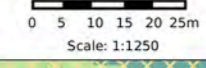


# Former Royal British Legion Site - Location and Constraints

Lambourn

Author:

Date:



The Site



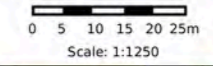


# Collingridge Paddock - Location and Constraints

Lambourn

Author:

Date:



The Site



## Collingridge Paddock - Design Code

1. The site is allocated for residential development for up to 20 dwellings in the form of apartments or less if houses are proposed with a residence for young persons employed in the Racehorse Industry.
2. Access will be taken from Millfield via the existing site access.
3. Potential for a pedestrian access from the existing footway onto The Stable Yard.
4. Any publicly visible boundaries must not consist of panel or close board fencing. Walls of brick and stone or brick and flint walls or native hedgerow planting are preferred.
5. Appropriate landscaping used to soften the visual impact of development.
6. Building heights should be up to 2 storeys with properties no higher than surrounding houses in Millfield and The Stable Yard.
7. The design of buildings should not dominate or compete with the neighbouring Grade II Listed building at Collingridge House.
8. Buildings should comprise high quality materials which draw influence from the character of the local area.
9. The design and appearance of the scheme should contribute to the character of the Conservation Area.
10. Dwellings should be no larger than 2 bed dwellings in line with Parish housing needs.
11. Buildings should be sited/ oriented to prevent overlooking of neighbouring properties with a garden appropriate for the intended occupants.
12. Bat and bird boxes should be integrated into buildings with hedgehog access provided under garden fences.
13. Car parking will be arranged around the courtyard with adequate secure cycle storage preferably in rear gardens.
14. Surfacing must be permeable to ensure existing surface water flooding issues on surrounding roads are not exacerbated.
15. The proposed scheme must include adequate drainage and flood mitigation measures.
16. Public open space at the front of the site should be incorporated, with dwellings facing onto the green space.
17. A buffer in excess of 15m adjacent to the River Lambourn must be implemented to allow for a wildlife corridor and for the natural watercourse to adapt unimpeded.
18. Proposals must be in accordance with the Design Code for the Parish.



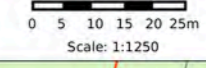
**\* Please note that the form of buildings shown above is indicative only**

# Land at Wantage Road - Location and Constraints

Lambourn

Author:

Date:



