

Annual Meeting of West Berkshire District Council

Thursday 14 May 2026

Summons and Agenda



To: All Members of the Council

*You are requested to attend
the annual meeting of*
WEST BERKSHIRE DISTRICT COUNCIL
to be held in the
**COUNCIL OFFICES, MARKET STREET,
NEWBURY**
on
Thursday 14 May 2026
at 7.00pm



Sarah Clarke
Executive Director – Resources
West Berkshire District Council

Date of despatch of Agenda: Wednesday 6 May 2026

AGENDA

Part I

1. **APOLOGIES FOR ABSENCE**

To receive apologies for inability to attend the meeting (if any). **(Pages 7 - 8)**

2. **CHAIRMAN'S REMARKS**

The Chairman to report on functions attended since the last meeting and other matters of interest to Members. **(Pages 9 - 10)**

3. **PRESENTATIONS**

The Chairman to make presentations. **(Pages 11 - 12)**



Agenda - Council to be held on Thursday 14 May 2026 (continued)

4. ELECTION OF THE CHAIRMAN FOR THE MUNICIPAL YEAR 2026/2027

To elect the Chairman for the 2026/27 Municipal Year. **(Pages 13 - 14)**

5. ELECTION OF THE VICE-CHAIRMAN FOR THE MUNICIPAL YEAR 2026/2027

To elect the Vice-Chairman for the 2026/27 Municipal Year. **(Pages 15 - 16)**

6. MINUTES

The Chairman to sign as correct records the Minutes of the Ordinary and Extraordinary Council meetings held on 26 March 2026. **(Pages 17 - 24)**

7. DECLARATIONS OF INTEREST

To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#). **(Pages 25 - 26)**

8. MOTIONS FROM PREVIOUS MEETINGS

To note Motions which have been presented to previous Council meetings. **(Pages 27 - 28)**

9. UPDATES FROM COMMITTEES

That Council is informed about the meetings held since the last ordinary meeting of Council. The minutes of these meetings will be available on the [Council's website](#). **(Pages 29 - 30)**

- A) The Licensing Committee has not met.
- B) The Personnel Committee has not met.
- C) The Governance Committee met on 28 April 2026.
- D) The District Planning Committee has not met.
- E) The Children and Young People Scrutiny Committee met on 15 April 2026.
- F) The Health and Adult Social Care Scrutiny Committee has not met.
- G) The Resources and Place Scrutiny Committee met on 12 May 2026.
- H) The Health and Wellbeing Board met on 7 May 2026.
- I) The Joint Public Protection Committee has not met.



Agenda - Council to be held on Thursday 14 May 2026 (continued)

10. APPOINTMENT OF THE EXECUTIVE BY THE LEADER OF THE COUNCIL FOR THE MUNICIPAL YEAR 2026/27

The Leader of the Council to announce the composition of the Executive for the 2026/27 Municipal Year. **(Pages 31 - 32)**

11. LEADER OF THE COUNCIL'S ANNUAL REPORT

The Leader of the Council to deliver his verbal annual report to Council. **(Pages 33 - 34)**

12. FORMATION OF AN AUDIT AND RISK COMMITTEE

Purpose: The formation of a new Audit and Risk Committee to provide a stronger and clearer focus on financial management and risk assurance, with the consequent merging of the Governance and Personnel Committees. **(Pages 35 - 52)**

13. APPOINTMENT AND ALLOCATION OF SEATS ON COMMITTEES FOR THE 2026/27 MUNICIPAL YEAR

Purpose: To consider the appointment and allocation of seats on Committees for the next Municipal Year in accordance with the duty under section 15 of the Local Government Housing Act 1989, to ensure that this reflects the latest political make-up of the Council. **(Pages 53 - 66)**

14. APPOINTMENTS TO OUTSIDE BODIES FOR THE 2026/27 MUNICIPAL YEAR

Purpose: To consider the appointment of seats on Outside Bodies for the next Municipal Year. Where necessary, such appointments must comply with the duty under section 15 of the Local Government Housing Act 1989, to ensure that these reflect the latest political make-up of the Council. **(Pages 67 - 72)**

15. MEMBER DEVELOPMENT PROGRAMME 2026/27

Purpose: To be informed about the previously agreed Four-Year Plan for Member Development and to approve specific training for the 2026/27 Municipal Year. **(Pages 73 - 86)**

16. LAMBOURN NEIGHBOURHOOD DEVELOPMENT PLAN

Purpose: To provide Council with the Lambourn Neighbourhood Development Plan (NDP), which was submitted to West Berkshire District Council (WBDC) on 16 February 2026. **(Pages 87 - 354)**

If you require this information in a different format or translation, please contact Stephen Chard on telephone 01635 519778.

Council – 14 May 2026

Item 1 – Apologies for Absence

Verbal Item

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Council – 14 May 2026

Item 2 – Chairman’s Remarks

Verbal Item

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Council – 14 May 2026

Item 3 – Presentations

Verbal Item

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Council – 14 May 2026

Item 4 – Election of the Chairman for the Municipal Year 2026/27

Verbal Item

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Council – 14 May 2026

Item 5 – Election of the Vice-Chairman for the Municipal Year 2026/27

Verbal Item

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Council – 14 May 2026

Item 6 – Minutes

To approve as correct records the minutes of the Ordinary and Extraordinary meetings of Council held on 26 March 2026

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DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

COUNCIL

MINUTES OF THE MEETING HELD ON THURSDAY 26 MARCH 2026

Councillors Present: Tony Vickers (Chairman), Stephanie Steevenson (Vice-Chairman), Adrian Abbs, Antony Amirtharaj, Phil Barnett, Dennis Benneyworth, Dominic Boeck, Jeff Brooks, Billy Drummond, Nick Carter, Patrick Clark, Heather Codling, Iain Cottingham, Carlyne Culver, Paul Dick, Nigel Foot, Denise Gaines, Stuart Gourley, Clive Hooker, Owen Jeffery, Paul Kander, Janine Lewis, Ross Mackinnon, Alan Macro, David Marsh, Tom McCann, Erik Pattenden, Justin Pemberton, Vicky Poole, Christopher Read, Richard Somner, Joanne Stewart, Louise Sturgess, Clive Taylor, and Howard Woollaston

Also Present: Joseph Holmes (Chief Executive), Sarah Clarke (Executive Director – Resources), Paul Coe (Executive Director – Adult Social Care), Clare Lawrence (Executive Director – Place), AnnMarie Dodds (Executive Director – Children and Family Services), Melanie Booth (Group Executive – Liberal Democrats), Jake Carpenter (Group Executive – Conservatives), Martyn Sargeant (Service Director for Strategy & Governance), Nicola Thomas (Deputy Monitoring Officer and Service Lead for Legal and Democratic Services), Honorary Alderman Adrian Edwards, and Honorary Alderman Tony Linden

Apologies for inability to attend the meeting: Councillor Jane Langford, Councillor Biyi Oloko, Councillor Jeremy Cottam, Councillor Matt Shakespeare, Councillor Laura Coyle (attending online), Councillor Martin Colston, Councillor Martha Vickers, Councillor Geoff Mayes (attending online), Honorary Alderman Hilary Cole, Honorary Alderman Andrew Rowles, Honorary Alderman Mollie Lock, Honorary Alderman Rick Jones, Honorary Alderman Keith Chopping, and Honorary Alderman Graham Bridgman

PART I

1. Chairman's Remarks

The Chairman reported that he had attended 22 events since the last Ordinary Council meeting on 27 November 2025. Specifically, he highlighted his attendance at numerous Citizenship Ceremonies, the York Nativity Play and several carol services, a local community hospital, a film showing at Newbury Town Hall, the launch of the West Berkshire Indian Society, the West Berkshire Community Champion Awards, the opening of the Old Library, and Mock Trails for students held at the Reading Magistrates Court.

The Vice-Chairman also attended a number of events since the last Ordinary Council meeting, including a number of Christmas events, the High Sheriff of Berkshire Awards Ceremony, and also the United Nations Association United Kingdom annual meeting.

2. Minutes

MOTION: Proposed by Councillor Heather Codling and seconded by Councillor Billy Drummond:

“That the Minutes of the extraordinary meeting held on 4 November 2025 were approved as a true and correct record and signed by the Chairman.”

The Motion was put to the meeting and duly **RESOLVED**.

COUNCIL - 26 MARCH 2026 - MINUTES

MOTION: Proposed by Councillor Tony Vickers and seconded by Councillor Owen Jeffery:

“That the Minutes of the meeting held on 27 November 2025 were approved as a true and correct record and signed by the Chairman.”

The Motion was put to the meeting and duly **RESOLVED**.

MOTION: Proposed by Councillor Heather Codling and seconded by Councillor Stuart Gourley:

“That the Minutes of the extraordinary meeting held on 29 January 2026 were approved as a true and correct record and signed by the Chairman.”

The Motion was put to the meeting and duly **RESOLVED**.

MOTION: Proposed by Councillor Stuart Gourley and seconded by Councillor Billy Drummond:

“That the Minutes of the budget meeting held on 26 February 2026 were approved as a true and correct record and signed by the Chairman.”

The Motion was put to the meeting and duly **RESOLVED**.

3. **Declarations of Interest**

There were no declarations of interest received.

4. **Petitions**

Councillor Carlyne Culver presented a petition, on behalf of a resident, containing over 50 signatures relating to footpaths and cycle ways being implemented in the Donnington Heights Development.

Councillor Chris Read introduced a local resident, Dorothy Nesbit, who presented a petition containing 175 signatures relating to parking provision for the village shop in Bucklebury.

The Chairman thanked the Members and resident for presenting the petitions and confirmed that officers would review them and confirm within ten working days what action would be taken.

5. **Public Questions**

Details of the public and Member question and answer sessions are available from the following link: [Q&As](#).

It was agreed that the questions standing in the name of Alison May would receive a written response, given that she was unable to speak to the meeting due to technical issues.

6. **Membership of Committees**

MOTION: Proposed by Councillor Jeff Brooks and seconded by Councillor Denise Gaines:

“That Council approve the following changes to the membership of Committees:

- That Councillors Martin Colston and Antony Amirtharaj swap places on the Western Area Planning Committee so that Councillor Colston would become a full Member, and Councillor Amirtharaj would become a substitute.
- That Councillor Owen Jeffery replace Councillor Jeff Brooks and that Councillor Alan Macro replace Councillor Chris Read on the Appeals Panel.”

COUNCIL - 26 MARCH 2026 - MINUTES

The Motion was put to the meeting and duly **RESOLVED**.

7. **Motions from Previous Meetings**

Council was informed about the following response to a Motion which had been presented to a previous Council meeting:

- That the response to the Motion from Councillor Ross Mackinnon on explaining reasons for decisions following public consultations was heard at the Executive Meeting on 19 March 2026 ([Agenda Item 7](#)).

8. **Updates from Committees**

Council noted the meetings that had been held since the last ordinary meeting of Council as laid out in Agenda Item 9.

9. **Swift Bricks**

Council considered a report (Agenda Item 10) concerning a Motion presented to Council on 27 November 2025, about installing Swift Bricks in Council owned properties and amending Planning Policy and planning conditions to promote the use of Swift Boxes. This Motion was referred to the Resources and Place Scrutiny Committee for Officers input and for the Committee's consideration, before it came back to Council.

MOTION: Proposed by Councillor Denise Gaines and seconded by Councillor Jeff Brooks:

"That the Council does not support the Motion submitted in the name of Councillor David Marsh to Council on 27 November 2025, for the reasons set out in the report."

Councillor Gaines introduced the report and highlighted that swifts were on the red list of endangered birds according to the Royal Society for the Protection of Birds (RSPB). She expressed her full support for implementing Swift Bricks in both new and renovated Council owned buildings in the future, where appropriate. The new Local Plan could also look into the issue. However, due to the cost of the bricks, it would result in a predicted total cost of £550k. Although finances should not be the only consideration on ecological issues, the proposal would create a significant and uncostered financial pressure for a Council that had to borrow several million pounds in order to simply continue its day-to-day operations.

In addition, the current Local Plan, although not mandating Swift Bricks, had several policies which required wildlife mitigation and had been used to require Swift Bricks in developments. Furthermore, it was not considered appropriate to issue a blanket requirement of 50 per cent of all developments to have Swift Bricks. For all these reasons, although the principle was supported, Councillor Gaines did not support the original Motion as worded and so proposed that the recommendation to not proceed be approved.

Members agreed with the point that, when renovations on Council buildings were undertaken, the installation of these bricks would be easier and more cost effective and so should be considered in these circumstances.

The need for immediate action was also mentioned, as waiting till the next Local Plan adoption would take several years. Questions were also raised about the high costs for these bricks that were suggested in the report. Some Members also indicated that part of the point of the Motion was to look to get developers to install swift bricks on new developments themselves, without the Council needing to provide any financial assistance. In addition, it was emphasised that the responsibility to protect the swifts was not down to the Council alone and that it required a whole community response.

COUNCIL - 26 MARCH 2026 - MINUTES

On the next Local Plan, a point was made that the Resources and Place Scrutiny Committee would not have the resources to examine it in great detail. Therefore, the Administration was encouraged to clarify what group would be used or set up to help work on the Emerging Local Plan and discuss the inclusion of policies such as Swift Bricks.

Members were also reminded that Members Bids could be used for Swift Brick projects in their Wards.

The Chairman issued a point of clarification around the recommendation, stating that if it the recommendation to not support the Motion was not approved by Council, the original Motion by Councillor Marsh would be taken to the Executive as they had responsibility over the Council's buildings and formulation of Planning Policy.

Overall, although Council agreed with the principle of installing swift bricks in Council owned properties, as there was no budget allocated to this project and there would be potential Planning Policy issues in its implementation, Council agreed to not go ahead with the originally proposed Motion by Councillor Marsh.

The Motion to not proceed with the Swift Bricks Motion was put to the meeting and duly **RESOLVED**.

10. Notices of Motion

There were no Motions submitted.

11. Members' Questions

A point of order was made by Councillor Ross Mackinnon. He challenged the decision to not hear a series of emergency questions relating to the leaked report about the pedestrianisation of Newbury Town Centre.

However, as the Chairman did not consider that these questions would be urgent, and that they could be put to the next appropriate meeting without any detrimental effects (the Executive Meeting on 21 May 2026), he did not allow these questions to be tabled.

Details of the public and Member question and answer sessions are available from the following link: [Q&As](#).

(The meeting commenced at 7.00 pm and closed at 8.02 pm)

CHAIRMAN

Date of Signature

DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

**EXTRAORDINARY COUNCIL
MINUTES OF THE MEETING HELD ON
THURSDAY 26 MARCH 2026**

Councillors Present: Tony Vickers (Chairman), Stephanie Steevenson (Vice-Chairman), Adrian Abbs, Antony Amirtharaj, Phil Barnett, Dennis Benneyworth, Dominic Boeck, Jeff Brooks, Billy Drummond, Nick Carter, Patrick Clark, Heather Codling, Iain Cottingham, Carlyne Culver, Paul Dick, Nigel Foot, Denise Gaines, Stuart Gourley, Clive Hooker, Owen Jeffery, Paul Kander, Janine Lewis, Ross Mackinnon, Alan Macro, David Marsh, Tom McCann, Erik Pattenden, Justin Pemberton, Vicky Poole, Christopher Read, Richard Somner, Joanne Stewart, Louise Sturgess, Clive Taylor, and Howard Woollaston

Also Present: Joseph Holmes (Chief Executive), Sarah Clarke (Executive Director – Resources), Paul Coe (Executive Director – Adult Social Care), Clare Lawrence (Executive Director – Place), AnnMarie Dodds (Executive Director – Children and Family Services), Melanie Booth (Group Executive – Liberal Democrats), Jake Carpenter (Group Executive – Conservatives), Martyn Sargeant (Service Director for Strategy & Governance), Nicola Thomas (Deputy Monitoring Officer and Service Lead for Legal and Democratic Services), Honorary Alderman Adrian Edwards, and Honorary Alderman Tony Linden

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PART I

1. Declarations of Interest

Councillors Erik Pattenden and Patrick Clark declared an interest in Agenda Item 3. As they had close family members who were employed by West Berkshire Council, they declared that this item would have a direct financial effect on these family members and so would constitute a Disclosable Pecuniary Interest. For this reason, they determined to leave the meeting while the consideration of this item took place.

2. Statutory Pay Policy 2026/27

A point of order was raised that, as this was an Extraordinary meeting convened with less than five clear days' notice, it might not be legally convened. Taking advice from the Deputy Monitoring Officer, the Chairman was satisfied that, as the deadline for approving the report was before the 1 April 2026 and that there were provisions for this in the Local Government Act 1972, he agreed that the meeting was required and should proceed.

Council considered a report (Agenda Item 3) concerning the Statutory Pay Policy for 2026/27.

MOTION: Proposed by Councillor Vicky Poole and seconded by Councillor Jeff Brooks:

“That Council adopt and approve the Statutory Pay Policy Statement for publication. It is further recommended that the Council delegate authority.”

COUNCIL - 26 MARCH 2026 - MINUTES

Councillor Poole introduced the report and highlighted that it was an annual report needing to be approved by the end of March. It had been taken through the Personnel Committee and showed a reduction in the pay ratio between the highest and lowest paid staff, and the total Council pay scales. Overall, she recommended that it be approved by Council.

Some Members questioned the increase in staff considered to be Chief Officers, with one suggesting that it had risen from around 18 in 2019 to potentially 43 in 2026. However, the Administration did not recognise that figure, highlighting that it was around 23. In addition to this, more detail about the amount and salary of Chief Officers was requested.

In response to a point about the lack of notice and reason why the meeting was an Extraordinary meeting, it was clarified that the report had been through the Personnel Committee, which was in public, so Members and the public had been given plenty of time to review it. The role of Council in the process was simply for final approval.

Overall, Council agreed to approve the recommendation in the report, and approve the Statutory Pay Policy.

The Motion was put to the meeting and duly **RESOLVED**.

(The meeting commenced at 8.03 pm and closed at 8.15 pm)

CHAIRMAN

Date of Signature

Council – 14 May 2026

Item 7 – Declarations of Interest

Verbal Item

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Council – 14 May 2026

Item 8 – Motions from previous meetings

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Council – 14 May 2026

Item 9 – Updates from Committees

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Council – 14 May 2026

**Item 10 – Appointment of the Executive by
the Leader of the Council for the 2026/27
Municipal Year**

Verbal Item

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Council – 14 May 2026

Item 11 – Leader of the Council’s Annual Report

Verbal Item

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Formation of an Audit and Risk Committee

Committee considering report:	Council
Date of Committee:	16 May 2026
Portfolio Member:	Councillor Iain Cottingham
Date Service Director agreed report:	2 January 2026
Date Portfolio Member agreed report:	12 January 2026
Report Author:	Martyn Sargeant, Service Director – Strategy and Governance
Forward Plan Ref:	C4769

1 Purpose of the Report

- 1.1 The audit system that serves local authorities is currently the focus of a government consultation, to ensure local audit is the ‘bedrock of local accountability and transparency, of trust and confidence in councils to spend taxpayer money wisely’. The importance of strong assurance arrangements was highlighted in the 2024 Local Government Association peer review and, with the current financial challenges faced by the Council, remains a high priority.
- 1.2 Consequently this report proposes the formation of a new Audit and Risk Committee to provide a stronger and clearer focus on financial management and risk assurance, with the consequent merging of the Governance and Personnel Committees.

2 Recommendation(s)

- 2.1 That, with effect from the new municipal year, the Council should agree:
- To dissolve the existing Governance Committee and form a new Audit and Risk Committee.
 - That the new committee should have a politically-balanced membership of seven councillors plus up to two independent members (of the public).
 - That the independent members (of the public) should receive an allowance of £2,192 to recognise their technical skills and professional expertise.
 - To dissolve the existing Personnel Committee and create a new Personnel and Standards Committee, with oversight for the residual responsibilities of the current Governance Committee and the existing responsibilities of the current Personnel Committee.

3 Implications and Impact Assessment

Implication	Commentary			
Financial:	There are no financial implications arising from this decision. The proposed changes involve a redistribution of existing responsibilities and no increase in the number of committees.			
Human Resource:	None.			
Legal:	<p>Whilst it is not a statutory requirement for councils to have an audit committee, “audit committees are a key component of an authority’s governance framework” and “their purpose is to provide an independent and high-level focus on the adequacy of governance, risk and control arrangements.”</p> <p>Sarah Clarke, Monitoring Officer 6 Jan 2026</p>			
Risk Management:	The formation of a committee with a clearer focus on audit and risk will support the development of the Council’s robust risk management arrangements.			
Property:	None.			
Policy:	None.			
	Positive	Neutral	Negative	Commentary
Equalities Impact:				
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		There are no equalities implications arising from the proposed decision. Local Government Association (LGA) guidance suggests an audit committee can contribute to ensuring a local authority effectively carries out its duties in respect

Formation of an Audit and Risk Committee

B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		of equality and inclusion, as part of its wider governance focus.
Environmental Impact:		X		None.
Health Impact:		X		None.
ICT Impact:		X		None.
Digital Services Impact:		X		None.
Council Strategy Priorities:	X			This decision supports the strategy priority 'Services we are proud of' and the goal within it to 'treat our residents with respect, be transparent in our decision-making'. More broadly, an effective audit function helps the Council to operate efficiently in the achievement of its objectives.
Core Business:		X		None.
Data Impact:		X		None.
Consultation and Engagement:	As the report relates to the Council's governance framework, no public engagement has been undertaken. The draft report has been considered by the Corporate Board, Constitution Review Task Group and Executive, and consultation undertaken with the various political groups.			

4 Executive Summary

- 4.1 The peer challenge conducted by the LGA in February 2024 made recommendations for how the Council could simplify and strengthen its governance arrangements. One specific recommendation was in relation to the existing audit oversight arrangements:

The remit of the Governance Committee includes audit and risk, and the peer team would encourage the Council to review this as best practice clearly

Formation of an Audit and Risk Committee

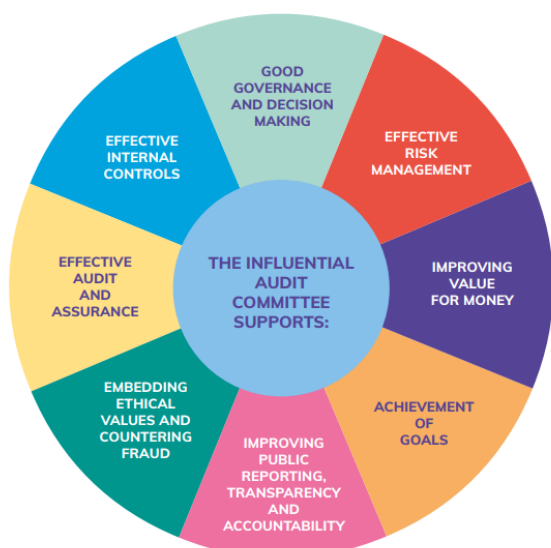
states that audit should be considered separately from other issues such as standards, code of conduct, etc.

- 4.2 LGA guidance suggests that “the role of the audit committee is normally to seek assurance that the council’s financial reporting, internal controls, governance and risk management are effective and can be relied upon by councillors and citizens”. It goes on to say that “the audit committee is most effective when it is unencumbered by other tasks, such as scrutiny, ‘general purposes’ or standards.” Alongside its responsibilities for audit and risk, West Berkshire Council’s Governance Committee also has oversight of conduct matters, partnership arrangements and the Constitution.
- 4.3 In keeping with the corporate peer challenge recommendation, this report sets out proposals for a new Audit and Risk Committee to have a dedicated focus on providing assurance to the Council, “which does not involve it in policy-setting or decision-making.”
- 4.4 As the new committee would take on a significant proportion of the existing Governance Committee’s terms of reference, it is further proposed that the Governance and Personnel Committees be merged to form a new Personnel and Standards Committee with appropriate terms of reference.

5 Supporting Information

Background

- 5.1 The Chartered Institute of Public Finance and Accountancy (CIPFA’s) guidance on the core functions of an audit committee recommend it should provide oversight of a range of core governance and accountability arrangements, specifically:
- Maintenance of governance and risk arrangements.
 - Financial and governance reporting.
 - Establishing appropriate and effective arrangements for audit and assurance.
- 5.2 A broader representation of this is offered by CIPFA in the diagram below:



Formation of an Audit and Risk Committee

- 5.3 Membership arrangements for council audit committees vary widely across the country. Both the LGA and CIPFA recommend that there should be a "willingness to operate in an apolitical manner" (CIPFA).

The audit committee is....independent and, as the matters it deals with are normally apolitical, it should rise above politics. (LGA)

- 5.4 They are similarly united on the importance of independent members as part of the committee:

The recruitment of independent (co-opted) members with specialist backgrounds in, say, accounting or risk management is strongly recommended as a way of supplementing the skills of the committee. (LGA)

....each authority audit committee should include at least two co-opted independent members to provide appropriate technical expertise. (CIPFA)

- 5.5 The table below demonstrates the range of different approaches taken by councils:

Council	No of councillors	No of independents	Politically balanced?	Chair
West Berks	9	4*	Yes	Majority group
Bracknell	8	1	Yes	Majority group
Reading	9	0	Yes	Opposition
Wokingham	7	1	Yes	Opposition
Basingstoke	9	1	Yes	Majority group (NB: independent)
Windsor & Maidenhead	5	0	Yes	Majority group
Slough	9	2	Yes	Opposition
Solihull	3	3	No (1 from each group)	Independent

*Up to two independent members plus up to two Parish/Town Councillors.

- 5.6 In all of the scenarios above, the independent members are voting members of the committee, whereas the independent member(s) on West Berkshire's Governance Committee are non-voting. However, the LGA guidance advises that this is only an issue where a committee has formal delegated decision-making responsibilities, which is not usual or recommended for an audit committee.
- 5.7 The role of an audit committee is to provide oversight and assurance regarding a council's financial management and governance. Cabinet members are responsible for policy and implementation, creating a potential conflict of interest when they also oversee the audit of those same activities. For this reason, many councils prohibit members of the Executive from being part of the audit committee to maintain clear

Formation of an Audit and Risk Committee

separation. By way of example, Hampshire County Council amended its audit committee's terms of reference to exclude members of the executive following an assessment against the 2022 CIPFA Position Statement. Lead councillors, such as the Leader and Portfolio Holder for Finance, may want to attend as a matter of course, and it would be expected that key officers would be in attendance (Chief Executive, Monitoring Officer, s151 Officer and the Audit Manager).

- 5.8 Because of the level of training that is required to ensure committee members are able to discharge their responsibilities effectively, and because an audit committee should be non-political (see paragraph 5.3), no provision is made for substitute members.

Proposal

- 5.9 The corporate peer challenge provided a clear steer to the Council about forming an audit committee with an exclusive focus on core governance and accountability arrangements. This report consequently proposes the formation of a West Berkshire Council Audit and Risk Committee, for which a draft terms of reference is attached as appendix A.

- 5.10 All of the local comparator councils in section 5.5 have between five and 11 members. With the exception of Reading/Windsor and Maidenhead, all have at least one independent member with voting rights. However, all are politically balanced. Solihull is offered as an example of a council that has strongly embraced the LGA/CIPFA guidance on being apolitical (having one councillor from each of the political groups) and the importance of independent membership (having three independent members, of whom one is the chair). The current constitution of the Governance Committee membership works well, so it is recommended that the membership of the new Audit and Risk Committee should comprise:

- Seven councillors (slightly smaller than other committees because of the need for training and building up a level of expertise and in line with the LGA's advice that the committee should be 'typically, six to eight members'), distributed on a politically balanced basis.
- Up to two independent members (of the public, in line with CIPFA guidance) with relevant risk and/or financial expertise.
- A chair elected after the Annual Council meeting each year.

- 5.11 It has become increasingly difficult to recruit independent members for council committees (specifically for audit and standards). Offering a small allowance to recognise people's time and skills will significantly improve the quality and field of potential candidates, ensuring the new Audit and Risk Committee has a strong base of technical expertise. There is a wide range of approaches taken across councils, with some not offering any remuneration other than expenses (eg Bracknell, although it offers an allowance for the Independent Member for Standards). South Oxfordshire/Vale of White Horse District Councils offer an allowance of 50% of the committee chair's allowance (which equates to £2,205 in 2025/26). Hampshire County Council provides an allowance of £2,000 (2025/26). Research amongst London authorities on this issue by Hackney Council in 2024 identified allowances being paid up to £2,500. Oxfordshire County Council provides an allowance of £3,156 (2025/26). West Berkshire provides an allowance (currently £1,132) to independent members of

Formation of an Audit and Risk Committee

the Governance Committee, which was introduced in 2012 following implementation of the new standards regime. Given the level of technical expertise required for the Audit and Risk Committee roles, it is suggested the allowance should be higher. Two thirds of the chair's allowance would equate to £2,192, roughly equivalent to the South Oxfordshire/Vale of White Horse arrangement.

5.12 The removal of the audit and risk responsibilities from the Governance Committee will take away about two thirds of its terms of reference. In light of this, and as the Personnel Committee only meets twice a year, the report also proposes that the Governance and Personnel Committees should be merged, with a draft terms of reference attached as appendix B. By merging the committees, this will ensure the new committee has a substantive terms of reference, whilst not creating additional meetings/work for both councillors and the Democratic Services team.

5.13 A summary of the broad areas of respective responsibility is provided in the table below:

Audit and Risk Committee	Personnel and Standards Committee
<ul style="list-style-type: none"> • Corporate governance, including annual governance statement • Risk management, assurance and controls • Value for money, fraud and counter-fraud, internal controls • Internal audit, including the annual work programme, review of reports highlighting significant weaknesses, and the annual report on effectiveness • External audit, including the annual assessment of independence, annual letter, and other reports • Financial reporting, including the annual statement of accounts 	<ul style="list-style-type: none"> • Ongoing review and maintenance of the Constitution • The Councillor code of conduct • Arrangements for investigating and determining allegations of misconduct, including for parish/town councils • Appointment panels for director-level recruitments • HR policies and procedures • Designation of officers for statutory social care posts • Recommend to Council officers to fill the statutory Monitoring Officer and s151 Officer posts • Consideration of requests for early release of pension

6 Other options considered

6.1 It would be possible to retain the status quo, of a Governance Committee with a wider brief than simply audit and risk, but this would go against the advice of the LGA's peer review and best practice guidance.

7 Conclusion

7.1 Forming a dedicated Audit and Risk Committee means West Berkshire Council will be in line with best practice guidance and able to strengthen its assurance arrangements.

8 Appendices

- 8.1 Appendix A – Draft terms of reference for a new Audit and Risk Committee
- 8.2 Appendix B – Draft terms of reference for a new Personnel and Standards Committee

Corporate Board's recommendation

Report approved subject to minor amendments for future consideration at Executive Briefing and the Constitution Review Task Group, then ultimately Annual Council, with consultation with the chairs of Personnel and Governance Committees.

Background Papers:

[CIPFA's Position Statement: Audit Committees in Local Authorities and Police 2022](#)

[LGA Corporate Peer Challenge: West Berkshire Council, Feb 2024](#)

[LGA Ten Questions for Audit Committees, Apr 2024](#)

[Audit Committee Guidance: 2022 update | CIPFA](#)

[Audit Committee Terms of Reference: Hampshire County Council, May 2024](#)

[Report of the Independent Remuneration Panel, South Oxfordshire and Vale of White Horse District Councils, October 2024](#)

[Report of the Independent Remuneration Panel, Reading Borough Council, October 2024](#)

[Report of the Independent Remuneration Panel, Hampshire County Council, January 2025](#)

[Audit Committee Independent Membership Briefing, Hackney Council, July 2024](#)

Subject to Call-In:

Yes: No:

Wards affected: All

Officer details:

Name: Martyn Sargeant
Job Title: Service Director – Strategy and Governance
Tel No: 01635 503076
E-mail: martyn.sargeant1@westberks.gov.uk

Part XX - Appendix: Audit and Risk Committee

1. Preamble

- **1.1** Part 3 (Meeting Procedure Rules) and Part 6 (Council Bodies) set out the rules and procedures that apply to all of the Council's Bodies and Sub-Bodies.
- **1.2** If there is any conflict between the wording of Parts 3 and 6 and this Appendix, this Appendix will prevail.

2. Scope of Role

- **2.1** The Audit and Risk Committee ("the Committee") is a key component of the Council's corporate governance. It provides an independent and high-level focus on the audit, assurance and reporting arrangements that underpin good governance and financial standards.
- **2.2** The purpose of the Committee is to provide independent assurance to the Council of the adequacy of the risk management framework and the internal control environment. It provides independent review of the governance, risk management and control frameworks and oversees the financial reporting and annual governance processes. It also oversees internal and external audit, helping to ensure efficient and effective assurance arrangements are in place.

3. Membership

- **3.1** The Committee shall consist of seven Councillors reflecting the political balance of the Council, together with up to two co-opted independent members.
- **3.2** The membership is set out in the Committees List and Meeting Rules Table.
- **3.3** There will be no provision for substitute Councillors to attend Committee meetings.
- **3.4** No member of the Committee may be a member of the Executive.
- **3.5** The Chair of the Committee shall be elected following the Annual Council meeting each year.

4. Terms of Reference

4.1 Governance, risk and control

To review the Council's corporate governance arrangements against the good governance framework and consider annual governance reports and assurances.

To review the annual governance statement prior to approval and consider whether it properly reflects the risk environment and supporting assurances, taking into account Internal Audit's opinion on the overall adequacy and effectiveness of the Council's framework of governance, risk management and control.

To consider the Council's arrangements to secure value for money and review assurances and assessments on the effectiveness of these arrangements.

Formation of an Audit and Risk Committee

To consider the Council's framework of assurance and ensure that it adequately addresses the risks and priorities of the Council.

To monitor the effective development and operation of risk management in the Council.

To monitor progress in addressing risk-related issues reported to the committee.

To consider reports on the effectiveness of internal controls and monitor the implementation of agreed actions.

To review the assessment of fraud risks and potential harm to the Council from fraud and corruption.

To monitor the counter-fraud strategy, actions and resources.

To review the governance and assurance arrangements for significant partnerships or collaborations.

4.2 Internal audit

To approve the internal audit charter.

To review proposals made in relation to the appointment of external providers of internal audit services and to make recommendations.

To approve the risk based internal audit plan, including internal audit's resource requirements, the approach to using other sources of assurance and any work required to place reliance upon those other sources.

To approve significant interim changes to the risk-based internal audit plan and resource requirements.

To make appropriate enquiries of both management and the head of internal audit to determine if there are any inappropriate scope or resource limitations.

To consider any impairments to independence or objectivity arising from additional roles or responsibilities outside of internal auditing of the Audit Manager. To approve and periodically review safeguards to limit such impairments.

To consider reports from the Audit Manager on internal audit's performance during the year, including the performance of external providers of internal audit services. These will include:

- Updates on the work of internal audit including key findings, issues of concern and action in hand as a result of internal audit work.
- Regular reports on the results of any quality assurance and improvement initiatives.
- Reports on instances where the internal audit function does not conform to the Global Internal Audit Standards in the UK Public Sector, considering whether the non-conformance is significant enough that it must be included in the annual governance statement.

Formation of an Audit and Risk Committee

To consider the internal Audit Manager's annual report:

- The statement of the level of conformance with the Global Internal Audit Standards in the UK Public Sector and the results of the quality assurance and improvement programme that supports the statement - these will indicate the reliability of the conclusions of internal audit.
- The opinion on the overall adequacy and effectiveness of the Council's framework of governance, risk management and control together with the summary of the work supporting the opinion - these will assist the committee in reviewing the annual governance statement.

To consider summaries of specific internal audit reports as requested.

To receive reports outlining the action taken where the Internal Audit Manager has concluded that management has accepted a level of risk that may be unacceptable to the authority or there are concerns about progress with the implementation of agreed actions.

To contribute to the quality assurance and improvement programme and in particular, to the external quality assessment of internal audit that takes place at least once every five years.

To consider a report on the effectiveness of internal audit to support the annual governance statement, where required to do so by the Accounts and Audit Regulations.

To provide free and unfettered access to the audit committee chair for the Internal Audit Manager, including the opportunity for a private meeting with the committee.

4.3 External audit

To support the independence of external audit through consideration of the external auditor's annual assessment of its independence and review of any issues raised by Public Sector Audit Appointments (PSAA) company or the authority's auditor panel as appropriate.

To consider the external auditor's annual letter, relevant reports, and the report to those charged with governance.

To consider specific reports as agreed with the external auditor.

To comment on the scope and depth of external audit work and to ensure it gives value for money.

To commission work from internal and external audit.

To advise and recommend on the effectiveness of relationships between external and internal audit and other inspection agencies or relevant bodies.

4.4 Financial reporting

To receive detailed training in respect of the process associated with the preparation, sign off, audit and publication of the Council's annual statement of accounts.

To monitor the on-going progress towards publication of the Council's annual statement of accounts, ensuring the statutory deadlines are achieved.

To obtain explanations for all significant variances between planned and actual expenditure to the extent that it impacts on the annual statement of accounts.

To review the annual statement of accounts. Specifically, to consider whether appropriate accounting policies have been followed, appropriate accounting estimates have been included in the Council's financial statements and whether there are concerns arising from the financial statements or from the audit that need to be brought to the attention of the Council.

To consider the external auditor's report to those charged with governance on issues arising from the audit of the accounts.

4.5 Accountability arrangements

To report to those charged with governance on the Committee's findings, conclusions and recommendations concerning the adequacy and effectiveness of their governance, risk management and internal control frameworks, financial reporting arrangements, and internal and external audit functions.

To report to full Council on a regular basis on the Committee's performance in relation to the terms of reference, and the effectiveness of the committee in meeting its purpose.

To publish an annual report on the work of the Committee

Part XX - Appendix: Personnel and Standards Committee

1. Preamble

- **1.1** Part 3 (Meeting Procedure Rules) and Part 6 (Council Bodies) set out the rules and procedures that apply to all of the Council's Bodies and Sub-Bodies.
- **1.2** If there is any conflict between the wording of Parts 3 and 6 and this Appendix, this Appendix will prevail.

2. Scope of Role

- **2.1** The Local Authorities (Standing Orders) (England) Regulations 2001 set out specific requirements in relation to the recruitment and appointment of the Head of Paid Service, Chief Officers and Deputy Officers. These include a requirement to draw up job descriptions and person specifications.
- **2.2** The Council's approach to recruitment and selection is set out in the Recruitment and Selection Policy, Procedure and Guidance document on the Council's intranet.
- **2.3** Section 27 of the Localism Act 2011 imposes a duty on local authorities to promote and maintain high standards of conduct. Section 28(6) of the same Act requires that that arrangements are in place under which allegations of misconduct can be investigated and decisions on those allegations determined. The Committee will have oversight of those arrangements.

3. Membership

- **3.1** The Committee shall consist of seven Councillors reflecting the political balance of the Council, together with up to two co-opted but non-voting Parish or Town Councillors and an Independent Person (Standards).
- **3.2** The membership is set out in the Committees List and Meeting Rules Table.
- **3.3** The Committee shall accept Substitute Members but, to sit as a Substitute Member, he or she must be a member of the same political group as the Member for whom they are substituting.
- **3.5** The Chair of the Committee shall be elected each year after the Annual Council meeting.

4. Terms of Reference

The principal functions of the Committee shall be as follows:

4.1 Personnel matters - general

- **4.1.1** Appoint staff at Service Director level or above by means of an Appointments Panel and to agree terms of reference for that Panel.
- **4.1.2** Agree and make necessary changes to the Council's Human Resources policies and procedures.

