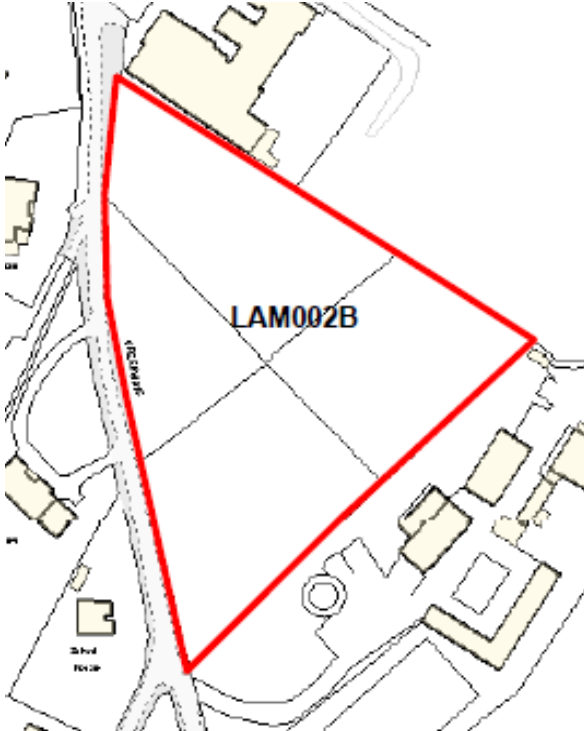
*Relevant Planning History:*  
 N/A


**Availability:** Agent confirms the site is available

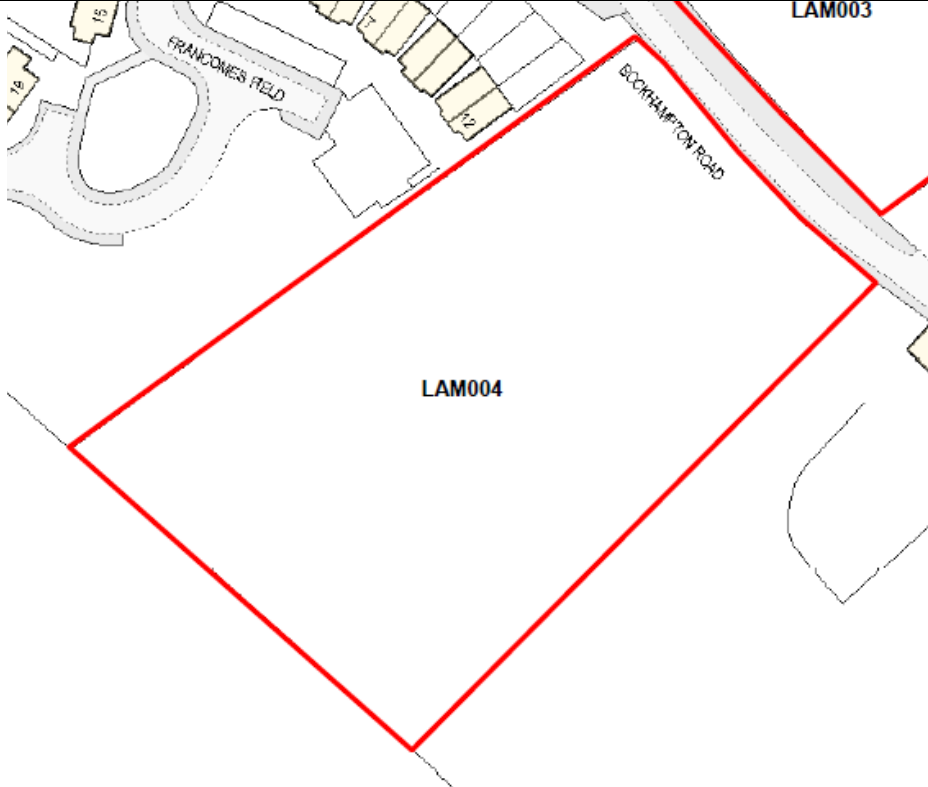
**Achievability:** Location in critical drainage area will require drainage solution which may affect achievability.

