

Precis of comments of objection to Trabbs Farm

There is much local ill-feeling and opposition to this development which would result in a permanent blot on the landscape. The new building would be highly visible from the road and surrounding vistas and is to be used as a commercial storage building for items from over 20 miles away. It brings no benefit or employment to the local area and the applicant does not even live locally. Furthermore, it is reasonable to assume that this development could act as a springboard for further unnecessary development. This development is inappropriate given the open character of the area and we question whether the AONB Management Plan for West Berkshire has been applied in this case. It is not acceptable for the new building to be set away from the existing farmstead, which blends well into the landscape, and insufficient justification for the need for such a large building has been provided within the document supporting the application. The existing hedging will do nothing to screen the new building. This is an Area of Outstanding Natural Beauty and it is incomprehensible that a large commercial building be allowed to be built in the middle of it.

The National Planning Policy Framework states that “great weight should be given to conserving landscape and scenic beauty”. Is this being followed?

If the development is to be built, albeit a much smaller version, there must be a condition that no grain dryer is installed at a later date. A large number of racehorses are trained in the immediate area and a grain dryer would have a hugely detrimental effect on the air quality of the three racing stables nearby.

Lambourn is known as the Valley of the Racehorse and the racehorse industry is the largest employer. The vehicle movements stated appear to be a gross underestimate and there is significant concern over road safety if this development were allowed. The narrow roads of Lambourn are not suited to HGV traffic and additional vehicle movements would cause congestion. Moreover, the surrounding roads are regularly used by children, riders, staff of the racing yards and valuable horses and the lane is too narrow for a truck and car to pass. Large grain lorries would be a significant hazard for those that currently use this lane in relative safety. These large vehicles would also bring noise pollution.

The development sits next to a road that floods during heavy rain and opposite a field that floods due to local springs. The French drains and soakaways proposed will not work due to the water table being so close to ground level. The local residents have experienced this flooding themselves and the Council have a duty of care when considering this matter.

The local residents firmly object to this development which will bring noise and traffic pollution, road safety issues and which would be extremely unsightly and inappropriate development. Please protect this area of outstanding natural beauty.