Formation of an Audit and Risk Committee

- **4.1.3** Designate officers as the Director of Adult Social Care and the Director of Children's Services.
- **4.1.4** Recommend officers for the statutory posts of Monitoring Officer and S151 Officer.
- **4.1.5** Consider requests for the early release of pensions (the financial implications of which will need to be considered and approved by the Executive).

4.2 Personnel matters – recruitment of Chief Executive, Executive Directors and Service Directors

- **4.2.1** Where the Council proposes to appoint a Chief Executive, Executive Director or Service Director it will convene an Appointments Panel, which shall:
 - in the case of the recruitment of a Chief Executive, consist of five Councillors;
 - in the case of Executive Directors or Service Directors, consist of three Councillors;
 - include at least one Executive Member;
 - have regard to the political balance of the Council;
 - draw up a statement specifying the duties of the Officer concerned and any qualifications or qualities to be sought in the person to be appointed;
 - make arrangements for the post to be suitably advertised.
- **4.2.2** The Council must approve the appointment of the Chief Executive having regard to the recommendations of the Appointments Panel before an offer of employment is made to that person.
- **4.2.3** The Council must approve the designation of an Officer as the S151 Officer or the Monitoring Officer, having regard to the recommendations of the Appointments Panel.
- **4.2.4** The Council may only make or approve the appointment of the Chief Executive where no well-founded objection has been made by any Member of the Executive.
- **4.2.5** Executive Directors or Service Directors (other than those who will hold a statutory post) will be appointed by the Appointments Panel.
- **4.2.6** An offer of employment as an Executive Director or Service Director must not be made until:
 - the Proper Officer has been advised of the name of the person to whom the offer is going to be made, and any other particulars relevant to the appointment;
 - the Proper Officer has notified every Member of the Executive as to:
 - the name of the person to whom the Appointments Panel wish to make the offer;
 - any other particulars relevant to the appointment which the Appointments Panel has notified to the Proper Officer; and
 - the period within which any objection to the making of the offer is to be made by the Executive Leader, on behalf of the Executive, to the Proper Officer; and either:
 - the Leader has, within the period specified in the Notice, notified the Appointments Panel that neither they nor any other Member of the Executive has any objection to the making of the offer; or

- the Appointments Panel is satisfied that any objection received from the Leader within that period is not material or is not well-founded.

4.3 Personnel matters – dismissal of Chief Executive, S151 Officer or Monitoring Officer

- **4.3.1** In this Part –
 - "Chief Finance Officer", "Head of the Authority's Paid Service" and "Monitoring Officer" (each a "Relevant Officer"), and "disciplinary action" have the same meaning as in Regulation 2 of the Local Authorities (Standing Orders) (England) Regulations 2001;
 - "Independent Person" means an Independent Person (Standards) appointed under s.28(7) of the Localism Act 2011;
 - "the Panel" means a Committee appointed by the Council under s.102(4) of LGA 1972 for the purposes of advising the Council on matters relating to the dismissal of relevant Officers of the authority; and
 - "Relevant Meeting" means a meeting of the Council to consider whether or not to approve a proposal to dismiss a relevant Officer.
- **4.3.2** The Council must approve that dismissal of a Relevant Officer before notice is given to that person.
- **4.3.3** In this paragraph, "Dismissor" means, in relation to the dismissal of a Relevant Officer, the Council or Body as the case may be.
- **4.3.4** Notice of the dismissal of an Officer referred to above, must not be given by the Dismissor until:
 - the Dismissor has notified the Proper Officer of the name of the person who the Dismissor wishes to dismiss, and any other particulars which the Dismissor considers are relevant to the dismissal;
 - the Proper Officer has notified every Member of the Executive of:
 - the name of the person whom the Dismissor wishes to dismiss;
 - any other particulars relevant to the dismissal which the Dismissor has notified to the Proper Officer; and
 - the period within which any objection to the dismissal is to be made by the Leader, on behalf of the Executive, to the Proper Officer, and either:
 - the Leader has, within the period specified in the Notice above, notified the Dismissor that neither they nor any other Member of the Executive has any objection to the dismissal;
 - the Dismissor is satisfied that any objection received from the Leader within that period is not material or is not well-founded.
- **4.3.5** A Relevant Officer may not be dismissed by the Council unless the procedure set out in the following paragraphs is complied with.

Formation of an Audit and Risk Committee

- **4.3.6** The Council must invite its Independent Persons (Standards) to be considered for appointment to the Panel, with a view to appointing at least two such Persons to the Panel.
- **4.3.7** Where there are fewer than two such Persons available, the Council shall seek to appoint one or more Independent Persons as have been appointed by another authority or authorities as the Council considers appropriate, so that there are at least two Independent Persons appointed to the Panel.
- **4.3.8** Subject to paragraph 6.10, the Council must appoint to the Panel such Independent Persons who have accepted an invitation issued in accordance with paragraph 6.7 in accordance with the following priority order:
 - an Independent Person (Standards) who has been appointed by the Council and who is a local government elector;
 - any other Independent Person (Standards) who has been appointed by the Council;
 - an Independent Person or Persons who have been appointed by another authority or authorities.
- **4.3.9** Not more than two Independent Persons shall be required to be in appointed to the Panel.
- **4.3.10** The Council must appoint the Panel at least 20 Working Days before the Relevant Meeting.
- **4.3.11** Before the taking of a vote at the Relevant Meeting on whether or not to approve such a dismissal, the Council must take into account, in particular:
 - any advice, views or recommendations of the Panel;
 - the conclusions of any investigation into the proposed dismissal; and
 - any representations from the relevant Officer.
- **4.3.12** Any remuneration, allowances or fees paid by the Council to an Independent Person appointed to the Panel must exceed the level of remuneration, allowances or fees payable to that Independent Person in respect of that person's role as Independent Person under the 2011 Act.

4.4 Standards

- **4.4.1** With the support of the Monitoring Officer, the Committee will promote and maintain high standards of conduct by all Councillors and co-opted members, including:
 - assisting Councillors and co-opted members to observe the Councillors' Code of Conduct;
 - advising the Council on the adoption, or revision of, the Councillors' Code of Conduct;
 - monitoring operation of the Councillors' Code of Conduct;
 - advising and training councillors and co-opted councillors on matters relating to the Councillors' Code of Conduct;

Formation of an Audit and Risk Committee

- granting dispensations to Councillors and co-opted members on requirements relating to interests.
- **4.4.2** The Committee has responsibility for ensuring that arrangements are in place by which allegations against Councillors and other Members of a Body, or of Town or Parish Councillors, which assert a breach of the relevant Code of Conduct, can be investigated and determined.

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Appointment and Allocation of Seats on Committees for the 2026/27 Municipal Year

Committee considering report:	Council
Date of Committee:	14 May 2026
Portfolio Member:	Councillor Vicky Poole (Portfolio Holder: Strategy and Governance and Commercialisation)
Date Head of Service agreed report:	14 April 2026
Date Portfolio Member agreed report:	30 April 2026
Report Author:	Sarah Clarke (Executive Director – Resources)

1 Purpose of the Report

- 1.1 The purpose of this report is to consider the appointment and allocation of seats on Committees for the next Municipal Year in accordance with the duty under section 15 of the Local Government Housing Act 1989, to ensure that this reflects the latest political make-up of the Council.
- 1.2 The election of Councillors to West Berkshire Council usually takes place every four years but the political representation of Members on Committees needs to be considered on an annual basis.
- 1.3 This report also seeks the approval of the Council’s Policy Framework for 2026/27 as set out in paragraph 5.22 of the report, reflective of the Policies reserved for Full Council.

2 Recommendations

- 2.1 That Council is informed that, under paragraph 8 of the Local Government (Committees and Political Groups) Regulations 1990, notice has been received that the Members set out in paragraph 5.1 are to be regarded as Members of the Liberal Democrat Group, Conservative Group, and Minority Group respectively.
- 2.2 That the Council agrees to the appointment of the various Committees and to the number of places on each as set out in Table A, at paragraph 5.5.
- 2.3 That the Council agrees to the allocation of seats to the Political Groups in accordance with section 15(5) of the Local Government Act 1989 as set out in Table B at paragraph 5.15 of the report.

Appointment and Allocation of Seats on Committees for the 2026/27 Municipal Year

- 2.4 That the number of substitutes on each of the Committees be as set out at paragraph 5.18.
- 2.5 In respect of the District and Area Planning Committees, the substitute Members are all drawn from Members representing wards within the Committee's area who are not appointed to the Committee. Where substitutes attend the District Planning meeting, they need to be drawn from the same Area Planning meeting as the Member they are substituting for.
- 2.6 That the Council approves the appointment of Members to the Committees as set out in Appendix A, and the appointments to Task Groups and Panels set out in Appendix B, which are in accordance with the wishes of the Political Groups.
- 2.7 That the Council, in accordance with the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 as amended, agrees that the Council's Policy Framework for 2026/27 be as set out in paragraph 5.23 of this report, and that any necessary amendments be made to the Council's Constitution.
- 2.8 That the Council notes that other plans, policies, and strategies requiring approval which are not included in the approved Policy Framework, and which are not otherwise reserved by law to Council, will be the responsibility of the Council's Executive in accordance with the Local Government Act 2000.
- 2.9 That the Council notes that Part 2, Paragraph 6.2 of Article 6 of the Constitution will be amended to reflect any changes made to the Executive by the Leader of the Council at the Annual Council meeting.
- 2.10 To re-appoint three Independent Persons (standards), namely Lindsey Appleton, Mike Wall and Alan Penrith.
- 2.11 To appoint Simon Carey as an Independent Person (Audit) to focus on the risk and audit functions of the Audit and Risk Committee and up to two non-voting Parish/Town Councillors on the Personnel and Standards Committee.
- 2.12 To note the membership of the Health and Wellbeing Board as set out in Appendix C.
- 2.13 That authority be delegated to the Monitoring Officer to make any changes required to the Constitution as a result of the changes to the number of Members of the Council and following the appointments to Committees.
- 2.14 Council is also informed about the Council Bodies Rules as detailed at Part 6 of the Constitution detailed at Appendix E.

3 Implications and Impact Assessment

Implication	Commentary			
Financial:	No new implications arising from this report. Members Allowances are met from within existing budgets in accordance with the proposals agreed by Council.			
Human Resource:	None			
Legal:	The allocation of seats to the Political Groups is in accordance with section 15(5) of the Local Government Act 1989 and related regulations mentioned in the report.			
Risk Management:	None			
Property:	None			
Policy:	The appointments and allocations will be made in accordance with the Council's statutory obligations. The Council's Policy making framework is reviewed annually.			
	Positive	Neutral	Negative	Commentary
Equalities Impact:				
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		

Appointment and Allocation of Seats on Committees for the 2026/27 Municipal Year

B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		
Environmental Impact:		X		
Health Impact:		X		
ICT Impact:		X		
Digital Services Impact:		X		
Council Strategy Priorities:		X		
Core Business:		X		
Data Impact:		X		
Consultation and Engagement:	The political groups have been consulted on aspects of this report.			

4 Executive Summary

- 4.1 This report sets out the membership of the Political Groups, the proposed size and membership of the Committees, as well as the number of substitutes to be appointed for each of the bodies. It also sets out the 2026/27 Policy Framework.
- 4.2 The Council is required to appoint Committees and other Member bodies that are not part of the Executive. Membership of the Council's Committees is agreed annually at the May Council meeting.
- 4.3 Appointments to the Executive are a matter reserved to the Leader of Council and are therefore not included in this report.

5 Supporting Information

Political Groups

- 5.1 In accordance with Regulation 8 of the Local Government (Committees and Political Groups) Regulations 1990, the under-mentioned Members have given notice of their wish to be regarded as Members of the Political Groups set out below.

Liberal Democrat Group	Conservative Group	Minority Group
Antony Amirtharaj	Dennis Benneyworth	Adrian Abbs
Phil Barnett	Dominic Boeck	Carolyn Culver
Jeff Brooks	Paul Dick	David Marsh
Nick Carter	Clive Hooker	Clive Taylor
Patrick Clark	Paul Kander	
Heather Codling	Jane Langford	
Martin Colston	Ross Mackinnon	
Jeremy Cottam	Biyi Oloko	
Iain Cottingham	Richard Somner	
Laura Coyle	Jo Stewart	
Billy Drummond	Howard Woollaston	
Nigel Foot		
Denise Gaines		
Stuart Gourley		
Owen Jeffery		
Janine Lewis		
Alan Macro		
Geoffrey Mayes		
Tom McCann		
Erik Pattenden		
Justin Pemberton		
Vicky Poole		
Chris Read		
Matthew Shakespeare		
Stephanie Steevenson		
Louise Sturgess		
Martha Vickers		
Tony Vickers		

- 5.2 It is proposed, at recommendation 2.1, that the Council notes that under Paragraph 8 of the Local Government (Committees and Political Groups) Regulations 1990, notice has been received that the Members set out in Paragraph 5.1 are to be regarded as Members of the Liberal Democrat, Conservative, and Minority Groups respectively.

Appointment of Committees

- 5.3 In accordance with Part 2, Article 4 of the Constitution, the Council is required to appoint Committees and other Member bodies that are not part of the Executive or its sub-committees.
- 5.4 It should be noted that Council is due to consider a report on changes to Governance and Personnel Committee arrangements. This will be heard before this report and, if the recommendations are approved, would make changes to the Council’s Committees. In summary, if approved, both the Governance and Personnel Committees will be reorganised into a new Audit and Risk Committee and a Personnel and Standards Committee. Both new Committees would have seven Members and up to two Independent Members (Audit and Risk) and up to two co-opted Parish/Town Councillors (Personnel and Standards). If approved, these changes would take effect immediately.
- 5.5 It is proposed that Council appoint the Committees set out in Table A, with the number of places shown for each.

Table A	
Body	Number of Seats
Resources and Place Scrutiny Committee	9
Children and Young People Scrutiny Committee	9
Health and Adult Social Care Committee	9
Licensing Committee	12
District Planning Committee	11 <i>(five members of the Eastern Area Planning Committee and five Members of the Western Area Planning Committee as well as the Portfolio Holder for Planning)</i>
Eastern Area Planning Committee	9
Western Area Planning Committee	9

Appointment and Allocation of Seats on Committees for the 2026/27 Municipal Year

Appeals Panel	12
Audit and Risk Committee	7 <i>(up to two co-opted, non-voting Independent Person (Audit) will also be appointed to this Committee)</i>
Personnel and Standards Committee	7 <i>(up to two co-opted, non-voting Parish Councillors will also be appointed to this Committee)</i>
Total	94

- 5.6 The Health and Wellbeing Board is subject to its own membership requirements and is therefore not included in the above table. The boundaries for the Eastern and Western Area Planning Committees are set out in Appendix D.
- 5.7 In addition to the Committees in Table A above, the Council has appointed a Joint Public Protection Committee and a Joint Health Overview and Scrutiny Committee. West Berkshire Council has three seats on the Joint Public Protection Committee and two seats on the Joint Health Overview and Scrutiny Committee. Appointments to the Joint Public Protection Committee are in accordance with the Inter Authority Agreement, which states that this will reflect the political balance of the Council.
- 5.8 It is proposed that 12 Members be appointed to the Licensing Committee and the Appeals Panel to ensure that there is a sufficient pool of Members trained and available to undertake the work of these Committees, which frequently sit as a Sub-Committee (referred to internally as Panels).
- 5.9 It is recommended (at point 2.2 of the report) that the Council agrees to the appointment of the various Committees and to the number of places on each as set out in Table A.
- 5.10 It is recommended (at point 2.13 of the report) that authority be delegated to the Monitoring Officer to make any changes required to the Constitution as a result of the changes to the number of Members of the Council and following the appointments to Committees.
- 5.11 The Rules for Council Bodies are attached to this report for information at Appendix E.

Allocation of Seats

5.12 The political balance of the Council currently stands as follows:

	Number of Members No.	Political Composition %
Liberal Democrat Group	28	65.12%
Conservative Group	11	25.58%
Minority Group	4	9.3%
TOTAL	43	100

5.13 In allocating seats on Committees, the Council must give effect to the requirements for political balance on Committees as prescribed by section 15 of the Local Government and Housing Act 1989. These requirements apply only to voting members of the Committee.

5.14 This section creates a sequential test that must be adhered to when allocating seats to the Committees of Council, which provides as follows:

- (1) Not all seats on any Committee are to be allocated to the same political group.
- (2) The majority of seats on any Committee must be allocated to the majority group.
- (3) Subject to the satisfaction of the above statutory criteria, the total number of seats on ordinary Committees must be allocated to political groups in the same proportion as their representation on the Council.
- (4) Subject to all the above, the number of seats on each Committee must be the same proportion as the political group's representation on full Council.

5.15 Having regard to the above, it is proposed that the seats on Committees should be allocated as follows:

Table B				
Committee	Total Number of Seats	Liberal Democrat Group	Conservative Group	Minority Group
Resources and Place Scrutiny Committee	9	5	3	1
Children and Young People Scrutiny Committee	9	5	3	1
Health and Adult Social Care Committee	9	5	3	1

Appointment and Allocation of Seats on Committees for the 2026/27 Municipal Year

Licensing Committee	12	7	3	2
District Planning Committee	11	8	2	1
Eastern Area Planning Committee	9	5	3	1
Western Area Planning Committee	9	5	3	1
Appeals Panel	12	9	3	0
Audit and Risk Committee	7	5	1	1
Personnel and Standards Committee	7	5	1	1
Number of committee seats based on % of Council		61.2 (1dp)	24.0 (1dp)	8.7 (1dp)
Number of Seats Allocated	94	59	25	10
Percentage of Seats on Council		65.1%	25.6%	9.3%
Percentage of Seats Allocated	100%	62.8% (1dp)	26.6% (1dp)	10.6% (1dp)

5.16 It is recommended that the Council agrees to the allocation of seats to the Political Groups in accordance with section 15(5) of the Local Government Act 1989 as set out in Table B above.

Substitutes

5.17 The Council is also required to determine the number of substitute Members that may be appointed in respect of each Committee.

5.18 The proposed number of substitutes for each Committee is detailed in Table C below.

Table C	
Resources and Place Scrutiny Committee	Up to 3 per Political Group

Appointment and Allocation of Seats on Committees for the 2026/27 Municipal Year

Children and Young People Scrutiny Committee	Up to 3 per Political Group
Health and Adult Social Care Committee	Up to 3 per Political Group
Area Planning Committees	Up to 3 per Political Group
District Planning Committee	Up to 4 per Political Group – 2 from the Eastern Area of the District and 2 from the Western Area of the District
Licensing Committee	No substitutes permitted
Appeals Panel	No substitutes permitted
Audit and Risk Committee	Up to 2 per Political Group
Personnel and Standards Committee	Up to 2 per Political Group

5.19 In respect of the District and Area Planning Committees, the substitute Members are all drawn from Members representing wards within the Committee's area who are not appointed to the Committee. Where substitutes attend the District Planning meeting, they need to be drawn from the same Area Planning meeting as the Member they are substituting for.

Appointment to Committees

5.20 Appendix A is a full list of Committees and the nominations from each Political Group, including the Joint Public Protection Committee.

5.21 It is proposed that the Council approves the appointment of Members to the Committees as set out in Appendix A, and the appointments set out in Appendix B which are in accordance with the wishes of the Political Groups.

Planning and Policy Framework

5.22 It is recommended that, in accordance with the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 as amended, the proposed Budget and Policy Framework for 2026/27 (Policies etc reserved to Council) contains the Budget, Policies, Plans and Strategies set out below:

- Investment and Borrowing Strategy;

Appointment and Allocation of Seats on Committees for the 2026/27 Municipal Year

- Medium Term Financial Strategy;
- Capital Strategy;
- Revenue Budget;
- Council Strategy;
- Local Transport Plan;
- Licensing Policy;
- Gambling Policy;
- Plans and strategies which together comprise the Development Plan;
- Joint Local Health and Wellbeing Strategy;
- Statutory Pay Policy Statement;
- Property Investment Strategy.

5.23 Other plans, policies, and strategies requiring approval which are not included in the approved Policy Framework, and which are not otherwise reserved by law to Council, will be the responsibility of the Council's Executive in accordance with the Local Government Act 2000.

Executive

5.24 Council is asked to note that the Constitution will be amended to reflect any changes made to the Executive Portfolios by the Leader of the Council announced at this Annual Council meeting.

Governance

5.25 In addition to the elected Members who will be appointed on a proportional basis to the Audit and Risk Committee, it is recommended that up to two Independent Members (Audit and Risk) also be appointed. It is proposed that the Council re-appoint Simon Carey to continue to fulfil this role on the Audit and Risk Committee for the municipal year 2026/27, as set out in the recommendations and at Appendix A. The Independent Member (Audit and Risk) would sit on the Committee and provide their expertise. The Independent Member (Audit and Risk) was initially selected through a publicity exercise and selection. However, in subsequent years, the Council has reconfirmed their appointment with their consent.

5.26 In addition to the elected Members who will be appointed on a proportional basis to the Personnel and Standards Committee, it is recommended that up to two co-opted non-voting Parish/Town Councillors also be appointed as Parish/Town Council representatives. In addition, up to two substitute (and also non-voting) Parish/Town Councillors will also be appointed to provide continuity. This is presented within Appendix A. The Parish/Town Council co-opted Members were initially selected through a publicity exercise and selection. However, in subsequent years, the Council has reconfirmed their appointment with their consent.

5.27 It is also proposed that Council re-appoint three Independent Persons, namely Lindsey Appleton, Alan Penrith, and Mike Wall MBE to assist with standards matters. These Independent Members (Standards) were initially selected through a publicity exercise and selection. However, in subsequent years, the Council has reconfirmed their appointment with their consent.

Health and Wellbeing Board

- 5.28 The Health and Wellbeing Board is created under the relevant provisions of the Health and Social Care Act 2012. A number of regulations linked to Committees have been dis-applied in relation to this Committee such as the proportionality rules and rules pertaining to voting.
- 5.29 The membership of the Board is set out in Appendix C and a number of the Board Members have nominated a named substitute as set out in that Appendix.
- 5.30 Council is asked to note the membership of the Health and Wellbeing Board, including those Members nominated by the Leader of Council, which are set out in Appendix C.

6 Proposals

- 6.1 As detailed in this report, in accordance with Regulation 8 of the Local Government (Committees and Political Groups) Regulations 1990, 28 Members wish to be regarded as members of the Liberal Democrat Group, 11 Members wish to be regarded as members of the Conservative Group, and 4 Members wish to be regarded as members of the Minority Group.
- 6.2 Members, and where appropriate substitutes, will be appointed to 10 Committees totalling 94 seats. In this case 59 of these seats will be allocated to Liberal Democrat Members, 25 to Conservative Members, and 10 to the Minority Group. The Health and Wellbeing Board is not included in these appointments as it is subject to its own membership requirements.
- 6.3 It is proposed that the appointments to Committees are made in accordance with the wishes of the Political Groups and as fully set out in the recommendations and related Appendices.
- 6.4 The Council will also appoint up to two Parish/Town Councillors to the Personnel and Standards Committee, two Independent Persons (Audit and Risk) to the Audit and Risk Committee, and three Independent Persons (Standards) to assist with standards complaints.

7 Other options considered

- 7.1 None as the Council is required to consider and review membership of committees on an annual basis.

8 Conclusion

- 8.1 Members are asked to agree the appointment and allocation of seats on the Committees for the 2026/27 Municipal Year.
- 8.2 Members are asked to agree the Council's Policy Framework for 2026/27 as set out in Paragraph 5.22.

9 Appendices

- 9.1 Appendix A – Membership of Committees 2025/26 (To Follow)
- 9.2 Appendix B - Task Group and Panel Memberships 2025/26 (To Follow)
- 9.3 Appendix C – Membership of Health and Wellbeing Board (To Follow)
- 9.4 Appendix D - Wards covering each Planning Committee (To Follow)
- 9.5 Appendix E – Council Bodies Rules - [Part 6 of the Constitution](#) (To Follow)

Background Papers:

None

Subject to Call-In:

Yes: No:

- The item is due to be referred to Council for final approval
- Delays in implementation could have serious financial implications for the Council
- Delays in implementation could compromise the Council's position
- Considered or reviewed by Scrutiny Commission or associated Committees, Task Groups within preceding six months
- Item is Urgent Key Decision
- Report is to note only

Wards affected: (All Wards);

Officer details:

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Appointments to Outside Bodies for the 2026/27 Municipal Year

Committee considering report:	Council
Date of Committee:	14 May 2026
Portfolio Member:	Councillor Vicky Poole (Portfolio Holder: Strategy and Governance and Commercialisation)
Date Head of Service agreed report:	14 April 2026
Date Portfolio Member agreed report:	30 April 2026
Report Author:	Sarah Clarke (Executive Director – Resources)

1 Purpose of the Report

- 1.1 The purpose of this report is to consider the appointment of seats on Outside Bodies for the next Municipal Year. Where necessary, such appointments must comply with the duty under section 15 of the Local Government Housing Act 1989, to ensure that these reflect the latest political make-up of the Council.
- 1.2 The election of Councillors to West Berkshire Council usually takes place every four years, but appointment of Members to a number of bodies needs to be considered on an annual basis.
- 1.3 These are:
 - Royal Berkshire Fire Authority
 - Thames Valley Police and Crime Panel
 - Local Government Association General Assembly

2 Recommendations

- 2.1 Council is requested to approve the appointments for the Municipal Year 2026/27, of Member representatives to the following outside bodies:
 - Royal Berkshire Fire Authority:
 - Councillor Jeff Brooks
 - Councillor Billy Drummond
 - Councillor Owen Jeffery
 - Councillor Dennis Benneyworth

Appointments to Outside Bodies for the 2026/27 Municipal Year

- Thames Valley Police and Crime Panel:
 - Councillor Stephanie Steevenson
 - Councillor Jeremy Cottam (Alternative Member)
- Local Government Association General Assembly:
 - Councillor Jeff Brooks
 - Councillor Heather Codling
 - Councillor Martin Colston
 - Councillor Ross Mackinnon

3 Implications and Impact Assessment

Implication	Commentary			
Financial:	West Berkshire Council Members are not paid to attend Outside Body meetings, but any costs associated with meeting attendance will be met from within existing Members Allowances budget, where the Outside Body does not pay these costs.			
Human Resource:	None			
Legal:	The Council is required to appoint members to certain bodies, such as the Royal Berkshire Fire Authority and the Thames Valley Police and Crime Panel.			
Risk Management:	None			
Property:	None			
Policy:	Where appropriate, appointments will be made in accordance with Part 13, Appendix D (Protocol for Council Representation on Outside Bodies) of the Council's Constitution.			
	Positive	Neutral	Negative	Commentary
Equalities Impact:				

Appointments to Outside Bodies for the 2026/27 Municipal Year

A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		
Environmental Impact:		X		
Health Impact:		X		
ICT Impact:		X		
Digital Services Impact:		X		
Council Strategy Priorities:		X		
Core Business:		X		
Data Impact:		X		
Consultation and Engagement:	None			

4 Executive Summary

- 4.1 The Council is required to appoint representatives to a range of Outside Bodies. Other appointments (separate to this report) will be made via an Individual Executive Member Decision as necessary.
- 4.2 Nominations to the three Outside Bodies; Royal Berkshire Fire Authority, Thames Valley Police and Crime Panel, and the Local Government Association General Assembly are required annually. Appointments, where appropriate, will be made in

Appointments to Outside Bodies for the 2026/27 Municipal Year

accordance with Appendix D to Part 13 of the Constitution (Protocol for Council Representatives on Outside Bodies).

5 Royal Berkshire Fire Authority

- 5.1 Members are responsible for setting the Fire and Rescue Service operating budget and determining how the service is run. Meetings of the Royal Berkshire Fire Authority take place in the evenings, on a quarterly basis, and previously these have taken place at the Authority's Headquarters in Calcot, Reading. It should be noted that a Member appointed to the Fire Authority is expected to attend all Fire Authority meetings and to serve on at least one committee or working party.
- 5.2 Appointments to the Royal Berkshire Fire Authority are made on a proportionality basis based on the electoral roll. The Royal Berkshire Fire and Rescue Service have informed the Council that they require four Member appointments from West Berkshire Council. Under the Local Government and Housing Act 1989 the Council is required to allocate seats on the Fire Authority reflecting the political balance of the whole Council.
- 5.1 The Council's representatives in 2025/26 were Councillors Dennis Benneyworth, Jeff Brooks, Billy Drummond, and Owen Jeffery.
- 5.2 It is proposed that these Members be reappointed for the 2026/27 Municipal Year.

6 Thames Valley Police and Crime Panel

- 6.1 The Panel comprises 18 elected members (one from each Authority) and two co-optees. Appointments of elected Members to the Panel are made in accordance with each Authority's own procedures, with a view to ensuring that the 'balanced appointment objective' is met, so far as is reasonable practicable.
- 6.2 The balanced appointment objective requires that the Panel should (when taken together):
 - Represent all parts of the police area;
 - Represent the political make-up of the authorities;
 - Have the skills, knowledge and experience necessary for the Panel to discharge its functions effectively.
- 6.3 A Member shall be appointed to the Panel at the Annual Meeting of Council, subject to the following provisos:

That they shall cease to be a Member of the Panel if they cease to be a member of:

 - The Authority;
 - The political group in the Authority when the appointment to hold office was made.

Appointments to Outside Bodies for the 2026/27 Municipal Year

- 6.4 The Council's representative in 2025/26 was Councillor Stephanie Steevenson, with Councillor Jeremy Cottam appointed as alternate Member.
- 6.5 It is proposed that these Members be reappointed for the 2026/27 Municipal Year.

7 Local Government Association General Assembly

- 7.1 The Local Government Association is a politically-led, cross-party organisation that works on behalf of councils to ensure that local government has a voice with national government. It aims to influence and set the political agenda on issues relevant to councils in order to deliver local solutions.
- 7.2 The General Assembly acts as the 'parliament' of local government, with authorities in LGA membership entitled to have a minimum of one representative. It meets each summer at the LGA's Annual Conference. Membership is reviewed annually.
- 7.3 Four places are available to West Berkshire Council. There is no requirement that the Council allocate seats to the General Assembly in a politically balanced manner. However, the Local Government Association encourages authorities entitled to three or four representatives on the General Assembly to allocate one of those positions to the Opposition Group Leader.
- 7.4 The Council's representatives in 2025/26 were Councillors Jeff Brooks, Denise Gaines, Martin Colston, and Ross Mackinnon.
- 7.5 It is proposed that Councillor Heather Codling replace Councillor Denise Gaines, as the current Deputy Leader, and that the other Members be reappointed for the 2026/27 Municipal Year.

8 Other options considered

- 8.1 Not to appoint representatives which is not recommended for the reasons detailed in the report.

9 Conclusion

- 9.1 That the Council should agree and note that the appointments to the organisations set out in this report be made in accordance with the recommendation.

10 Appendices

- 10.1 None.

Background Papers:

None

Subject to Call-In: No

Yes: No:

- The item is due to be referred to Council for final approval
- Delays in implementation could have serious financial implications for the Council
- Delays in implementation could compromise the Council's position
- Considered or reviewed by Scrutiny Commission or associated Committees, Task Groups within preceding six months
- Item is Urgent Key Decision
- Report is to note only

Wards affected: All Wards

Officer details:

Name: Sarah Clarke
Job Title: Executive Director (Resources)
Tel No: 01635 519596
E-mail: sarah.clarke@westberks.gov.uk

Member Development Programme 2026/27

Meeting considering report:	Council
Date of meeting:	14 May 2026
Portfolio Member:	Councillor Vicky Poole
Date Head of Service agreed report:	17 February 2026
Date Portfolio Member agreed report:	26 March 2026
Report Author:	Stephen Chard (Democratic Services Manager)

1 Purpose of the Report

- 1.1 To be informed about the previously agreed Four-Year Plan for Member Development and to approve specific training for the 2026/27 Municipal Year. These were considered by the Member Development Group on 9 October 2025 and have been recommended to be approved by Council.
- 1.2 Having a Member Development Programme is important in order to ensure that Members receive sufficient development opportunities to continue to fulfil their roles and gain further insight into the Council and its activities. The Programme itself is developed through a Member Development Group consisting of Members from across the political parties represented on the Council.

2 Recommendations

- 2.1 Council is asked to:
 - 2.1.1 Approve the proposed Member Development Programme for 2026/27.
 - 2.1.2 Authorise the Service Lead for Legal & Democratic to regularly review and amend these documents where necessary throughout the Municipal Year to ensure it remains relevant and fit for purpose.
 - 2.1.3 Encourage the Group Leaders to use all reasonable endeavours to secure attendance by Members at all relevant training as detailed within the Programme and to participate in the sessions available on the [Members Learning Hub](#).

3 Implications and Impact Assessment

Implication	Commentary
Financial:	<p>The proposed training sessions in the Four-Year Plan of Member Development and the Member Development Programme for 2026/27 will be delivered in-house by Council Officers. Therefore, there will be no direct cost implications beyond Officer time.</p> <p>Member Training has an allocated budget of £15,000. This can be used to procure sessions from outside providers throughout the Municipal Year, if a specific training need is identified.</p>
Human Resource:	<p>The Member Development Programme is established, managed and monitored by officers within Democratic Services. The delivery of sessions is cross-service, usually at Service Director level.</p>
Legal:	<p>The Member Development Programme outlines the expected training that is required by the Council's Constitution and any identified subject matter that carries a risk for the Council that should be mitigated by way of training.</p> <p>The provision of training will be reassessed given any future relevant legislation to ensure compliance.</p>
Risk Management:	<p>Adopting a Member Development Programme will help ensure that Members make more informed decisions.</p> <p>Ensuring that all Members receive the appropriate and Constitutionally required training will protect the Council's decisions if they are appealed and ensure that management of any sensitive information is done under our Data Protection requirements both as an organisation and individually for Members.</p>
Property:	<p>None identified.</p>
Policy:	<p>The Member Development Programme will be delivered as part of the Member Development Strategy.</p>

	Positive	Neutral	Negative	Commentary
Equalities Impact:				
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		
Environmental Impact:		X		
Health Impact:		X		
ICT Impact:		X		The Council aims to provide the Member Development Sessions through an online training platform.
Digital Services Impact:		X		
Council Strategy Priorities:		X		
Core Business:		X		
Data Impact:		X		

Consultation and Engagement:	The Member Development Group reviewed the proposed plans for Member Development at their meeting on 9 October 2025. The group recommended that the programme be approved by Council.
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4 Executive Summary

- 4.1 This report presents the previously approved Four-Year Plan for Member Development (Appendix A) as well as a Member Development Programme for the 2026/27 Municipal Year (Appendix B).
- 4.2 The Four-Year Plan forms the structure to which Member Development takes place across a typical four-year Council term, whereas the Member Development Plan 2026/27 outlines the additional training that is proposed for the upcoming year.
- 4.3 These documents outline those training sessions where Member attendance is expected, as defined in the Council’s Constitution, and those sessions where it is recommended or optional. It will also remain flexible over time to accommodate new sessions should the need for them be identified. Council is asked to approve both of these documents.

5 Supporting Information

Introduction

- 5.1 This report is brought to Council as it is a regular yearly item outlining the proposed training schedule for the upcoming Municipal Year.
- 5.2 The Four-Year Plan was agreed at the Council meeting on 27 March 2025 and forms the basic structure to which training will be provided to Members across an entire Four-Year term of the Council. The 2026/27 Municipal Year will be the fourth and final year of an ordinary Council term.
- 5.3 The MDP for 2026/27 provides a list of specific training for the year that will look to be provided. These sessions have been reviewed and agreed to be held by the Member Development Group.
- 5.4 Both the Four-Year Plan and the MDP for 2026/27 outline those training sessions which are recommended for Member development, but also those to which attendance is expected under the Council’s Constitution and legislation – such as training for Members on regulatory or quasi-judicial committees and panels.

Background

- 5.5 Ensuring that all Members have received the appropriate level of training will not only help Members make more informed decisions, but it will also ensure that the Council can better defend its decisions if they are appealed – such as with decisions of the Planning Committees. Due to the Constitutional and legislative requirements around the

Member Development Programme 2026/27

expected training sessions highlighted in the Programme, it is imperative that Members engage with these sessions.

- 5.6 The range of sessions proposed have been informed by the development needs identified during the 2025/26 Municipal Year and has been reviewed and recommended for approval by the cross-party Member Development Group.
- 5.7 In addition to the sessions provided by the Council, Members are also encouraged to access the numerous resources available to them through the Local Government Association (LGA).
- 5.8 The LGA maintain their own online training platform which has over 25 unique [e-learning modules](#), free for Members of the Council. Some of the e-learning modules included are for Planning, Corporate Parenting, Scrutiny, Local Government Finance, and supporting constituents. These modules are all optional and can be added to the Members Training Log should confirmation of completion be sent to Democratic Services.
- 5.9 The LGA also provide multiple [workbooks](#) for Members and hold several development related [events](#) each year.

Proposals

- 5.10 Council is recommended to reexamine the agreed long-term plan for Member Development, the Four-Year Plan, is set out as Appendix A to the report.
- 5.11 The proposed Member Development Programme 2026/27 is set out as Appendix B to the report.
- 5.12 The Programme must remain flexible, with additional development sessions being added as and when a need is identified. To facilitate this, it is requested that the Service Lead - Legal & Democratic be authorised to regularly review and amend the Programme where necessary throughout the Municipal Year to ensure it remains relevant and fit for purpose.

6 Other options considered

- 6.1 The alternative option would be for Council to not approve a Member Development Programme.
- 6.2 This alternative is not recommended as having an approved plan would allow Members and Officers to prepare for training sessions in advance as well as ensuring that all the Constitutional and legislative requirements around training can be met.

7 Conclusion

- 7.1 Council is recommended to be informed about the Four-Year Plan and to approve the Member Development Programme for 2026/27, and to delegate authority to the Service Lead - Legal & Democratic to review and amend the Programme as necessary.
- 7.2 By approving the recommendations contained within this report, Members will have a clear and defined development path that will enable them to make clear and informed decisions, as well as ensuring that the Council is compliant with all relevant legislation.

8 Appendices

Appendix A – Four-Year Plan

Appendix B – Member Development Plan 2026/27

Background Papers:

None.

