

## LAMBOURN PARISH COUNCIL

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### MINUTES

#### Lambourn Neighbourhood Development Plan Steering Group Meeting on Thursday 23rd May 2024 in the JCE Boardroom at 2pm

**Apologies:** Bruce Laurie; Mike Billinge-Jones; Peter Penfold

**Present:** Sue Cocker; Bridget Jones; Helen Noll; Will Riggall; Howard Woollaston; Sharon de Dru; Erin Scarsbrook.

**01: ELECTION of Chair and Vice-Chair:**

Sue Cocker was unanimously elected Chair (Prop. HW; Sec. BJ)

Bridget Jones was unanimously elected Vice-Chair (Prop. HW; Sec. SC)

**02: MINUTES OF MEETING on 8<sup>th</sup> May 2024** were agreed and signed.

**03: TO AGREE a timetable for the Pre-Submission document.**

SB presented a list of the areas still to be completed by the SG:

**Foreword:** This has been written. The extended text will be included in an executive summary or appendices. SC to send copy to SB

**Community Services and facilities:** SC to send SB what has been done to date and seek advice on what more should be included. More information is needed from/about each facility.

**Important views:** Photographs are needed for those views marked on the map (appended). SG to contribute and community to be asked for help.

**Non-designated Heritage Assets:** Those already recorded to be checked against the Designated Listed and Scheduled list and consolidated. There are large gaps. Buildings which are not Designated, whether they are in a Conservation Area or not, can be included. Anything built before 1850, and not Listed, should be included. Status of War Memorials to be checked, but should be included..

**Surface water and sewage location map:** Bluestone Planning to plot on Parish Online (SB has maps from recent consultation)

**Final confirmation of Local Green Spaces:** List sent to SB. Images of all LGS needed. Some are already recorded, but list appended of those still needed. SG to provide.

**Important trees and hedgerows:** Maps of plotted trees, hedgerows and wildlife corridors to be entered on Parish Online by Bluestone Planning. SB has maps.

**River Study:** This needs to be revisited. SC to ask James Potter for technical summary of what has been done to mitigate flooding.

SC to contact ARK to promote some interpretation boards for the Source of the River Lambourn, which should be celebrated, and to give information about appropriate, managed access and use of the River.

**Racing Policy:** WR and BJ are working on this. Given the detail in the LPR policy DM37, on Equestrian and Horse Racing Industry, it was agreed that the LNDP should not attempt to rewrite the Policy, but provide more detailed guidance for planning officers and those wishing to build, expand or otherwise develop racing yards. This would consist of a local glossary of information and a checklist / flow chart, a map of all private and public gallops, exceptions and suitability test. It is important that alternative use within racing be given primary consideration if a yard is taken out of training. Creative ways of maintaining training should be supported. The glossary and supporting text to make clear the needs of race horses, sport horses (e.g. eventers), leisure horses/ponies, and those in breeding facilities are different and unique. This needs to be addressed in the LNDP.

**Development:** The HNA noted that no affordable housing has been delivered in the Parish for a decade. A Housing Policy in the LNDP cannot actually change market forces, so we should focus on things which are under our influence and use Supportive Policy and Aspirations to guide development.

A Housing Policy could set out the housing type and mix in a design code.

The design code for the allocation of 25 houses in LAM2 would include:

- Stepping down the ridge height across the site.
- Recognising the public concerns about drainage and run-off affecting North Farm Close and address those by using rain gardens and permeable surfaces such as grasscrete. This needs to be part of the development from the start and in the design code.

Write a Supportive Policy which advocates for development for the RTI, retired workers, affordable housing units, sheltered accommodation, supported living and adaptable houses for downsizing, as well as possibly a site allocation, outside the settlement boundary.

Stress the impact of planning developments on the RTI and the wider economy and vitality of the Parish.

Aspiration: In response to public concerns, include in Horse Racing Policy that those providing HMO for racing staff should be mindful of the suitability of the location, so that the tranquillity and appearance of the area is not disturbed.

**Further actions prior to Regulation 14:**

SB advised writing to Umrah Mahadik to ask for the list of **Consultees for Regulation 14**, and also the Basic Conditions and Consultation Statements.

*(Post-meeting note: UM's contract with WBC has ended. Email sent to Laila Bassett.)*

**Website** to be updated

**Timeline** of LNDP to be prepared

**Membury:** SB to send BJ policy outline for Industry at Membury

The Draft Plan should be ready by the end of June, if all the above are completed.

**04: UPDATES (where not covered in Item 03):**

**Trainers' Housing Survey:** 11 replies. Reminder to be sent. 80% of respondents to date consider the lack of staff accommodation is affecting their business.

