



## LAMBOURN PARISH COUNCIL

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### MINUTES

**Lambourn Neighbourhood Development Plan  
Steering Group Meeting  
on Monday 13<sup>th</sup> November 2023  
in the Memorial Hall  
at **2.45pm****

**Apologies:** Bruce Laurie; Will Riggall; Mike Billinge-Jones; Helen Noll

**56: MINUTES OF MEETING on Monday 16<sup>th</sup> October 2023** were approved and signed.

**57: FINANCE:** There has been no further news from Locality about Grant Applications.  
SC and MBJ attended a meeting on 24/10/2023 with Vicky Reunier (Chair, LPC) and Gary Wyatt-Hawkins Clerk, LPC), at which spending on the LNDP was discussed. A request was sent to Bluestone Planning for a revised quote, which has been received, along with the consultant's advice about possible extra expenditure. SC presented a breakdown of the current situation and the anticipated costs for 2024-2025 (appended to these Minutes). In the light of the revised quote, BJ proposed, unanimously agreed, to ask LPC to include £6,000 for the LNDP in the 2024-2025 budget.

**58: UPDATE:** No further response from AECOM to request for Technical Grants

**59: TO DISCUSS** update on LGS (PP). PP presented his assessment of the Local Green Space sites suggested. His analysis, based on the criteria for LGS listing, proposed 27 sites for designation (some of these should be combined with neighbouring sites for a more sensible listing) and 5 not to designate. 6 others may be covered by other designations (e.g. heritage listing). The 5 remaining sites were discussed and it was decided that LG30 (the Collingridge paddock) was a tranquil and undisturbed space, with wildlife value and potential access to the river and should be designated. LG42 Bockhampton river was also listed, as it was valued by the community and gave access to the river without endangering the bank. The other sites, LG19, LG25 and LG29 did not, in the opinion of the SG, meet the criteria for inclusion. LG19 (Sheepdrove triangle)

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had no real merit, LG25 (open space at Bockhampton village) overlapped with the Scheduled Monument and is therefore protected, whilst other parts may be suitable for development. It was difficult to demonstrate that LG29 (Donkey paddock, Eastbury) fitted any of the criteria. A summary of these findings has been added to the LGS matrix and is appended to these Minutes. Panos Konidaris will be asked about the status of churchyards, and whether they are adequately protected by other means.

*Post –meeting reply from PK: Churchyards do not benefit from a specific type of protection, and therefore are perfectly acceptable as LGS. As far as I am aware, the status of a churchyard is not a planning matter. If the owner of one of the churchyards you mentioned feels that the designation could restrict them from carrying out specific tasks on their land that require planning permission, then during the public consultation they could make representation and object to the designation.*

*I had a brief look at the planning history of each site you mentioned and I did not find any restriction imposed by West Berks, which could prevent you from proposing their designation. Please note that in order for a site to be eligible for LGS it has to be in reasonably close proximity to the community it serves. The site at St. Mary’s Church is quite far from Lambourn and Eastbury, but you could argue that it is important as it serves the local community of Lambourn Woodlands and Woodlands St. Mary*

The SG is expected to consider alternative LGS sites and explain why those chosen meet the relevant criteria. Each site chosen has to be individually assessed, according to the template provided by our Consultants. It was agreed that all members of the SG would share this task, following guidance provided by PP. members would be notified which sites to consider.

HW asked about the possibility of including land at the end of Greenways as LGS, but it was decided there were other ways to protect the view, which HW would photograph.

- 60: UPDATE** on Foreword to the LNDP. The current draft of the Foreword was discussed. BL had expressed some concern about the wording referring to “master plans” and it was agreed to amend this. PP suggested a more direct opening and this will be done. The document as it stands is long, but it was felt it could be reduced, with parts being incorporated in other sections of the Plan. BJ and SC to continue to work on the Foreword.
- 61: ITEMS FOR NEXT AGENDA:** Local Green Space; Foreword; Design Codes
- 62: DATE OF NEXT MEETING: Tuesday 5<sup>th</sup> December. 10am. Venue: TBA**