Subject to Call-In:

Yes: No:

- | | |
|---|-------------------------------------|
| The item is due to be referred to Council for final approval | <input checked="" type="checkbox"/> |
| Delays in implementation could have serious financial implications for the Council | <input type="checkbox"/> |
| Delays in implementation could compromise the Council's position | <input type="checkbox"/> |
| Considered or reviewed by Scrutiny Commission or associated Committees, Task Groups within preceding six months | <input type="checkbox"/> |
| Item is Urgent Key Decision | <input type="checkbox"/> |
| Report is to note only | <input type="checkbox"/> |

Wards affected: All

Officer details:

Name: Stephen Chard
Job Title: Democratic Services Manager
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E-mail: Stephen.Chard@westberks.gov.uk

Four-Year Plan Member Development

Key

Year 1 of an Ordinary Council term	
Years 2, 3, and 4 of an Ordinary Council Term	

	Session	Expected or Desirable	Delivery	Expected Date	Reason
Year 1	Induction Day Will include: IT Collection and Training Welcome and 'Surviving the first three months' session	Expected	In person	Week after election	To ensure proper preparedness for new and continuing Members
	The Planning Process	Expected for all Planning Committee Members and Substitutes (All other Members welcome)	In person and online Training Session (Day and Evening) – Recorded for catchup viewing on the Member's Learning Hub	Before the first Planning Committee	To comply with Part 6.8, Section 3.5 of the Constitution

	The Licensing Process	Expected for all Licensing Committee Members and Substitutes (All other Members welcome)	In person and online Training Session (Day and Evening) – Recorded for catchup viewing on the Member's Learning Hub	Before the first Licensing Committee	To comply with Part 6.6.1, Section 2.3 of the Constitution
	Appeals	Expected for all Appeals Panel Members and Substitutes (All other Members welcome)	In person and online Training Session (Day and Evening) – Recorded for catchup viewing on the Member's Learning Hub	Before the first Appeals Panel or Hearing	To comply with Part 6.1, Section 3.4 of the Constitution
	GDPR / Data Protection / Information Security / FOI	Expected for all Members (Attendance at any of the weekly online sessions is also sufficient)	Online via the Member Learning Hub	As soon as possible	To ensure that the Council meets its obligations under the existing access to information legislation and guidance from the Information Commissioner's Office (ICO)
	Decision Making and Chairs Training	Expected for all Chairmen (Desirable for all Members)	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Within the first two months	To ensure proper decision making is followed and to equip Chairmen with the skills needed to effectively fulfil their roles



	Role, Functions, and Effective Questioning Skills for Scrutiny	Expected for all Health Scrutiny Committee and Scrutiny Commission Members (All other Members welcome)	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Within the first two months	To introduce Members to the Scrutiny functions of Council and prepare Members to participate in that
	Finance, Governance, and Audit	Expected for Governance Committee Members (All other Members welcome)	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the end of the second quarter	To inform Members about the Council's finances, governance arrangements, and audit processes
	Corporate Parenting Responsibilities	Expected for all Members	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the end of the second quarter	To inform Members about their role as Corporate Parents
	Safeguarding	Desirable for all Members	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the end of the second quarter	To inform Members about their safeguarding responsibilities



	The Council's Directorates and What They Do and an introduction to the Policy Framework	Desirable for all Members	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the end of the second quarter	To inform Members about the structure of the Council, what team is responsible for what, and to introduce the Policy Framework.
	Code of Conduct and Standards Issues	Desirable for all Members	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the end of the second quarter	To inform Members about their obligations under the Code
	Fraud, Corruption, and Bribery Awareness and Whistleblowing	Desirable for all Members	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the end of the third quarter	To ensure that a robust culture of anti-fraud, corruption, and bribery awareness is created and to inform Members about whistleblowing provisions
	Risk Management and Emergency Planning	Desirable for all Members	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the end of the third quarter	To inform Members about the Council's risk management and emergency planning actions



Years 2, 3, and 4	The Planning Process – annual refresher	Expected for all Planning Committee Members and Substitutes (All other Members welcome)	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the first Planning Committee of Municipal Year	To comply with Part 6.8, Section 3.5 of the Constitution
	The Licensing Process – annual refresher	Expected for all Licensing Committee Members and Substitutes (All other Members welcome)	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the first Licensing Committee of Municipal Year	To comply with Part 6.6.1, Section 2.3 of the Constitution
	Appeals – annual refresher	Expected for all Appeals Panel Members and Substitutes (All other Members welcome)	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Before the first Appeals Panel or Hearing of Municipal Year	To comply with Part 6.1, Section 3.4 of the Constitution
	GDPR / Data Protection / Information Security / FOI	Expected for all Members	Online via the Member Learning Hub	As soon as possible at the beginning of the Municipal Year	To ensure that the Council meets its obligations under the existing access to information legislation and guidance from the Information Commissioner's Office (ICO) This annual training supports Members in understanding the evolving nature of data protection and information security risks



	Corporate Parenting Responsibilities – annual refresher	Expected for all Corporate Parenting Panel and Children and Young People Scrutiny Committee Members (All other Members welcome)	Online via the Member Learning Hub	As soon as possible at the beginning of the Municipal Year	To keep Members informed about their role as Corporate Parents and update them with any new responsibilities
	Emergency Planning – annual refresher	Optional	Online via the Member Learning Hub	In October or November	To keep Members informed about the Council's current Emergency Planning and any plans that need to be highlighted at that point in time
	Specific Training for the Municipal Year	Optional or Desirable as per the session	In person and online Training Session – Recorded for catchup viewing on the Member's Learning Hub	Immediately before or after a meeting of the relevant Committee or with their own evening slot	To keep Members informed about Committee specific topics and areas of development or any other areas identified where a Development Session would be beneficial
	LGA E-Learning	Optional	LGA Councillor E-Learning Portal	Available at any point and can be completed across the four-year term of the Council	To supplement the training provided by the Council



Member Development Programme May 2026 to April 2027

This Member Development Programme outlines the training that is proposed to be provided for the 2026/27 municipal year in addition to those sessions described in the Four-Year Plan of Member Development:

Session and content	Delivery of Session	Provided by	Expected/Desirable/Optional	Date
Scrutiny Committee –	In person and online Training Session (Recorded for catchup viewing)	Democratic Services	Desirable for all Scrutiny Committee Members (All other Members welcome)	Immediately before a meeting of a Scrutiny Committee (For all Scrutiny Commission Members)
Governance, Finance, Risk, and Audit – Committee Specific Training	In person and online Training Session (Recorded for catchup viewing)	Finance and Internal Audit	Desirable for Governance Committee Members (All other Members welcome)	Immediately before a meeting of the Governance Committee (For Governance Committee Members)
Planning Reform and the Spatial Development Strategy	In person and online Training Session (Recorded for catchup viewing)	Planning	Desirable for all Planning Committee Members (All other Members welcome)	Scheduled at a suitable time in the year.
English Devolution and Community Empowerment Bill	In person and online Training Session (Recorded for catchup viewing)	Chief Executive and relevant Officers	Desirable for all Members	Scheduled at a suitable time in the year.

<p>Member Learning Hub Sessions (In addition to the expected sessions hosted on the Learning Hub) These include:</p> <ul style="list-style-type: none"> - Equality, Diversity and Inclusion training - Neurodiversity at work - Customer services practice 	<p>Online via the Member's Learning Hub</p>	<p>IT and Human Resources</p>	<p>Optional</p>	<p>Available at any point to Members of the Council</p>
<p>LGA – E-Learning These sessions include:</p> <ul style="list-style-type: none"> - Audit introduction - Corporate Parenting - Handling intimidation - Licensing - Planning - Scrutiny - Stress Management - Being an effective Ward Councillor 	<p>LGA's E-Learning portal</p>	<p>Local Government Association</p>	<p>Optional</p>	<p>Available at any point to Members of the Council</p>



Lambourn Neighbourhood Development Plan

Committee considering report:	Council
Date of Committee:	14 May 2026
Portfolio Member:	Councillor Denise Gaines
Date Head of Service agreed report:	27 March 2026
Date Portfolio Member agreed report:	15 March 2026
Report Author:	Laila Bassett
Forward Plan Ref:	C4804

1 Purpose of the Report

- 1.1 This report provides Council with the Lambourn Neighbourhood Development Plan (NDP), which was submitted to West Berkshire District Council (WBDC) on 16 February 2026.
- 1.2 Following submission, responsibility for taking the plan forward lies with the local planning authority (LPA). In accordance with the Regulations, the submitted plan must be publicised for a six-week period with representations invited and must then undergo independent examination. All representations received will be forwarded to the appointed examiner.
- 1.3 Approval is now required for the Lambourn NDP to progress to these next stages.

2 Recommendations

- 2.1 That Council resolves that:
 - 1) The submitted Lambourn NDP be subject to a six-week consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
 - 2) Following the six-week consultation, the Lambourn NDP be sent for independent examination under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

3 Implications and Impact Assessment

Implication	Commentary
<p>Financial:</p>	<p>For several years, the Government provided national grant funding to qualifying bodies (eg. parish and town councils) preparing neighbourhood plans, and to LPAs to support their role in the neighbourhood planning process. However, following the Spending Review, the Government announced in June 2025 that this support would be withdrawn with immediate effect.</p> <p>On 12 December 2025, the Government wrote to all LPAs advising that they could claim grant funding for neighbourhood planning activities undertaken during the period from 1 April 2025 to 31 March 2026. LPAs were able to make the following claims:</p> <ul style="list-style-type: none"> • £20,000 in areas where a neighbourhood plan had not previously been adopted. The claim could only be made once the LPA had issued a decision statement confirming its intention to send a plan to referendum. • £5,000 for designation of the first five neighbourhood areas. • £10,000 for substantive modifications to an adopted neighbourhood plan which required examination but not referendum, where the nature of the plan remained unchanged. • £20,000 for a full review and replacement of an adopted neighbourhood plan, or for more substantive modifications requiring both examination and referendum. <p>The Government has not yet indicated whether the support programme will be extended beyond 31 March 2026.</p> <p>The financial cost to the council is largely incurred through officer time, and through the organisation of the independent examination and referendum. It is estimated that approximately 80 - 90 hours of officer time is required to support the development of a neighbourhood plan, based on experience supporting the Stratfield Mortimer NDP.</p> <p>Most neighbourhood plan examinations are conducted by way of written representations, at an expected cost of £5,600. If the appointed examiner determines that hearing sessions are required, the cost is expected to be approximately £7,700. The Council has secured the services of Intelligent Plans and Examinations through a competitive tendering process, with</p>

Lambourn Neighbourhood Development Plan

	<p>fixed prices agreed for both written and hearing-based examinations.</p> <p>On average, referendums cost approximately £5,000 per ballot box, in addition to officer time associated with arranging and delivering the referendum.</p>
Human Resource:	Not applicable
Legal:	<p>An adopted neighbourhood plan forms part of the statutory development plan.</p> <p>The neighbourhood planning process is governed by the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).</p> <p>The qualifying body is responsible for leading plan preparation. In parished areas this is the parish or town council, unless a parish does not meet the relevant threshold and instead establishes a neighbourhood forum. In unparished areas, a neighbourhood forum acts as the qualifying body.</p> <p>LPAs have statutory responsibilities at key stages, including public consultation, examination, and facilitating a referendum. If more than 50% of those voting in the referendum vote in favour of the plan, the neighbourhood plan is brought into legal force and forms part of the development plan.</p>
Risk Management:	Not applicable
Property:	Not applicable
Policy:	<p>National planning policy provides for neighbourhood planning. An adopted neighbourhood plan forms part of the district's development plan.</p>

	Positive	Neutral	Negative	Commentary
Equalities Impact:				
A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		✓		Neutral impact as neighbourhood plans apply to all members of the community.
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		✓		Neutral impact as neighbourhood plans apply to all members of the community.
Environmental Impact:	✓			NDPs may include policies that protect and enhance the environment.
Health Impact:		✓		Not applicable
ICT Impact:		✓		Not applicable
Digital Services Impact:		✓		Not applicable

Council Strategy Priorities:	✓			<p>Having a neighbourhood plan contributes to the following priorities by:</p> <ul style="list-style-type: none"> • Tackling the Climate and Ecology Emergency – policies can provide the opportunity to protect and enhance the local environment for generations to come, whilst also increasing a community’s resilience to climate change. • A Prosperous and resilient West Berkshire – policies can encourage development which supports a range of good quality local jobs, businesses, and services to meet the needs of local people. Policies can also make decisions on what type of housing is needed and where it should be built. • Thriving Communities with a Strong Local Voice – neighbourhood plans allow local communities to take the lead and enhance their local area, whilst also shaping where and how development takes place.
Core Business:		✓		
Data Impact:		✓		
Consultation and Engagement:	<p>Laura Callan (Interim Service Director – Development and Housing), Corporate Board, Cllr Denise Gaines (Portfolio Holder: Planning and Housing), and Executive Briefing.</p> <p>The NDP has also undergone consultation during its preparation and must pass a local referendum before adoption.</p>			

4 Executive Summary

4.1 The Lambourn NDP has been prepared by Lambourn Parish Council, supported by community volunteers. It provides planning policies to guide development within the designated Lambourn Neighbourhood Area, which covers the Parish of Lambourn.

Lambourn Neighbourhood Development Plan

- 4.2 The NDP includes a suite of Development Management policies addressing environmental protection, heritage, design, housing, community facilities, transport, and the local economy, including the racehorse training industry.
- 4.3 The plan also includes three residential site allocations:
- Land at Wantage Road, Lambourn: approximately 25 dwellings.
 - Former Royal British Legion Sites, Lambourn: approximately 10 dwellings.
 - Land at Collingridge Farm, Lambourn: approximately 10 dwellings.
- 4.4 Lambourn Parish Council undertook consultation on the proposed submission draft of the NDP between 6 September 2024 and 18 October 2024. A total of 326 representations were received, including one from WBDC. While changes were made following the consultation, these were not considered to materially alter the plan.
- 4.5 The NDP was formally submitted to WBDC on 16 February 2026, following agreement by Lambourn Parish Council on 4 February 2026. Upon submission, WBDC assumed responsibility for taking the plan forward. A legal compliance check undertaken in March 2026 confirmed that all statutory submission requirements had been met.
- 4.6 In line with Regulations, the submitted NDP must be publicised for a six-week period, with representations sought. Following the six-week period of consultation, the plan must then undergo independent examination. The submitted plan, accompanying documents, and representations received will be forwarded to an appointed independent examiner, who will assess whether the NDP meets the Basic Conditions, with or without modifications.
- 4.7 Council is therefore asked to approve progression of the plan to consultation and independent examination.

5 Supporting Information

Introduction

- 5.1 The 2011 Localism Act has encouraged communities and local people to come together and shape the future of their local areas through neighbourhood plans.
- 5.2 West Berkshire is 100% parished and the legislation requires that they are developed by parish and town councils assisted by community volunteers. However, there are several parishes that are so small that they do not meet the threshold and instead have a parish forum. In these cases, a neighbourhood forum must be established to develop such plans, provided they meet the requirements of the legislation. Plans must be in general conformity with national planning policies and the strategic policies contained within local plans.
- 5.3 Neighbourhood plans must be subject to consultation, independent examination and a referendum. If successful at referendum they form part of the statutory development plan for West Berkshire. In other words, they are used to determine the outcome of planning applications.
- 5.4 There are three different types of neighbourhood plans:

Lambourn Neighbourhood Development Plan

- Neighbourhood Development Plans (NDPs): A planning document that contains planning policies. Site allocations can also be included.
- Neighbourhood Development Orders (NDOs): Grant planning permission for specific types of development in a particular area; and
- Community Right to Build Orders (CRtBOs): Grant planning permission for small-scale community-led developments.

5.5 Neighbourhood plans sit within a framework of statutory planning and development documents.

5.6 Local plans must be prepared with the objective of contributing to the achievement of sustainable development and must be consistent with the National Planning Policy Framework. Local plans set out the strategic priorities for the area, for example, the number of new homes and jobs needed in the area and requirement for infrastructure and facilities.

5.7 Neighbourhood plans should support the delivery of strategic policies contained within local plans and should shape and direct development that is outside of these strategic policies. Strategic policies are those which set out an overall strategy for the pattern, scale and quality of development.

5.8 Once a neighbourhood plan is adopted, it carries the same weight as other development plan policies, and the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Background

5.9 Lambourn Parish Council, as the qualifying body, successfully applied for the designation of the Lambourn Neighbourhood Area on 7 December 2018 under the Section 61G of the Town and Country Planning Act 1990 (as amended). Since the designation of the Neighbourhood Area, Lambourn Parish Council alongside the local community, have been working together to create a plan, and produced a draft in September 2024, which was consulted on. Details of the comments received and how they were taken into consideration are set out in Appendix D (Consultation Statement).

5.10 The NDP contains 18 Development Management policies that have been grouped around the following themes:

- Environment and landscape
- Flooding and drainage.
- The built environment.
- Housing.
- Community and employment.
- Transport and infrastructure.

5.11 NDPs can include site allocations, and the Lambourn NDP includes three residential site allocations:

- Land at Wantage Road, Lambourn: approximately 25 dwellings

Lambourn Neighbourhood Development Plan

- Former Royal British Legion Sites, Lambourn: approximately 10 dwellings
- Land at Collingridge Farm, Lambourn: approximately 10 dwellings

5.12 Lambourn Parish Council submitted the NDP (see Appendix C) to WBDC on 16 February 2026. Accompanying the NDP was the Consultation Statement (Appendix D) and the Basic Conditions Statement (Appendix E). After submission, responsibility for taking the plan forward lies with the LPA.

5.13 The first task upon submission is for the LPA to check that the plan complies with the relevant legislation regarding submission requirements. The Legal Compliance Check of the Lambourn NDP (see Appendix F) confirms that it complies with the relevant legislation.

Proposals

5.14 In line with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Lambourn NDP must now be publicised for a six-week period with comments invited.

5.15 Following the six-week publicity period, and in line with Regulation 17 of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Lambourn NDP must then be subject to independent examination. The independent examination will consider whether the NDP meets a set of tests known as Basic Conditions. A NDP will meet the Basic Conditions if:

- it has regard to national policies and advice contained in guidance issued by the Secretary of State; it is appropriate to make the plan;
- it contributes to the achievement of sustainable development;
- it is in general conformity with the strategic policies of the Local Plan; and
- it does not breach and is otherwise compatible with EU obligations.

5.16 Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) also prescribes the following Basic Condition:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

5.17 The NDP, its accompanying documents, in addition to the representations made during the six-week publicity period will be passed on to the appointed examiner.

5.18 Following the independent examination, the examiner will issue a report. If the NDP meets the Basic Conditions, the examiner will recommend that the plan proceed to referendum. However, the examiner may recommend that modifications need to be made to the plan so it meets the Basic Conditions before it can proceed to referendum.

6 Other options considered

6.1 A 'do-nothing' approach was considered and rejected, as Regulations 16 and 17 of the Neighbourhood Planning (General) Regulations 2012 (as amended) require submitted neighbourhood plans to be subject to public consultation and independent examination.

Lambourn Neighbourhood Development Plan

- 6.2 The Council has a statutory duty to assist qualifying bodies, and to progress neighbourhood plans following submission.
- 6.3 WBDC has undertaken a legal compliance check of the Lambourn NDP, which confirms that the relevant submission requirements have been met. There is therefore no reason why the Lambourn NDP should not proceed to consultation and independent examination.

7 Conclusion

- 7.1 That the report be noted.

8 Appendices

- 8.1 Appendix A – Equalities Impact Assessment
- 8.2 Appendix B – Data Protection Impact Assessment – Stage One
- 8.3 Appendix C – Submission Lambourn Neighbourhood Development Plan
- 8.4 Appendix D – Lambourn Neighbourhood Development Plan Consultation Statement
- 8.5 Appendix E – Lambourn Neighbourhood Development Plan Basic Conditions Statement
- 8.6 Appendix F – Legal Compliance Check of the Lambourn Neighbourhood Development Plan

Background Papers:

None

Subject to Call-In:

Yes: No:

- The item is due to be referred to Council for final approval
- Delays in implementation could have serious financial implications for the Council
- Delays in implementation could compromise the Council's position:
- Considered or reviewed by Scrutiny Commission or associated Committees, Task Groups within preceding six months
- Item is Urgent Key Decision
- Report is to note only

Wards affected: Lambourn

Lambourn Neighbourhood Development Plan

Officer details:

Name: Laila Bassett
Job Title: Principal Planning Officer
Tel No: 01635 519 540
E-mail: laila.bassett@westberks.gov.uk

West Berkshire Council Equity Impact Assessment

March 2023

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Section 1: Summary details

<p>Directorate and Service Area</p>	<p>Place Development and Housing</p>
<p>What is being assessed (e.g. name of policy, procedure, project, service or proposed service change).</p>	<p>The Council is asked to resolve that:</p> <ol style="list-style-type: none"> 1. The submitted Lambourn NDP be subject to a six-week consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). 2. Following the six-week consultation, the Lambourn NDP be sent for independent examination under Regulation 17 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
<p>Is this a new or existing function or policy?</p>	<p>New</p>
<p>Summary of assessment Briefly summarise the policy or proposed service change. Summarise possible impacts. Does the proposal bias, discriminate or unfairly disadvantage individuals or groups within the community? (following completion of the assessment).</p>	<p>The Lambourn NDP was developed through extensive public consultation whereby feedback was invited from all sectors of the community. Policies within the NDP are designed to promote inclusive development. The overarching vision of the NDP is to <i>“protect, preserve and improve the Parish of Lambourn by identifying what is important in defining and maintaining its unique character and environment by guiding appropriate growth that sustains and enhances what makes Lambourn special. It recognises the need to:</i></p> <ul style="list-style-type: none"> • <i>Conserve the environment and cultural heritage of the Parish.</i> • <i>Foster sustainable rural enterprise.</i> • <i>Provide affordable and appropriate housing for local people.”</i> <p>This reflects a commitment to social equity and environmental sustainability</p> <p>The NDP is inclusive of all members of the community, and proposals do not discriminate against any protected characteristic.</p>
<p>Completed By</p>	<p>Laila Bassett</p>

Equity Impact Assessment

Authorised By	
Date of Assessment	27 March 2026

Section 2: Detail of proposal

<p>Context / Background</p> <p>Briefly summarise the background to the policy or proposed service change, including reasons for any changes from previous versions.</p>	<p>Since 2018, Lambourn Parish Council assisted by community volunteers, has been preparing a Neighbourhood Development Plan (NDP). The purpose of the Lambourn NDP is to provide planning policies to guide development in the designated Lambourn Neighbourhood Area. The Neighbourhood Area covers the Parish of Lambourn.</p> <p>The NDP will guide development in the Parish of Hungerford to 2041. It presents a vision for the area, supported by 8 objectives. The NDP is structured around six key policy themes, encompassing a total of 19 policies.</p>
<p>Proposals</p> <p>Explain the detail of the proposals, including why this has been decided as the best course of action.</p>	<p>Following submission, responsibility for taking a NDP forward lies with the local planning authority. In accordance with the Regulations, the submitted plan must be publicised for a six-week period with representations invited and must then undergo independent examination. All representations received will be forwarded to the appointed examiner.</p> <p>Approval is now required from Council for the Lambourn NDP to progress to these next stages.</p>
<p>Evidence / Intelligence</p> <p>List and explain any data, consultation outcomes, research findings, feedback from service users and stakeholders etc, that supports your proposals and can help to</p>	<p>The NDP is underpinned by a detailed and robust evidence base. The NDP has been subject several public consultations and has undergone independent examination. As part of the independent examination, the Examiner considered the feedback provided through the consultations on the NDP.</p>

Equity Impact Assessment

<p>inform the judgements you make about potential impact on different individuals, communities or groups and our ability to deliver our climate commitments.</p>	
<p>Alternatives considered / rejected</p> <p>Summarise any other approaches that have been considered in developing the policy or proposed service change, and the reasons why these were not adopted. This could include reasons why doing nothing is not an option.</p>	<p>A 'do-nothing' approach was considered and rejected, as Regulations 16 and 17 of the Neighbourhood Planning (General) Regulations 2012 (as amended) require submitted neighbourhood plans to be subject to public consultation and independent examination.</p> <p>The Council has a statutory duty to assist qualifying bodies, and to progress neighbourhood plans following submission.</p> <p>Officers have undertaken a legal compliance check of the Lambourn NDP, which confirms that the relevant submission requirements have been met. There is therefore no reason why the Lambourn NDP should not proceed to consultation and independent examination.</p>

Section 3: Impact Assessment - Protected Characteristics

Equity Impact Assessment

Protected Characteristic	No Impact	Positive	Negative	Description of Impact	Any actions or mitigation to reduce negative impacts	Action owner* (*Job Title, Organisation)	Timescale and monitoring arrangements
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Equity Impact Assessment

<p>Age</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The Lambourn NDP explicitly considers age as a key factor shaping planning policy, recognising both an ageing population and the need to retain and support younger residents. Demographic evidence shows a significant projected increase in residents aged 75 and over by the end of the plan period, alongside concerns about younger people being priced out or leaving due to limited housing choice and facilities. In response, the Plan’s vision and objectives commit to supporting the “next generation and the increasingly elderly population”, embedding age awareness into decisions on housing, accessibility, community facilities and wellbeing, rather than treating age impacts as incidental.</p> <p>In practical planning terms, this translates into strong support for a balanced housing mix and inclusive infrastructure. Housing policies require new developments to demonstrate how they meet the needs of different age groups, including</p>	<p>n/a</p>		
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Equity Impact Assessment

				first-time buyers, working-age residents, and older people needing downsizing, adaptable, sheltered or extra-care housing. Community and infrastructure policies similarly promote facilities and environments that support young people's activities, safe movement for children and cyclists, and accessible, age-friendly spaces that enable older residents to remain independent and socially connected.			
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Equity Impact Assessment

<p>Disability</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>Policies within the NDP will have a positive impact on those with disabilities. It places a strong emphasis on accessibility, inclusive design, and community wellbeing.</p> <p>In housing and community terms, the NDP supports developments that enable independent and dignified living for people with disabilities, particularly where disability overlaps with ageing or long-term health conditions. Policies encourage adaptable housing that can be modified over time, helping residents remain in their homes as needs change, and promote community spaces and services that cater to people with additional needs. The NDP also supports accessible community infrastructure, improved connectivity to services, and inclusive recreational and wellbeing facilities, all of which contribute to social inclusion and help mitigate isolation among disabled residents.</p>	<p>n/a</p>		
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Equity Impact Assessment

<p>Gender Reassignment</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The NDP takes an inclusive, non-discriminatory planning approach. The plan places strong emphasis on Lambourn being a safe, healthy, inclusive and caring place to reside. It supports accessible community infrastructure, inclusive design, and wellbeing related services.</p>	<p>n/a</p>		
<p>Marriage & Civil Partnership</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>This group would not be affected.</p>	<p>n/a</p>		
<p>Pregnancy & Maternity</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The NDP has a positive impact by promoting safe, accessible and healthy environments. There are policies supporting safe pedestrian routes, reduced road safety risks, access accessible community facilities, and proximity of housing to services such as the GP surgery, primary school and local shops help reduce physical and practical barriers for pregnant people and those with young children. This supports day-to-day mobility, access to healthcare, and participation in community life during pregnancy and early parenthood.</p>	<p>n/a</p>		

Equity Impact Assessment

<p>Race</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The NDP has a neutral and inclusive impact through its emphasis on equality, wellbeing, and access to services for all residents. The plan’s overarching objective is to support Lambourn as a safe, healthy and inclusive community.</p>	<p>n/a</p>		
<p>Sex</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The NDP has a neutral and inclusive impact through its emphasis on equality, wellbeing, and access to services for all residents. The plan’s overarching objective is to support Lambourn as a safe, healthy and inclusive community.</p>	<p>n/a</p>		
<p>Sexual Orientation</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The NDP has a neutral and inclusive impact through its emphasis on equality, wellbeing, and access to services for all residents. The plan’s overarching objective is to support Lambourn as a safe, healthy and inclusive community.</p>	<p>n/a</p>		

Equity Impact Assessment

Religion or Belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The NDP has a neutral and inclusive impact through its emphasis on equality, wellbeing, and access to services for all residents. The plan's overarching objective is to support Lambourn as a safe, healthy and inclusive community.	n/a		
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Section 3: Impact Assessment - Additional Community Impacts

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
Rural communities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The NDP has a positive and protective impact on rural communities by prioritising landscape-led growth and local distinctiveness. It places strong emphasis on conserving the North Wessex Downs National Landscape, protecting open countryside, and			

Equity Impact Assessment

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
				<p>maintaining clear settlement boundaries. This helps safeguard the rural character of Lambourn’s villages and hamlets, ensuring that development is small-scale, sensitively designed, and avoids suburbanisation or urban sprawl that could undermine rural identity.</p> <p>At the same time, the NDP supports the long-term sustainability of rural communities by enabling carefully managed growth that meets local needs. It promotes affordable and appropriate housing for local people, protects essential rural services and facilities, and supports key rural</p>			

Equity Impact Assessment

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
				industries, particularly the racehorse training industry and small rural businesses. By balancing environmental protection with housing, employment and infrastructure needs, the plan helps rural communities remain viable, connected and resilient while retaining their distinctive character.			
Areas of deprivation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The NDP impacts positively on areas of deprivation by addressing rural affordability, access to services, and local needs, rather than focusing solely on growth. It recognises that deprivation in rural areas is often hidden			

Equity Impact Assessment

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
				<p>and linked to high housing costs, limited transport, and access to services rather than visible urban decline. By supporting affordable housing, small-scale development, and housing targeted at local workers, particularly those in the racehorse training industry, the plan helps reduce pressures that can disproportionately affect lower-income households and vulnerable groups.</p> <p>In addition, the NDP seeks to mitigate deprivation through protecting local facilities and improving accessibility and wellbeing. Policies safeguard essential</p>			

Equity Impact Assessment

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
				community infrastructure such as healthcare, recreation spaces, and community halls, while promoting safe movement, inclusive design, and connectivity within the parish. By maintaining Lambourn as a sustainable rural service centre and ensuring development contributes positively to social infrastructure, the Plan helps reduce isolation, supports economic participation, and lessens the indirect impacts of deprivation commonly experienced in rural communities.			
Displaced communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Equity Impact Assessment

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
Care experienced people	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
The Armed Forces Community	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Section 4: Review

Where bias, negative impact or disadvantage is identified, the proposal and/or implementation can be adapted or changed; meaning there is a need for regular review. This review may also be needed to reflect additional data and evidence for a fuller assessment (proportionate to the decision in question). Please state the agreed review timescale for the identified impacts of the policy implementation or service change.

Review Date	n/a
Person Responsible for Review	n/a
Authorised By	n/a

Equity Impact Assessment

EDI employee related EQiA's should now be sent to Human Resources hrenquiries@westberks.gov.uk

Appendix B

Data Protection Impact Assessment – Stage One

The General Data Protection Regulations require a Data Protection Impact Assessment (DPIA) for certain projects that have a significant impact on the rights of data subjects.

Should you require additional guidance in completing this assessment, please refer to the Information Management Officer via dp@westberks.gov.uk

Directorate:	Place
Service:	Development and Housing
Team:	Planning Policy
Lead Officer:	Laila Bassett
Title of Project/System:	Lambourn Neighbourhood Development Plan
Date of Assessment:	27 March 2026

Do you need to do a Data Protection Impact Assessment (DPIA)?

	Yes	No
<p>Will you be processing SENSITIVE or “special category” personal data?</p> <p><i>Note – sensitive personal data is described as “data revealing racial or ethnic origin, political opinions, religious or philosophical beliefs, or trade union membership, and the processing of genetic data, biometric data for the purpose of uniquely identifying a natural person, data concerning health or data concerning a natural person’s sex life or sexual orientation”</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Will you be processing data on a large scale?</p> <p><i>Note – Large scale might apply to the number of individuals affected OR the volume of data you are processing OR both</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Will your project or system have a “social media” dimension?</p> <p><i>Note – will it have an interactive element which allows users to communicate directly with one another?</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Will any decisions be automated?</p> <p><i>Note – does your system or process involve circumstances where an individual’s input is “scored” or assessed without intervention/review/checking by a human being? Will there be any “profiling” of data subjects?</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Equity Impact Assessment

	Yes	No
Will your project/system involve CCTV or monitoring of an area accessible to the public?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will you be using the data you collect to match or cross-reference against another existing set of data?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will you be using any novel, or technologically advanced systems or processes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Note – this could include biometrics, “internet of things” connectivity or anything that is currently not widely utilised		

If you answer “Yes” to any of the above, you will probably need to complete [Data Protection Impact Assessment - Stage Two](#). If you are unsure, please consult with the Information Management Officer before proceeding.

Lambourn Parish Neighbourhood Plan

Submission Plan to 2041
V10 December 2025

Prepared by Lambourn Parish Council

In conjunction with
Bluestone Planning LLP





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Foreword

The Lambourn Neighbourhood Development Plan (LNDP) has been produced to deliver the community's vision for the future, to conserve and enhance the Parish of Lambourn's character and distinctiveness for a sustainable future and help to deliver the local community's needs and aspirations for the Plan period 2025 - 2041.

The Plan's vision is landscape-led and has been developed through community consultation and evidence gathering. The value placed on the landscape is a core element of the Plan - to celebrate the beauty and uniqueness of the area, but also to secure the future of the Parish, retaining the quality of life and the current level and type of employment, alongside encouraging new opportunities for growth in ways that do not undermine the character and distinctiveness that are the basis of the local economy.

The Plan is a direct result of the Parish Council consulting with the local community. In 2018, after a series of meetings and 'pop-up' exhibitions around the Parish, residents voted to develop a Neighbourhood Development Plan, so that the community could inform and shape the future of the Parish. The Lambourn Neighbourhood Area was Designated by West Berkshire Council (WBC) in December 2018.

A Steering Group consisting of Parish Councillors and other volunteers was set up and consultants were appointed. The Lambourn Neighbourhood Plan Steering Group organised both formal and informal consultations, listening to residents and local organisations on a wide range of issues and encouraging their participation in the Plan. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of the Parish's residents.

Engagement with the community has included:

- Surveys of residents, businesses, local landowners and the racing community.
- Road shows in the different parts of the Parish.
- Regular updates via the Parish Council and the Lambourn websites.
- Use of local communication networks e.g., Penny Post, Village Views and radio interviews.
- Public workshops and meetings.
- Meetings with business leaders.
- Talks to local organisations.
- Use of a mailing list of interested supporters.
- Using the skills and expertise of local volunteers to assist with more specialised topics.

It is an evidence-based plan that has been put together following a rigorous process of evaluation and evidence gathering, which has also included several assessments, including a Landscape Appraisal, Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA), Housing Needs Assessment (HNA) and Heritage Assessment.

The plan seeks to maintain Lambourn's role as a strategic centre for the Lambourn Valley, retaining key valued infrastructure features such as the Lambourn C of E Primary School, Lambourn Surgery, Lambourn Valley Dental Practice and Lambourn Library, together with a range of shops, services and facilities, including Lambourn Market every Friday.



Based upon responses from the community, policies in the Plan have been grouped around seven key themes:

- The Natural Environment.
- Flooding and Drainage.
- The Built Environment.
- Housing.
- Community and Employment.
- Transport and Infrastructure.
- Community Aspirations.

Once made, the Plan will have the same legal status as West Berkshire Council's Local Plan and the other documents that form part of the statutory development plan.

More information on delivering the Plan can be found in the Appendices.

Please Note

It should be noted that this version of the document contains less information than the Pre-Submission Draft version. The previous information has been summarised and moved to the appendices. This is so that this final draft is much smaller and easier to read.

A Note on Sources

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Thanks to the members of the Steering Group and volunteers for all of their efforts and to:

Sara Bartlett and Oliver Steed for photographs of the important views and Simon Godfrey of *A Little Different Photography* for the drone photography.



1.0 Introduction & Background

1.1. Neighbourhood Plan Status

- 1.1.1. The Localism Act 2011, supplemented by the Neighbourhood Planning (General) Regulations 2012, introduced Neighbourhood Planning into the spatial planning hierarchy of England, giving communities the right to influence future development at a local level.
- 1.1.2. Once approved at a referendum, a Neighbourhood Development Plan becomes a statutory part of the development plan, which will be incorporated into the district planning framework and be used by West Berkshire Council (WBC) in the determination of planning applications. It supports the delivery of the strategic policies in the development plan and contains policies for the development and use of land. Wider community aspirations do not form part of the statutory development plan but are referred to at the end of the Plan.

1.2. Submitting Body

- 1.2.1. The Parish Council is the qualifying body responsible for preparing the Neighbourhood Plan (NP) and therefore they are responsible for submitting the Plan to the District Council for examination. The term 'qualifying body' is defined by the Localism Act 2011, meaning it is the body with responsibility for Neighbourhood Planning in the designated neighbourhood area.

1.3. Neighbourhood Plan Area

- 1.3.1. Lambourn Parish Council established a Steering Group (LNPSG) to produce the Neighbourhood Plan in 2018. In accordance with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, Lambourn Parish Council submitted an application for the designation of a neighbourhood area on 7th December 2018. The specified area follows the Parish boundary and as per Regulation 5A of the Neighbourhood Planning (General) Regulations 2012, the neighbourhood area was designated without consultation. The designated neighbourhood area can be seen in Figure 1 below.
- 1.3.2. The Lambourn Neighbourhood Plan has been developed to establish a vision for the Parish of Lambourn to help deliver the local community's aspirations and needs for the Plan period to 2041. Every effort has been made to ensure that it reflects the views of residents. The Parish Council has consulted with and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability, and long-term preservation of our rural communities.



Figure 1. Neighbourhood Plan Area



1.4. Overview of Land Use Issues

- 1.4.1. A list of issues identified in the community surveys that were undertaken to identify the broad issues affecting the local community includes:
- The design and location of any new development and its relation to the character of the local area.
 - The protection and enhancement of the valued landscape and nationally protected habitats.
 - The importance of protecting the heritage assets.
 - The preservation of the local character by keeping appropriate gaps between each settlement area.
 - The maintenance and enhancement of public open spaces and public rights of way.
 - The accessibility to local services and community facilities by the residents.
 - The growth and support of the racehorse industry and of local businesses.

1.5. Overview of Non-Land Use Issues

- 1.5.1. Neighbourhood Plans must contain land use planning policies to be used in determining the outcome of applications for development. This often means that important issues of particular interest to the local community that do not relate directly to planning cannot be addressed by Neighbourhood Plans. Nevertheless, the LNPSG is aware of the importance local residents attach to certain issues that fall outside of the scope of the Neighbourhood Plan and has sought to address these in this by including relevant 'Community Aspirations' with the aim of pursuing these by other means.

1.6. Basic Conditions

- 1.6.1. Neighbourhood Plans must comply with what are known as 'Basic Conditions'. These Basic Conditions are defined in the Town and Country Planning Act 1990 (as amended) and comprise:
- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order (or Neighbourhood Plan).
 - The making of the order (or Neighbourhood Plan) contributes to the achievement of sustainable development.
 - The making of the order (or Neighbourhood Plan) is in general conformity with the strategic policies contained in the Development Plan for the area of the authority (or any part of that area).
 - The making of the order (or Neighbourhood Plan) does not breach and is otherwise compatible with EU obligations as incorporated into UK law.



- The making of the order (or Neighbourhood Plan) does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites.
- Schedule 4B (8(6)) also indicates that it is necessary to consider whether the Neighbourhood Plan is “compatible with the Convention rights”. The interpretation section (s.17) in Schedule 4B confirms that “the Convention rights” has the same meaning as in the Human Rights Act 1998.

1.7. Strategic Environmental Assessment

- 1.7.1. This Plan seeks to allocate a housing site adjacent to Special Area of Conservation – a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) has been sought.
- 1.7.2. A SEA is a systematic process that evaluates the potential environmental impacts of proposed policies, plans, programmes or strategies before they are implemented. It is designed to integrate environmental considerations into the decision-making process and promote sustainable development.
- 1.7.3. The purpose of a SEA is to identify and assess the potential positive and negative environmental effects of proposed actions. This assessment helps decision-makers understand the likely consequences of their actions on the environment and enables them to make informed choices to minimise or mitigate any adverse effects.
- 1.7.4. A HRA is a process used to assess the potential impact of a plan or project on protected habitats and species designated under the European Union’s Habitats Directive and the associated Birds Directive. The purpose of a HRA is to ensure that any proposed plan or project does not have significant adverse effects on the integrity of protected habitats and species.
- 1.7.5. To determine whether a SEA and HRA are required, the Council provides a Screening Report stating their position. The three statutory bodies (Historic England, Environment Agency and Natural England) then comment on the Screening Report and a final determination is made.
- 1.7.6. The Screening Report was received May 2023, concluding that WBC require a SEA of the Lambourn Neighbourhood Plan and a HRA Appropriate Assessment due to the potential significant effects on the River Lambourn. A consultation was carried out by the statutory bodies from 30th May 2023 to 4th July 2023, with confirmation from WBC on 10th July 2023 that both a SEA and HRA Appropriate Assessment are required to accompany the Lambourn Neighbourhood Plan.