- 05: To discuss** what will be needed for Session with LPR Examiner on 4<sup>th</sup> June. The progress of the LPR Examination was discussed, as matters affecting the site RSA14 (land adjoining Lynch Lane/Lynch Wood) had been raised. (In particular, the opening session on Weds. 8<sup>th</sup> May: <https://www.youtube.com/watch?v=9kftUZIE6y8> but also on Thursday 9<sup>th</sup>)
- At the hearings, doubt has been cast on the relevance of WBC's evidence about flooding, environment and sustainability assessments for sites Allocated in the previous Plan, as these have not been fully updated since 2015. Also questioned was the consistency of WBC's approach – there are other sites in West Berkshire which would be more suitable than (for example) RSA14, but which have not been considered. Given this background, the LNDP's issues with RSA14 are:
1. Lack of protection for the River Lambourn SAC/SSSI, the buffer being too small.
  2. The original Allocation in the 2006 - 2026 Local Plan is no longer achievable or deliverable due to the fact no application has come in and the mitigations proposed are no longer appropriate, given the effects of climate change, which include irregular and intense weather events. The site needs to be re-assessed and not just carried over.
  3. The effects of Nutrient Neutrality on the SAC/SSSI have not been appropriately assessed.
  4. Feedback from public consultations shows the community would support housing on small sites to preserve the character of the Parish, rather than the large site the developer has indicated. Fewer houses on the site would be accepted.
  5. Further issues have been raised concerning highways and traffic on the proposed site. *A more sensitive approach is required.*
  6. The situation with regard to sewage is a prominent issue locally.