The Site

Lynch Wood  
Priority Habitat

The Site

128.3m

Existing  
site access

130

NORTHFIELDS

Sunny Bank

River Lambourn

HONEY HILL

WALKER'S LANE

Elm Sta

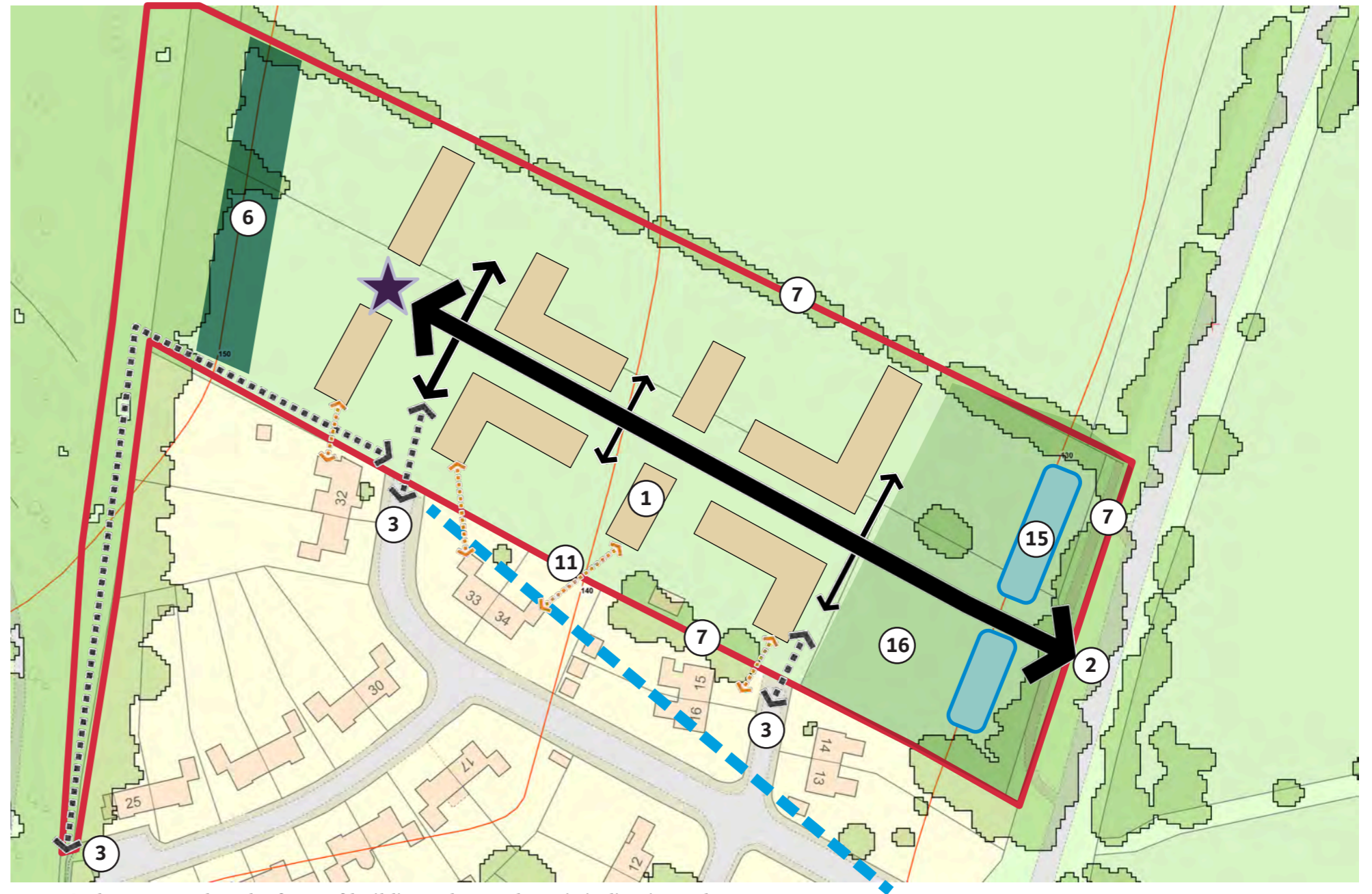
NORTH FARM

Peartree  
Cott

Chestnut Place

## Land at Wantage Road - Design Code

1. The site is allocated for residential development for up to 25 dwellings in the form of houses.
2. Vehicle access will be taken from Wantage Road.
3. Potential for a pedestrian new access from Northfields at the points shown on the adjacent plan
4. Any publicly visible boundaries must not consist of panel or close board fencing. Walls of brick and stone or brick and flint walls or native hedgerow planting are preferred.
5. Appropriate landscaping used to soften the visual impact of development.
6. A woodland buffer of at least 10m must be implemented on the boundary with the priority habitat.
7. Boundary planting should be strengthened with new native planting.
8. Building heights should be up to 2 storeys with properties no higher than surrounding houses in Northfields. The impact of the height of buildings on the upper slope of the site must be sufficiently mitigated in terms of long distance views within the National Landscape.
9. Buildings should comprise high quality materials which draw influence from the character of the wider local area.
10. Dwellings should be no larger than 3 bed dwellings in line with Parish housing needs.
11. Buildings should be sited/ oriented to prevent overlooking of neighbouring properties with a garden appropriate for the intended occupants.
12. Bat and bird boxes should be integrated into buildings with hedgehog access provided under garden fences.
13. Car parking will be site on-plot with adequate secure cycle storage preferably in rear gardens.
14. Surfacing must be permeable to ensure existing surface water flooding issues on surrounding roads are not exacerbated.
15. The proposed scheme must include adequate drainage and flood mitigation measures, particularly at the front of the site, which is at the lowest point.
16. Public open space at the front of the site can be multi-functional should be incorporated, with dwellings facing onto the green space.
17. Proposals must be in accordance with the Design Code for the Parish.



**\* Please note that the form of buildings shown above is indicative only**