1.8. Plan Period, Monitoring & Review

- 1.8.1. The Neighbourhood Plan has been produced to cover the period up to 2041, which corresponds with the Plan period for the West Berkshire Local Plan Review (LPR), adopted on 10th June 2025.
- 1.8.2. The Neighbourhood Plan is intended to be a dynamic plan that will change over time through the review process. In this respect, the Parish Council, in co-operation



with the community, will be responsible for maintaining and periodically revising the Neighbourhood Plan.

- 1.8.3. The Parish Council is also committed to monitor the effectiveness of evidence base documents. It is recommended that an annual review takes place to ensure that the documents supporting the Neighbourhood Plan and its policies are up to date and to determine what actions can be taken to improve them in the future.

2.0 Planning Policy Context

2.1. National Planning Policy

- 2.1.1. The National Planning Policy Framework (NPPF) which sets out the Government's policy in relation to land use, was published in 2012 and revised in December 2024.

- 2.1.2. The NPPF is an important guide in the preparation of local and Neighbourhood Plans. The central focus of the NPPF is achieving sustainable development, which incorporates three overarching objectives. These are described in Paragraph 8 of the NPPF as:

- an economic objective - this NP seeks to protect and facilitate the growth of local businesses and particularly of the racehorse industry, which plays a significant role in defining the economy of the Parish.
- a social objective - this NP aims to conserve and highlight the significance of local community facilities and to encourage proposals that would seek the creation of new facilities within the Parish that either do not currently exist or are targeted towards younger people.
- an environmental objective - this NP imposes several measures to ensure the protection and, when appropriate, the enhancement of nationally and locally significant habitats, which aims to conserve the rural character of the Parish.

2.2. The West Berkshire Local Plan Review (2023-2041)

- 2.2.1. The West Berkshire Local Plan Review 2023 to 2041 (LPR) was adopted at a meeting of Council on 10th June 2025 and it forms part of the Development Plan for West Berkshire. It supersedes the Core Strategy, Housing Site Allocations Development Plan Document and West Berkshire District Local Plan 1991 - 2006 (Saved Policies 2007).¹

- 2.2.2. The Development Plan for West Berkshire is currently made up of a number of different documents:

- The West Berkshire Local Plan Review 2023 to 2041 (adopted June 2025),
- Cold Ash Neighbourhood Development Plan (NDP) (adopted May 2024),
- Compton NDP (adopted February 2022),

¹ West Berkshire Council. (2025). *The West Berkshire Local Plan Review 2023 to 2041 (LPR)*. Available at: <https://www.westberks.gov.uk/local-plan-review> (Accessed: 13 February 2024).



- Hermitage NDP (adopted May 2024),
 - Stratfield Mortimer NDP (adopted June 2017),
 - South East Plan Natural Resource Management Policy 6 - relating to the Thames Basin Heaths Special Protection Area, and
 - Minerals and Waste Local Plan (2022-2037) (adopted December 2022).
- 2.2.3. *Policy SP1: The Spatial Strategy* sets out the overall vision for the future development of the whole district.
- 2.2.4. *Policy SP3: Settlement Hierarchy* highlights that Lambourn is considered a “*rural service centre*”, where a good range of services and reasonable public transport provision and opportunities can be found.
- 2.2.5. The Local Plan Review includes three spatial areas and Lambourn falls within the North Wessex Downs National Landscape.
- 2.2.6. The LPR also includes several district wide policies, which are also relevant to the sustainable development of Lambourn, as seen in Figure 2. For a list of these policies, see Appendix A.



- 2.2.7. As part of the Local Plan Review 2023 to 2041, *Section 8 - Non-Strategic Site Allocations: Our Place Based Approach* allocates non-strategic housing sites across the district. Sites Allocated for Residential Development: *North Wessex Downs AONB*, in particular, is relevant to the NDP.
- 2.2.8. Section 8 includes *Policy RSA17: Land adjoining Lynch Lane, Lambourn* (site reference LAM005) which refers to the development of a site that is located to the north of the built-up area of Lambourn. This development is expected to deliver approximately 60 dwellings.
- 2.2.9. In addition, the LPR also consists of *Policy RSA18: Land at Newbury Road, Lambourn* (site reference LAM015) which refers to development that is located to the eastern end of the built-up area of Lambourn and is projected to provide approximately 5 dwellings.
- 2.2.10. For more information on these housing allocations and their role in shaping this NP, see Appendix B.

2.3. The Minerals and Waste Local Plan

- 2.3.1. The Minerals and Waste Local Plan was adopted on 1st December 2022 and provides the Planning framework for minerals and waste development in the district until 2037. This document supersedes the Waste Local Plan for Berkshire, which was adopted in December 1998 and the Replacement Minerals Local Plan for Berkshire, which incorporated alterations adopted in December 1997 and May 2001.
- 2.3.2. *Policy 9 Minerals Safeguarding* shows the areas and existing mineral infrastructure that will be protected against development that could result in significant negative impacts (see Figure 3 below). Some areas to the southern part of the Plan area together with the areas along River Lambourn have been designated as Mineral Safeguarding areas.

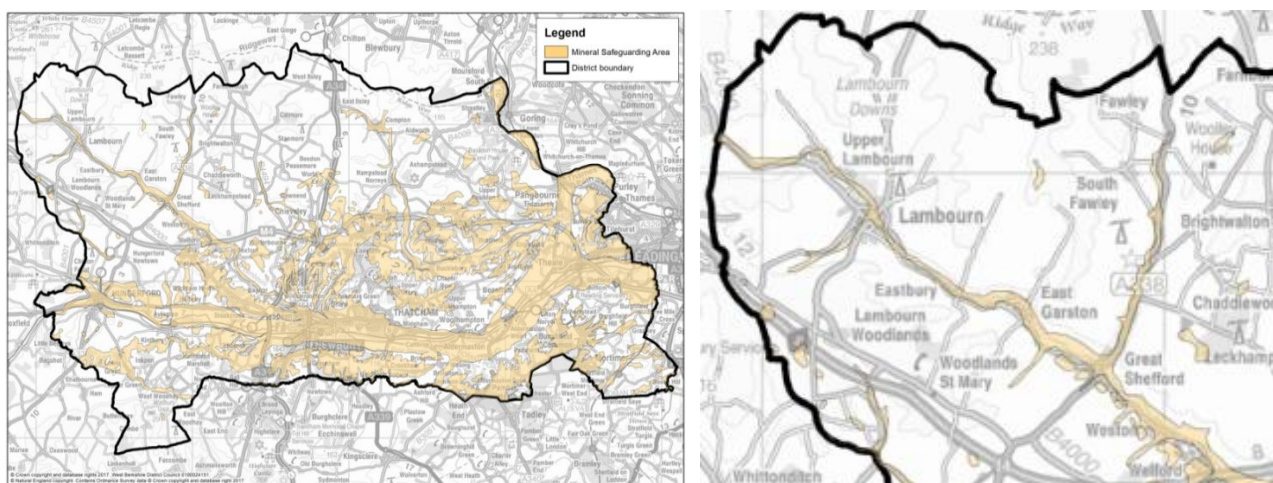


Figure 3. Mineral Safeguarding Area Map with Inset of Lambourn

- 2.3.3. *Policy 10 Waste Safeguarding* presents a list of all the sites that provide waste management services in the district and highlights that they will be safeguarded from encroachment or loss to other forms of development for as long as they are



operational (see Figure 4 below). There are currently three sites within the Plan area that are protected, and these are the following:

- Martin Collins Enterprises - Cuckoo Copse, Lambourn Woodlands, Membury Airfield (Reprocessing Tyres and Plastic).
- Membury Airfield - Ramsbury Road, Lambourn RG17 7TY (Waste solvent disposal, disposal and recovery of oils and minerals).
- Park Farm - Upper Lambourn, Hungerford, RG17 8RD (Composting of equine waste).

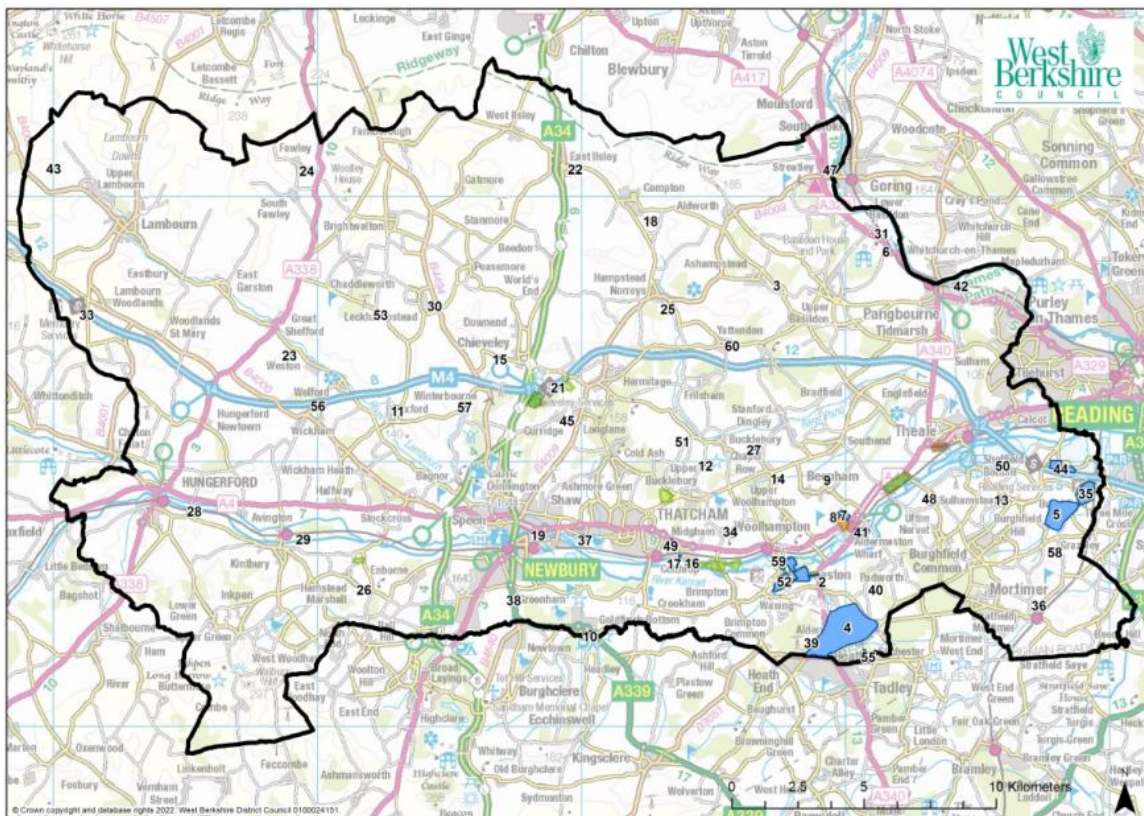


Figure 4. Waste Safeguarding Sites Map

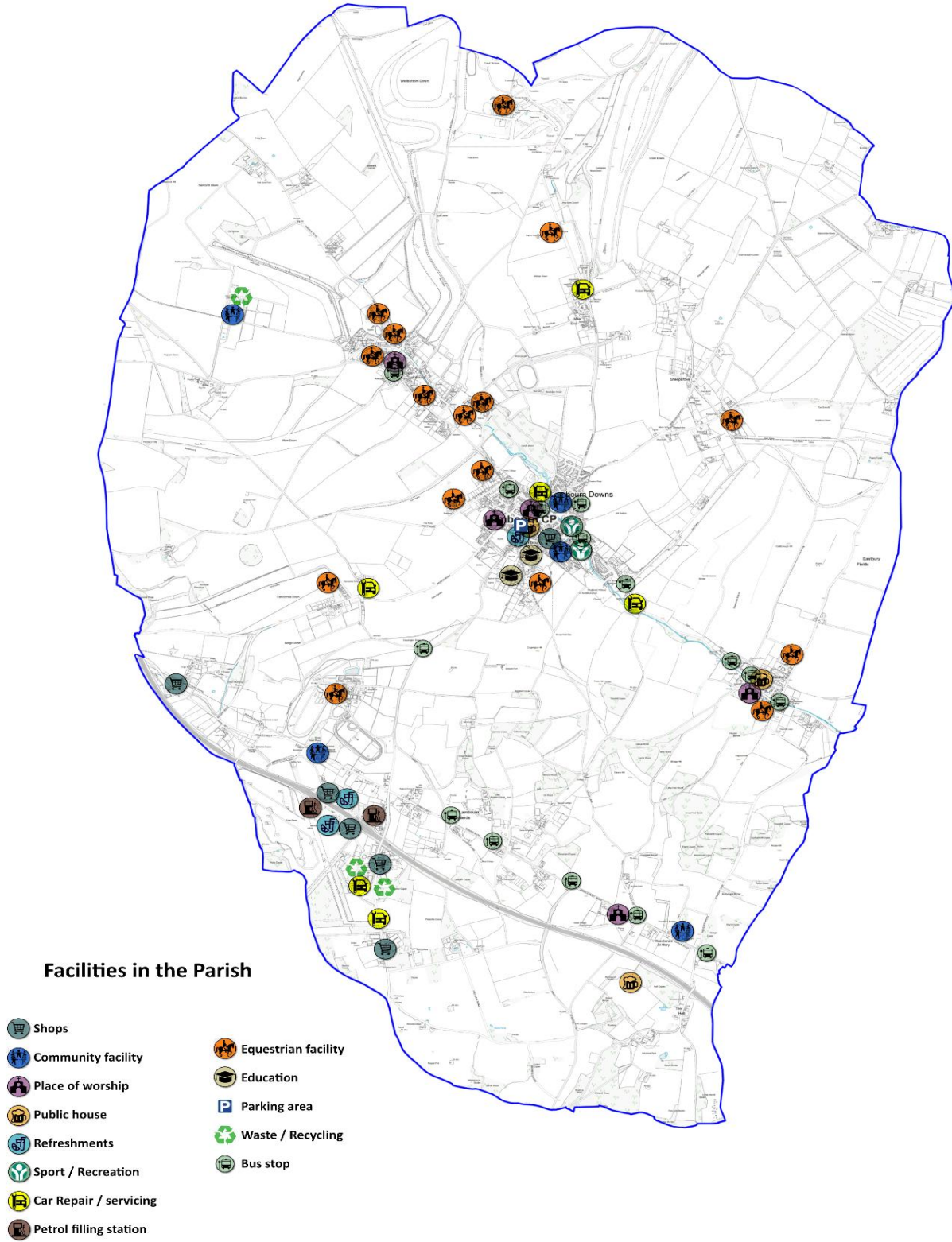
2.3.4. *Policy 19 Protected Landscapes* highlights that proposals within National Landscapes should be sensitively located and designed to avoid or minimise adverse impacts. Both major and minor proposals for mineral and waste development will be considered acceptable only in exceptional circumstances. A major mineral deposit in chalk, with small areas of sharp sand and gravel has been identified along the river Lambourn, which lies within the NP area.

2.3.5. *Policy 20 Biodiversity and Geodiversity* required from new development to conserve and enhance the overall biodiversity and geodiversity of the district and avoid proposals that are likely to harm the significance of internationally designated sites, such as Special Protection Areas (SPA) and Special Areas of Conservation (SAC). There are several sites within the NP area that are designated as Sites of Special Scientific Interest (SSSI), with the River Lambourn being designated as both a SSSI and SAC.



3.0 The Neighbourhood Plan Area

3.1.1. This section provides a summary overview of the Parish including historical development and parish profile. Further details can be found in the Appendix C.



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Figure 5. Facilities in the Parish

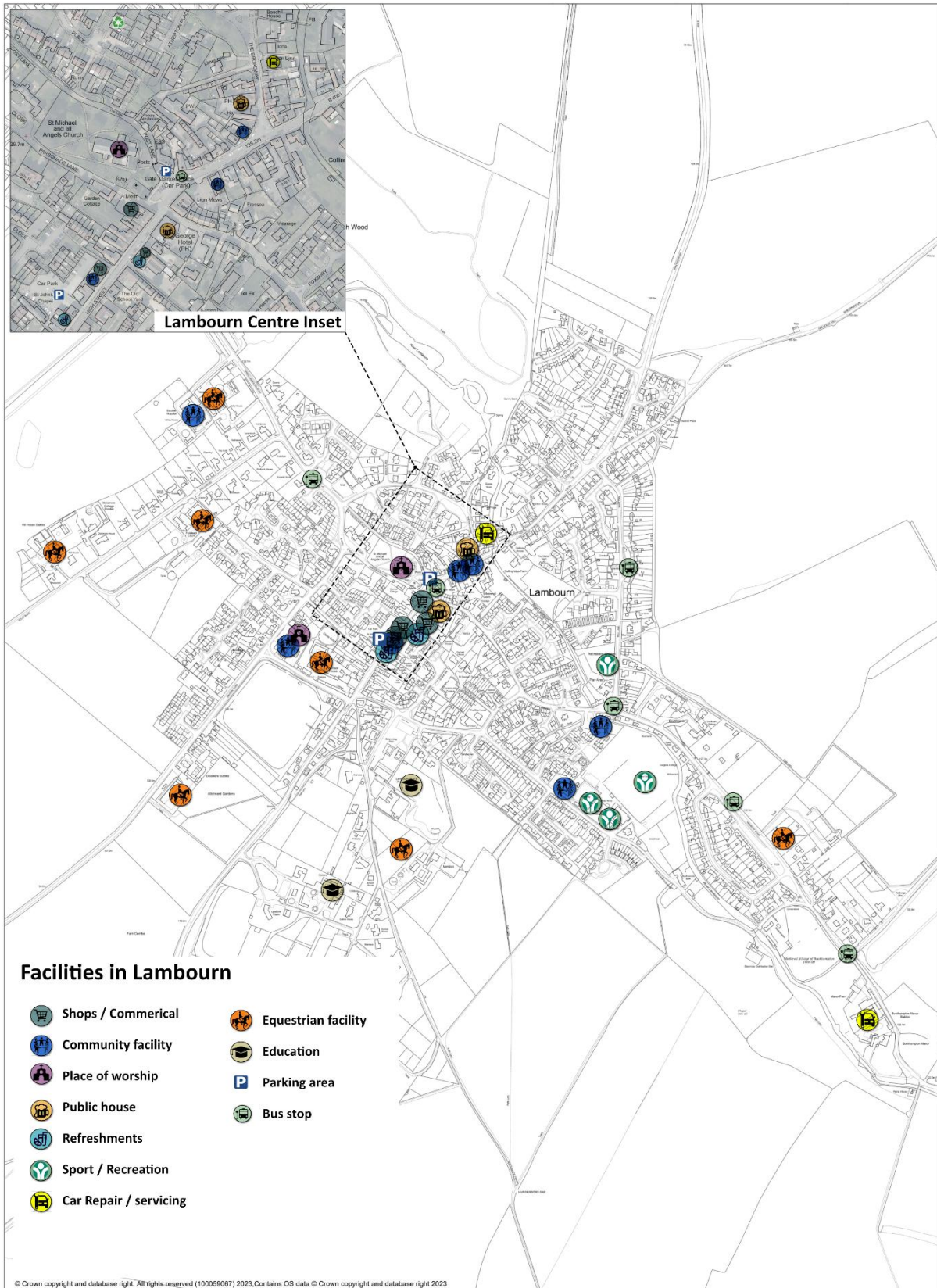


Figure 6. Facilities in Lambourn Village



- 3.1.2. Lambourn is a strategic village with a weekly market, shops, doctor's surgery, library, primary school, nursery, sports clubs and places of worship (see Figures 5 and 6 above). In addition to this, Lambourn is the second largest centre for horse racing in the UK, after Newmarket. This means that Lambourn is also home to various horse racing facilities such as yards, gallops and supporting businesses.
- 3.1.3. The village is a place of employment as well as residency, with a large number of young adults working in the racing yards and associated services. In addition to those who commute for work to Reading, Newbury, Swindon and further afield, there are also many small businesses operating from home offices.
- 3.1.4. Transportation links within the village are limited - there is a two hourly bus service to Newbury and a service to Swindon which meets the bus from Newbury in Lambourn.
- 3.1.5. Lambourn is supported by several medical services, such as Lambourn Surgery and Lambourn Valley Dental Practice. The village also supports medical care for animals, being home to Valley Equine Hospital and Lambourn Equine Vets. The village is similarly home to Oaksey House, a rehabilitation and fitness centre for humans (rather than racehorses).
- 3.1.6. Close by the Square stand the Almshouses, founded by John Isbury in 1502 and largely rebuilt by Henry Hippsley in 1852. The houses were further modernised in 1956 to make homes for 8 almsmen. A feature of the Church is the Isbury Chapel, mainly now used as a vestry.
- 3.1.7. In front of the Church, in the Square, stands a market cross erected around the time that Henry VI granted the charter for the market and fairs. There still is a small market every Friday in the Square.
- 3.1.8. The village also has a library, two food shops (one with a post office), a pharmacy, bakery, butcher, hairdressers and hardware and giftware store.
- 3.1.9. There are several pubs and halls in the village in addition to Lambourn Sports Club which provides sports facilities as well as acting as a function hall. The Lambourn Centre has halls, activities and a gym. The Walwyn Hall is a larger public hall. There is a small Memorial Hall owned by the Parish Council which provides a meeting place for societies as well as a drop-in centre.
- 3.1.10. Lambourn also has a volunteer Fire Station with a retained crew, who are often called to incidents on the M4.

3.2. Historical Development

- 3.2.1. The Pre-Submission Draft Plan contained a detailed description of the history of Lambourn relating to development over time. This section has been moved to Appendix C.
- 3.2.2. To accompany Appendix C, Figure 7 below summarises a development timeline of Lambourn Parish.



Development Timeline of Lambourn

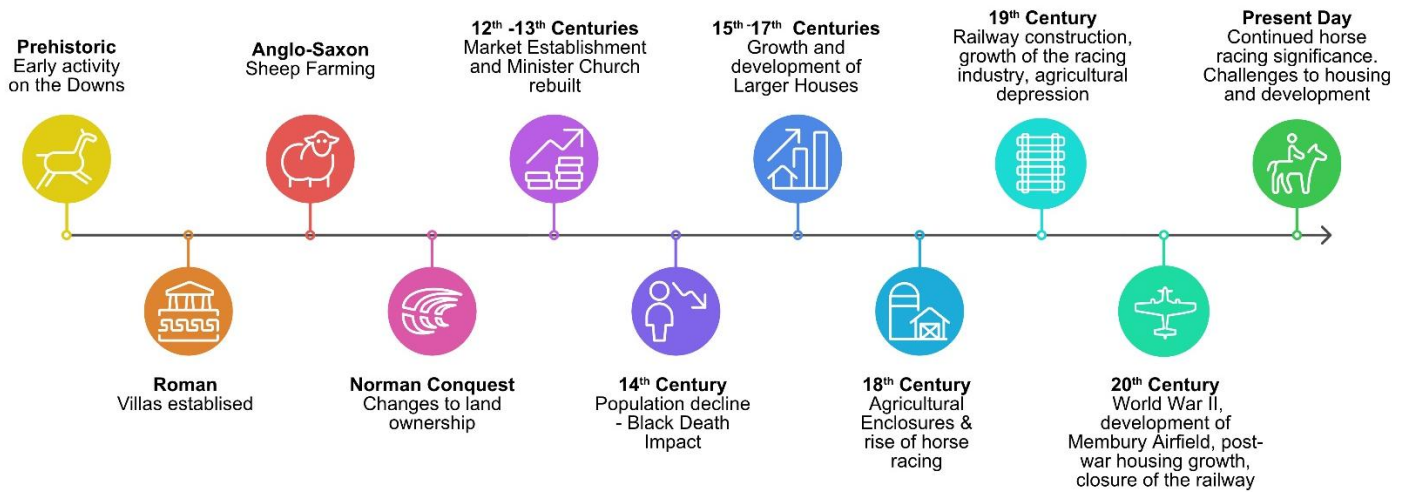


Figure 7. Development Timeline of Lambourn Parish

3.3. Parish Profile

- 3.3.1. The Pre-Submission Draft Plan contained a detailed description of the Parish Profile of Lambourn. This section has been moved to Appendix D.

4.0 Vision & Objectives

- 4.1.1. When the Lambourn Neighbourhood Development Plan was launched, the Steering Group set out its aims for consultation. This has confirmed community support for those basic aims set out below, but further defined and expanded upon what is important, as the community has come to a better understanding of the changing environmental factors, housing needs and economic pressures in shaping a sustainable future for the Parish.
- 4.1.2. The plan reflects the aspirations of residents, businesses and stakeholders who are committed to ensure that Lambourn remains a thriving, resilient and distinctive rural community for generations to come.
- 4.1.3. As the Parish faces pressures from modern development, climate change and economic uncertainty, this Neighbourhood Development Plan seeks to address these issues.

Vision:

To protect, preserve and improve the Parish of Lambourn by identifying what is important in defining and maintaining its unique character and environment by guiding appropriate growth that sustains and enhances what makes Lambourn special. It recognises the need to:

- **Conserve the environment and cultural heritage of the Parish.**
- **Foster sustainable rural enterprise.**
- **Provide affordable and appropriate housing for local people.**



- **Protect the world-class racing industry.**

4.1.4. This vision has then been separated into detailed objectives, as set out below.

1. Housing	<ul style="list-style-type: none"> • New housing in Lambourn Parish should meet the needs of current and future generations of residents in a way which complements the character of the village and surrounding countryside. • Affordable housing will be encouraged and all new developments should consider surface and river flooding in addition to existing sewerage issues when allocating sites.
2. Employment and the Economy	<ul style="list-style-type: none"> • Employment and economic development should support the continuance of Lambourn as a service hub, ensuring that it remains an attractive place to live and work. • Facilities, services and employment opportunities should recognise the importance of the racing industry to the valley whilst exploring other existing industries within the Parish - particularly those based in and around Melbury Designated Employment Area (DEA) - and promoting small-scale rural businesses. • All objectives focused on economic and employment development should strive to maintain the balance between the existing North Wessex Downs National Landscape and industrial growth, including supporting the needs of the racing industry.
3. Highways, Accessibility and Safety	<ul style="list-style-type: none"> • All transportation infrastructure should be safe, effective, sustainable and accessible to all. • Housing developments will be supported where considerable effort is made to mitigate "pinch point" and parking issues, as identified in public consultations. • Support the development of initiatives to improve connectivity within the Parish, between the villages and settlements.
4. The Next Generation and the Increasingly Elderly Population	<ul style="list-style-type: none"> • Effort should be made to ensure that Lambourn offers young people a safe, healthy and nurturing environment to allow them to develop and mature. To achieve this, good links to secondary and further education, as well as training and employment opportunities are integral. • Housing should allow, wherever possible, elderly residents to stay in their own home or within the vicinity. A balanced supply of housing is needed to support the elderly in living fulfilling lives.
5. Landscape and Heritage	<ul style="list-style-type: none"> • The community aims to preserve the character of each settlement by advocating for new development that is in keeping with existing architecture and elevates new buildings where appropriate. • Efforts should be directed towards improving access to and understanding of the Downland Landscape and its archaeological treasures. • Biodiversity promotion, preservation of green spaces between settlements, and the enhancement of the River Lambourn as a prominent landscape feature should also be prioritised.



	<ul style="list-style-type: none"> • Address access challenges for properties adjacent to the river, particularly during dry seasons, and maintaining the network of footpaths, bridleways and byways for communal enjoyment. Conserve the scenic beauty and visual qualities of the North Wessex Downs National Landscape. • Encourage land management practices that enhance environmental resilience, soil health, biodiversity and the ecological value of the landscape.
<p>6. Leisure, Sports and Culture</p>	<ul style="list-style-type: none"> • Effort will be made to ensure that a range of sports and leisure facilities are both available and have capacity in line with the population of Lambourn. • Further development of arts and cultural activities and the facilities that support them will be encouraged to enable a rich and balanced life for all Parishioners.
<p>7. Wellbeing</p>	<ul style="list-style-type: none"> • The wellbeing of Parishioners is of upmost importance to the NP. All policies, objectives and visions will be developed and enforced to enable the Parish to be a safe, healthy, inclusive and caring place to reside.
<p>8. Climate Change</p>	<ul style="list-style-type: none"> • A focus on low carbon development in Lambourn will be encouraged, including maintaining the town as a service centre to reduce the necessity for extensive travel for daily requirements. • Supporting walking and cycling for short journeys and exploring the potential for biomass production of electricity linked to the racing industry. • Embracing electric vehicle infrastructure will also be supported. • Minimisation of flood risk should also be prioritised through thorough evaluation of drainage systems to ensure adequate water supply for future needs. Encouragement of the uptake of e-bikes and support for the provision of sufficient, secure cycle parking within new developments will also be encouraged.



5.0 PLANNING POLICY OVERVIEW

5.1. BACKGROUND

5.1.1. The following policies have been proposed as a result of the extensive community consultation to date, desktop and site visit evidence gathering, LPR policies and national planning policies. They reflect the vision and objectives above. Each policy is preceded by supporting text which provides the justification for each policy, what it is seeking to achieve and where relevant, how it should be applied. The policies themselves are displayed in boxes.

Environment and Landscape

- Policy L1: Landscape Character
- Policy L2: Development within the North Wessex Downs
- Policy L3: Green and Blue Infrastructure, Landscaping and Planting
- Policy L4: Local Green Spaces
- Policy L5: Important Views
- Policy L6: River Lambourn
- Policy L7: Biodiversity
- Policy L8: Dark Night Skies

Flooding and Drainage

- Policy L9: Flooding and Drainage

Built Environment

- Policy L10: Non Designated Heritage Assets
- Policy L11: Character and Design
- Policy L12: Sustainable Construction, Resources and Climate Change

Housing

- Policy L13: Housing Development
- Policy L14: Site Specific Housing Allocations

Community and Employment

- Policy L15: Community Facilities
- Policy L16: Economy
- Policy L17: Racehorse Training Industry

Transport and Infrastructure

- Policy L18: Accessibility, Road Safety and Sustainable Transport
- Policy L19: Community Infrastructure



6.0 ENVIRONMENT & LANDSCAPE POLICIES

6.1. LANDSCAPE CHARACTER

- 6.1.1. Please note that any reference to the Area of Outstanding Natural Beauty below now refers to the North Wessex Downs National Landscape.
- 6.1.2. The West Berkshire Landscape Character Assessment (LCA)² sits alongside the North Wessex Downs Areas of Outstanding Natural Beauty (AONB) LCA³. These provide a comprehensive and up to date landscape character assessment and a deeper understanding of the character of the landscape for all of the areas within West Berkshire (including Lambourn Parish).
- 6.1.3. The West Berkshire LCA identifies three Local Character Areas (LoCA) in the NP area. These can be seen in Figure 8 and are the following:
- LCA OD1: Lambourn Open Downland.
 - LCA WD1: Shefford Wooded Downland.
 - LCA UV2: Lambourn Upper Valley Floor.

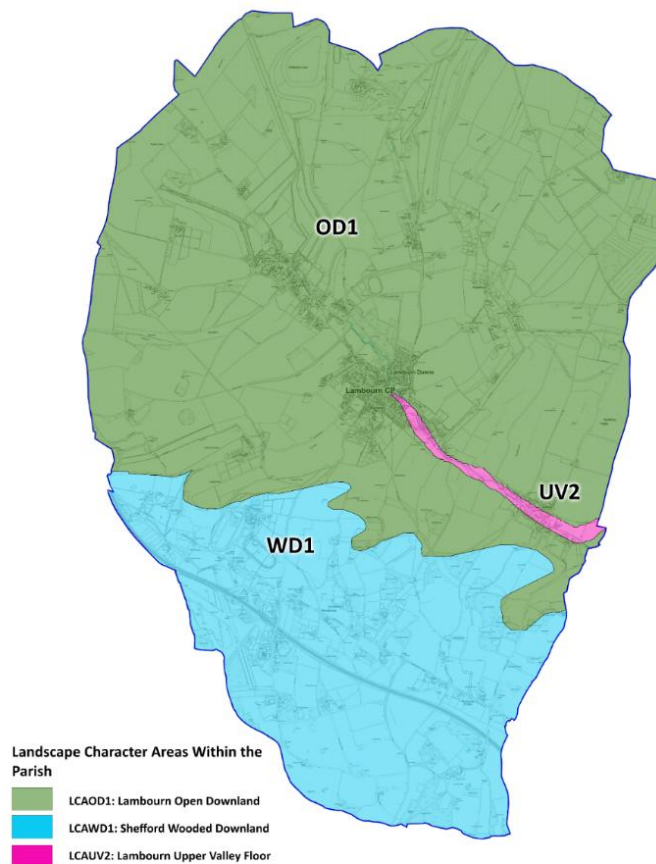


Figure 8. Landscape Character Areas identified in the West Berkshire LCA

² Prepared by Land Use Consultants (LUC) on behalf of West Berkshire Council (August 2019).

³ Prepared by Land Use Consultants (LUC) on behalf of West Berkshire Council (March 2022).



- 6.1.4. For more information on each LoCA, see Appendix E.
- 6.1.5. The NPSG instructed Lepus Consulting to undertake an independent Landscape Character Appraisal (see Appendix F for detailed information) to help identify and explain the unique combination of elements and features that are found in the Neighbourhood Plan area and make landscapes distinctive by mapping and describing character types and areas.
- 6.1.6. The appraisal identified seven local landscape character areas (LCAs) and a description based on their natural, cultural, social, perceptual and aesthetic qualities is provided for each one. The local landscape character areas are listed below and can also be seen in Figure 9:
- LCA 1 - Open Chalk Downland.
 - LCA 2 - Wooded Downland.
 - LCA 3 - Membury Airfield.
 - LCA 4 - Ermin Street.
 - LCA 5 - Lynch Wood.
 - LCA 6 - Lower Lambourn Valley Floor.
 - LCA 7 - Upper Lambourn.

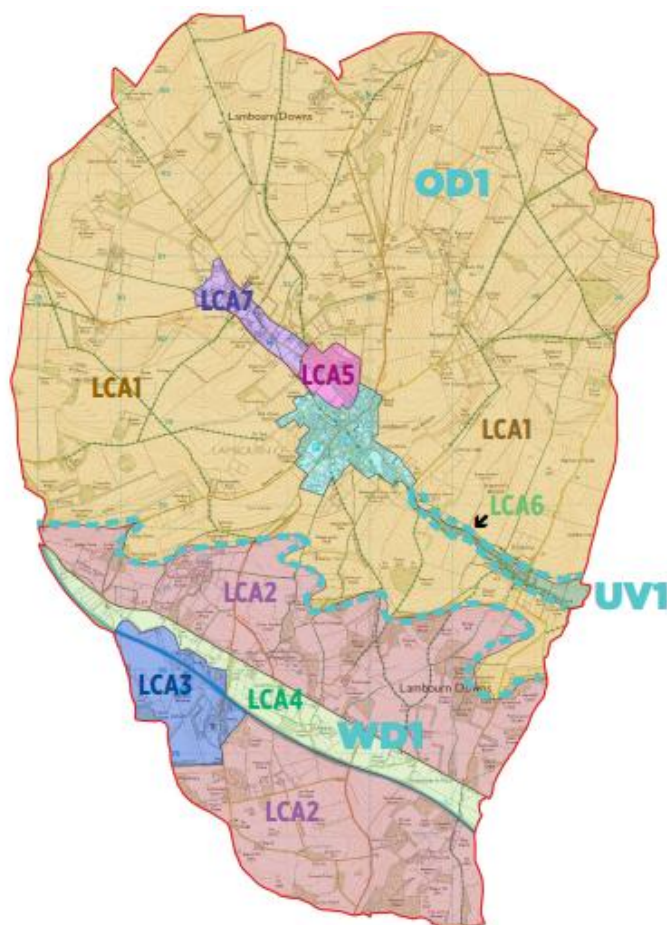


Figure 9. Landscape Character Areas Identified in the Landscape Character Appraisal (By Lepus Consulting)



- 6.1.7. For a breakdown of recommendations for how the LNP can protect and enhance each LCA, see Appendix F.

Policy L1 - Landscape Character

1. Development proposals should demonstrate how they conserve or enhance the landscape character of the Parish, taking into consideration the recommendations of the Lambourn Design Code.
2. Proposals should reflect the characteristics and features which define the seven local landscape character areas (see Appendix E and F), which are as listed below:
 - a. LCA 1 – Open Chalk Downland.
 - b. LCA 2 – Wooded Downland.
 - c. LCA 3 – Membury Airfield.
 - d. LCA 4 – Ermin Street.
 - e. LCA 5 – Lynch Wood.
 - f. LCA 6 – Lower Lambourn Valley Floor.
 - g. LCA 7 – Upper Lambourn.
3. It should be demonstrated how consideration has been given to:
 - a) Protection of the historic pattern of watercourses, woodland, grassland, and existing wildlife sites as shown in Figures 29 and 30.
 - b) Preservation of important views in and out of the settlement as shown in Figure 24.
 - c) Enhanced access to, and appreciation of, the Downland Landscape (see Figure 12) by improving connectivity.
 - d) Minimising the impact of intensive and industrial storage uses on the landscape outside of the Designated Employment Area (DEA).
 - e) The provision of suitable landscaping and screening to those sites within the DEA, with longer term management conditions.
 - f) Mitigating the harm to the landscape character arising from intensification of existing and new recreational uses located outside or on the edge of the settlement.

6.2. DEVELOPMENT WITHIN THE NORTH WESSEX DOWNS

- 6.2.1. The entirety of Lambourn Parish lies within the North Wessex Downs National Landscape (see Figure 10) which stretches from the west in Wiltshire, through Swindon, Oxfordshire and West Berkshire, to the eastern most section where it abuts the Chilterns National Landscape along the River Thames. It is a nationally important landscape protected by law. Up until 22nd November 2023, National Landscapes were known as Areas of Outstanding Natural Beauty (AONBs), however



the formal designation and legal protections remain unchanged. The primary purpose of the designation is to conserve and enhance the natural beauty of the area.

- 6.2.2. Covering an area of some 1,730 km² (670 sq. mi), but in specific regard to the Parish, the Berkshire Downs feature a steep escarpment overlooking the Vale of White Horse to the north and a more gradual slope descending southward into the Kennet Valley. This region, encompassing the Parish, is often referred to as the Lambourn Downs.
- 6.2.3. The area is characterised by its rolling chalk downlands, ancient woodlands and rich biodiversity. It provides critical habitats for numerous plant and animal species, including several that are rare or endangered, such as the Early Gentian (*Gentianella anglica*), Pasqueflower (*Pulsatilla vulgaris*), Great Crested Newt (*Triturus cristatus*) and Duke of Burgundy Butterfly (*Hamearis lucina*). The area's landscape is not only important for its natural beauty but also for its role in supporting a range of ecosystem services such as water filtration, soil fertility and carbon sequestration.