**06: ITEMS FOR NEXT AGENDA:** Matters arising from these Minutes

**07: DATE OF NEXT MEETING: Thursday 20<sup>th</sup> June. 1.30pm. JCE**

Meeting closed at 16.10

# Map of important Views

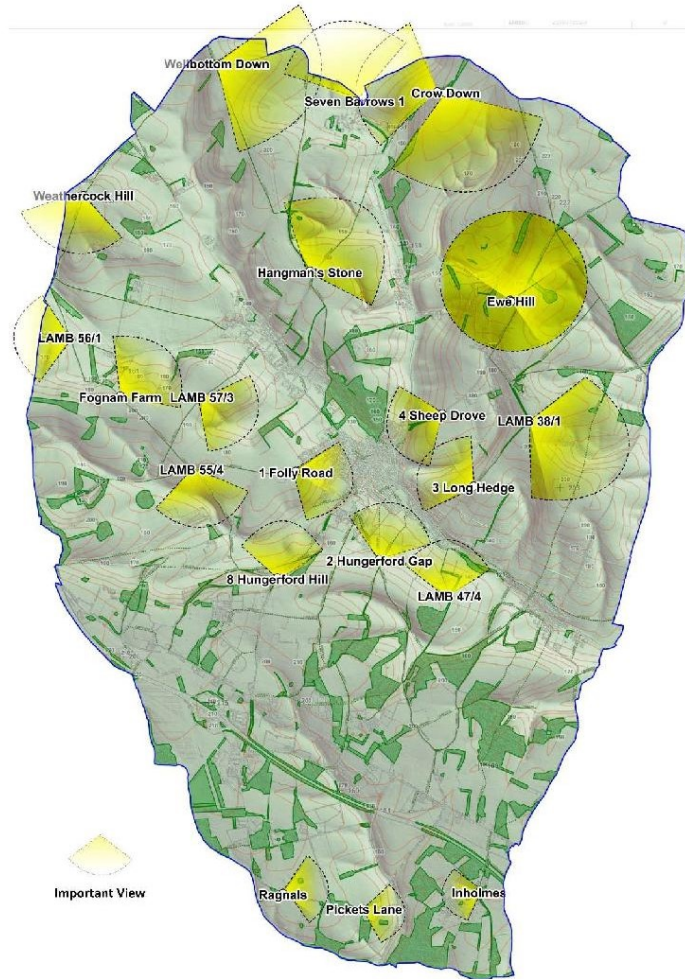


Figure 34 - Important Views

## Local Green Spaces for which photos available

| Site ref: LG-#  | Name of site   | Prioritise | Comment  |
|-----------------|--|------------|--|
| LG-02 and LG-28 | The verges at Woodbury, Lambourn Newbury Road, and Bockhampton junction            | Y          | Significant part of transition from settlement to countryside  |
| LG-03           | Woodlands St Mary's Church Grounds   | Y          | Special space; technically consecrated ground, but unlikely to be used for burials in the life of the Plan.                                      |
| LG-05+LG-36     | Junction of Broadway, Goose Green and Big Lane                                     | Y          | Historic connections; setting for Church and Place Farm; significant trees; under threat from encroachment/parking.                              |
| LG-06           | Verges at Granthams  | Y          | Part of transition from settlement to countryside  |
| LG-07           | Open space at Many Clouds corner   | Y          | Memorial site; under threat from encroachment/parking.   |
| LG-08           | Mill Lane recreation ground  | Y          | Additional protection and access to river  |
| LG11            | Eastbury Furze Field   | Y          | Protection for ideally placed recreation field   |
| LG-12           | Planted area Close End   | Y          | Much-valued community space  |
| LG-13           | Verges at Northfields  | Y          | Part of transition from settlement to countryside  |
| LG-15 + LG-20   | Verge at Sheepdrove + Community Orchard field at Northfields                       | Y          | Valued open space and community orchard  |
| LG-16           | St. Luke's Churchyard and extension, Upper Lambourn                                | Y          | <b>Churchyard around church only.</b> Protect from encroachment  |
| LG-21A          | Lower Lynch Wood (replacing Lynch Wood)  | Y          | Important section at the head of the River Lambourn.   |
| LG-26           | Honey Hill   | Y          | Recreation space   |
| LG-31 + LG-31B  | Land opposite Spicers Farm Eastbury and land opposite Pound Meadow House, Eastbury | Y          | Setting for river/public access. <b>NO PHOTOS of opposite Pound Meadow</b>   |
| LG32            | Francombe's Field PLAY AREA  | Y          | <b>Just the play area.</b> Transition to open countryside, but larger area could limit acceptable development                                    |
| LG-33           | Sports ground, Bockhampton Rd<br><b>Amended</b>                                    | Y          | <b>Area along river, potential route for footpath. Map to be amended</b>   |
| LG-35           | Woodlands St Mary's Cricket Field  | Y          | <b>Important feature/ space in centre of village.</b>  |
| LG-39           | Old Cricket Field  | Y          | Public open space of significance to village. On 99 year lease to Parish Council, but some pressure from landowner to default on terms of lease. |
| LG-41           | The Park Open Spaces   | Y          | Significant green space, especially if RBL site developed.   |
| LG42            | River at Bockhampton   | Y          | Significant open space; point of access to river.  |
| LG-01           | Junction triangle at Sheepdrove  | X          | Not special to community   |

|            |  |   |  |
|------------|--|---|--|
| LG-04A     | High St, Upper Lambourn. Ditch and verges along road, linking to LG-4 Fulke Walwyn Way | X | Consider at review   |
| LG-09      | Part of Membury Camp (SAM)   | X | Remote and SAM   |
| LG-10      | Parish Allotments  | X | Well-protected in law  |
| LG-14      | Front of St James Church Eastbury  | X | Churchyard   |
| LG-17      | Open space at entrance of Lambourn Primary School                                      | X | School property; part of street scene/settlement characteristic; children at school would like the immediate area around school kept "green". Consider at review |
| LG-22      | Junction triangle CrowleRd/Baydon Rd   | X | Lime tree needs protection. Check if TPO   |
| LG-23      | BBOWT reserve, Seven Barrows   | X | SSSI and remote from Lambourn, although not from Seven Barrows/Mile End. SB suggests leaving it in. Consider at review   |
| LG-25      | Bockhampton village (SAM)  | X | SAM  |
| LG-27      | Woodland along Honey Hill / Goose Green / Northfields                                  | X | Incorporated into Lower Lynch Wood   |
| LG-29      | Land known as the Donkey Paddock, Eastbury   | X | No existing public access  |
| LG-30      | Paddock adjacent to Collingridge   | X | Possible development site. Residents favour LGS, especially if combined with attenuation basin and access to river   |
| LG-31A     | Land around Eastbury Cross   | X | Protected Cross, footpath. Parking space valued and LGS might limit that   |
| LG-34      | Croft Paddock, corner Uplands Lane/Upper Lambourn Road                                 | X | No public access. Entrance to Upper Lambourn?  |
| LG-37      | Great West Wood, Ermin Street  | X | Remote. Woodland Policy?   |
| LG-38      | Watts Bank reserve   | X | SSSI and remote from Lambourn  |
| LG-40      | Membury Estate footpath  | X | Footpath and remote from community   |
| LG-43      | Lyckweed Farm/Ramsbury Road corner   | X | Remote from community  |
| LG-24      | Open spaces at corner of Close End/Edward's Hill                                       | X | Consider at review   |
| LG-18      | Woodland near Cleeve Cottage   | X | Too remote from community. Woodland Policy to cover.   |
| LG-19      | Junction triangle, Newbury Street/Mill Lane  | X | Not that special   |
| LG-21      | Lynch Wood   | X | Too large. Woodland Policy and LCA#  |
| LG-04      | Open space along Fulke Walwyn Way  | P | Check status of paths. Consider at review  |
| <b>Key</b> | Designate  |   |  |
|            | Previously decided Do Not Designate  |   |  |
|            | Photographed   |   |  |