



LAMBOURN PARISH COUNCIL

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MINUTES

Lambourn Neighbourhood Development Plan Steering Group Meeting on Thursday 20th June 2024 in the JCE Boardroom at 1.30pm

Present: Sue Cocker; Bridget Jones; Bruce Laurie; Peter Penfold; Will Riggall; Howard Woollaston (arr. 2pm); Sharon de Bru (Bluestone Planning); Erin Scarsbrook (B P); Anna Brentnall (B P)

08: The **MINUTES OF MEETING** on **23rd May 2024** were agreed and signed.
Updates were given on the following:

Photographs of Important Views. Sara Bartlett had provided photographs of all the listed views, apart from Inholmes. These are now available to view on the GoogleDrive. Thanks were expressed to Sara for her invaluable help. **BJ** to take a photograph of the Inholmes view. (Looking East from SU3395 7387).

List of Non-designated Heritage Assets: a brief list had been compiled and sent to B P. **SC** to advertise for more contributions.

River Lambourn: James Potter will provide an account of the Eastbury flood defences when he returns from holiday; Charlotte Hitchmough (ARK) has agreed to help put together information about the source and upper reaches of the River Lambourn.

LGS: SB asked if all the LGS were mapped correctly on Parish Online. **SC** to check.

Regulation 14 Consultees: Laila Bassett sent the list of Regulation 14 Consultees (appended).

Analysis of Racing Housing Needs Surveys: 15 replies received from Trainers' Housing Needs Survey. **ES** had produced a report on the two Racing Housing Needs Surveys, for which the SG expressed thanks.

Report from WBC LPR Hearing, 4th June re: Lynch Lane site: **BL** had attended the hearing. The focus was on the impact of Nutrient Neutrality. The East Shefford water treatment works will be updated by 2025, so mitigation may be available. WBC officers reported that a planning application was anticipated for the Lynch Lane site (RSA14), deliverable by 2028/29.

The Inspector has said NDPs could comment on development (*allocations?*) within settlement boundaries. **SB** expressed reservations about the impact on NDPs if the Inspector makes changes to WBC's Basic Conditions and advised further notifying Ian Kemp. (Text of emails exchanged after the last SG meeting appended). With regard to the LNDP, the SG has allocated all 25 units to a site outside but adjacent to the settlement boundary, and has considered other sites which also fit these criteria, as requested by WBC. It was agreed that the LNDP would include a statement

identifying the two sites inside the settlement boundary that have also been considered, based on justified need, and the LNDP would favour the allocation of these potential sites should extra units be required. The NDP has to be in *general*, not complete, conformity with the Local Plan.

A suggestion that *small developments in the Woodlands*, to meet specific local needs, was discussed. Previous similar suggestions had been supported by residents of the Woodlands and the Landscape Character Assessment to Inform the LNDP stated that LCA 4 (Ermin Street) “*can potentially contain and hold more development than other parts of the NDP as landscape impacts would be likely to be less sensitive than elsewhere.*”

09: UPDATE: Progress of Pre-Submission LNDP

Copies of the Draft Policies, with comparison with those in WBC’s LPR, had been circulated for comment. SB was thanked for these and initial comments were favourable.

L17: Racing Policy: WR reported on the WBC LPR Hearing session on June 12th, at which Policy DM37 was discussed. (Rapleys represented the LTA).

“DM37 Horseracing industry. Council, in liaison with the Lambourn Trainers Association, to propose modification to policy DM37 and reasoned justification to:

- Ensure it is effective with regard to protecting existing horseracing establishments and facilities, including through consideration of whether the “suitability” and “necessity” tests are justified and appropriate (bearing in mind that other policies in the Plan, including SP20 and DM35, seek to protect existing business uses without such “suitability” and “necessity” tests.)*
- Address the issue of protecting supporting services, facilities and infrastructure.*
- Clarify the approach to residential development in the countryside essential to support the horseracing industry, and the relationship with policy DM23 (including the use of planning conditions to ensure such housing is protected for occupation by rural workers).*
- Address the issue of assessing the potential impact of development (in a broadly defined geographical area around Lambourn) on the operations of the horseracing industry”.*

All were concerned that the Suitability and Necessity tests should not be weakened. The Inspector will consider the points raised.

The SG agreed that the LNDP would take into account any clarification of DM37 by the Inspector, and it would contain a presumption that a racing site would stay in racing/continue to serve the RTI. A diagram of the racing support cluster to be included in the LNDP. The LNDP Design Code would underpin development in the RTI and the housing needs of the industry would be considered, using evidence from the Racing Housing Needs surveys and Report. The impact of development on the RTI would also be included.

L16: Economy: The issue of noise pollution was raised. This is incorporated into L16.

L15: Community facilities: SC to contact those running the listed community facilities for further details.

L10: Heritage assets: The list of NHA was incomplete, but these could be reviewed annually.

L6: River Lambourn: Supporting text to emphasise the special nature of the river.

There was debate about the size of the buffer zone between the river and development. It should not prejudice development of the Lynch Lane site. The supporting text could refer to WBC’s Local Plan.

ES suggested adding an extra policy (L19) on Community Infrastructure, with emphasis on recreational and sports facilities, especially for young Parishioners.

- 10: TO AGREE: Next steps for LNDP:** Actions to be taken:
1. **Members of the SG** to read policy document and send any further comments to SC by Thursday 27th June. **SC** to collate and forward to SB on 28th June.
 2. SB and team to prepare supporting text for SG to consider before next meeting.
- The Policies could then be sent to AECOM for the SEA.

The issue of Monitoring the made Plan was raised. This is usually done annually, but the SG agreed that the Parish Council's first review should be 6 months after the LNDP is made, and annually thereafter. *(Post-meeting note: Locality is running a training course [Reviewing a made neighbourhood plan – when, why and how?](#) via Zoom on 10 September.)*

- 11: TO DISCUSS: Grant Application to Locality.** SB advised we should check with our contact at Locality how much grant might be available, so that we could plan accordingly. *(Post meeting: MB-J has emailed Locality to ask for this information)*
- 12: ITEMS FOR NEXT AGENDA:** Continued review of Policies and supporting text
- 13: DATE OF NEXT MEETING: Tuesday July 9th, 2pm at JCE.**