**Meeting closed at 4.25pm**

## **LNDP budget for 2023-2024 and 2024-2025**

### **Current situation:**

Total in bank: **£11,278.56**

*In LNDP Santander account: £6,370.38*

*Held in LPC a/c: £4,908.18 (Precepted £9,000 minus recent BP invoice £4,091.82)*

Quote from BP for rest of year: £9,016.80

**End of 2023-2024: £2,261.76** (See also \*, below)

*N.B. Sarah Orr has not billed us yet for the Heritage Assessment (£75), and any public consultations/exhibitions will involve some expenditure.*

*A Locality Grant for £2,621.59 may be possible.*

*VAT repayments may also be factored in – all figures given here include VAT.*

### **Budget for 2024 – 2025:**

**Anticipated costs:** In addition to the costs of printing (e.g. hard copies of the Plan), surveys, consultations and advertising, we will need further guidance from BP. This may involve:

Consultation Statement and Basic Conditions statements: £3,468

Assistance with SEA/HRA and site allocations: £1,387.20 (\*This may start in this financial year, if AECOM completes the assessments in under 29 weeks)

**Likely total: £4,855.20 +**

We may be able to meet these costs from the money already allocated, plus a Locality grant. However, given the uncertainties around the Local Plan and the impact of the recently-passed Levelling Up and Regeneration Act, we may face further expenditure, so provision needs to be made for 2024 – 2025.

It would be a shame if five years of work and the cost already incurred\*\* went to waste, and public expectations were dashed, because the Parish Council was not prepared to give the support necessary to finish the LNDP.

(\*\*£24,500 of LPC funds; £19,847.80 from Locality, plus the Technical Grants for work done by AECOM)

A note on CiL: At the moment WBC levies CiL at a rate of £125 per square metre on residential and retail properties. The Parish Council receives 10% of the CiL raised by such development in the Parish, capped at £100 per Council Taxable property. A made NDP will entitle the Parish Council to receive 25%, uncapped.

Lambourn Neighbourhood Plan Local Green Spaces Assessment

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Ownership - Owner aware?	Is this site allocated for any other use (yes/no)	Public access	Score	Recommendation	Comments
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)							
DNA LG-1	Junction Roundabout at Newbury St/Mill Ln	Y	2	2	1	1	1	N	WBC/LPC	N	Y	11	DO NOT ALLOCATE	This land scored < 13 points, and therefore has been proposed to not be allocated. Maybe consider merging together all roundabouts / triangles?
+ LG28 Allocate LG-2	Junction Triangle at Newbury Rd/Beckhampton Rd	Y	2	2	3	2	1	N	WBC/LPC	N	Y	13	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community. Merging with LG-13 would make sense.
Allocate LG-3	Woodlands St Marys Churchyard	N	3	2	2	4	1	N	Church	N	Y	13	DO NOT ALLOCATE	Paragraph 014 Reference ID: 37-014-20140306 of the Planning Practice Guidance states that "The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served". It is therefore considered that this designation fails the first NPPF test (not located in close proximity to any settlement)
Allocate LG-4 + LG 36	Open space along Fulke Walsayn Way	Y	4	2	2	5	2	N	WBC	N	Y	19	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
Allocate LG-5	Junction Triangle at Broadway/Goose Green	Y	2	2	2	2	1	N	WBC/PLC	N	Y	13	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community. Merging with LG-36 would make sense.
Allocate LG-6	Verges around the Granthams	Y	2	2	2	2	1	N	WBC?	N	Y	13	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
Allocate LG-7	Open space at Mary Clouds corner	Y	4	2	2	1	2	N	WBC/LPC	N	Y	15	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
Allocate LG-8	Recreation ground at Mill Ln	Y	4	5	3	3	2	N	LPC	N	Y	19	FOR DISCUSSION	Sports England has a statutory duty to protect playing fields, which means that it could be unnecessary to provide a further layer of protection in the NP. Since the LPC is the landowner, then this land could be designated.
May be covered by other designations LG-9	Membury Camp	N	4	0	2	4	2	N	?	N	Y	15	DO NOT ALLOCATE	Paragraph 011, Reference ID: 37-011-20140306 of the Planning Practice Guidance states that "Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space." Historic England has a statutory duty to protect SAMs, which means that it could be unnecessary to provide a further layer of protection in the NP. This area already benefits from protection (SAM), so its designation would be considered unnecessary duplication. In addition, is not located in close proximity to any settlement so it also fails the first NPPF test.