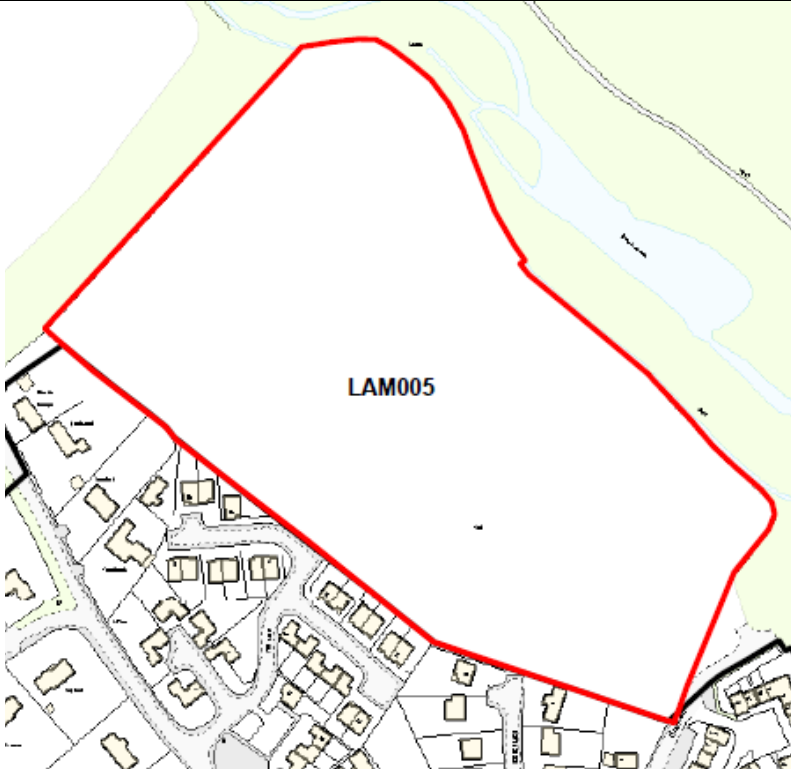
**Overcoming Constraints:** Heritage Impact Assessment and FRA would be required. Landscape issues could potentially be overcome by protection and enhancement of some features and consideration of cumulative impact with other sites to the south of village (see Landscape Assessment). Drainage solution would need to be sought. Development dependant on allocation or settlement boundary review through a DPD

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	✓
Potentially developable	✓	11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> LAM002B	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
<b>Address:</b> Land at Meridian House and Stud, Greenways, Lambourn		
		
<b>Site Area (ha):</b> 0.85	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Equestrian and pasture.
<b>PDL/GF:</b> G/F	<b>Within/Outside Settlement Boundary:</b> Outside	
<b>Development Potential:</b> N/A		<b>Indicative Density:</b> N/A
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Outside the current settlement boundary. In the AONB. The northern part of the site is identified as a critical drainage area. Potential loss of land associated with the equestrian industry.</p> <p><i>Location and Physical Considerations:</i>  The site is detached from the existing settlement although it is adjacent to a primary school. Access to the site is poor and via a narrow lane. Potential loss of Grade 2 agricultural land. Iron age and Roman archaeology has been found within the site. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> Agent confirms the site is available		
<b>Achievability:</b> Location in critical drainage area will require drainage solution which may affect achievability.		
<b>Overcoming Constraints:</b> Heritage Impact Assessment and FRA would be required and a drainage solution would need to be sought. Landscape issues could potentially be overcome by protection and enhancement of some features and consideration of cumulative impact with other sites to the south of village (see Landscape Assessment). Access may be difficult to overcome.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable		11 - 15
Not currently developable	✓	15 +