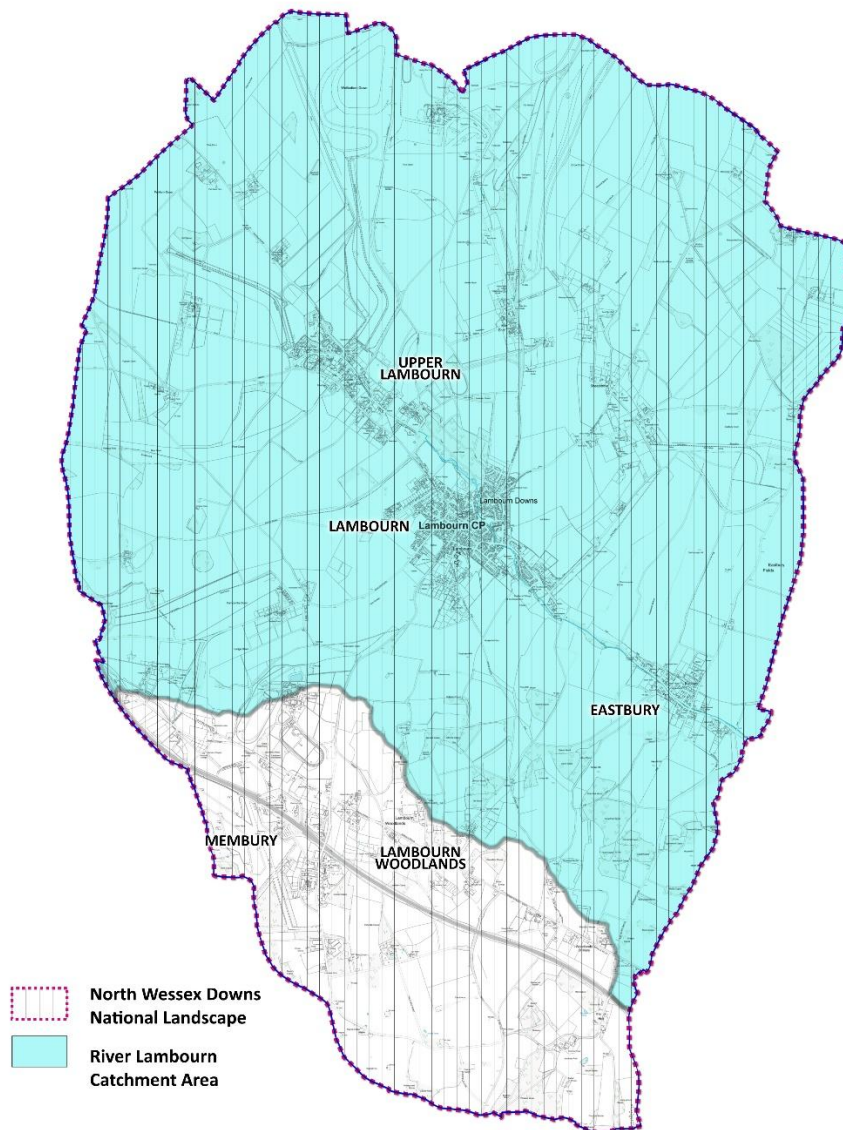


Figure 10. Extent of North Wessex Downs Which Covers the Entire Parish



- 6.2.4. Horse racing is a key industry in the region, primarily due to the high-quality turf supported by the underlying chalk. Consequently, much of the upland area is dedicated to gallops and other training facilities.
- 6.2.5. The LNP will therefore seek to prioritise the protection of these natural assets. Development proposals should be subject to rigorous environmental impact assessments to ensure they do not adversely affect the area's ecological integrity.
- 6.2.6. Similarly, in line with the LPR, specifically *Policy SP2: North Wessex Downs AONB*, this plan seeks to provide a locally specific focus to manage, conserve and enhance the natural beauty of the landscape. This approach is required to continue appropriate racehorse industry, green tourism and low-impact leisure activities which are a current feature in the Parish and vital to maintaining stable and vibrant rural communities, such as that of Lambourn. It is essential that the rural economy, including agriculture and the racehorse industry, will continue to thrive and support the social and economic needs of the communities they serve without harmful impact on the natural environment.

Landform, Topography and Siting of Development - Membury & Woodlands Inset



Figure 11. Landform and Topography Map of the Membury and Woodlands Area



Landform, Topography and Siting of Development

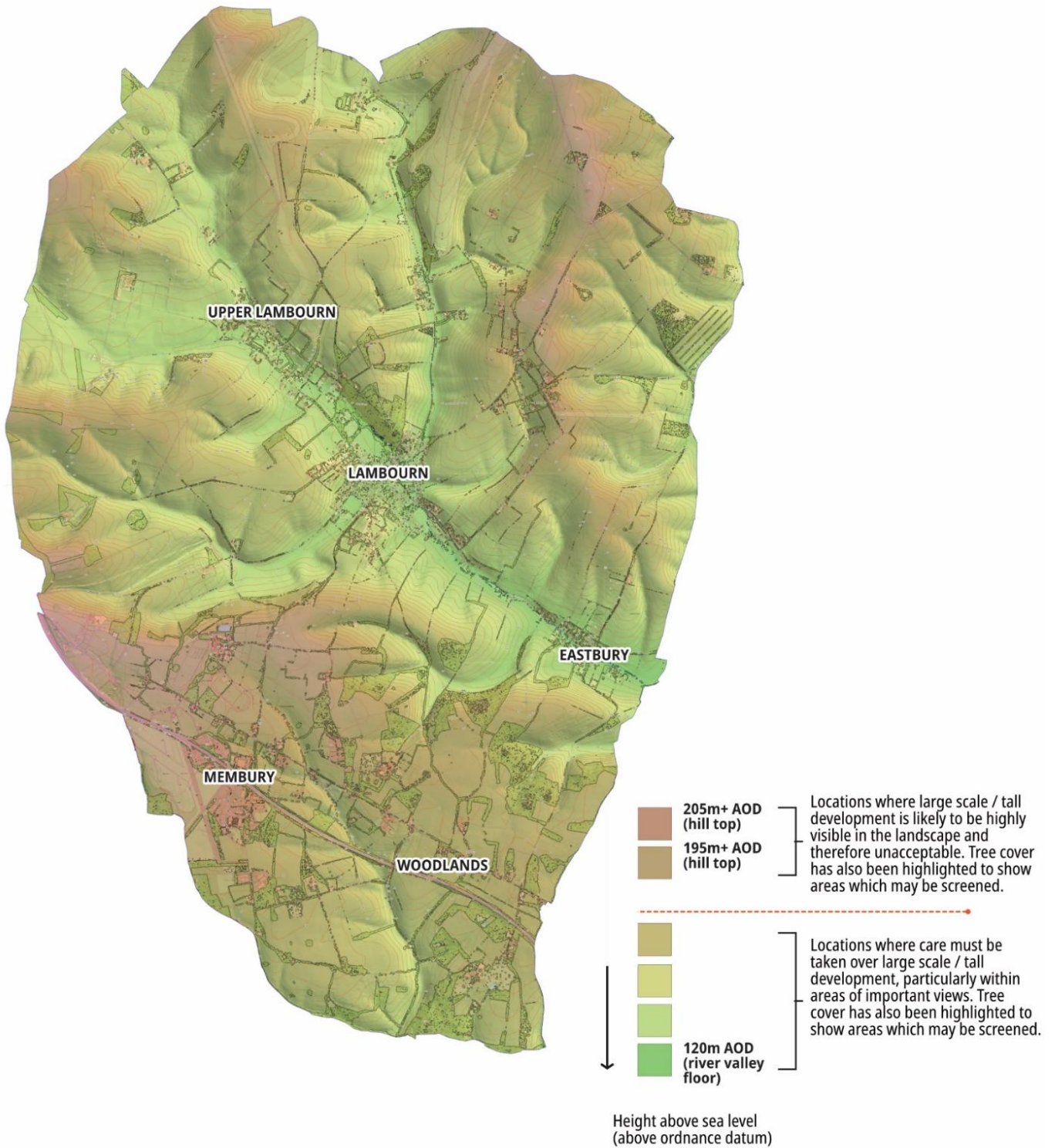


Figure 12. Landform and Topography Map of the Parish



Policy L2 - Development within the North Wessex Downs

Development proposals within the Parish should:

1. Preserve the unique character and beauty of the North Wessex Downs National Landscape, whilst allowing for appropriate and sustainable development that respects the settlement heritage and natural environment.
2. Conserve the Downland landscape in the transitional areas between areas of development and open landscape.
3. Be subject to rigorous environmental impact assessments to ensure they do not adversely affect the area's ecological integrity.
4. Respect and maintain the existing pattern of discrete, well landscaped villages and residential hamlets within the National Landscape must be maintained.
5. Reflect the constraints of the undulating natural topography of the area (see Figures 11 and 12) and the visibility of buildings on higher ground which could adversely impact the wider area. Membury in particular is one of the highest areas in the Parish and subject to most of the proposals for large scale, tall building⁴ development. Tall buildings in locations that are more than 195m AOD (hilltop) are likely to be highly visible in the landscape and are therefore unlikely to be acceptable.
6. Respect the context of buildings within each settlement, including the gradient of the valley and the height of surrounding Downland.
7. Refer to the Lambourn Design Code (see Appendix G), which establishes an average building height within each character area and assesses the topography. Any deviation from these average heights must be justified.
8. Respect the natural tree canopy and coverage. Development that causes significant harm to any areas of established sylvan character will not be supported.
9. Respect the edge of settlement area to ensure that development transitions seamlessly into the surrounding landscape (see Appendix G).

6.3. GREEN AND BLUE INFRASTRUCTURE, LANDSCAPING AND PLANTING

- 6.3.1. Green and blue infrastructure (GBI) is a network of natural features and spaces within and around settlements, enhancing biodiversity and enabling ecosystem services. The 'green' refers to vegetative elements and spaces including parks, open space, public rights of way, woodland, hedgerows, street trees, green roofs etc. The

⁴ A tall building in this instance is anything above the equivalent of a standard 2.5 storey dwelling (9 metres or over).

It should also be noted that the grain store in Membury is often referenced as a benchmark. This height of building should not be repeated as it is highly visible and cannot be easily screened.



blue refers to water-based elements and spaces including rivers and their tributaries, ponds and areas of wetlands and water meadows.

- 6.3.2. One of the most notable features of blue infrastructure within Lambourn is the River Lambourn, as visible in Figure 14. The River Lambourn originates in the Berkshire Downs and rises near the village of Lambourn. It flows as a tributary to the River Kennet, which in turn, is a tributary of the River Thames. This chalk stream is a significant ecological feature, providing a habitat for a variety of aquatic species, including trout and otters. More information regarding the River Lambourn is covered in Policy L6.
- 6.3.3. There are also associated wetlands along the River Lambourn, which are critical for maintaining biodiversity and supporting local ecosystems through providing habitats for birds, amphibians and plant species.
- 6.3.4. Another notable feature of green infrastructure is the woodlands and connecting hedgerows, particularly the ancient woodlands. Ancient woodlands in and around Lambourn are significant ecological and cultural assets that contribute to the area's biodiversity, historical legacy, and landscape character. These woodlands have been continuously wooded for centuries, typically since at least 1600 AD in England, making them key repositories of native plant and animal species.
- 6.3.5. Ancient woodlands are biodiversity-rich environments supporting a wide variety of flora and fauna, including many species that are rare or have specialised habitat requirements. They host ancient woodland indicator species such as bluebells (*Hyacinthoides non-scripta*), wood anemone (*Anemone nemorosa*) and wild garlic (*Allium ursinum*) which thrive in these stable and undisturbed conditions.



Figure 13. Image of Lynch Wood alongside the River Lambourn Special Area of Conservation

- 6.3.6. Lambourn is also home to several recreation grounds, such as Mill Lane Recreation Ground, Old Cricket Field, Lambourn Sports Club, Eastbury Furze Field and WSM Cricket Field.
- 6.3.7. The green infrastructure in Lambourn, as shown in Figure 14, plays a vital role in maintaining the village's ecological health, supporting the local economy and



enhancing the quality of life for its residents. Ongoing efforts to conserve and enhance these natural assets are therefore crucial for ensuring that Lambourn remains a vibrant and sustainable community.

Green and Blue Infrastructure Overview

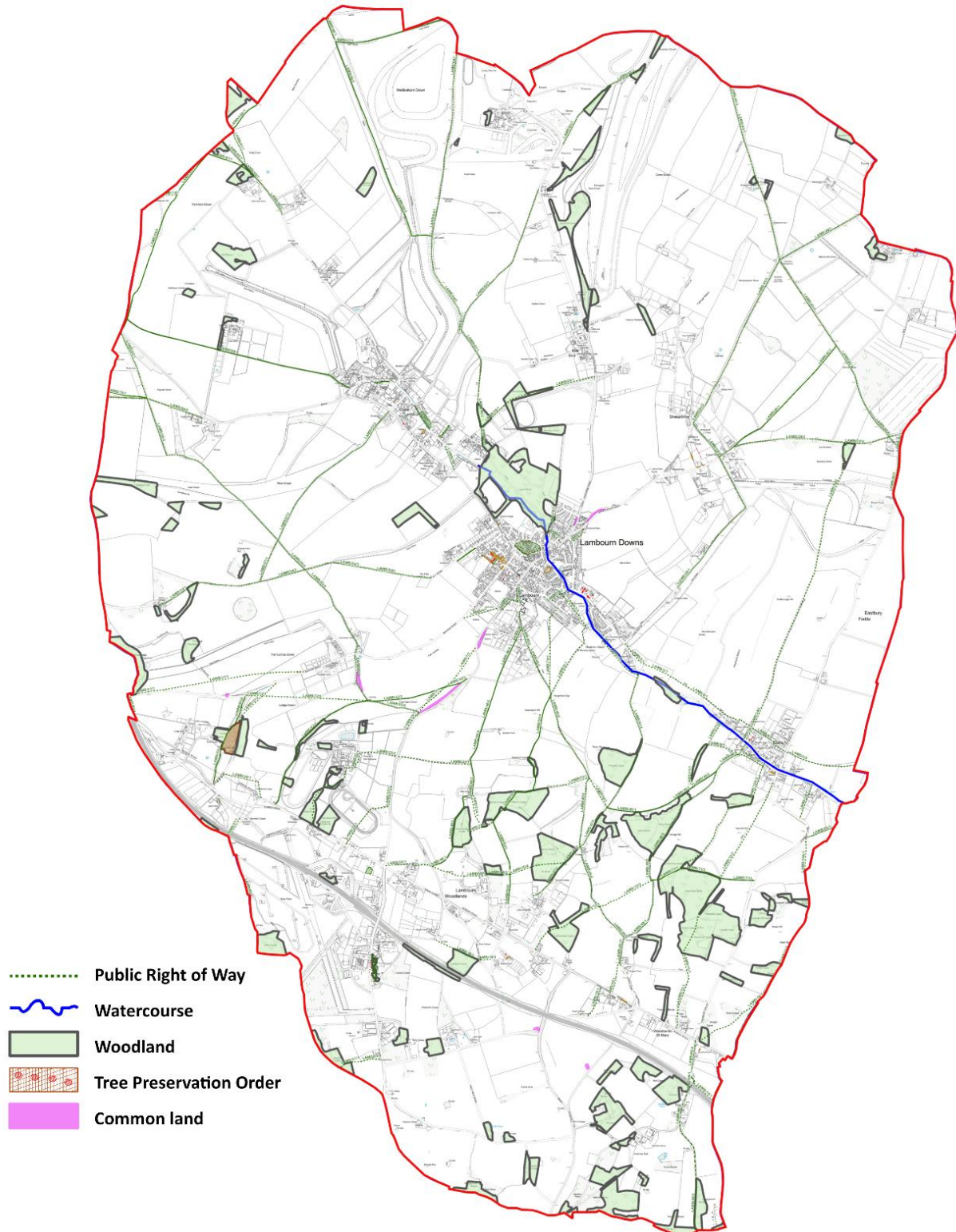


Figure 14. Overview Map of Green and Blue Infrastructure in the Parish (See Detailed Maps Below and/or Appendix F)



UPPER LAMBOURN



Figure 15. Detailed Map of Green Infrastructure in Upper Lambourn.

MEMBURY & WOODLANDS



Figure 16. Detailed Map of Green Infrastructure in Membury and Woodlands



LAMBOURN

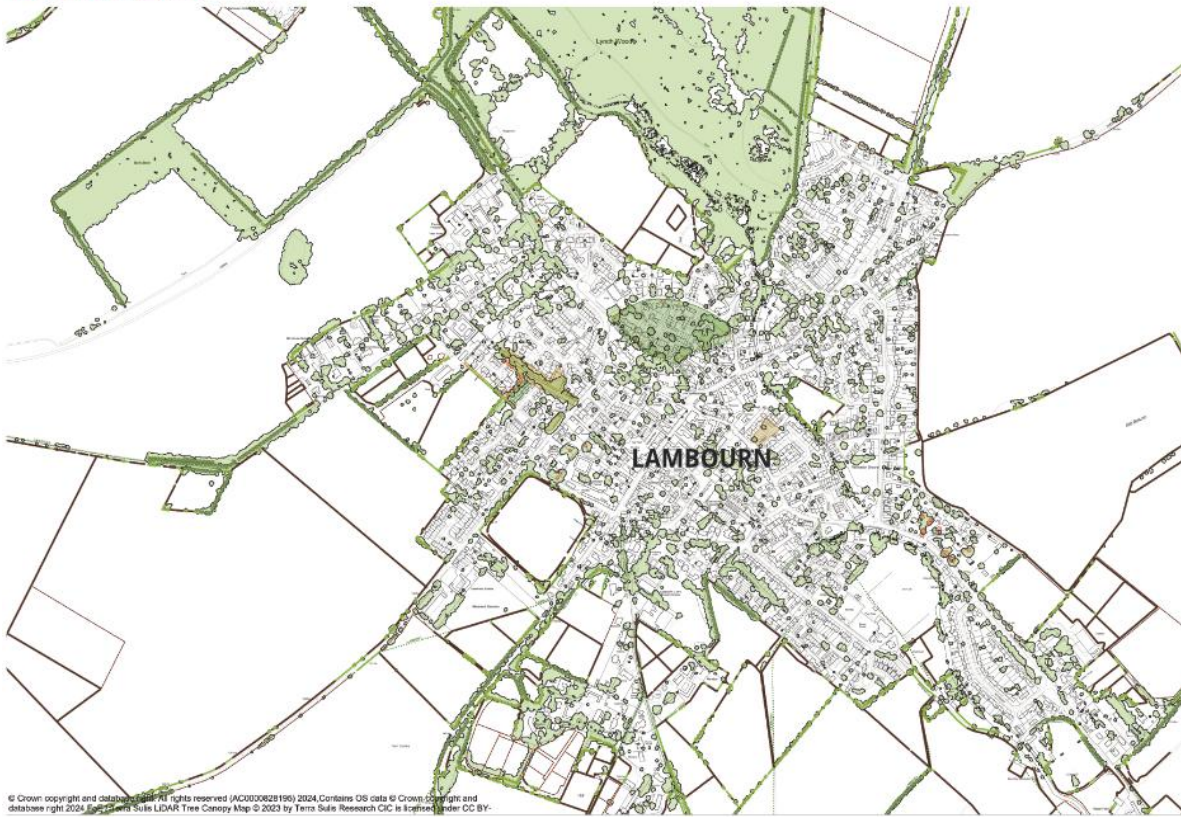


Figure 17. Detailed Map of Green Infrastructure in Lambourn Village

EASTBURY



Figure 18. Detailed Map of Green Infrastructure in Eastbury



Policy L3 – Green and Blue Infrastructure, Landscaping and Planting

1. Development proposals will be supported where:
 - a) They protect or enhance existing watercourses, water bodies, trees and woodlands (see Figure 14).
 - b) They safeguard features that provide natural flood defences and incorporate anti-pollution measures to preserve environmental quality.
 - c) They retain trees and woodlands of amenity value (as identified in Figures 14 – 18).
2. Where tree removal is necessary to facilitate development:
 - a) Proposals must provide appropriate landscaping enhancements and replace all removed trees at a ratio of 2:1. Replacement planting should include 1,100 saplings per hectare for residential developments and 2 trees per 50m² for non-residential schemes. Priority should be given to planting native deciduous trees and hedgerows, including mature specimens, to contribute to biodiversity and landscape preservation.
 - b) Where the trees to be removed are of amenity value, protected trees or trees within a Conservation Area, a detailed tree survey and arboricultural impact assessment must accompany the proposal. This should include an assessment of impacts on root protection zones, crown spread, the setting of affected trees and measures to avoid future pressure to fell or significantly alter protected trees. Reference should be made to the Lambourn Design Code.

6.4. LOCAL GREEN SPACES

- 6.4.1. A Local Green Space (LGS) is a formal designation relating to a defined area of land which meets the criteria set out in Paragraph 107 of the NPPF.
- 6.4.2. New development will not be supported on these sites except in very special circumstances. The designation provides protection akin to a Green Belt designation.
- 6.4.3. The initially considered spaces are as a result of survey and public consultation exercises, where the public were asked to nominate important green spaces and the reasons for which they should be protected.
- 6.4.4. Each area was considered using criteria set out in Appendix H. There were several sites that were evaluated and assessed to determine whether they could be allocated as LGSs. Whilst many open spaces are considered important to the local community, not all meet the tests of Paragraphs 106 to 108 of the NPPF and therefore do not qualify for LGS status. The detailed evidence for the identification and assessment of potential LGS sites is found in the evidence base for this Neighbourhood Plan.



- 6.4.5. Where the sites have been assessed as being potentially suitable for designation they are shown in shown in Figure 19 below.
- 6.4.6. It should be noted that a Local Green Space does not need to be in public ownership. However, designation as a Local Green Space in the Plan does not itself confer any rights of public access over what exists at present. There are also no new maintenance restrictions or obligations on landowners as a result.
- 6.4.7. For a breakdown of the assessment used to allocate LGSs, see Appendix H.

Overview Map of Local Green Spaces

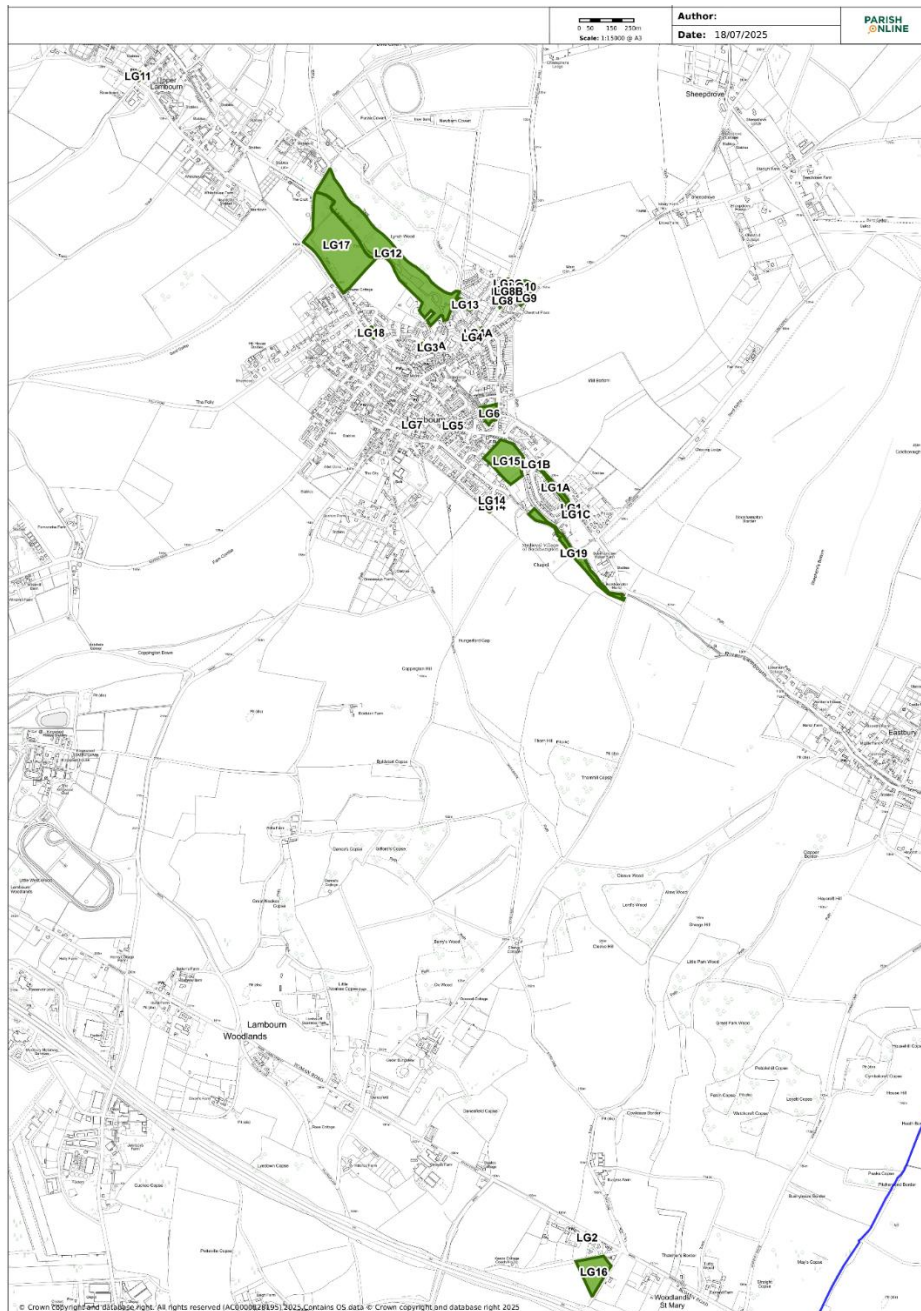


Figure 19. Overview Map of Local Green Spaces in Lambourn.

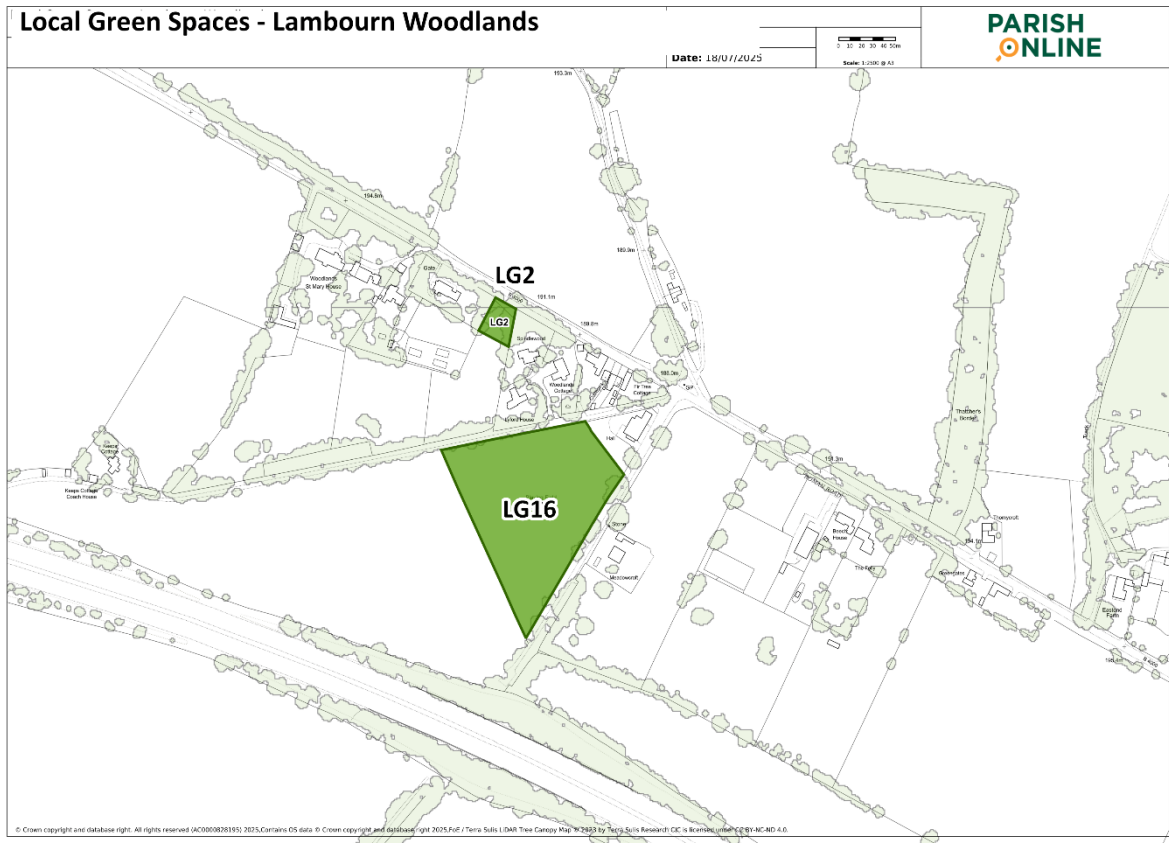


Figure 20. Local Green Spaces Map - Lambourn Woodlands

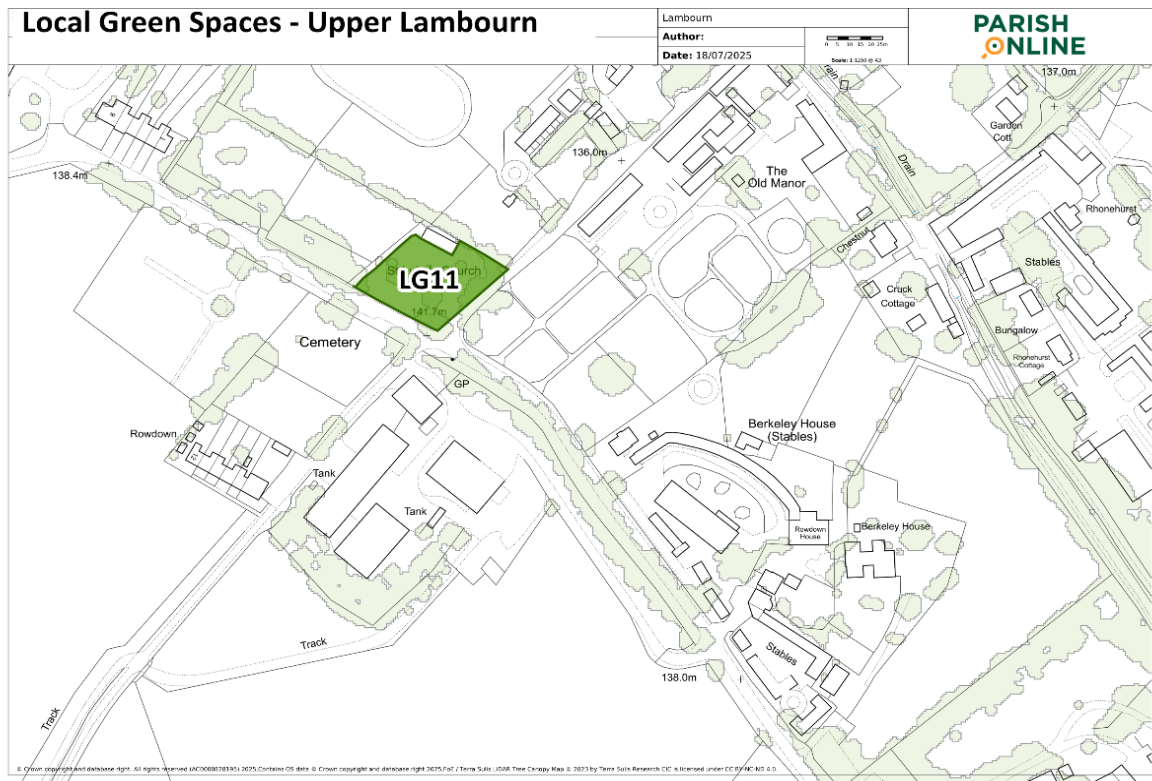


Figure 21. Local Green Spaces Map - Upper Lambourn

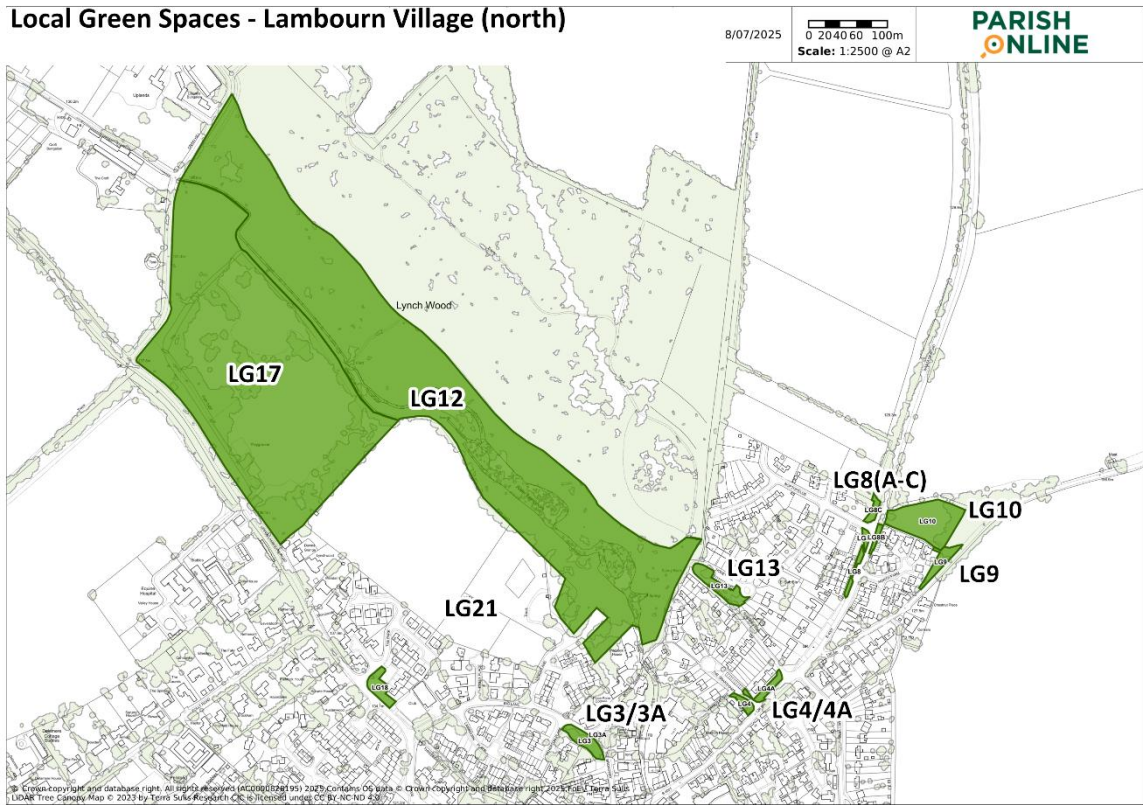


Figure 22. Local Green Spaces Map – Lambourn Village (North)

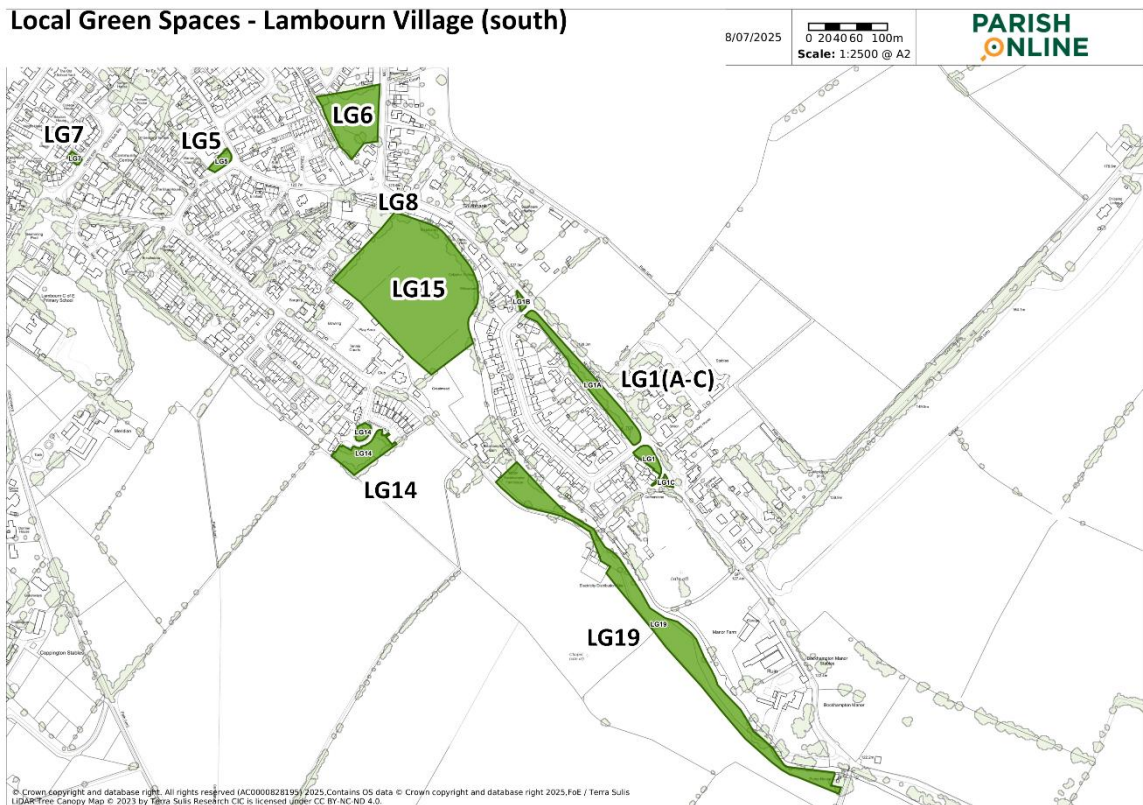


Figure 23. Local Green Spaces Map – Lambourn Village (South)



LG1 - Verges at Woodbury, Lambourn Newbury Road and Bockhampton Junction



LG1A - Verges at Woodbury, Lambourn Newbury Road and Bockhampton Junction



LG1B - Verges at Woodbury, Lambourn Newbury Road and Bockhampton Junction



LG1C - Verges at Woodbury, Lambourn Newbury Road and Bockhampton Junction



LG2 - Woodlands St Mary's Church Grounds



LG3 - Open Space Opposite Goose Green



LG3A - Junction of Broadway, Goose Green and Big Lane



LG4 - Verges at The Granthams



LG4A - Verges at The Granthams



LG5 - Open Space at Many Clouds Corner



LG6 - Mill Lane Recreation Ground



LG7 - Planted Area Close End



LG8 - Verges at Northfields



LG8A - Verges at Northfields



LG8B - Verges at Northfields



LG8C - Verges at Northfields





LG9 – Verge at Sheepdrove



LG10 – Community Orchard field, Adjacent to North Farm Close.



