



LAMBOURN PARISH COUNCIL

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MINUTES

Lambourn Neighbourhood Development Plan Steering Group Meeting on Monday 8th April 2024 in the **JCE Boardroom at **2pm****

Apologies: Peter Penfold; Mike Billinge-Jones

Present: Sue Cocker; Bridget Jones; Bruce Laurie; Helen Noll; Will Riggall; Howard Woollaston

92: MINUTES OF MEETING on **25th March 2024** were agreed and signed.

93: UPDATES:

- The HNA has been received and AECOM await our comments. SB will also respond
- Emails had been received from Tristan Robinson and Rhett Flashman, from Thakeham, enquiring about progress on the allocation of sites;
- SC had attended a meeting introducing the work of the new Horseracing Industry People Board. This has been set up by the British Horseracing Authority to devise a workforce strategy for racing. Local trainer Daniel Kubler is a member of the HIPB. Areas the HIPB will be focussing on are: attracting talent; employment practices and culture; learning and career development; support and welfare. The meeting was attended by representatives from NARS, Racing Welfare and Lambourn Parish Council. SC noted that, whilst retention of staff was raised as a major issue, housing was not mentioned.
- WR has conducted an initial review of the LNDP's evolving Racing Policy. He highlighted the need to maintain a "critical mass" of horses in training (above 500) in order to retain facilities and sustain the essential "cluster" of ancilliary businesses which support the RTI. The numbers of horses also impacts the number of staff required and who need housing. Racing policy needs to address the issue of how to retain and improve yards, adapting to changing training methods, whilst allowing for those genuinely unable to continue. "Exceptional circumstances" needed a workable definition and each case needed to be considered individually. The Plan should have coherent policies which help planners to understand the requirements of the RTI. Tom Ward (Whitehouse

Stables) and Daniel Kubler (Sarsen Farm) were given as examples of good practice in new yards. Sustainability issues should be addressed. The WBC Waste and Minerals Plan has policies on waste being recycled near to the point of production.

It was agreed that the details of the Policy should be compiled by a Working Party, including WR, BJ, SB and SC. SC to organise.

- Suggestions for notable hedges: Long Hedge, including the horse walk at the top; Eastbury Shute; the hedge at Half Mile, Lambourn Woodlands, (between Bear Lane and Lye Farm)

94: FINANCES: The payment of two invoices to Bluestone Planning and the repayment of excess Grant to Locality were unanimously approved:

Summary for end of grant submissions:-

Grant (NPG-13744) £5,297.00

Inv-1415 £1236.00

Inv-1444 £ 924.00

Repayment (net of VAT) £3,343.00

BJ reminded the SG that the Chair of the Parish Council had said we would meet with the LPC Finance Committee. SC to organise.

95: TO DECIDE ALLOCATION OF HOUSING SITES. It was agreed to put two lists of Proposed Allocated Sites to the public in the upcoming informal consultations. It will be made very clear that the final choice is subject to the various assessments (SEA, HRA and HNA) and on solutions to the sewage problems and Nutrient Neutrality being found.

Assuming that WBC/the Local Plan Review stand by the current allocation of the Lynch Wood site, leaving us to find 25 units, **List 1** consists of LAM2 Land at Wantage Road and Northfields. (Up to 29 units) [This site would deliver the total number of houses required, it was seen as the least-worst option by Parishioners at previous consultations, and the developer appears to have an understanding of the housing issues in Lambourn]

However, since it seems

1. Lynch Wood is unlikely to deliver any time soon
2. Public consultation has suggested a smaller number of units on the Lynch Wood site, and
3. Grave concerns have been expressed about the environmental impact of building 60 houses on the Lynch Wood site, the SG suggests the following:

List 2

(In which Lynch Wood delivers a reduced number of units, as suggested by Parishioners: 30)

LAM2 Land at Wantage Road and Northfields. (Up to 29 units)

LAM1 Land between Folly Road, Rockfel Road and Stork House Drive. BUT only the lower part of this site. SB advised 10 – 15 units max. (There was discussion of the upper section, accessed from Folly Road. Whilst it could take approx. 5 houses, this would contravene proposed LNDP policy on development on higher valley sides and possibly contravene WBC Policy CS12.)

LAM5 Windsor House Paddock. BUT only the strip bordering Baydon Road (SB: Possibly up to 10 units)

The RBL site (SB: Up to 14 units - for specialised housing)
[Post meeting: Collingridge was added to List 2. Housing to be limited to the higher ground nearer Oaksey House, PK suggested 5 – 7 units]
Total: Max. 75

It was agreed that Parishioners should be given the plusses and minuses of each site at the public consultations. BL, BJ and SC to write these.
SC to contact Tristan Robinson to inform Thakeham of our decision.

96: TO FINALISE ARRANGEMENTS FOR INFORMAL CONSULTATION EVENTS.

Arrangements as follows:

20th April (Sat.): 10 am - 4pm: Lambourn Memorial Hall *[Sue; Peter; Bruce am; Howard pm]*

23rd April (Tues.) 5 - 7 pm: Woodlands St Mary Village Hall *[Bridget; Will; Helen; Sue]*

25th April (Thurs.): 5 - 7 pm: Eastbury Church *[Howard 5-6; Helen; Bridget; Sue]*

30th April (Tues.): 5 - 7 pm: Upper Lambourn, JCE Boardroom *[Will; Sue; Bridget]*

(Time for set up and take down will also be needed)

The proposed preferred housing sites will be on display, with maps and explanations making it clear that developments will not happen without mitigation. Comments will be recorded.

Similarly, LGS sites will be on display for comment.

Maps will be set out so that Parishioners can indicate trees, hedges and Non-designated Heritage Assets they would like to see recorded, as well as marking flood and sewage issues and problem parking areas.

(Maps in process of being organised.)

97: ITEMS FOR NEXT AGENDA: Feedback from public consultation

98: DATE OF NEXT MEETING: **Wednesday 8th May. JCE Boardroom**

Meeting closed 3.45pm