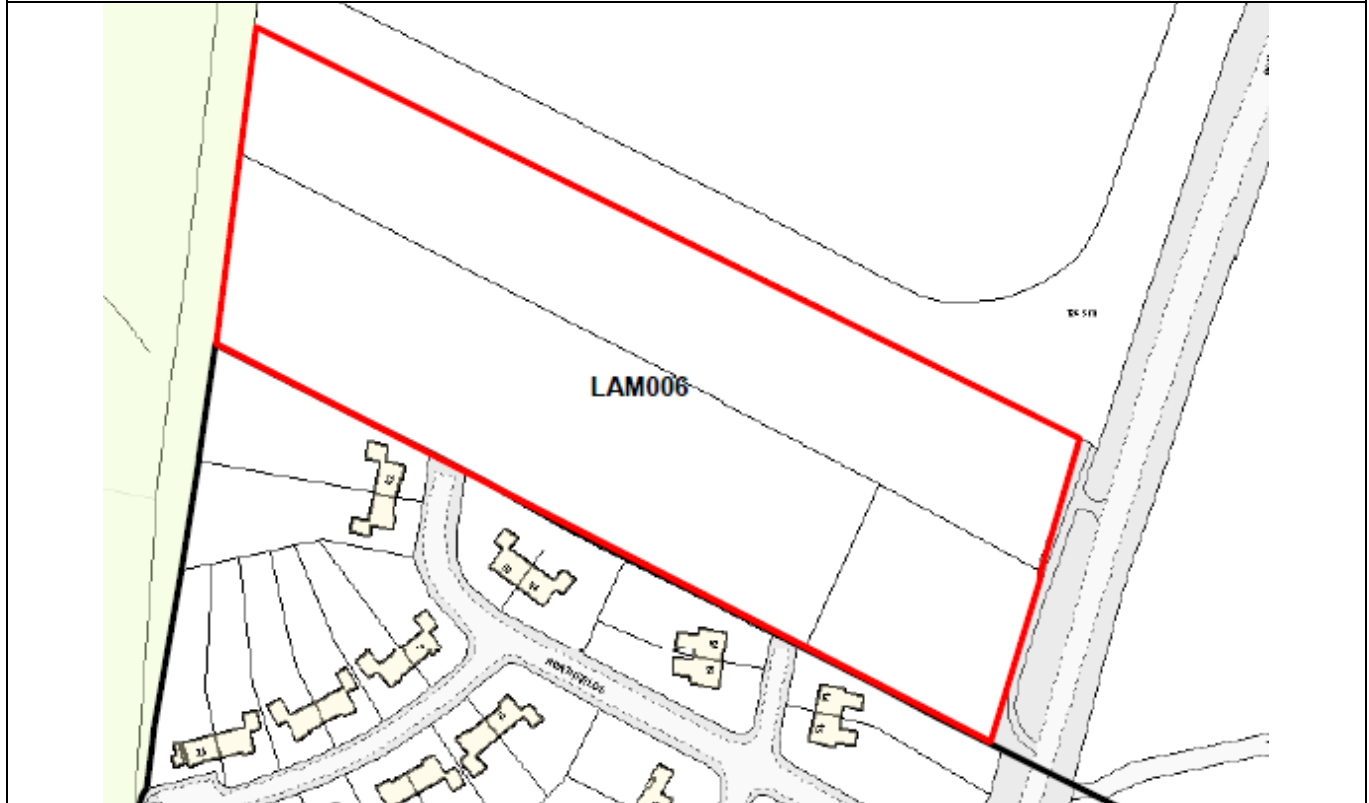
<b>Site Ref:</b> LAM003	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
<b>Address:</b> Land between the River Lambourn and Bockhampton Road, Lambourn		
		
<b>Site Area (ha):</b> 0.68	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Agricultural (Pasture)
<b>PDL/GF:</b> G/F	<b>Within/Outside Settlement Boundary:</b> Outside	
<b>Development Potential:</b> N/A		<b>Indicative Density:</b> N/A
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Outside the current settlement boundary. In AONB. Adjacent to the River Lambourn SSSI and a Special Area of Conservation. Identified as a critical drainage area. Public right of way runs through site.</p> <p><i>Location and Physical Considerations:</i>  Development on this site would result in landscape impact through the loss of the open and rural character of the landscape and have a negative impact on the river valley. The site is detached from the existing settlement boundary although it does have residential properties surrounding it. Loss of grade 2 agricultural land. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> The site is under option to a developer which would suggest the site is available.		
<b>Achievability:</b> Provision of a buffer alongside the river will reduce the developable area and may affect achievability.		
<b>Overcoming Constraints:</b> Heritage impact assessment would be required, but the impact on the open countryside and river landscape cannot be overcome (see landscape assessment).		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable		11 - 15
Not currently developable	✓	15 +

<b>Site Ref:</b> LAM004	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
<b>Address:</b> Land off Bockhampton Road, Lambourn		
		