LG11 – St. Luke’s Churchyard, Upper Lambourn



LG12 – Lower Lynch Wood



LG13 – Honey Hill



LG14 – Francome’s Field



LG15 – Sports Ground, Bockhampton Road



LG16 – Woodlands St. Mary’s Cricket Field



LG17 – Old Cricket Field



LG18 – The Park Open Spaces



LG19 – River at Bockhampton





Policy L4 - Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces:

- LG1, LG1A, LG1B and LG1C – The verges at Woodbury, Lambourn Newbury Road and Bockhampton junction.
- LG2 – Woodlands St Mary’s Church Grounds.
- LG3 – Open space opposite Goose Green / LG3A – Junction of Broadway, Goose Green and Big Lane.
- LG4 / LG4A – Verges at The Granthams.
- LG5 – Open space at Many Clouds corner.
- LG6 – Mill Lane recreation ground.
- LG7 – Planted area Close End.
- LG8, LG8A, LG8B and LG8C – Verges at Northfields.
- LG9 – Verge at Sheepdrove.
- LG10 – Community Orchard field, adjacent to North Farm Close.
- LG11 – St. Luke’s Churchyard, Upper Lambourn.
- LG12 – Lower Lynch Wood (replacing Lynch Wood).
- LG13 – Honey Hill.
- LG14 – Francome’s Field.
- LG15 – Sports Ground, Bockhampton Road.
- LG16 – Woodlands St Mary’s Cricket Field.
- LG17 – Old Cricket Field.
- LG18 – The Park Open Spaces.
- LG19 – River at Bockhampton.

Proposals for development on these Local Green Spaces will only be permitted in very special circumstances as set out in the NPPF.

6.5. IMPORTANT VIEWS

- 6.5.1. Through community engagement, residents expressed that one of the main reasons they cherish living in Lambourn is the scenic vistas and landscape quality surrounding them.
- 6.5.2. The Parish's topography, enriched by heritage sites, expansive fields, the river and extensive woodlands, offers expansive vistas, which residents of Lambourn value greatly.
- 6.5.3. Residents have emphasised the importance of preserving these vistas to safeguard the Parish's historic landscape features as set out in the landscape character section.



- 6.5.4. This policy identifies 23 views within the Parish (see Figure 24 below). These were selected following extensive consultations with residents and stakeholders who recognised their particular importance to the local community.
- 6.5.5. Consequently, development proposals within the Neighbourhood Development Plan Area must carefully consider their potential impact on these significant views.
- 6.5.6. This policy does not aim to prohibit development within these vistas but rather ensures that the scale, massing, and height of proposed developments do not compromise the integrity of these views.
- 6.5.7. Further details on the Important Views and reasons for their inclusion can be found in Appendix I.

IV1 –
Weathercock
Hill



IV2 – Fognam
Down



IV3 – Fognam
Farm



IV4 – Folly
Road Junction



IV5 – Row
Down



IV6 –
Wellbottom
Down



IV7 –
Hungerford Hill



IV8 – Ragnal



IV9 –
Hangman’s
Stone



IV10 – Seven
Barrows



IV11 – Pickets
Lane



IV12 – Crow
Down West





IV13 - Crow Down South



IV14 - Thornhill Copse



IV15 - Inholmes



IV16 - Ewe Hill



IV17 - Long Hedge



IV18 - Folly Road



IV19 - Hungerford Gap



IV20 - Chipping Lodge



IV21 - Sheepdrove Road



IV22 - Shrags Hill



IV23 - Haycroft Hill



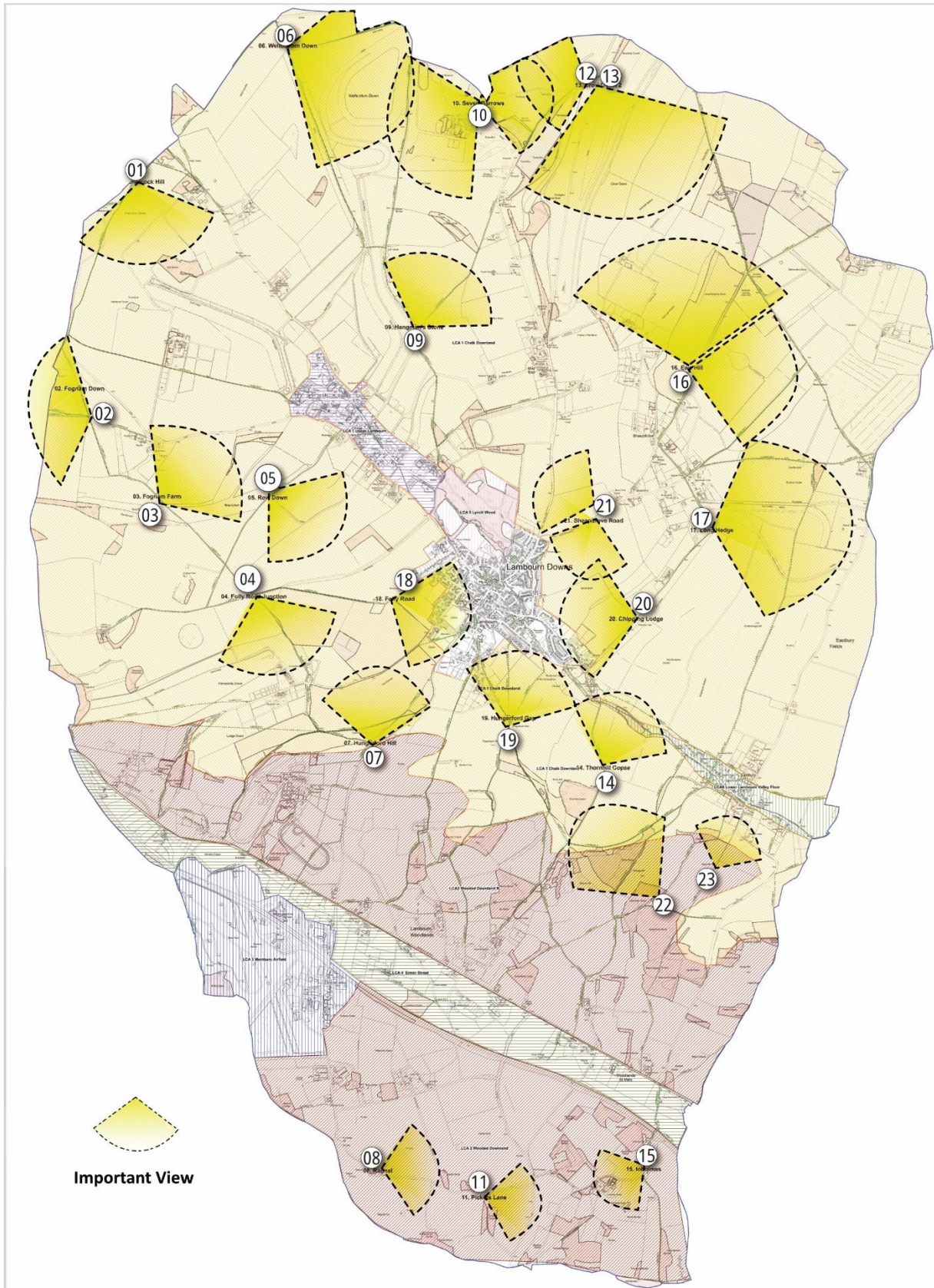


Figure 24. Map of Important Views in Lambourn



Policy L5 – Important Views

The Neighbourhood Plan identifies the following Important Views on Figure 24. These views are drawn from the Lambourn Character Appraisal (see Appendix F):

- IV1 - Weathercock Hill.
- IV2 - Fognam Down.
- IV3 - Fognam Farm.
- IV4 - Folly Road Junction.
- IV5 - Row Down.
- IV6 - Wellbottom Down.
- IV7 - Hungerford Hill.
- IV8 – Ragnal.
- IV9 - Hangman's Stone.
- IV10 - Seven Barrows.
- IV11 - Pickets Lane.
- IV12 - Crow Down 1.
- IV13 - Crow Down 2.
- IV14 - Thornhill Copse.
- IV15 – Inholmes.
- IV16 - Ewe Hill.
- IV17 - Long Hedge.
- IV18 - Folly Road.
- IV19 - Hungerford Gap.
- IV20 - Chipping Lodge.
- IV21 - Sheepdrove Road
- IV22 – Shraggs Hill
- IV23 - Haycroft Hill

Development proposals must not have a significant adverse impact on the identified view. The design, height and massing of developments should reflect the sensitivity of the view and respond positively to the landscape, particularly from hilltops and vantage points.

Development proposals which would also have significant harm on an identified Important View within a Conservation Area or its setting will not be supported.

6.6. RIVER LAMBOURN

- 6.6.1. The River Lambourn is a rare and ecologically important chalk stream, holding significant environmental value both locally and nationally. It is designated as a Special Area of Conservation (SAC) under the Conservation of Habitats and Species Regulations 2017, and most of its length is also protected as a Site of Special Scientific Interest (SSSI). Within Lambourn Parish, the river is designated as the River



Lambourn SAC. Outside of the Parish boundary, the River Lambourn SAC overlaps with the Kennet and Lambourn Floodplain SAC.

- 6.6.2. Although this section describes the River Lambourn as a whole, some of these characteristics may not directly apply to the stretch of the river within the Lambourn Neighbourhood Plan area. Nevertheless, it is important to recognise that the health of the entire river system is influenced by what happens here. Localised actions, land use practices and development within the Parish can have downstream effects and as such, this plan takes into account both the specific conditions of the Lambourn stretch and its role within the wider catchment.
- 6.6.3. The River Lambourn originates from woodland in Upper Lambourn where chalk springs emerge from the ground. It flows through Lambourn village and into Eastbury as a tributary into the River Kennet, which feeds into the River Thames.
- 6.6.4. The upper stretch of the river, from Lambourn to Great Shefford, is seasonal, typically flowing for about six months of the year when the water table in the chalk rises and the springs become active. Springs feeding the River Lambourn generally rise in January/February and the winterbourne flows until about September/October, before drying up.



Figure 25. The River Lambourn Beyond Eastbury

- 6.6.5. The catchment area is predominantly rural, with mixed farming as the primary industry, and it is bordered by extensive deciduous woodlands. There are no large urban areas upstream of the main sampling point, and no significant pollution inputs prior to the discharge from East Shefford sewage works, located approximately ten kilometres downstream from the river's source.
- 6.6.6. As of March 2025, the water quality in the Lambourn is good, classified as General Quality Assessment (GQA) biological class 'b' and chemical class 'A'.
- 6.6.7. The river corridor features prominent reed beds and stands of willow, while the floodplain serves as crucial feeding grounds for snipe (*Gallinago gallinago*) and water rail (*Rallus aquaticus*). Extensive gravel spawning areas support salmonids, making the river one of the region's most productive fisheries for brown trout (*Salmo trutta*), with natural populations of grayling (*Thymallus thymallus*) also thriving.



- 6.6.8. Unfortunately, there are populations of the American signal crayfish (*Pacifastacus leniusculus*) present, which likely have displaced the native crayfish species.
- 6.6.9. The Lambourn ranks in the top 10% in England and Wales for the diversity of macroinvertebrate families recorded during GQA surveys and it harbours five nationally rare species of invertebrates.
- 6.6.10. On 16th March 2022 the Department for Environment, Food and Rural Affairs published their policy paper on reducing the impact of nutrient pollution on protected sites that had been identified to be in unfavourable condition due to excess nutrients⁵. The River Lambourn SAC was identified as one of the sites that requires protection, and a catchment area was designated.
- 6.6.11. Natural England has advised these designations are being adversely affected by the nutrients associated with sewage and agricultural runoff and that the restoration of these sites partly depends on ensuring new development does not generate any additional nutrient inputs. Natural England is placing particular emphasis on phosphorous as this is considered to have an overriding impact in these freshwater habitats. Hence all development proposals in the Plan Area will need to demonstrate that they are phosphorous neutral in accordance with Natural England guidance.
- 6.6.12. Excess nutrient (principally nitrogen and phosphorus compounds) run-off from agricultural land can enrich the river and distort the food web, and there is serious concern about the amount of phosphorous entering River Lambourn and disturbing the balance of nature there. Developments in Lambourn should therefore not increase the amount of soil or nutrients washed into the river from the adjacent fields.

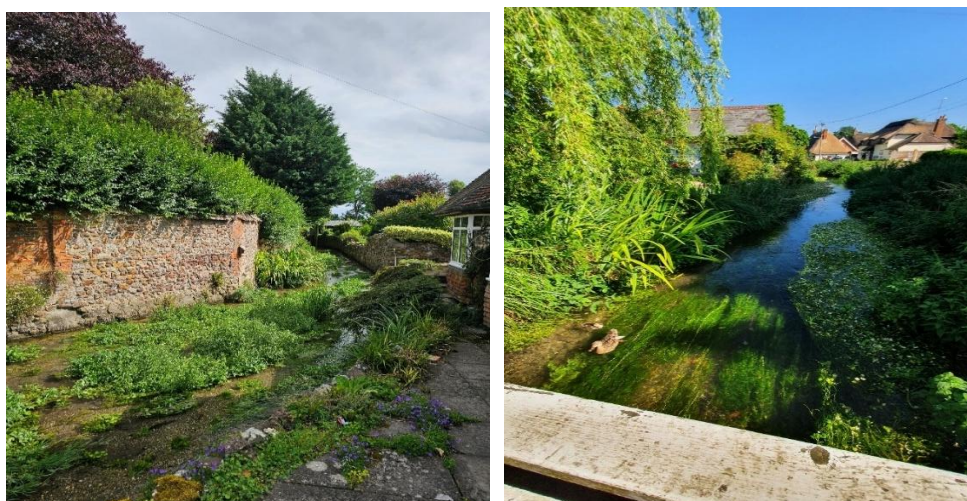


Figure 26. The River Lambourn in Lambourn Village (Left) and Eastbury (Right)

- 6.6.13. It is important to mention that the River Lambourn is a vital ecological asset whose health and biodiversity extend beyond the immediate boundaries of the Lambourn Neighbourhood Plan. While much of the river's notable biodiversity is located

⁵ Department for Environment Food and Rural Affairs. (2023) *Policy paper Nutrient pollution: reducing the impact on protected sites*. Available at: <https://www.gov.uk/government/publications/nutrient-pollution-reducing-the-impact-on-protected-sites/nutrient-pollution-reducing-the-impact-on-protected-sites> (Accessed: 13 June 2024).



further downstream, it is crucial to recognise that the vitality of the winterbourne section plays a fundamental role in sustaining the entire river ecosystem. The winterbourne stretches are particularly sensitive and contribute to the overall water quality and flow patterns that influence downstream habitats. Thus, the conservation efforts within the Lambourn plan area must prioritise the maintenance and enhancement of the health of this section. By doing so, we ensure the preservation of the intricate ecological network and biodiversity of the River Lambourn as a whole, highlighting the interconnectedness of the river system and the importance of local actions in broader environmental stewardship.

- 6.6.14. It is therefore important that any Sustainable Drainage System (SuDS) schemes are designed to contribute towards the landscaping and biodiversity of the River Lambourn, in addition to supporting appropriate use of the river.
- 6.6.15. Moreover, the River Lambourn holds significant ecological and environmental importance within the community and therefore deserves protection under the Lambourn Neighbourhood Plan. Protecting the River Lambourn ensures the preservation of its natural assets and supports sustainable practices that will benefit the local environment and community for generations to come.

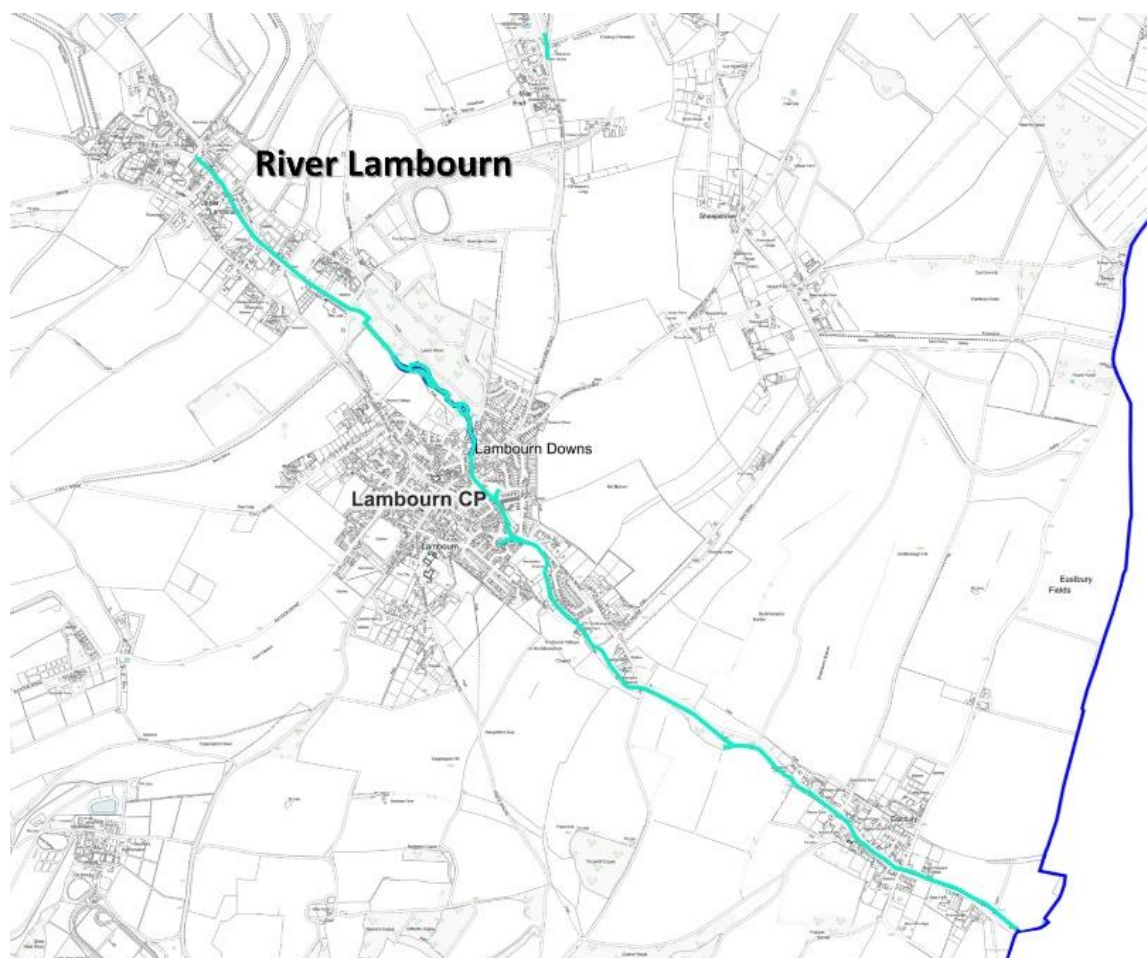


Figure 27. Map of River Lambourn



Policy L6 – River Lambourn

1. The River Lambourn holds great ecological and environmental significance to both the local community and wider country. In addition to being designated as a SAC under the Conservation of Habitats and Species Regulations 2017, most of the river is also designated as a SSSI.
2. Safeguarding the River Lambourn is crucial and consideration must be given to conserving its natural resources and promoting sustainable practices, ensuring lasting benefits for both the local environment and future generations. This includes the following aspects:
 - a) Development proposals adjacent to the River Lambourn must prioritise the protection and enhancement of the waterside character, heritage value and setting of the river.
 - b) Proposals should seek to maintain the low-key and informal nature of the river and its tributaries and streams to preserve their natural charm.
 - c) Proposals adjacent to the river will be supported where they do not pose significant adverse impacts on flood risk to safeguard nearby communities and properties.
 - d) Proposals which include development alongside the river, or the change of use of land alongside the river, must ensure that there is no adverse impact upon the riverbank and that the riparian environment is not harmed by any future use.
 - e) New developments should also provide physical and visual links with surrounding areas, including views along the river, to promote connectivity and integration with the landscape.
 - f) Proposals will be supported when consideration is given to improve the quality of and links to riverside access and Public Rights of Way to enhance accessibility and recreational opportunities.
 - g) Major developments⁶ within the defined riverside corridor must be accompanied by a landscape and visual impact assessment to demonstrate that proposals will not result in adverse landscape and visual effects.
 - h) Proposals within the river corridor must seek to protect and enhance it as a valuable resource for biodiversity and wildlife, functioning as a wildlife corridor to promote ecological connectivity.
 - i) Proposals should respect and enhance the winterbourne⁷ nature of the watercourse, recognising its seasonal variations and ecological significance.
 - j) Consideration should be given to how applications may adversely impact upon dry riverbeds (including where incorporated into garden areas and their access).

⁶ Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

⁷ Winterbourne being a type of stream or river that flows only after the winter rains and tends to dry up during the summer months, which is an essential aspect of its unique ecosystem.



- k) Where possible SuDS schemes should be designed to contribute towards the landscaping and biodiversity of the River Lambourn, in addition to supporting appropriate use of the river.
- l) Development proposals will only be supported if they can achieve Nutrient Neutrality regarding the River Lambourn.
- m) Applications for development that will result in a net increase in phosphorous reaching the River Lambourn will be required to confirm the phosphorous budget and set out specific and appropriately located mitigation measures that will be implemented to ensure development is nutrient neutral from the start of its operational phase.

6.7. BIODIVERSITY

- 6.7.1. The Lambourn Neighbourhood Development Plan places significant emphasis on biodiversity because it is intricately linked to the Parish's distinctive landscape. The chalk downland (see Policy L1), with its undulating hills and unique vegetation, alongside the pristine River Lambourn (see Policy L6), a designated SAC, forms the ecological backbone of the area. This biodiversity section builds on insights from the landscape assessment, highlighting how these natural features not only shape the character of the Lambourn Parish but also support a rich tapestry of nature. Through strategic policies and conservation efforts, the Plan aims to protect and enhance these vital ecosystems, ensuring their resilience and sustainability for future generations.
- 6.7.2. As visible in Figure 29 below, there are a multitude of SSSIs, Local Wildlife Sites (LWS) and one SAC.
- 6.7.3. Within the Lambourn Neighbourhood Plan area there is one designated SAC, which is the Lambourn River (visible in Figure 27 above). The Lambourn River, designated as a SAC, is a vital ecological asset within the community. This designation underscores the river's exceptional value due to its unique habitats and the presence of species that are of significant conservation importance at both national and European levels. Incorporating the Lambourn River into the Neighbourhood Plan ensures the prioritisation of its protection and enhancement, aligning with broader conservation goals and safeguarding the environmental integrity of the area, as set out in Policy L6.



Figure 28. Habitat Situated Between Sheepdrove Farm and Stancombe Farm



- 6.7.4. In addition to SSSIs, LWSs and one SAC, there are also a plethora of priority habitats in the Parish (see Figure 30).
- 6.7.5. The Neighbourhood Plan area boasts a rich tapestry of natural habitats that play a critical role in maintaining biodiversity, supporting ecosystem services, and enhancing community well-being. The presence of lowland calcareous grassland, traditional orchards, and additional secondary habitats contribute significantly to the ecological and cultural fabric of the area.
- 6.7.6. Lowland calcareous grasslands, present in the north, northeast, south, southeast and west of Lambourn, are among the most species-rich habitats in Europe, characterised by their thin, nutrient-poor soils that support a unique assemblage of flora and fauna. These grasslands are home to a variety of rare and specialised plant species such as orchids, which in turn support diverse invertebrate communities such as Adonis Blue Butterflies and Spined Blood Bees.
- 6.7.7. These grasslands play a crucial role in water regulation and soil protection, helping to prevent erosion and maintain soil health. Their deep-rooted plants contribute to carbon sequestration, making them vital for climate resilience.



Environmental Designations in the Parish

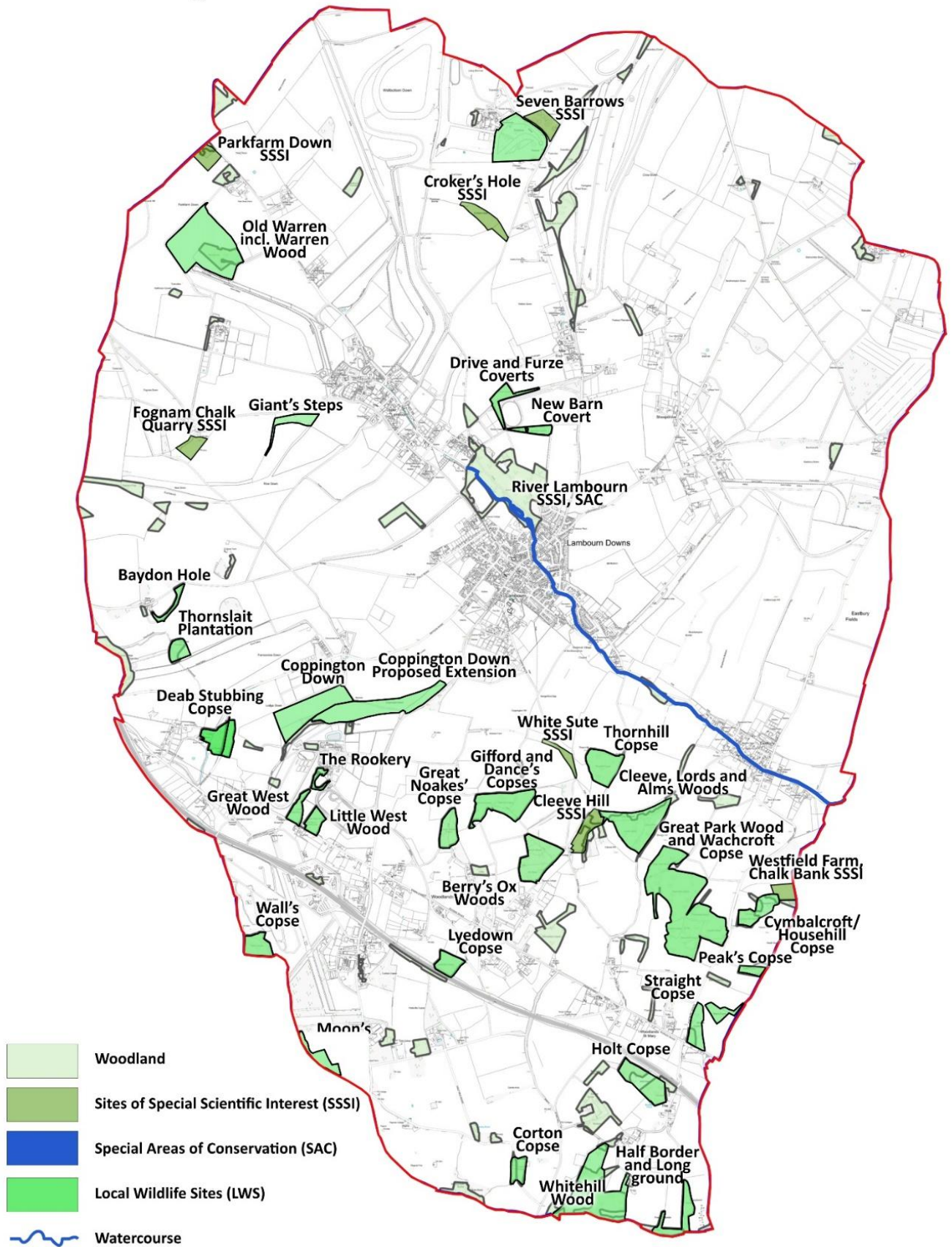


Figure 29. Map of Biodiversity and Designations in the Parish



Priority Habitats in the Parish

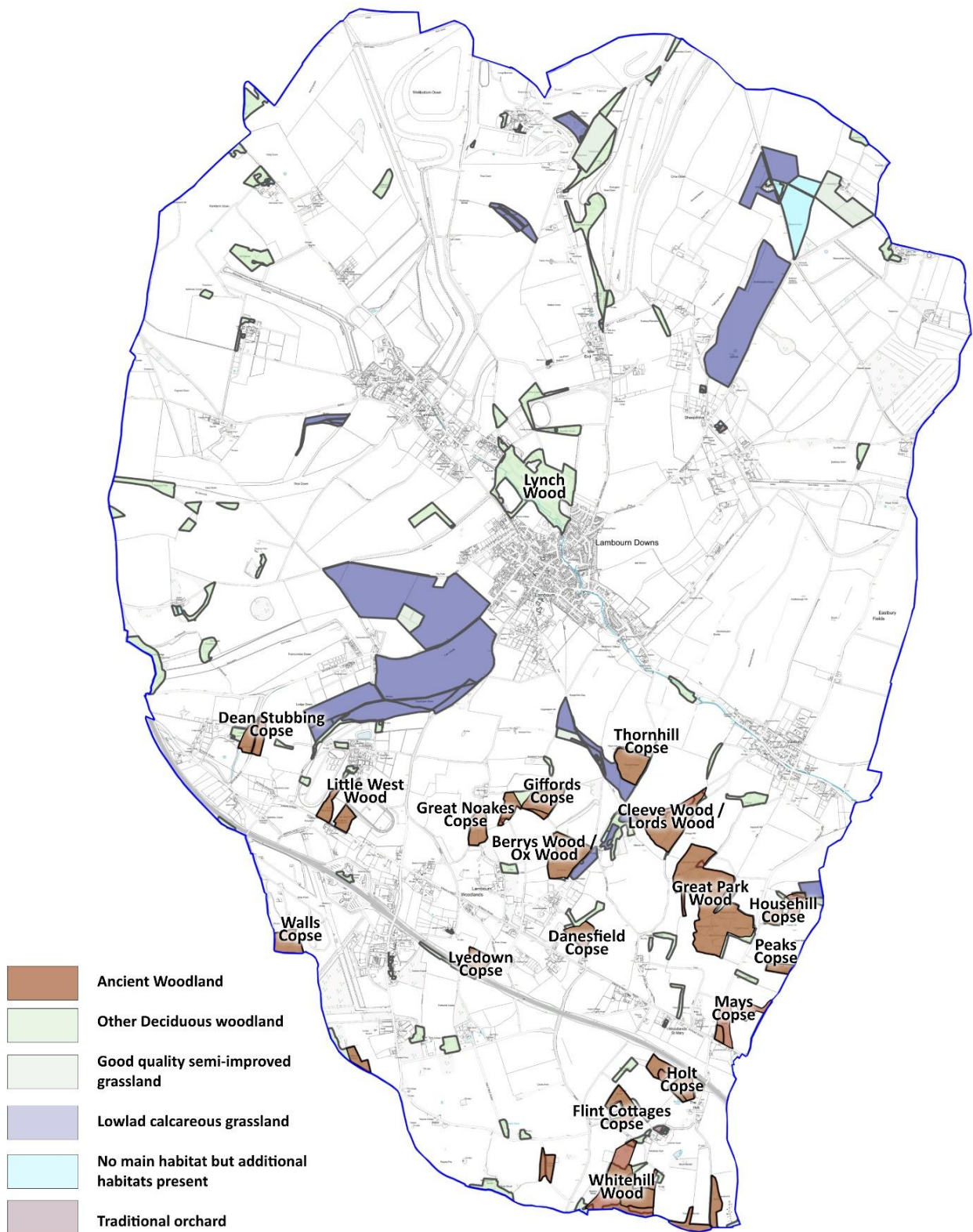
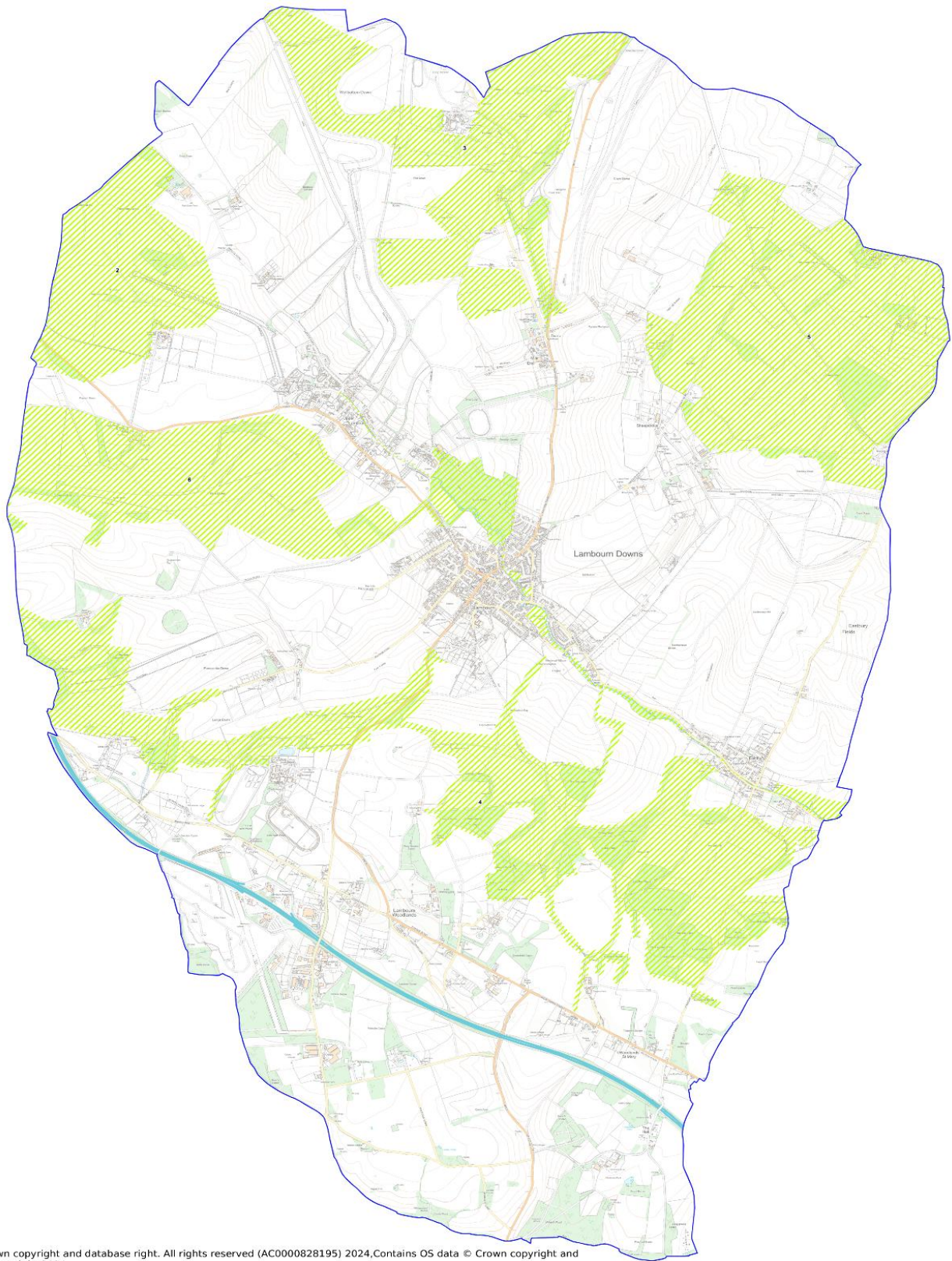


Figure 30. Environmental Designations in the Parish



- 6.7.8. Moreover, the scenic beauty of these grasslands enhances the visual appeal of the area, offering residents and visitors a place to experience nature and enjoy recreational activities such as walking and birdwatching.
- 6.7.9. Traditional orchards are also present in the Parish, notably in the South of Lambourn, near Whitehill Wood. Traditional orchards are not only valuable agricultural assets but also significant for biodiversity. They are characterised by their variety of fruit trees, old trees and often a rich understory of wildflowers and grasses. Traditional orchards also provide a diverse habitat supporting numerous species of birds, insects and fungi. The old, often hollow, fruit trees serve as nesting sites for birds and bats, while the varied plant life supports pollinators.
- 6.7.10. These orchards are also part of the area's cultural heritage, reflecting historical agricultural practices. They offer a connection to the past and provide opportunities for community activities such as fruit picking.
- 6.7.11. In addition to the primary habitats of lowland calcareous grassland and traditional orchards, Lambourn is also home to an additional habitat situated between Sheepdrove Farm and Stancombe Farm (see Figure 30) that, although not classified as a main habitat, provides significant ecological value and contributes to the overall biodiversity of the area.
- 6.7.12. Additional habitats provide crucial corridors for wildlife, enabling species movement and genetic exchange. They support diverse communities of local birds, such as Barn Owls, Common Buzzards and Red Kites, mammals such as Brown Long-eared Bats, Eurasian Badgers and European Water Voles, amphibians such as Common Frogs, Common Toads and Smooth Newt and invertebrates such as Marsh Fritillary Butterflies and Black-headed Cardinal Beetles. Additional habitats also contribute to the landscape's structural diversity.
- 6.7.13. The Parish is also home to various ancient woodlands, as visible in Figure 30. For more information on the importance of ancient woodland, see Appendix J.
- 6.7.14. Additionally, prominent flowering plants within Lambourn include Common Rock-rose, *Cephalanther damasonium* and *Platanthera chlorantha*.
- 6.7.15. At present, within the Parish, habitats are, in part, fragmented with no clear connections. Instead, the existing wildlife corridors are largely concentrated in one area and mainly run east, south and west from Lynch Wood.
- 6.7.16. Given the existing fragmentation of habitats, there is potential for this Neighbourhood Plan to create future wildlife corridors by connecting the existing woodlands with hedgerows. It is intended that the wildlife corridors should aid mobility between the habitats within the Parish and the nationally significant habitats just outside the Parish.
- 6.7.17. Figure 31 below shows the wildlife corridors which are formed from the woodlands, hedgerows and water courses. These are based on the WBC Biodiversity Opportunity Areas and habitat features.
- 6.7.18. All development proposals in the NP area should seek to deliver a biodiversity net gain of at least 10%, in line with the NPPF.



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Figure 31. Biodiversity Corridors (Highlighted in Green)⁸

⁸ This plan notes that the Local Nature Recovery Strategy, once adopted in 2025, will similarly identify areas where conservation levels should be focused.



Policy L7 – Biodiversity

1. Development proposals should conserve and enhance the local biodiversity of the area including the maintenance and creation of wildlife corridors within the NP area as shown on Figure 31.
2. New wildlife corridors are to be encouraged and developers within biodiversity opportunity areas will be expected to contribute to the enhancement of such areas.
3. Existing wildlife corridors in adjacent parishes should be identified and where possible connected into the NP area as appropriate.
4. Applicants should provide evidence of the means by which a biodiversity net gain can be achieved through enhancement measures as part of their planning applications.
5. Proposals should avoid the loss of ancient and veteran trees and those of amenity value, in addition to native vegetation in accordance with Policy L3 and also be accompanied by surveys which assess the impact of the development on biodiversity.
6. Particular attention should be given to restrict the impact on local and neighbouring Sites of Special Scientific Interest (SSSI), including:
 - i. River Lambourn SAC / SSSI.
 - ii. Parkfarm Down SSSI.
 - iii. Seven Barrows SSSI.
 - iv. Croker's Hole SSSI.
 - v. Fognam Chalk Quarry SSSI.
 - vi. White Shute SSSI.
 - vii. Cleeve Hill SSSI.
 - viii. Westfield Farm Chalk Bank.
7. This is in addition to Ancient Woodland - the largest of which being Great Park Wood, Whitehill Wood and Cleeve Wood/Lords Wood Cuckoo Copse.
8. Development proposals should also incorporate bird and bat boxes, hedgehog corridors and other similar measures as appropriate to the context of the site.

6.8. DARK NIGHT SKIES

- 6.8.1. The level of light pollution was raised in community consultation, with particular focus on the village of Lambourn and Membury Airfield. Figure 32 below supports this concern, illustrating that the village of Lambourn experiences pockets of 1-2 and 2-4 NanoWatts/cm²/sr of radiance whilst Membury Airfield's radiance level ranges from 1-2 NanoWatts/cm²/sr on its perimeter to 8-16 NanoWatts/cm²/sr. All of this demonstrates that the level of light pollution in Lambourn is significant.