Allocate LG-10	Parish Allotments (including adjoining paddock)	Y	4	3	0	3	1	N	LPC	N	Y	15	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
Allocate LG-11	Eastbury Furze Playing Field	Y	4	4	2	2	1	N	Eastbury Furze Trust	N	Y	17	FOR DISCUSSION	Sports England has a statutory duty to protect playing fields, which means that it could be unnecessary to provide a further layer of protection in the NP.
+ LG24 Allocate LG-12	Planted area at Close End	Y	3	2	0	4	1	N	WBC	N	Y	14	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
+ LG 15&20 Allocate LG-13	Verges at Northfields/Wantage Rd	Y	4	2	1	1	1	N	?	N	Y	13	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
Allocate LG-14	Front of St James's Churchyard	Y	4	2	3	3	1	N	Diocese	N	Y	17	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
Allocate + LG13 LG-15	Verge at Sheepdrove Rd	Y	3	2	0	3	1	N	WBC	N	Y	13	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
Allocate LG-16	St Luke's Churchyard and extension	Y	4	2	2	5	1	N	Diocese	N	Y	18	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
Allocate LG-17	Open spaces at the entrance of the Primary School, Edward's Hill	Y	3	0	2	2	1	N	Academy	N	N	12	DO NOT ALLOCATE	Allocation could prevent the School from fulfilling its educational functions
DNA LG-18	Woodland between Cleeve Cottage and Cleeve Wood	Y	5	2	2	5	2	N	?	N	Y	20	FOR DISCUSSION	Paragraph 011 of the Planning Practice Guidance apply here as well. Natural England has a statutory duty to protect SSSIs, which means that it could be unnecessary to provide a further layer of protection in the NP. The woodland is located within 1km of the nearest settlement, so initially I thought that it could be accepted by the Examiner. However, if you want to be consistent with the LGS designations that are made in this NP then it may be best if no SSSI is designated.
Allocate LG-19	Junction Triangle at Sheepdrove Rd	N	3	2	0	2	1	N	WBC?	N	Y	11	DO NOT ALLOCATE	Fails the first NPPF test
LG-20 + LG13	Community Orchard at North Farm Ct	Y	4	3	0	3	1	N	WBC	N	Y	15	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
LG-21 + LG27	Lynch Wood	Y	5	2	2	5	3	N	Hygrove & J Osborn	N	Y	21	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
Allocate LG-22	Junction Triangle at Crowle Rd/Bayton Rd	Y	3	2	3	3	1	N	WBC/LPC	N	Y	12	DO NOT ALLOCATE	This land scored < 13 points, and therefore has been proposed to not be allocated. Maybe consider merging together all roundabouts / triangles?
Allocate LG-23	Open space at Seven Barrows	N	5	2	2	4	3	N	BBOWT	N	Y	19	DO NOT ALLOCATE	This area already benefits from protection (SSSI, SAM), and therefore Paragraph 011 of the Planning Practice Guidance applies. In addition, it is not located in close proximity to any settlement.
Allocate LG-24 + LG12	Open spaces at corner of Close End and Edward's Hill	Y	3	2	2	2	1	N	WBC	N	Y	14	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.