<b>Site Area (ha):</b> 0.88	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Agricultural (Pasture)
<b>PDL/GF:</b> G/F	<b>Within/Outside Settlement Boundary:</b> Outside	
<b>Development Potential:</b> N/A		<b>Indicative Density:</b> N/A
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Outside the current settlement boundary. In the AONB.</p> <p><i>Location and Physical Considerations:</i>  Development on this site would negatively impact upon the open landscape and river valley. The site is detached from the existing settlement boundary although it does sit adjacent to some residential properties. Loss of grade 2 agricultural land. Contamination may be present due to former use of the site by Lambourn Valley Railway. The site is located adjacent to a scheduled monument, resulting in the need for consideration of the historic environment. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> Unable to confirm site availability.		
<b>Achievability:</b> Unable to confirm site availability may affect achievability.		
<b>Overcoming Constraints:</b> Heritage impact assessment would be required, although heritage assets could be a major constraint to development on the site. The impact on the open countryside and erosion of the river valley landscape cannot be overcome.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable		11 - 15
Not currently developable	✓	15 +

<b>Site Ref:</b> LAM005	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
<b>Address:</b> Land adjoining Lynch Lane, Lambourn		
		
<b>Site Area (ha):</b> 5.7	<b>Developable Area (ha):</b> 3.29	<b>Current Use:</b> Overgrown grassland
<b>PDL/GF:</b> G/F	<b>Within/Outside Settlement Boundary:</b> Adjacent	
<b>Development Potential:</b> 66 dwellings (promoted for 150 dwellings)		<b>Indicative Density:</b> 20
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Adjacent to the current settlement boundary. In the AONB. Parts of the site are within Flood Zones 2 and 3. Adjacent to the River Lambourn which is a SAC and SSSI. Within a biodiversity opportunity area.</p> <p><i>Location and Physical Considerations:</i>  The site is well related to the settlement and close to services and facilities. It is also adjacent to Lynch Wood and has high archaeological potential. The impact on the biodiversity of the adjacent woodland and river would need to be considered. Development would lead to the loss of grade 2 and 3 agricultural land and the loss of informal open space. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> Agent has confirmed site is available.		
<b>Achievability:</b> Provision of a buffer alongside the river will reduce the developable area and may affect achievability.		
<b>Overcoming Constraints:</b> Heritage Impact Assessment and FRA would be required. The environmental constraints of the River Lambourn SAC and Lynch Wood could potentially be overcome by a buffer and retention of existing trees (see landscape assessment), along with the inclusion of pedestrian linkages to the existing housing. Development dependant on allocation or settlement boundary review through DPD.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +

<b>Site Ref:</b> LAM006	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
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**Address:** Land at Wantage Road and Northfields, Lambourn



<b>Site Area (ha):</b> 1.73	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Agricultural (Pasture)
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<b>PDL/GF:</b> G/F	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> N/A	<b>Indicative Density:</b> N/A
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**Suitability:**  
*Policy considerations:*  
 Adjacent to the current settlement boundary. In the AONB.

*Location and Physical Considerations:*  
 The site is steeply sloped and forms a transition between the open arable fields to the north and the settlement to the south. Impact on the open downland would be significant. Development of the site would lead to a loss of Grade 2 agricultural land. The site has high archaeological potential, so consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