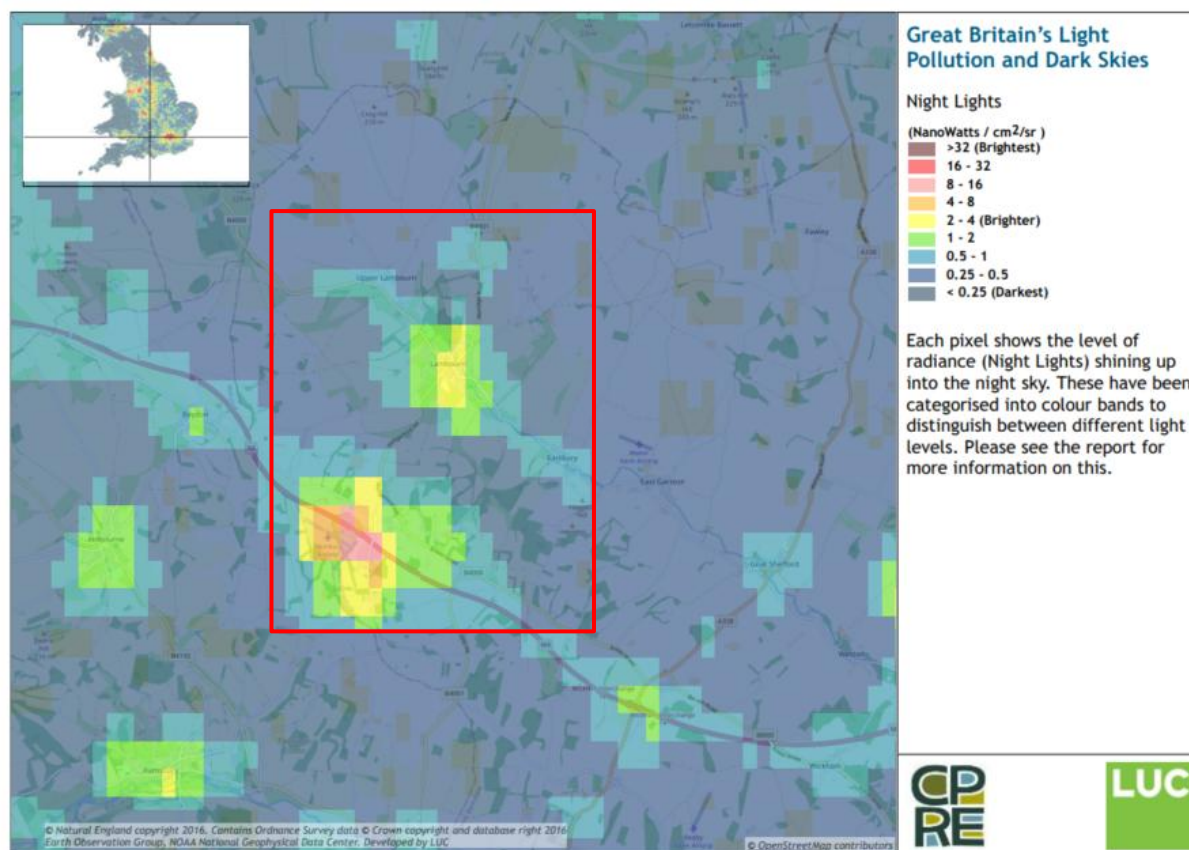


Figure 32. CPRE Dark Skies Mapping for the Parish

- 6.8.2. Whilst there are some streetlights, further new lights are generally not supported by the community. For example, following a public consultation in Eastbury, the majority of streetlights have been removed to enhance a dark sky environment. The remainder of lights have been left in key areas such as bus stops and junctions.
- 6.8.3. In the same vein, Upper Lambourn continues to be a dark sky environment with no streetlighting.
- 6.8.4. Additionally, at the time of the writing of this plan, Lambourn Parish Council is in the process of completing an exemplary streetlight upgrade in which all lights in its portfolio will become LED. This has been carried out to reduce light pollution and deliver better value for money to Parishioners. The next stage of the project will be focused on optimising light output e.g. dimming lights to reduce energy consumption and pollution. It is noted that some lights are already fitted with shields to reduce light spill.
- 6.8.5. In keeping with Lambourn Parish' Council Street Light Project, this policy is designed to guide decisions on new and replacement lighting and help private householders and businesses make informed choices. From discussions with residents, many had little knowledge of the potential adverse impact on wildlife.
- 6.8.6. For development proposals, it is considered essential that the following factors will be considered when deciding the appropriateness of projects. These will include the type of artificial lighting, the location, the hours of operation, the quantity of lights proposed, brightness and control and direction of the beam. Where lighting



is proposed as essential, appropriate mitigation and control measures secured by planning conditions to prevent unnecessary light pollution should include:

- Limiting the hours of operation through the use of automatic timers, and night-time dimming.
- Ensuring that lights have incorporated or additional shielding or hoods, which angle the beam downwards to a level below that of horizontal.
- The use of different surface types to reduce the amount of reflectivity.
- Appropriate planting to limit the extent of any light spill.
- Using the latest best practice guidance on light types in terms of lumens, wattage, angle, height, colour, warmth etc.

Policy L8 – Dark Night Skies

1. Development proposals should conserve and enhance relative tranquillity in relation to light pollution and dark night skies.
2. Development proposals should also demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2017 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations) or any equivalent replacement/updated guidance for lighting within environmental zones.
3. Development proposals which include lighting should ensure that:
 - a) Adverse effects from the installed lighting should be avoided;
 - b) If it is demonstrated that the above is not achievable, then adverse impacts are appropriately mitigated e.g. activated by sensors and turned off by timers;
 - c) The measured and observed sky quality in the surrounding area is not reduced;
 - d) Lighting is not unnecessarily visible in nearby designated areas and key habitats;
 - e) The visibility of lighting from the surrounding landscape is avoided;
 - f) Building designs should avoid large areas of glazing which would result in light spillage into rural and unlit areas;
 - g) Glazing should be screened at night to avoid light spillage into rural and unlit areas where possible;
 - h) Equestrian-related development, including stabling and outdoor arenas, incorporates downward-directed, low-intensity lighting and avoids extended or overnight use unless it can be clearly justified and mitigated; and
 - i) Development near Membury Services or the Membury Industrial Area should be designed to limit cumulative light pollution, taking into account existing baseline levels and ensuring no further degradation of dark sky conditions.



7.0 FLOODING AND DRAINAGE

7.1. FLOODING AND DRAINAGE

- 7.1.1. While Local Plan Review Policy SP6 focuses on water management and the NPPF guides development to areas at the lowest flood risk, the following policy aims to identify and manage flood risk from all sources (i.e. fluvial, surface water, sewer and groundwater), in line with the evidence presented in the [West Berkshire Council Strategic Flood Risk Assessment \(SFRA\) \[2022 Update\]](#).
- 7.1.2. For detailed information on flooding issues within the Parish, see Appendix K.
- 7.1.3. As illustrated in Figures 33 and 34 below, several areas within the Parish are susceptible to surface water flooding, a potential concern that may not be readily apparent to those proposing new developments. In locations prone to flooding, any new development should be designed to avoid exacerbating existing drainage challenges.
- 7.1.4. For detailed maps on geology, topography and surface water flooding within the Parish, see Appendix F.
- 7.1.5. A distinctive feature of the hydrology in Lambourn Parish is the notable difference in groundwater levels compared to nearby areas. For example, there is a recorded 20-metre difference in groundwater flooding elevation between Lambourn and the neighbouring Pang Valley. This variation is largely due to differences in local geology, topography and the behaviour of the underlying chalk aquifer. The higher groundwater levels in Lambourn make the area more vulnerable to prolonged saturation and groundwater flooding during periods of sustained rainfall. These hydrological conditions reinforce the need for development proposals to demonstrate an understanding of local groundwater dynamics and implement appropriate mitigation measures.
- 7.1.6. One prominent issue is the development at Membury Industrial Estate introducing new buildings, roads and car parks with little to no landscaping or flood mitigation. This has led to increased flooding on Ramsbury Road and neighbouring properties.
- 7.1.7. Certain areas throughout the Parish have experienced years of under investment in the highway drainage with reactive maintenance instead of proactive. This has caused increased flooding along roads and overflow of ditches and grips. Increased flooding can lead to run off into the River Lambourn as well as the degeneration of road surfaces.
- 7.1.8. Previously, the River Lambourn was particularly prone to flooding at Eastbury. In response to flooding, the local community conceived a flood protection scheme in 2012, which is now recognised as the Eastbury Flood Alleviation Scheme (FAS), built on land owned by Rooknest Estate. For more information on this, see Appendix L.

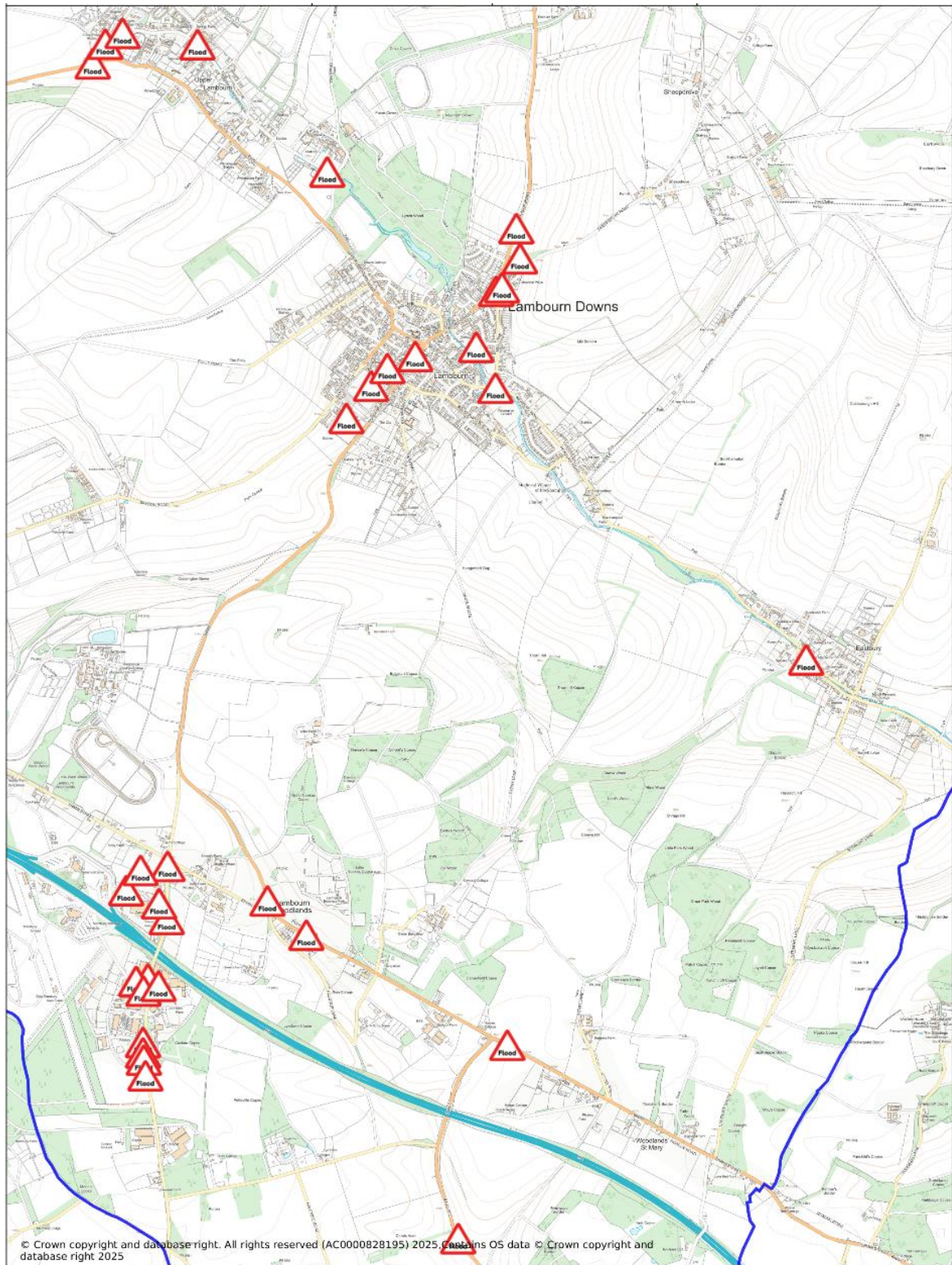


Figure 33. Map of Reported of Floods During 2024

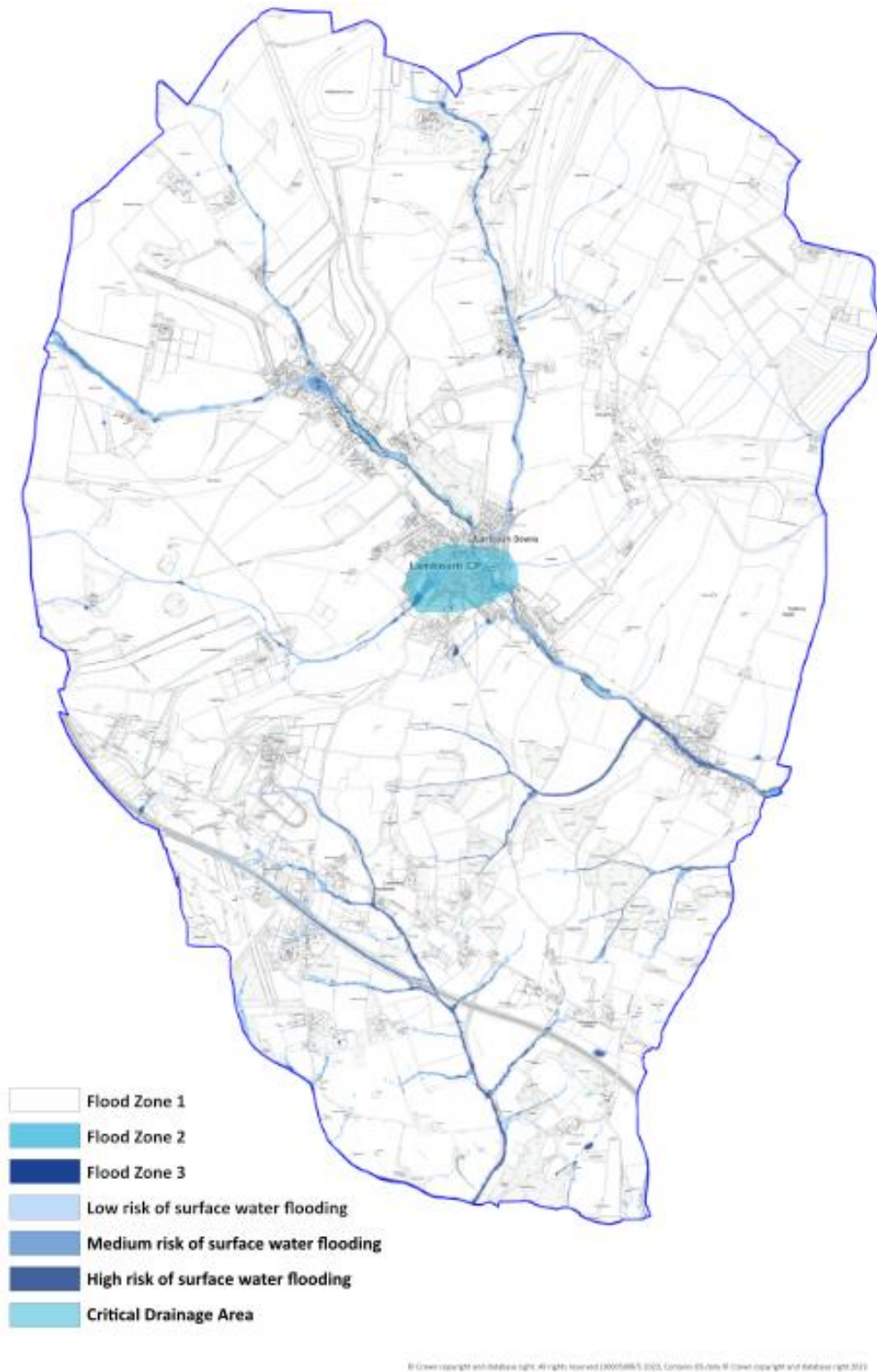


Figure 34. Flooding and Drainage Overview Map

7.1.9. The Lambourn Neighbourhood Development Plan also recognises in particular the critical need to address sewage treatment and groundwater ingress issues to ensure the health, safety, and environmental sustainability of the community (see Figure 35).

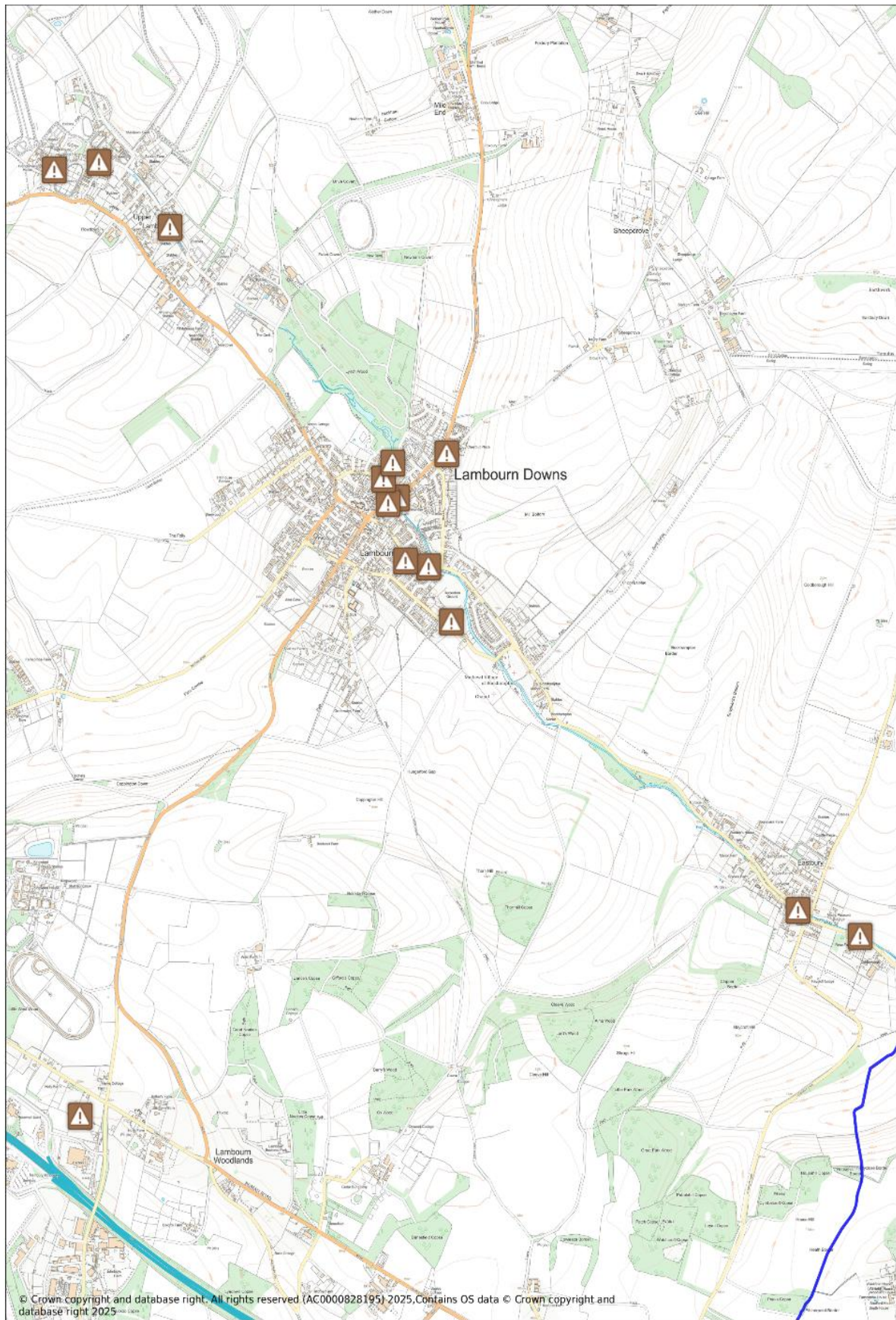


Figure 35. Map of Reported Sewage Problems During 2024



- 7.1.10. The current sewage treatment plans are insufficient to handle the growing demands of Lambourn. While the mitigation efforts proposed by Thames Water to prevent ingress from groundwater into entering sewer pipes are a step in the right direction, they are not comprehensive enough to address the total capacity needs of the sewer system. The Plan therefore recommends an increase in the total capacity of the sewer system to accommodate current and future demands. This includes upgrading existing treatment plants and possibly constructing new facilities.
- 7.1.11. Moreover, current mitigation strategies to address groundwater ingress into the sewage system are inadequate. There is no plan to fully seal the sewer system against the pressures of high groundwater, which leads to overflow and potential environmental hazards. Consequently, this plan recommends an implementation of a comprehensive scheme to seal the sewer system against groundwater ingress. This may involve the installation of a different pipelining system designed to withstand high groundwater pressures. This should be done alongside ongoing maintenance and periodic upgrades of the sewer infrastructure to ensure it remains resilient against groundwater ingress and other environmental factors.
- 7.1.12. Therefore, development proposals within Lambourn must incorporate long-term solutions to flooding, sewerage and Nutrient Neutrality. This includes:
- Mandating the use SuDS in all new developments to manage surface water runoff and reduce the burden on the sewer system.
 - Adopting practices that prevent nutrient runoff into watercourses, notably the River Lambourn, thereby protecting local ecosystems and water quality.
 - Evaluating the soil and geological conditions to ensure that a SuDS can be effectively implemented.
- 7.1.13. For more information see planning and flood risk section of the [NPPF](#).

Policy L9 – Flooding and Drainage

1. Development proposals should demonstrate how they will manage surface water and minimise the risk of localised flooding, particularly where natural surfaces or topsoil are to be removed. Proposals should refer to the requirements of Policy S6 of the LPR regarding Flood Risk Assessments and ensure that flood risk, both on-site and downstream, is appropriately addressed.
2. Where relevant, consideration should be given to surface water, groundwater and sewer flooding, as well as to areas with known drainage issues. Proposals should identify areas susceptible to flooding from all sources (i.e. fluvial, surface water, sewer and groundwater), requiring detailed submissions with planning applications.
3. The following areas have been identified as particularly vulnerable to flooding (see Figure 33):
 - a) Junction at B4000 towards the High Street.
 - b) Upper Lambourn, High Street.



- c) West of Hawthorn Cottage.
 - d) Northwest of The Old Malt House.
 - e) Northeast of The Croft.
 - f) North of Cuckoo Cottage.
 - g) West of Cuckoo Cottage.
 - h) South of Cuckoo Cottage.
 - i) Junction at Ramsbury Rd.
 - j) Ramsbury Rd Junction, near El Sub Sta and Depot.
 - k) Ramsbury Rd Junction, near Ely Building.
 - l) Southwest of Ramsbury Rd Junction, Ely Building Car Park.
 - m) Southeast of Ramsbury Rd Junction.
 - n) Junction off Ramsbury Rd, Northeast of Arena House.
 - o) Northwest of Arena House.
 - p) Junction at Ermin St and Ramsbury Rd.
 - q) Membury Industrial Estate at the entrance to the Motorway Access Road
 - r) Southeast of Bungalow Near Ermin St.
 - s) B4000 Off Ermin St.
 - t) East of Lyedowns.
 - u) Stag Hill.
 - v) Ermin St, B4000, East of Ivy Cottage.
 - w) North of St. James Church.
 - x) Allotment Gardens.
 - y) Lake Crowle.
 - z) Windsor House.
 - aa) High St, B4000.
 - bb) Northeast of Oakbury House.
 - cc) West of B4001 Wantage Rd.
 - dd) B4001 Wantage Rd.
 - ee) South of Oaksey House.
 - ff) Junction at Newbury Rd.
 - gg) Sheepdrove Road.
4. In order to sustainably manage flood risk on site and to ensure flood risk is not increased elsewhere, development will be required to incorporate a SuDS scheme which follows the drainage hierarchy. SuDS should be informed by The West Berkshire Council SuDS Supplementary Planning Document (SPD) and The Non-Statutory Technical Standards for Sustainable Drainage Systems.
 5. Site-specific drainage strategies should incorporate SuDS and other appropriate measures to ensure no net increase in flood risk and to support the natural function of the River Lambourn and its catchment.
 6. Schemes will be detailed within a site-specific flood risk assessment and designed to current policy and best practice guidance, including taking account of climate change, to manage rainfall run-off rates and volumes to existing pre-development rates and mimic the natural drainage regime of the site.
 7. Where possible SuDS schemes should be designed to contribute towards the landscaping and biodiversity of the development site, in addition to supporting



appropriate use of the river. Applicants should also evaluate the soil and geological conditions to ensure that a SuDS can be effectively implemented.

8. All proposals should identify mitigation measures and their maintenance e.g. permeable surfaces in perpetuity or suitable drains to be used and kept clean and drainage gullies/grids to be kept clear. Outstanding works needed along rivers to mitigate flooding risks and improve water management should also be considered.
9. Development proposals will be supported where it is demonstrated that surface water drainage will not add to the existing site runoff or cause any adverse impact to neighbouring properties and surrounding environment. More specifically, development proposals will only be supported if they can achieve Nutrient Neutrality regarding the River Lambourn.

8.0 THE BUILT ENVIRONMENT POLICIES

8.1. HERITAGE

- 8.1.1. Lambourn Parish can be said to have some of the highest archaeological potential in West Berkshire, partly due to its occupation and exploitation by humans for thousands of years (see Statement of Significance below)⁹ but also because of its largely rural nature with limited modern development.
- 8.1.2. Details on the heritage assets within Lambourn are located within Appendix F, with further information provided in Appendix M.

8.2. DESIGNATED HERITAGE ASSETS

- 8.2.1. Designated heritage assets have formal legal protection through designations like listing, scheduling or registration. They are typically recognised for their special interest and value and are often of national importance. Examples include listed buildings, scheduled monuments, conservation areas, registered parks and gardens and World Heritage Sites.
- 8.2.2. The Lambourn and Eastbury Conservation Areas were both officially designated in October 1973, whilst it is unclear as to when the Upper Lambourn Conservation Area was officially designated. The extents of the Conservation Area for each settlement can be seen on Figure 36. There are no formally recorded Conservation Area Appraisals for each Conservation Area.
- 8.2.3. The Plan Area contains 139 listed buildings and structures (see Figures 36-40), the second largest number after Newbury, with 128 of them being listed as Grade II, 10 listed as Grade II* and one as Grade I. For Scheduled Monuments, it leads West Berkshire Parishes with 21 scheduled areas (the number of individual monuments such as the Seven Barrows Cemetery within these areas is much higher, but in the case of Membury Hillfort there is double counting with a Wiltshire reference). Other scheduled monuments include the Bockhampton Deserted Medieval Village.

⁹West Berkshire Council Archaeological Officers, (2023).



8.2.4. The Conservation Areas, listed buildings and Scheduled Monuments are covered by the adopted Local Plan policies and do not need to be repeated here. However, their location is also important particularly where non-designated heritage assets may also add further value within a conservation area or the setting of a listed building.

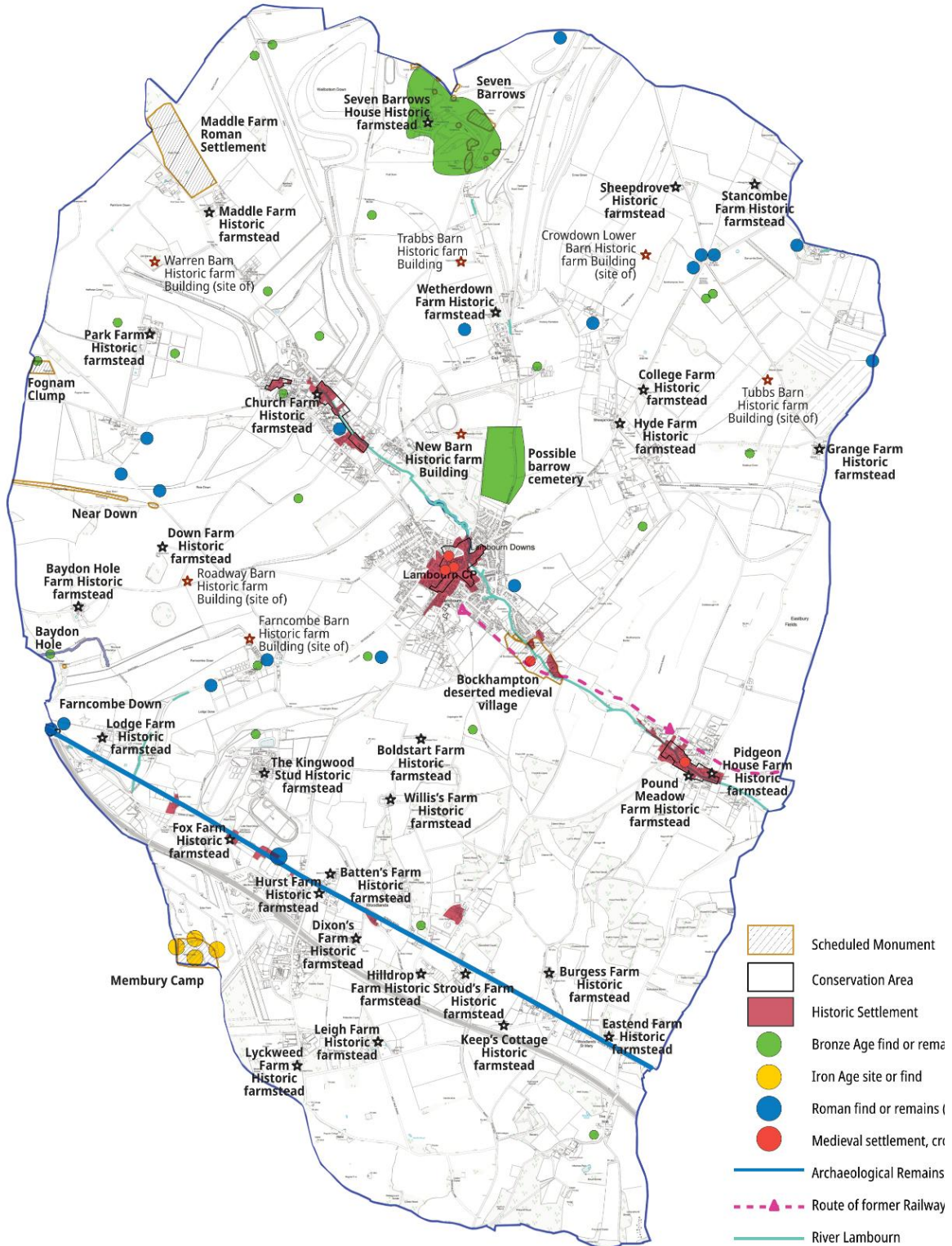


Figure 36. Heritage Overview Map



Lambourn



Figure 37. Listed Buildings/Other Assets in Lambourn (See More Detail in Character Appraisal)

Eastbury



Figure 38. Listed Buildings/Other Assets in Eastbury (See More Detail in Character Appraisal)



Lambourn Woodlands & Membury



Figure 39. Listed Buildings/Other Assets in Lambourn Woodlands and Membury (See More Detail in Character Appraisal)

Upper Lambourn

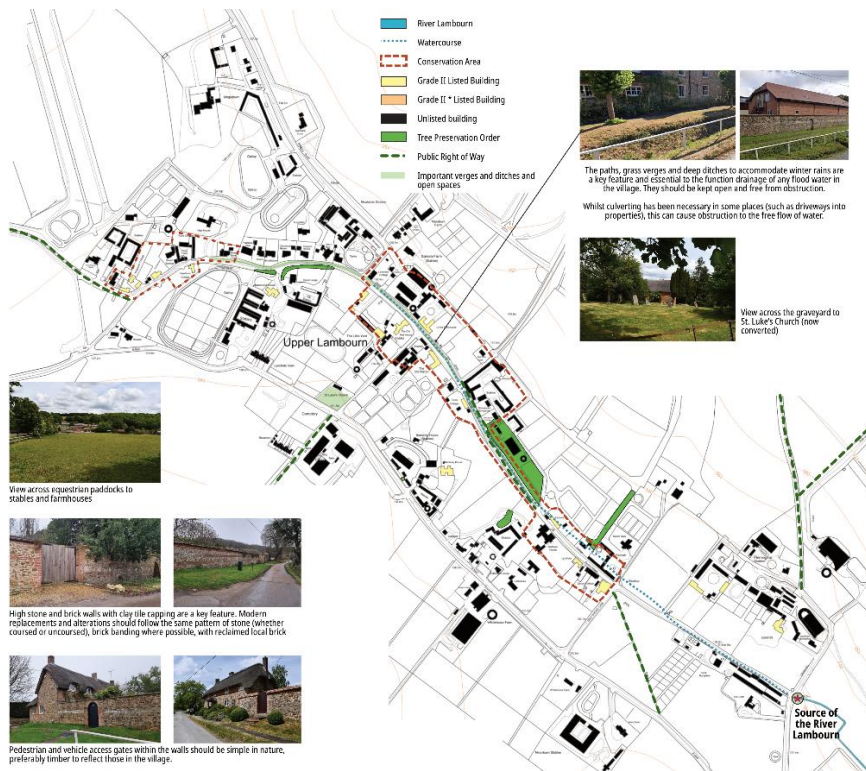


Figure 40. Designated Heritage Assets in Upper Lambourn



8.3. NON-DESIGNATED HERITAGE ASSETS

- 8.3.1. Unlike designated heritage assets, non-designated heritage assets do not meet the criteria for formal designation, therefore they do not possess legal protection. However, they are identified as having local interest or importance and can help guide planning decisions. Examples of non-designated heritage assets include locally listed buildings, buildings of historical importance and archaeological sites not scheduled.
- 8.3.2. A number of non-designated heritage assets have been identified as shown on the Plans below and overleaf. There may also be nationally important archaeology that is not scheduled. Even within the plough-soil that lies over crop marked features there is a high potential of recovering artefacts of national or local importance, which emphasises why anyone finding such objects should report them to the Portable Antiquities Scheme. Though Lambourn has attracted archaeological attention, much of the Parish has never been subject to intrusive excavation.

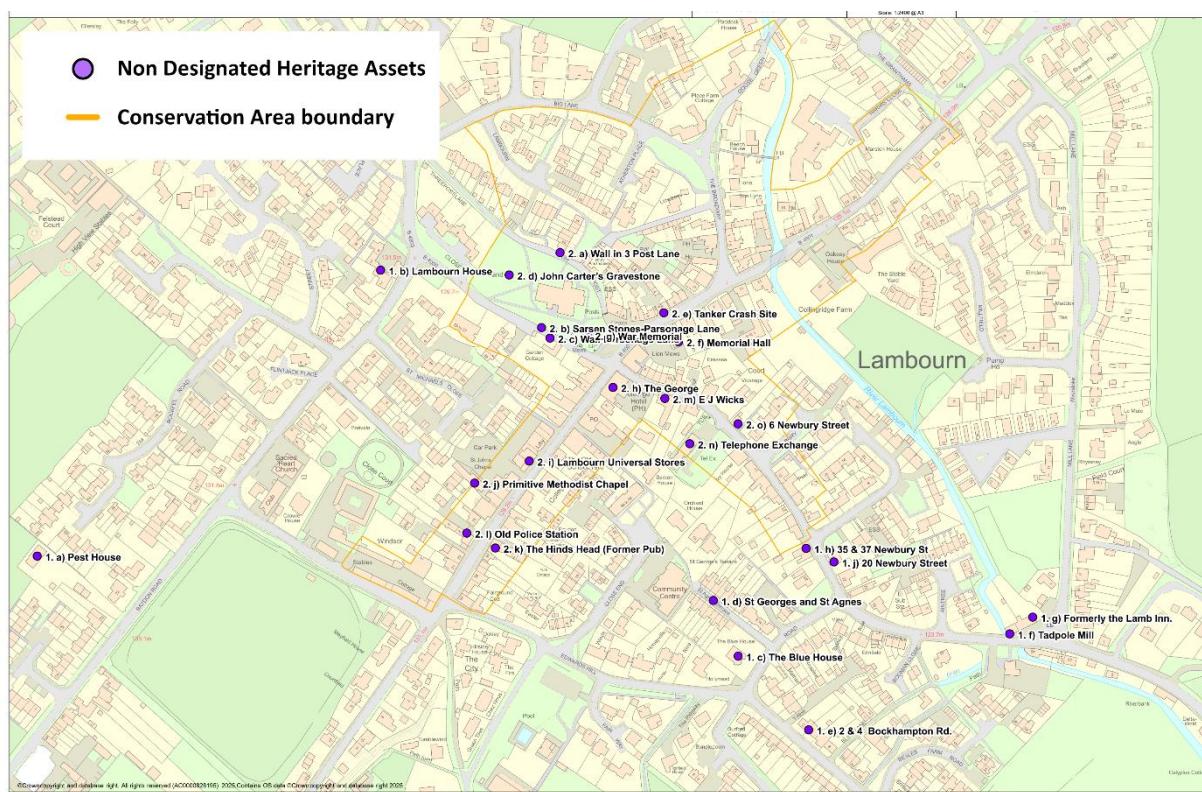


Figure 41. Lambourn Non-Designated Heritage Assets Map

- 8.3.3. For detailed maps of each non-designated heritage asset in Lambourn Parish, see Appendix M.
- 8.3.4. The list differentiates between those in a conservation area (list B) and those outside it (list A). Whilst it could be argued that the conservation area provides sufficient protection, the identified structures or properties are deemed worthy of greater attention and recognition. For more details of non-designated heritage assets within Lambourn Parish and their reason for inclusion, see Appendix M.



- 8.3.5. It should be noted that the perimeter wall and outbuildings relating to Windsor House Stables, High Street, have not been nominated as a non-designated heritage asset. It is understood that these elements are attached to 35 High Street, which is a grade II a listed building. As such it is afforded appropriate protection as a curtilage listed structures and buildings under heritage legislation.
- 8.3.6. In this regard Historic England¹⁰ state: “A listed building is commonly identified in the National Heritage List for England by an address only, although more recent entries contain a plan showing a blue line around the principal listed building. In either case, unless the list entry explicitly says otherwise, the law (section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) says that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July 1948”.
- 8.3.7. In view of the above and from a review of historic mapping, the wall and outbuildings forming the boundary along Crowle Road form an important historic feature. This is also reflected by the drawing of the Conservation Area boundary.

Policy L10 – Non Designated Heritage Assets

The Plan identifies a series of non-designated heritage assets as listed below and in Figure 41.

1. List A:

- a) Pest House, Baydon Road.
- b) Lambourn House, Baydon Road.
- c) The Blue House (formerly Valley View), Station Road.
- d) St Georges and St Agnes Terraces.
- e) 2 and 4, Bockhampton Road (including 6 & 8 Bockhampton Road and 2 & 3 Blind Lane).
- f) Tadpole Mill, Newbury Street.
- g) Building formerly the Lamb Inn, Newbury Street.
- h) 35 and 37 Newbury Street.
- i) 22 Newbury Street (Claddagh House).
- j) 20 Newbury Street (Former sweetshop and later laundrette).
- k) The Red Barn, Sheepdrove.
- l) St. Luke’s Church, Upper Lambourn.
- m) War Memorial Membury.
- n) Honeysuckle Cottage.
- o) Saxon House Stables, Upper Lambourn.

¹⁰ Historic England (2025) ‘Listed Buildings and Curtilage: Historic England Advice Note 10’. *Historic England Advice Note 10*. Available at: <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/> (Accessed: 16 July 2025).