LG-25	Open space at Bockhampton Village	Y	3	2	3	3	2	N	Rookness?	N	Y	17	DO NOT ALLOCATE	Paragraph 011 of the Planning Practice Guidance applies here as well. Historic England has a statutory duty to protect SAMs, which means that it could be unnecessary to provide a further layer of protection in the NP.
LG-26	Open space at Honey Hill	Y	4	2	0	3	2	N	WBC	N	Y	15	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
LG-27 + LG21	Woodland along Honey Hill Goose Green/Noonfields	Y	5	2	0	3	3	N	WBC	N	Y	17	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Ownership - Owner aware?	Is this site allocated for any other use (yes/no)	Public access	Score	Recommendation	Comments
LG-28 + LG2	Verges at Woodbury	Y	3	2	2	1	1	N	WBC	N	Y	13	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
LG-29	Land known as Donkey Paddock	Y	3	2	2	2	1	N	George Corney	N	N	13	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
LG-30	Paddock adjacent to Collingridge Farm	Y	3	2	2	3	1	N	Bracey	N	N	14	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
LG-31	Verge close to River Lambourn at Eastbury	Y	4	2	2	2	2	N	?	N	Y	16	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
LG-32	Open space at Francomes Field	Y	3	3	1	3	1	N	?	N	Y	15	ALLOCATE	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
LG-33	Sports Ground at Bockhampton Rd	Y	3	5	1	2	1	N	Sports Club	N	Y	16	FOR DISCUSSION	Sports England has a statutory duty to protect playing fields, which means that it could be unnecessary to provide a further layer of protection in the NP.
LG-34	Land adjacent to the Croft Farm	Y	3	2	2	3	1	N	The Croft	N	N	14	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
LG-35	Cricket Field at Woodlands St Mary	N	3	1	1	3	2	N	WSMVH	N	N	10	DO NOT ALLOCATE	Sports England has a statutory duty to protect playing fields, which means that it could be unnecessary to provide a further layer of protection in the NP. Notwithstanding this, the area also is not located in reasonably close proximity to a settlement and as a consequence fails the first NPPF test.
LG-36 + LGS	Open space opposite Goose Green	Y	2	2	2	2	1	N	?	N	Y	13	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community.
LG-37	Bluebell woods along Erming Street	N	5	2	1	2	3	N	?	N	Y	16	FOR DISCUSSION	This designation would also probably fail to meet the first test of the NPPF, but the Examiner could decide to keep it due to the positive contribution it makes to the NP area. I would say it is worth keeping it.
LG-38	Watts Bank	Y	5	2	1	5	3	N	BBOWT	N	Y	20	FOR DISCUSSION	Paragraph 011 of the Planning Practice Guidance apply here as well. Natural England has a statutory duty to protect SSSIs, which means that it could be unnecessary to provide a further layer of protection in the NP. The woodland is located within 1km of the nearest settlement, so initially I thought that it could be accepted by the Examiner. However, if you want to be consistent with the LGS designations that are made in the NP then it may be best if no SSSI is designated.
LG-39	Old Cricket Field	Y	5	0	0	4	3	N	Hygrove	N	N	15	FOR DISCUSSION	Sports England has a statutory duty to protect playing fields, which means that it could be unnecessary to provide a further layer of protection in the NP.

LG-40	Membury Estate/public footpath	N	4	2	1	5	3	N	?	N	Y	18	DO NOT ALLOCATE	Paragraph 018, Reference ID: 37-018-20140306 of the Planning Practice Guidance states that "areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation". Notwithstanding this, I also consider that this area is not reasonably close to the settlements of the NP area and as a consequence fails the first NPPF test.
LG-41	The Park open space	Y	3	2	1	2	1	N	?	N	Y	13	FOR DISCUSSION	This land could be designated as a LGS, provided that you can demonstrate that it is valued highly by the local community. I looked at Google Street View images and it appeared to be in poor condition.
	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Ownership - Owner aware?	Is this site allocated for any other use (yes/no)	Public access	Score	Recommendation	Comments
LG-42	Bockhampton river	Y	3	0	3	3	3	N	?	N	N	15	FOR DISCUSSION	Paragraph 011 of the Planning Practice Guidance applies here as well. Part of the area proposed to be designated is designated as a Scheduled Ancient Monument (SAM). Therefore, the land already benefits from a level of protection and the Examiner could reject the designation because its protection would not offer any additional local benefit. However, consideration should be given to wards designating the surrounding land that lies outside of the SAM.
LG-43	Lyckweed Farm/Ramsbury Rd corner	N	5	0	1	5	3	N	?	N	N	17	DO NOT ALLOCATE	This land is not located in reasonably close proximity to any identified settlement areas in the NP area, and therefore it fails the first NPPF test.