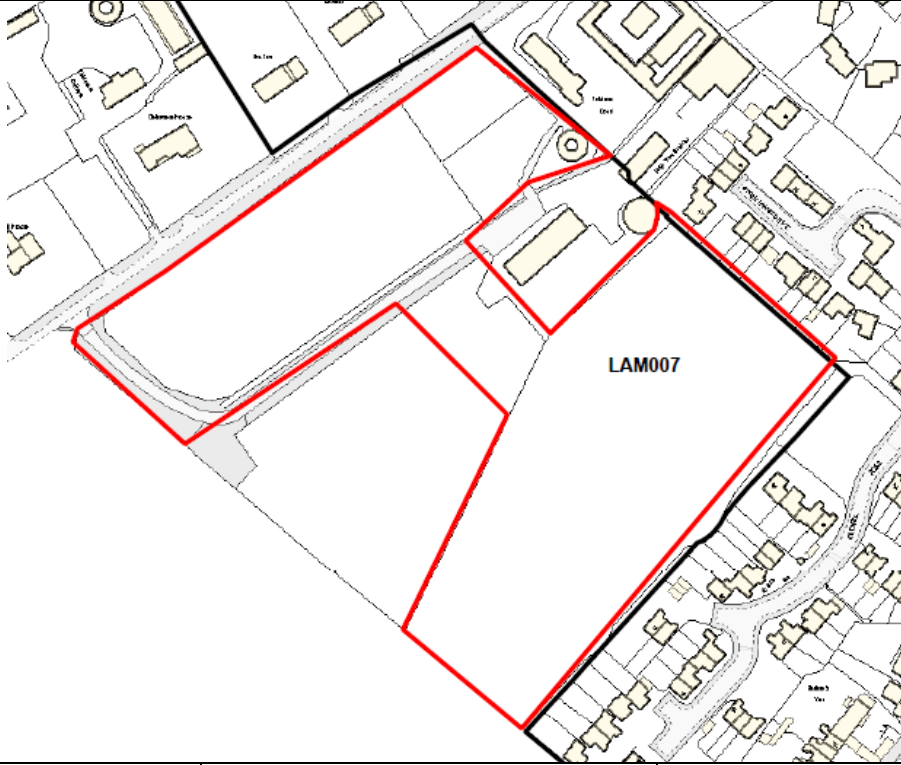
*Relevant Planning History:*  
 08/00967 – 9 affordable units refused. Other applications on the site include 08/00580; 07/01608

**Availability:** Agent has confirmed site is available.

**Achievability:** There are no indications that this site would not be viable or achievable.

**Overcoming Constraints:** Heritage Impact Assessment would be required, but significant landscape impact cannot be overcome (see Landscape Assessment).

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	
Potentially developable		11 - 15	
Not currently developable	✓	15 +	

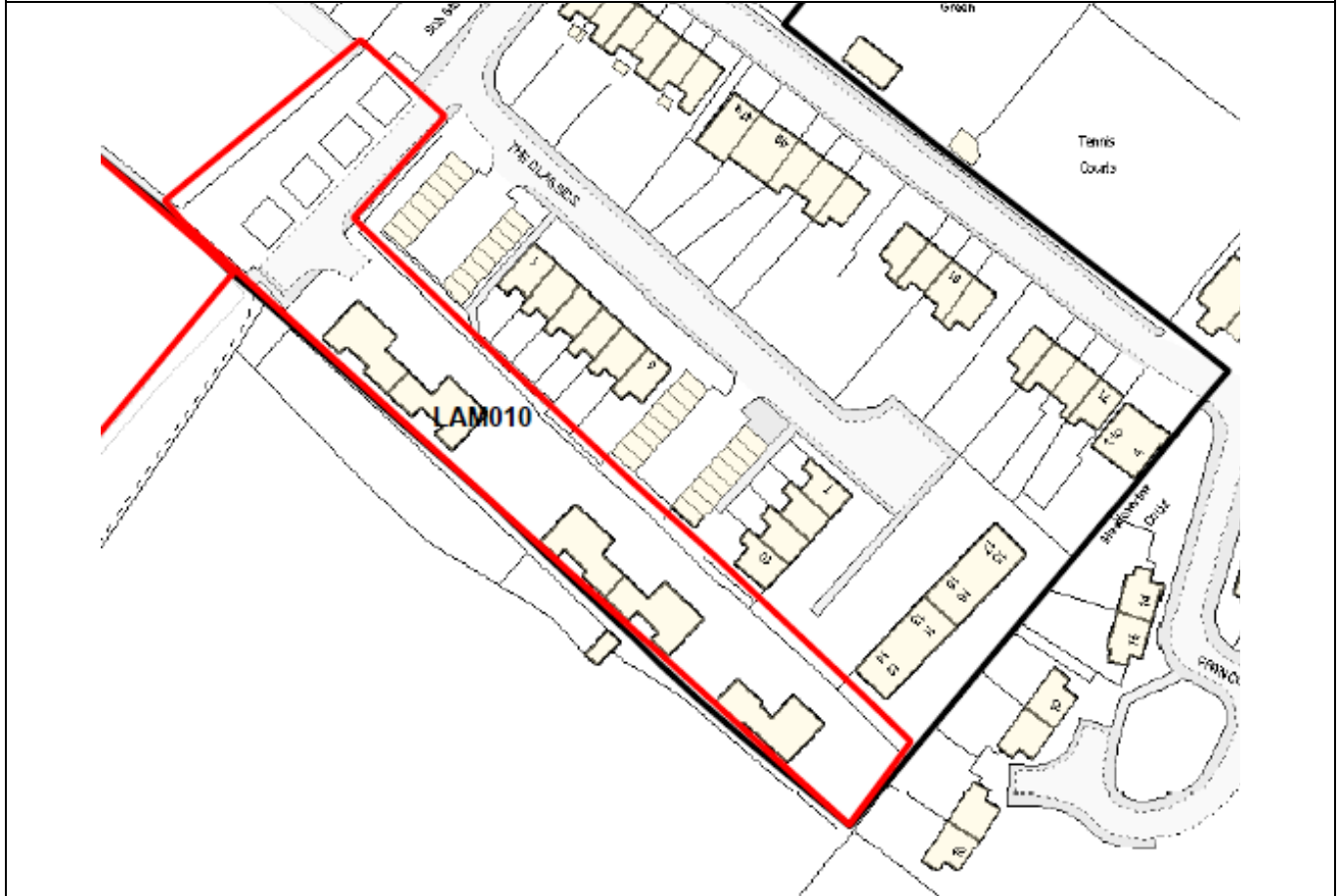
<b>Site Ref:</b> LAM007	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
<b>Address:</b> Land between Folly Road, Rockfel Road / Bridleways and Stork House Drive, Lambourn		
		
