

**WESTERN AREA PLANNING COMMITTEE  
13 OCTOBER 2021**

**UPDATE REPORT**

<b>Item No:</b>	<b>(3)</b>	<b>Application No:</b>	<b>20/01264/FULMAJ</b>	<b>Page No.</b>	<b>65-100</b>
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**Site:** Fognam Farm, Upper Lambourn, Hungerford

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<b>Planning Officer Presenting:</b>	Masie Masiwa
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<b>Member Presenting:</b>	N/A
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<b>Parish Representative speaking:</b>	Vicky Rieunier (Lambourn)	Via Zoom
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<b>Objector(s) speaking:</b>	Charles Lochrane	Via Zoom
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<b>Supporter(s) speaking:</b>	N/A
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<b>Applicant/Agent speaking:</b>	James Fraser (Agent – BCM)	In Person
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<b>Ward Member(s):</b>	Councillor Howard Woollaston
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## **1. Additional Consultation Response**

### **Biodiversity Net Gain**

No additional formal consultation responses have been received. However during the site visit Members requested a quantification of the proposed Biodiversity Net Gain for the development. The Council's Ecologist has indicated that there is no quantifiable Net Gain figure that can be provided, however the Council's Ecologist has been able to secure significant gains as shown on the proposed site plan which indicates the creation of a calcareous grassland habitat in the area surrounding the canter track and buildings and the active management of grassland on the banks of the Site of Special Scientific Interest (SSSI) immediately to the south east of the application site.

Approximately 1 hectare of grassland will be actively managed as a calcareous grassland habitat for species identified in the area and SSSI. The existing grassland on the banks within the SSSI and the areas of grassland around the canter track and buildings on site will be managed to increase the species richness of the sward. The calcareous grassland habitat areas will be managed in accordance with a landscape and ecological management plan (LEMP), and the management will be informed by a long term monitoring strategy secured by a condition recommended in the committee report pack. A

south facing bee bank will be created within the grassland habitat in accordance with Buglife's guidance. New mixed species, native hedging will surround the canter track and buildings and this will include native species to provide cover, shelter and feeding habitat for a range of species including nesting birds and farmland birds as recommended for the Lambourn Downs Berkshire Conservation Target Area. Additionally, fruit trees will be planted in the compartment adjacent to the lunge pen and to the south of the buildings. At least six boxes suitable for a range of species will be provided on site and these will be tree and building mounted. The boxes will include a sparrow nest boxes, bat boxes and invertebrate boxes e.g. bee bricks will be integrated into the buildings.

### **Hours of operation condition**

During the site visit Members suggested that an hours of operation condition could be attached to the planning permission to protect neighbouring amenity. Officers consider that such a condition would be unreasonable given the nature of the equine yard as a pre-training, rest, rehabilitation and recuperation facility for racehorses. Officers consider that early hours working may be required on the yard and this flexibility would be essential to the running of the yard. Officers have also recommended conditions to ensure that the amenity of neighbouring occupiers of land can be protected such as the condition restricting noise levels from plant, machinery and equipment.

## **2. Updated Recommendation**

The recommendation remains as set out in the agenda committee report.