<b>Site Area (ha):</b> 3.05	<b>Developable Area (ha):</b> 1.2	<b>Current Use:</b> Paddock and horse stables
<b>PDL/GF:</b> G/F	<b>Within/Outside Settlement Boundary:</b> Adjacent	
<b>Development Potential:</b> 24 dwellings		<b>Indicative Density:</b> 20
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Adjacent to the current settlement boundary. In the AONB. Potential loss of land associated with the equestrian industry. Tree Preservation Order on trees along north-west boundary.</p> <p><i>Location and Physical Considerations:</i>  Site is well related to the existing settlement with residential on three sides and good access. Given topography the site would be prominent in views from the surrounding downland and within the settlement. Only part of the site would be suitable for development due to the landscape impact. The site has high archaeological potential; therefore consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> Owner indicate the site is available immediately		
<b>Achievability:</b> Owner indicates that there are no issues affecting viability.		
<b>Overcoming Constraints:</b> A heritage impact assessment would be required. Landscape constraint could be overcome by developing only part of the site (see Landscape Assessment). Development dependant on allocation or settlement boundary review through DPD.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +



<b>Site Ref:</b> LAM009	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
<b>Address:</b> Land east of Hungerford Hill, Lambourn		
<b>Site Area (ha):</b> 1.87	<b>Developable Area (ha):</b> 1.5	<b>Current Use:</b> Agricultural (Pasture) with hayshed
<b>PDL/GF:</b> G/F	<b>Within/Outside Settlement Boundary:</b> Adjacent	
<b>Development Potential:</b> 30 dwellings		<b>Indicative Density:</b> 20
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Outside of, but with a small part adjacent to, the current settlement boundary. In the AONB. The northern part of site is identified as a critical drainage area.</p> <p><i>Location and Physical Considerations:</i>  The site is rural in character and a public right of way runs along western boundary. Access would need to be carefully considered due to topography. Impact on AONB would need to be considered. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> Unable to confirm availability.		
<b>Achievability:</b> Unable to confirm availability which may affect achievability.		
<b>Overcoming Constraints:</b> A heritage impact assessment would be required. Access will need to be resolved and regard will need to be had to the critical drainage area. Development on this site should be subject to the protection and enhancement of some features (see Landscape Assessment). Development dependant on allocation or settlement boundary review through DPD.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +

<b>Site Ref:</b> LAM010	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
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**Address:** Land to the rear of The Classics, Bockhampton Road, Lambourn



<b>Site Area (ha):</b> 0.39	<b>Developable Area (ha):</b>	<b>Current Use:</b> Employment B2 / B8
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<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> Site has planning permission for 12 dwellings	<b>Indicative Density:</b>
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**Suitability:**  
*Policy considerations:*  
 Within the settlement boundary of Lambourn. In the AONB. The site has planning permission.

*Location and Physical Considerations:*  
 N/A

*Relevant Planning History:*  
 08/01503 - Planning application for 12 residential units approved.

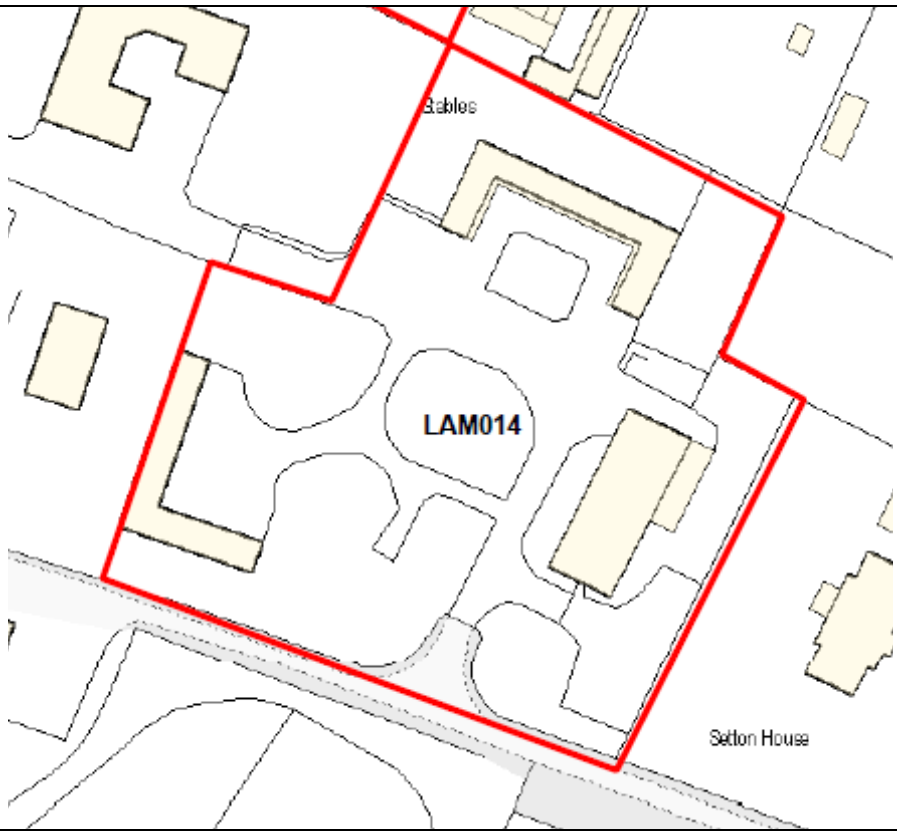
**Availability:** Under construction at March 2013.

**Achievability:** N/A

**Overcoming Constraints:** N/A

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable	✓	0 - 5	✓
Developable		6 - 10	
Potentially developable		11 - 15	
Not currently developable		15 +	



<b>Site Ref:</b> LAM014	<b>Spatial Area:</b> AONB	<b>Parish:</b> Lambourn
<b>Address:</b> Upshire House Stables, Lambourn		
		
<b>Site Area (ha):</b> 0.56	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Stables as part of a racing yard
<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Outside	
<b>Development Potential:</b> N/A		<b>Indicative Density:</b> N/A
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Outside the current settlement boundary. In the AONB. Potential for loss of land associated with the equestrian industry.</p> <p><i>Location and Physical Considerations:</i>  The site is detached from the existing settlement. Impact on the ANOB and the historic environment would need to be considered. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  13/02148/OUTD - Proposal for 12 horse boxes and 4 open market dwellings - Refused</p>		
<b>Availability:</b> Promotion of site would indicate availability		
<b>Achievability:</b> No indication that the site would not be viable or achievable.		
<b>Overcoming Constraints:</b> Poor relationship to existing settlement and loss of land associated with the equestrian industry mean this site is not considered suitable for allocation. A Landscape Assessment and heritage impact assessment would be required if the site was to be considered for development in the future.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable		11 - 15
Not currently developable	✓	15 +