2. List B:
 - a) Wall in 3 Post Lane (Grade II Listed but in very poor state – note).
 - b) Sarsen stones on Parsonage Lane, bordering St. Michael’s Churchyard.
 - c) Wall along Parsonage Lane, opposite Churchyard.
 - d) John Carter’s gravestone.
 - e) Tanker Crash site, Oxford Street.
 - f) Memorial Hall, Oxford Street.
 - g) War Memorial, Market Place, Lambourn.
 - h) The George, High Street.
 - i) Lambourn Universal Stores, High Street.
 - j) Primitive Methodist Chapel, High Street.
 - k) The Hinds Head (former pub), High Street.
 - l) Old Police Station, High Street.
 - m) E J Wicks, Newbury Street.
 - n) Telephone Exchange, Newbury Street.
 - o) 6 Newbury Street.
 - p) War Memorial, Eastbury.
3. Development proposals that affect a non-designated heritage asset must be accompanied by a Statement of Heritage Significance, proportionate to the asset’s importance. This statement should describe the asset’s historic, architectural and/or cultural significance and assess how the proposed development would conserve or enhance that significance.
4. Where a proposal would result in harm to the significance of a non-designated heritage asset, clear and convincing justification must be provided. In such cases, the level of harm will be weighed against the public benefits of the proposal, in accordance with national and local policy.
5. Proposals should seek to retain, conserve, and where possible, enhance the character and setting of non-designated heritage assets in a manner appropriate to their significance and contribution to local identity.

8.4. CHARACTER AND DESIGN

- 8.4.1. The National Design Guide¹¹ was published in 2019 and sets out the characteristics which when combined create the physical character of an area and create a sense of place and community.
- 8.4.2. The National Model Design Code¹² was published in July 2021 and provides detailed guidance on the production of design codes, guides and policies to promote successful design.
- 8.4.3. These documents have been used in the production of the Lambourn Parish Character Appraisal and Design Code that have been prepared in support of the

¹¹ <https://www.gov.uk/government/publications/national-design-guide>

¹² <https://www.gov.uk/government/publications/national-model-design-code>



Lambourn Neighbourhood Plan. Together, these documents form the Design Principles for each of the Character Areas that have been identified in the Design Code and are set out below.

- 8.4.4. The Parish has been broken down into different built character areas, as shown in Figure 42.
- 8.4.5. The open countryside areas beyond have not been given a specific character area as the properties here are often unique and do not conform to a type. What does link them together is that they are generally part of the agricultural landscape that surrounds them.
- 8.4.6. The character of each of these areas is very different, with Lambourn being the largest village and Eastbury and Upper Lambourn much smaller settlements. Of the three, only Lambourn and Eastbury have settlement boundaries defined by West Berkshire Council (as shown in Figures 42 and 43).
- 8.4.7. All three settlement areas have Conservation Areas and many listed buildings.
- 8.4.8. In contrast, the Lambourn Woodlands area has dispersed pockets of development all of which are centred on or just off the historic Ermin Street.
- 8.4.9. Membury, however, contains a large industrial area which is very different to the remainder of the parish. There are some scattered residential properties which are often at odds with the larger scale industrial buildings and the traffic that they generate.
- 8.4.10. The Lambourn Woodlands area also contains other industrial development but of a much smaller scale. It also has a high concentration of listed buildings generally situated on or in close proximity to Ermin Street.
- 8.4.11. The smaller settlements are generally well integrated into the landscape with mature planting or set in well wooded countryside, with properties often merely glimpsed from public view.
- 8.4.12. Lambourn village is a clearly defined and busier settlement than others in the parish, with development branching out from the central core.
- 8.4.13. It also has a high proportion of Victorian and Edwardian villas and cottages (potentially relating to the railway) than elsewhere, with a larger amount of later, more modern infill and small estate development.
- 8.4.14. Upper Lambourn and Lambourn in particular, as well as the countryside beyond, have a focus on horse racing, with racing yards, gallops and associated buildings and facilities all visible in the landscape.
- 8.4.15. Further details on each of the settled areas can be found in Appendix F.



Character Areas

Character Area 1: Modern Lambourn	Character Area 3: Eastbury
Character Area 1A: Historic Lambourn	Character Area 4: Lambourn Woodlands
Character Area 2: Upper Lambourn	Character Area 5: Membury

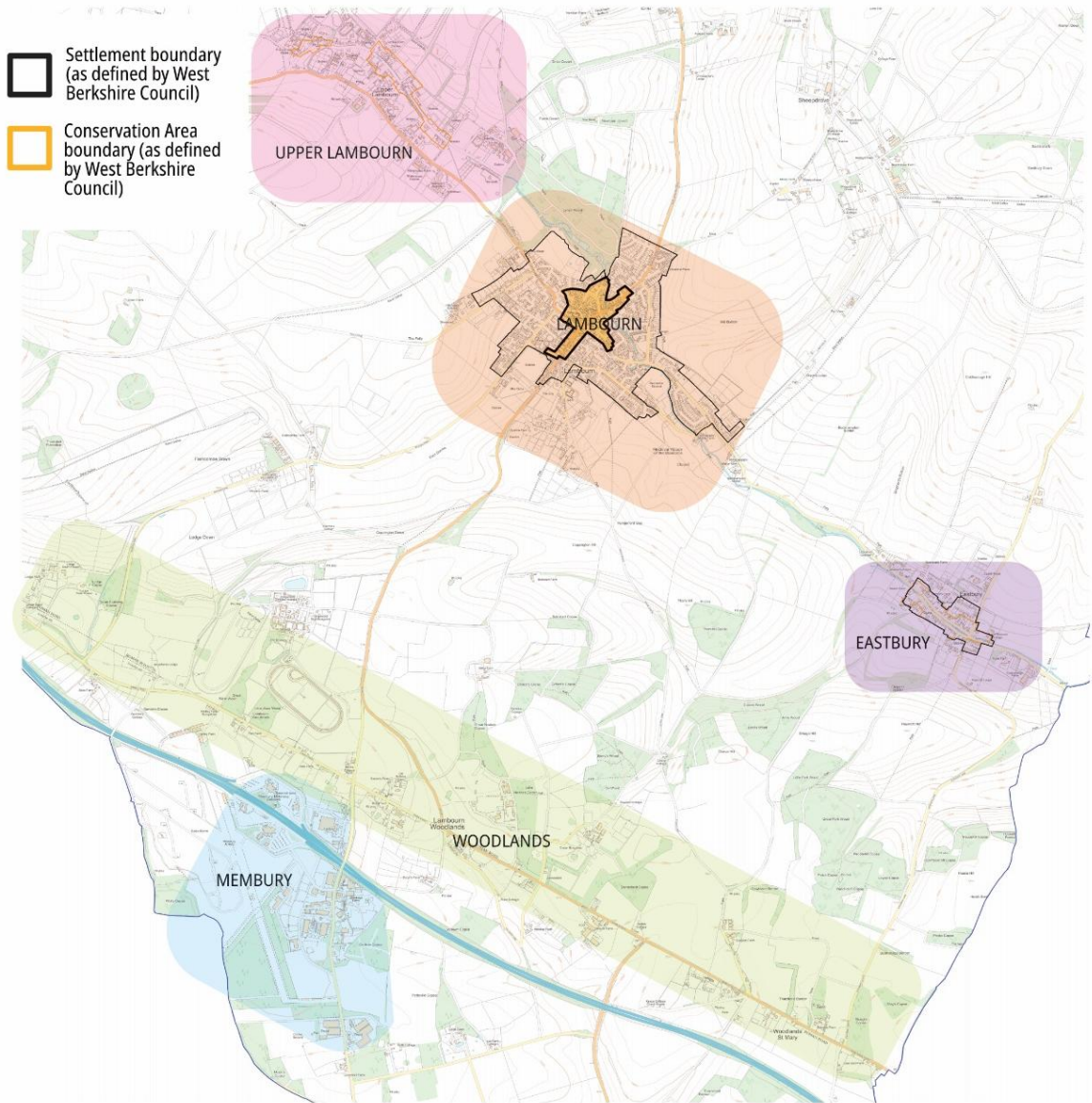


Figure 42. Built Character Areas in the Parish

8.4.16. The policy below requires that proposals are based on due consideration of the Character Appraisal and Design Code relating to each locally specific area and associated matters.



Policy L11 – Character and Design

1. Development proposals should demonstrate how they respond positively to the Lambourn Parish Character Appraisal and Design Code (see Appendices E and G) relevant character areas, as visible in Figure 42.
2. As appropriate to their scale, nature and location, development proposals should demonstrate within their Design and Access Statement or other submitted documentation how they accord with each relevant matter set out in the Design Code. Including, but not limited to the following matters:
 - a) The height of proposed buildings;
 - b) The scale, massing, layout, landscaping and appearance;
 - c) The use of traditional, energy efficient materials and local building styles as highlighted Appendix G;
 - d) Contemporary building materials and styles that are not mentioned in the Design Code will need to be justified;
 - e) Adequate depth front and rear gardens;
 - f) Appropriate plots sizes and built form coverage with suitable (and preferably native) landscaping;
 - g) Appropriate boundary treatments, limiting suburban fencing and gateways;
 - h) The integration, retention and enhancement of trees and hedgerows, with a focus on the use of native species;
 - i) Suitable access and surface treatment;
 - j) Retaining the character of narrow rural lanes;
 - k) Ensuring appropriate building forms which reflect the local vernacular; and
 - l) Protection of designated and non-designated heritage assets and their wider setting.

8.5. SUSTAINABLE CONSTRUCTION, RESOURCES AND CLIMATE CHANGE

- 8.5.1. Sustainability is a cornerstone of both national and Local Planning policy. At a meeting of Council on 2 July 2019, West Berkshire Council unanimously declared a Climate Emergency - this accelerated the development of West Berkshire's Council's Environment Strategy.
- 8.5.2. The strategy, which underwent public consultation early in 2020, details the actions needed to achieve the district's net-zero carbon target and was approved at the Executive Committee meeting on 16th July 2020.



- 8.5.3. Following the elections in May 2023, the Liberal Democrat Administration released the Council Strategy for 2023–2027. This strategy commits to addressing both the climate emergency and the ecological emergency declared by the council on 5th October 2023. Recommendations include clarification of targets, notably *“facilitating, influencing, promoting and encouraging a reduction in emissions across West Berkshire to enable net zero to be achieved as soon as practicable for the district”*.¹³
- 8.5.4. As a consequence of this and in recognition of the importance of climate change as an issue, sustainable development is a key focus of the Neighbourhood Plan.
- 8.5.5. Natural gas and electricity are the primary energy sources for consumers in the West Berkshire area. Long-term trends in energy consumption for residential and non-domestic buildings indicate a decrease in demand for heating, attributed to greater efficiencies in home heating systems, increased adoption of passive solar heating and cooling and improvements in heating equipment, insulation standards, airtightness and lower U-value windows and doors.
- 8.5.6. In addition to reducing greenhouse gas emissions through energy upgrades in housing, another critical issue is ensuring that homes are resilient to climate change impacts, such as water shortages due to hotter, drier summers and flooding from wetter winters. It is essential to take opportunities in both existing and new housing stock to implement rainwater harvesting, SuDS and flood resilience measures.
- 8.5.7. An exemplary development that incorporates sustainable construction methods is The Almshouses of John Isbury and Jacob Hardrett, also known as Lambourn Almshouses. For more information, see Appendix N.
- 8.5.8. A sensitive approach is required to protect the unique character of the The North Wessex Downs National Landscape as well as the Listed Buildings and Locally Important Assets.
- 8.5.9. Consideration was given to the provision of a detailed policy on sustainable construction but given the recent and continued increases in Building Regulations, and the national guidance which states that policies should not be duplicated, it was considered that the Design Code (Appendix G) is the most suitable location for such detailed matters.
- 8.5.10. It will be expected that all major development and commercial proposals will highlight in the accompanying Design and Access Statement how they contribute to the vitality and viability of the area.

¹³ West Berkshire Council. (2023), *Enhancement of Climate Emergency Declaration*. Available at: <https://decisionmaking.westberks.gov.uk/documents/s116680/Enhancement%20of%20Climate%20Emergency%20Declaration.pdf> (Accessed: 17 June 2025)



Policy L12 – Sustainable Construction, Resources and Climate Change

All new development proposals should incorporate measures that will mitigate the effects of climate change in accordance with The Lambourn Design Code (Appendix G).

9.0 HOUSING POLICIES

9.1. EXTENSIONS TO BUILDINGS

- 9.1.1. In regard to domestic extensions within the plan area, where these require planning permission, these should accord with the recommendations set out in the Lambourn Parish Design Code (Appendix G).
- 9.1.2. Where new development benefits from Permitted Development Rights, it is recommended that the householder follows the guidance to ensure that the development is well integrated with the character of the area.
- 9.1.3. Applications for domestic extensions will be supported as long as they are subordinate to the main dwelling both in terms of scale and design, do not result in a significant loss of private amenity space and avoid unsatisfactory visual relationships between newer and older buildings - in particular those which can be seen from public viewpoints. It is recommended that discussions take place with the Parish Council in advance of a planning application being submitted.

9.2. REPLACEMENT DWELLINGS

- 9.2.1. Development proposals for replacement dwellings will also be expected to have regard to the Lambourn Parish Design Code (Appendix G).
- 9.2.2. Replacement dwellings should be similar in scale to the dwelling they are replacing and should also not be of a size, scale or massing that is out of keeping with the character of the area, as visible in Figure 42.
- 9.2.3. Plots should not be overdeveloped and sufficient space should be left along the boundaries to ensure that the development is well landscaped by appropriate planting (preferably native species).
- 9.2.4. For a full list of appropriate planting, see Appendix G.

9.3. LOCATION OF HOUSING DEVELOPMENT

- 9.3.1. The LPR directs development growth within its spatial strategy, which identifies that the main concentration of development to areas of lower environmental value and previously developed land. It also seeks to optimise the density of development and make the best use of land as appropriate to the character and nature of the area.



- 9.3.2. It then sets out a district-wide settlement hierarchy which aims to *“take account of the function and sustainability of settlements and promotes sustainable communities”*.
- 9.3.3. As Lambourn is classified as a rural service centre the scale of development proposals will be expected to be relative to the existing or proposed level of facilities and services in the settlement, together with their accessibility. A settlement boundary has been provided in the emerging LPR (see Figure 43).
- 9.3.4. In this regard, the LPR allows for the following in Lambourn village:
- Infill or changes of use within the settlement boundary;
 - Non-strategic sites allocated for housing and economic development through other policies in the LPR or Neighbourhood Plans; and
 - Rural exceptions affordable housing schemes.
- 9.3.5. Lambourn village also has strategic housing allocations in the form of:
- Land adjoining Lynch Lane, Lambourn for approximately 60 units (Policy RSA17).
 - Land at Newbury Road, Lambourn for approximately 5 units (Policy RSA18).
- 9.3.6. Furthermore, the LPR sets out a requirement for 25 dwellings to be allocated within the Lambourn Parish Neighbourhood Plan.
- 9.3.7. The village of Eastbury also has a settlement boundary (see Figures 42 and 43) designated by WBC and, although it is not considered to offer the range of services and facilities as Lambourn, it has been determined that some limited development would help to sustain the community. Therefore, in this regard development is limited to infill or change of use, in addition to rural exception schemes for affordable housing to meet local needs.

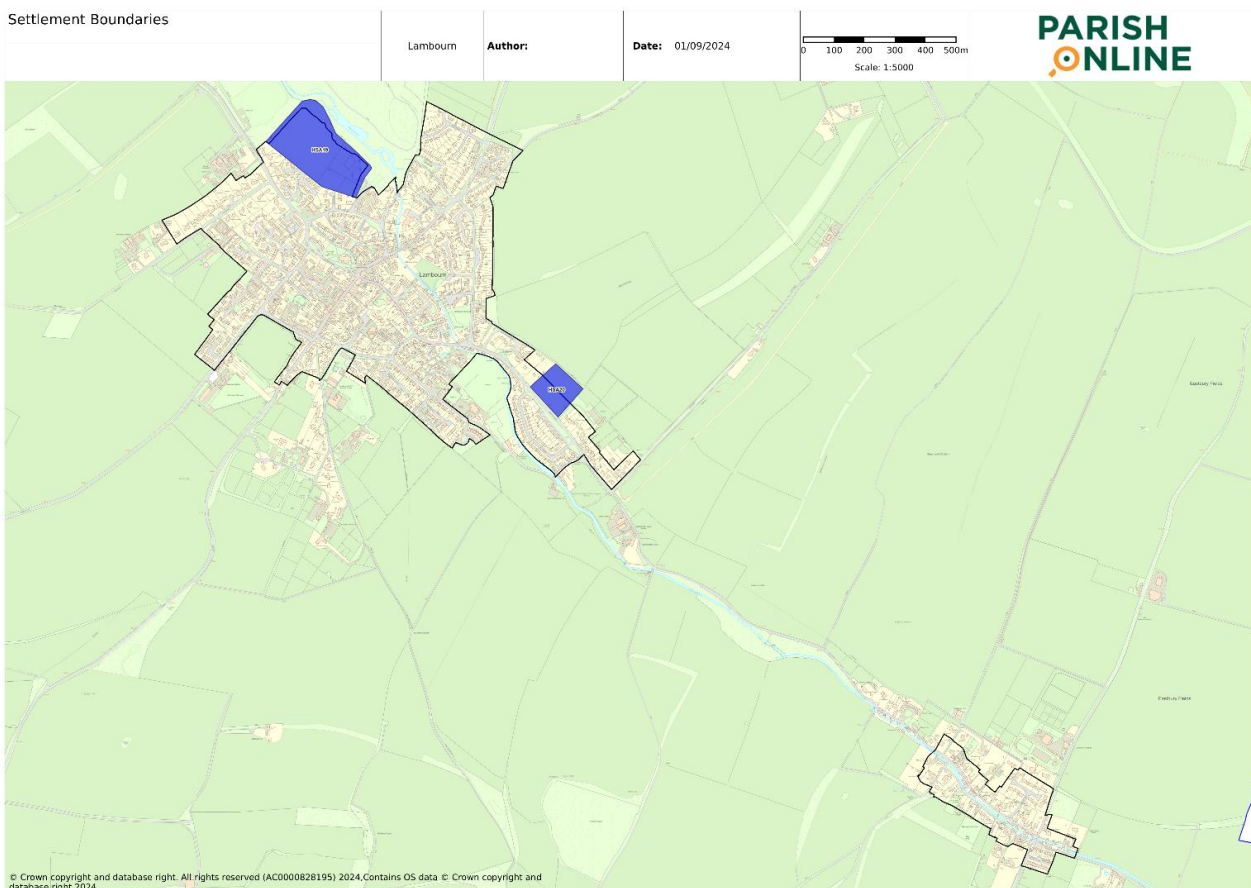


Figure 43. Map of Defined Settlement Boundaries for Lambourn (Left) and Eastbury (Right) with the LPR Housing Allocations Shown in Blue

- 9.3.8. With the exception of the settlements identified above, the remaining areas are known as open countryside. In which case, development in such areas includes conversions of existing buildings, redevelopment of brownfield sites and uses relating to agriculture and forestry, outdoor sport and recreation and other businesses with a demonstrable need for a rural location.
- 9.3.9. From the numerous different consultation events and surveys, it is understood that residents enjoy the rural nature of the area and want to limit housing numbers. Whilst this is entirely understandable, the community consultation also identified a need for housing.
- 9.3.10. It should be noted that the latest Housing Monitoring Report¹⁴ published by WBC does not record significant levels of residential development completions (other than replacement dwellings) within the parish for the period between 2008 to 2022. This means very few additional houses have been built.
- 9.3.11. It is important to provide a variety of housing to meet the needs of local people of all ages and incomes, so they are able to have good homes and rewarding lives. To this end, a Housing Needs Assessment (HNA) was commissioned by the LNPSG

¹⁴ West Berkshire Council. (2023) *West Berkshire Local Plan Authority Monitoring Report 2022*. Available at: https://www.westberks.gov.uk/media/53958/Authority-Monitoring-Report-Housing-2022/pdf/Authority_Monitoring_Report_-_Housing_2022.pdf?m=1672971231130 (Accessed: 13 June 2024).



through independent consultants AECOM in May 2024 to gain a better understanding of the parish's current housing need, including tenure profile and the need for housing affordability, type and size (see Appendix O).

- 9.3.12. The HNA demonstrated a significant need for housing for older people. Lambourn has an aging population. Projections for the area indicate that by the end of the plan period there will be 610 residents aged 75 and older, representing a 115% increase from current figures. With this in mind, specialised housing for older people, in addition to a housing of varying sizes, is supported.
- 9.3.13. Equally, the design of new dwellings should be flexible enough and be adaptable to be able to meet future needs of aging occupiers.
- 9.3.14. This Plan seeks to support proposals for housing for older people, although it should be noted that the full extent of accommodating the need may not be able to be met within the Parish in this current Neighbourhood Plan. Equally, the needs of the ageing population could be addressed by improving accommodation and flexibility to adapt mainstream housing and encouraging adaptations to existing properties.
- 9.3.15. However, Lambourn Parish has relatively few opportunities for residential development and/or redevelopment other than on greenfield sites outside the built-up area of the identified settlements.
- 9.3.16. The HNA also identified a shortfall in the needs of the racehorse industry (as explored in further detail in Policy L17).

Policy L13 – Housing Development

1. Applications for housing development (including infill, redevelopment sites, extensions and replacement dwellings) must have consideration to the Lambourn Parish Character Appraisal (Appendix F) and reflect the local character and those relevant factors as outlined in the Design Code (Appendix G).
2. Development proposals with a net gain of 5 dwellings or more should justify how the proposal meets the current and future local housing needs, as identified in the Housing Need Assessment (Appendix O), or updated successor document.
3. In particular, consideration must be given to provision for:
 - a) First-time buyers,
 - b) Those working in the racehorse industry,
 - c) Individuals over 55, and
 - d) Those requiring sheltered or extra care accommodations.



9.4. SITE SPECIFIC HOUSING ALLOCATIONS

- 9.4.1. Tasked with identifying suitable housing sites for the future, including the results of the HNA and a figure from WBC of 25 dwellings, site selection took place. For a breakdown of this process, see Appendix P.
- 9.4.2. The consultation responses demonstrated a clear preference for site LAM2, land at Wantage Road and Northfields, with 19.5% of respondents selecting it as their favoured site for development (see Figure 44).

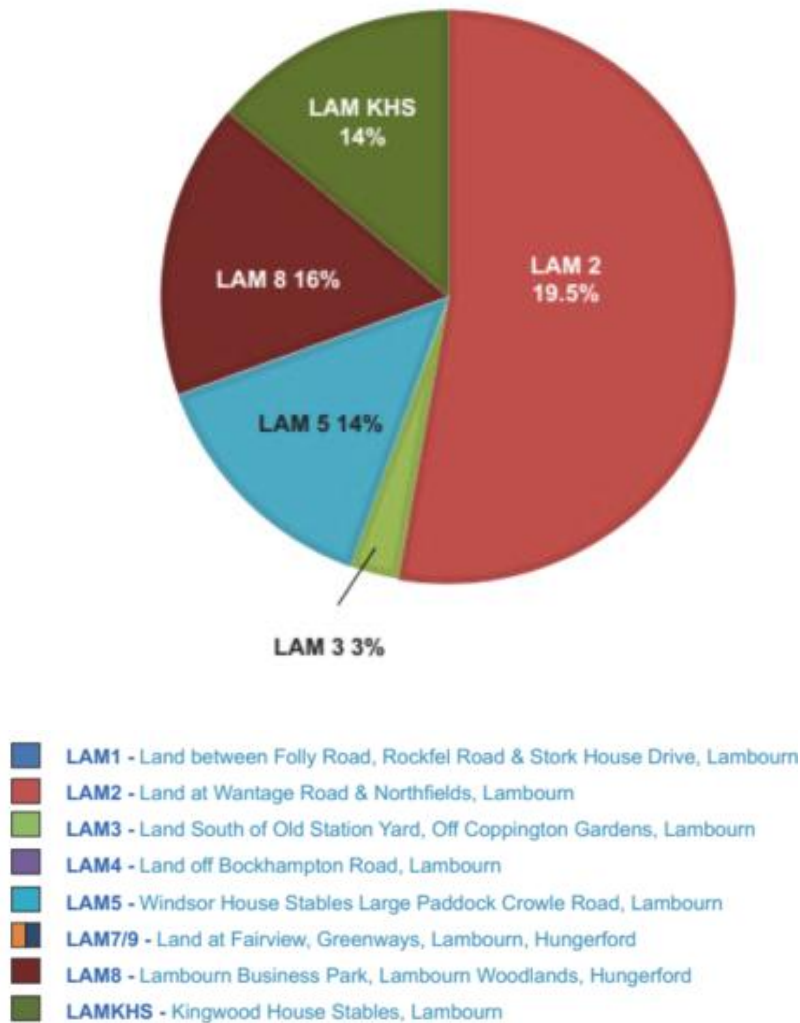


Figure 44. Results of Community Consultation on Potential Housing Sites

- 9.4.3. The community’s view was that housing should be limited to small parcels of 20-30 homes or less and at a rate of development that allows new residents to assimilate into the villages.
- 9.4.4. Equally, new and improved infrastructure will be required if a large number of homes are to be proposed and developed.



- 9.4.5. Consequently, this plan includes a policy to allocate approximately 25 dwellings on LAM2 with appropriate public open space, as supported by the local community (see Policy L14A below).
- 9.4.6. Additional proposed sites within the settlement boundary include land at the former Royal British Legion and land at Collingridge Farm. In both cases the location within the settlement boundary results in a presumption in favour of development depending on the development proposed and appropriate mitigation for individual site issues.
- 9.4.7. It was considered that these smaller sites could be appropriate for specific community needs for small residential properties of 1-2 bedrooms (see Policy L14B) and to meet the needs of the Racehorse Industry (see Policy L14C).
- 9.4.8. Development proposals for new residential development will be expected to not only take into consideration the housing needs of the local community of the plan area but will also need to demonstrate a clear understanding of the local context and respect the local character of each settlement, as indicated in the Lambourn Parish Design Code. Development proposals for limited infill development within the designated settlement boundaries will also be supported, provided they accord with the plot coverage and layouts that are set out in the Lambourn Parish Design Code (see Appendix G).
- 9.4.9. Not only this, but major development within the National Landscape must meet the Exceptional Circumstances Test, as set out in Paragraph 190 of the NPPF.

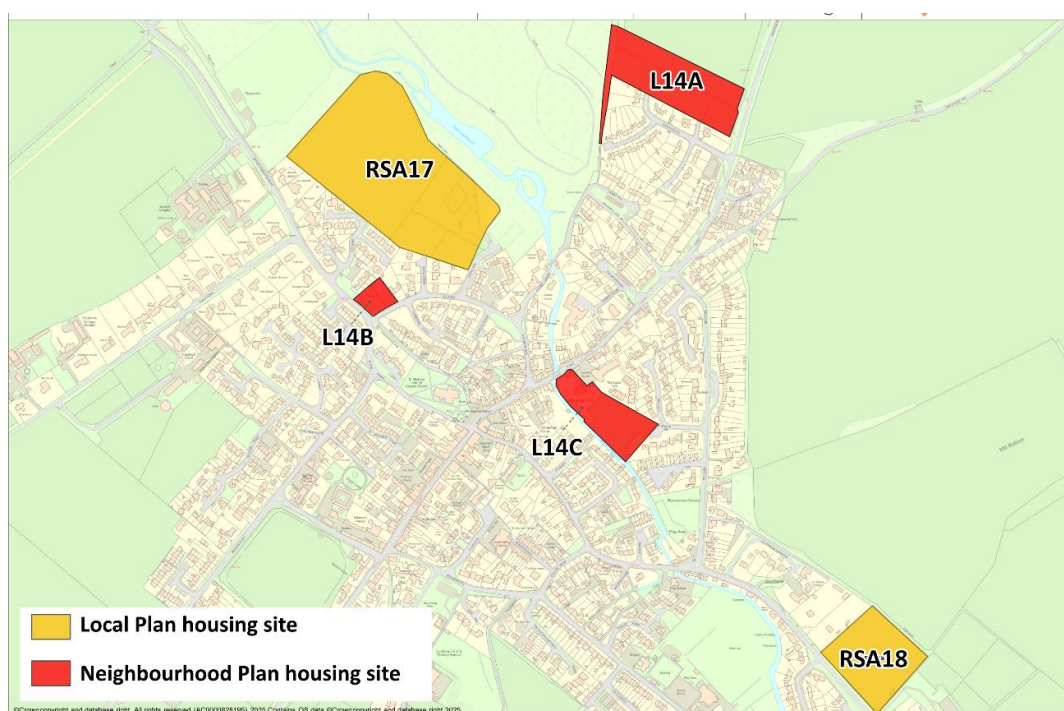


Figure 45. Map of Local Plan and Neighbourhood Plan Housing Sites



Policy L14 – Site Specific Housing Allocations

Policy L14 A - Land at Wantage Road

- i. Land on adjacent to Northfields (known as LAM2), as shown in Figure 45, is to be allocated for approximately 25 dwellings.
- ii. A Design Code (see Appendix G) has been prepared for the site and the development must have regard to principles for development as set out.
- iii. Proposals that provide sufficient housing to meet the needs of the racehorse industry (as identified in the Housing Need Assessment (Appendix O)) are particularly encouraged. To meet the needs of the community, proposals should provide a mixture of dwelling types.
- iv. An Ecological Impact Assessment (EIA) will be required. Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected.
- v. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate Nutrient Neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged.
- vi. Development proposals will therefore need to be supported by a Flood Risk Assessment that will include the consideration of groundwater flooding and will advise on any appropriate mitigation measures.

Policy L14 B - Former Royal British Legion Site, Big Lane

- i. Land at the former Royal British Legion site, as shown in Figure 45, is to be allocated for approximately 10 dwellings.
- ii. A Design Code (see Appendix G) has been prepared for the site and the development must have regard to principles for development as set out.
- iii. The site is allocated primarily for affordable housing (1-2 bed units) or housing to meet the needs of the racehorse industry, as identified in the Housing Need Assessment (Appendix O).
- iv. The site is adjacent to the Lambourn Conservation Area. There is also a Grade II Listed Building adjacent to the site. Development proposals would need to be accompanied by a Heritage Impact Assessment (HIA) at the Planning application stage.
- v. Due to the site's location within the River Lambourn SAC Nutrient Neutrality Zone (NNZ), a HRA will be required at the Planning application stage. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged.



Policy L14 C - Land at Collingridge Farm

- i. Land at Collingridge Farm site as shown below is to be allocated for approximately 10 dwellings (including the potential for conversion of Collingridge House).
- ii. A Design Code (see Appendix G) has been prepared for the site and the development must have regard to principles for development as set out.
- iii. The site is allocated primarily for affordable housing (1-2 bed units) or housing to meet the needs of the racehorse industry, as identified in the Housing Needs Assessment (Appendix O).
- iv. The site lies within the Lambourn Conservation Area and there is also a Grade II Listed Building adjacent to the site. Development proposals will therefore need to be accompanied by a HIA.
- v. Due to the site being at risk of surface water flooding, development proposals will be required to provide a FRA at the Planning application stage, which includes consideration of surface water flooding and advises on any appropriate mitigation measures.
- vi. Development proposals will also need to provide a HRA at the Planning stage due to the site's location within the River Lambourn SAC NNZ.

10.0 COMMUNITY AND EMPLOYMENT

10.1. COMMUNITY FACILITIES

- 10.1.1. Community facilities are essential assets that contribute significantly to the sustainability and wellbeing of the Lambourn NP area and its residents.
- 10.1.2. Identified facilities, depicted in Policy L15, play crucial roles in fostering community cohesion, providing recreational opportunities and enhancing local quality of life.
- 10.1.3. For more detailed information on each community facility, see Appendix Q.

Policy L15 – Community Facilities

1. The following community facilities have been identified as playing an important role in the sustainability of the NP area and the wellbeing of the local community:
 - a) Lambourn C of E Primary School.
 - b) Lambourn Surgery.
 - c) Lambourn Valley Dental Practice.
 - d) Lambourn Pharmacy.
 - e) Oaksey House.
 - f) Church of St. Michael and all Angels.
 - g) Church of St. James the Greater.
 - h) Church of the Sacred Heart.



- i) Eastbury Furze Field.
 - j) Mill Lane Recreation Ground
 - k) Lambourn Skate Park.
 - l) Lambourn Community Woodland.
 - m) Lambourn Community Orchard.
 - n) Lynch Wood.
 - o) WSM Churchyard.
 - p) Lambourn Allotments.
 - q) Old Cricket Field.
 - r) Lambourn Post Office.
 - s) Lambourn Fire Station.
 - t) Walwyn Hall.
 - u) Lambourn Memorial Hall.
 - v) WSM Village Hall.
2. Proposals that protect or replace/improve the condition of the above community facilities and do not result in harm to the amenity of the surrounding area will be supported.
 3. Proposals for the change of use of the above facilities will be resisted and only allowed in specific circumstances including where:
 - a) Evidence demonstrating that the current location or operation of the community facility is not economically viable;
 - b) The facility is no longer needed or has been replaced by a facility of equal size and value to the community, in an equally accessible location; and
 - c) Applicants will need to demonstrate that development proposals located in close proximity to or forming part of an existing identified community facility will not adversely affect the viability, utility or amenity of the community facility.
 4. New facilities which support the mental health and well-being of all members of the parish community, but particularly young people and those retired from the racehorse industry, are encouraged.
 5. New sports and recreation facilities for older children and teenagers in appropriate and sustainable locations will be supported.

10.2. LOCAL ECONOMY

Supporting the Local Economy

- 10.2.1. The LNP wishes to support appropriate business uses within the villages and built-up areas. These will be encouraged to enable a thriving community to exist where people can both live and work. New rural industries and community facilities will therefore be supported where proposals conserve and enhance the North Wessex Downs National Landscape and where great weight is given to the residual cumulative impact on the road network.



Equestrian and Racehorse Training Industry

- 10.2.2. The Racehorse Training Industry (RTI) is a vital part of Lambourn Parish's economy, underpinning many aspects of local employment and land use. This includes the pre-training of racehorses, which is explored in more detail in Appendix R.
- 10.2.3. In recognition of its importance, in 2019 SQW were commissioned by Jockey Club Estates and WBC to conduct an analysis of the contribution that horse racing and supporting services make to the area. This report identified that the Lambourn racing industry contributes over GBP 22.6 million per annum and that horse racing is responsible for one in three jobs in the area. Given that this analysis was conducted in 2019, it is likely that the industry now contributes even more to the local economy, particularly as the sector has continued to grow and diversify in the years since.
- 10.2.4. However, as a reputation-driven sector, the RTI is particularly vulnerable to economic fluctuations and policy changes, which could significantly affect not only Lambourn Parish but also the wider West Berkshire economy.
- 10.2.5. In addition to the racehorse facilities, supporting cluster industries associated with the equestrian industry are of high importance. This may include saddlers, farriers, feed merchants, bedding etc. These cluster industries will be supported with regard to Policy L16.

Business Clusters and Employment Areas

- 10.2.6. Figure 46 below shows a map of the location of different types of business clusters in Lambourn Parish, including those related to the racehorse training industry.

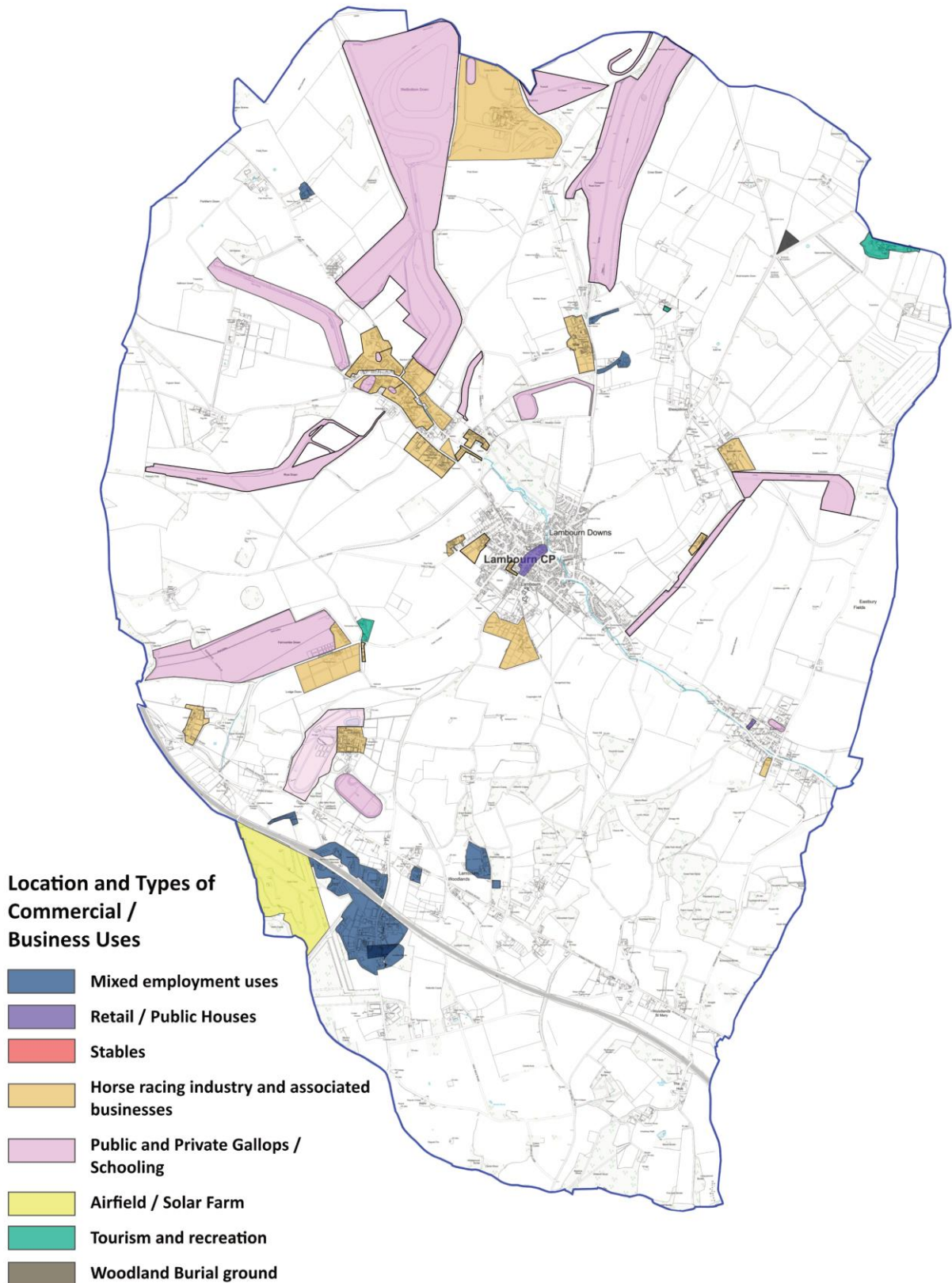


Figure 46. Map of Location and Types of Business Clusters

10.2.7. Lambourn Parish contains 8 Designated Employment Areas, previously known as Protected Employment Areas (PEAs), which are designated areas where certain employment-related activities or services are given special consideration or



protection. This includes Membury Industrial Estate, visible in Figure 47. These sites have been established to support specific industries and sectors where measures are aimed at preserving employment opportunities and providing favourable conditions for certain types of business.

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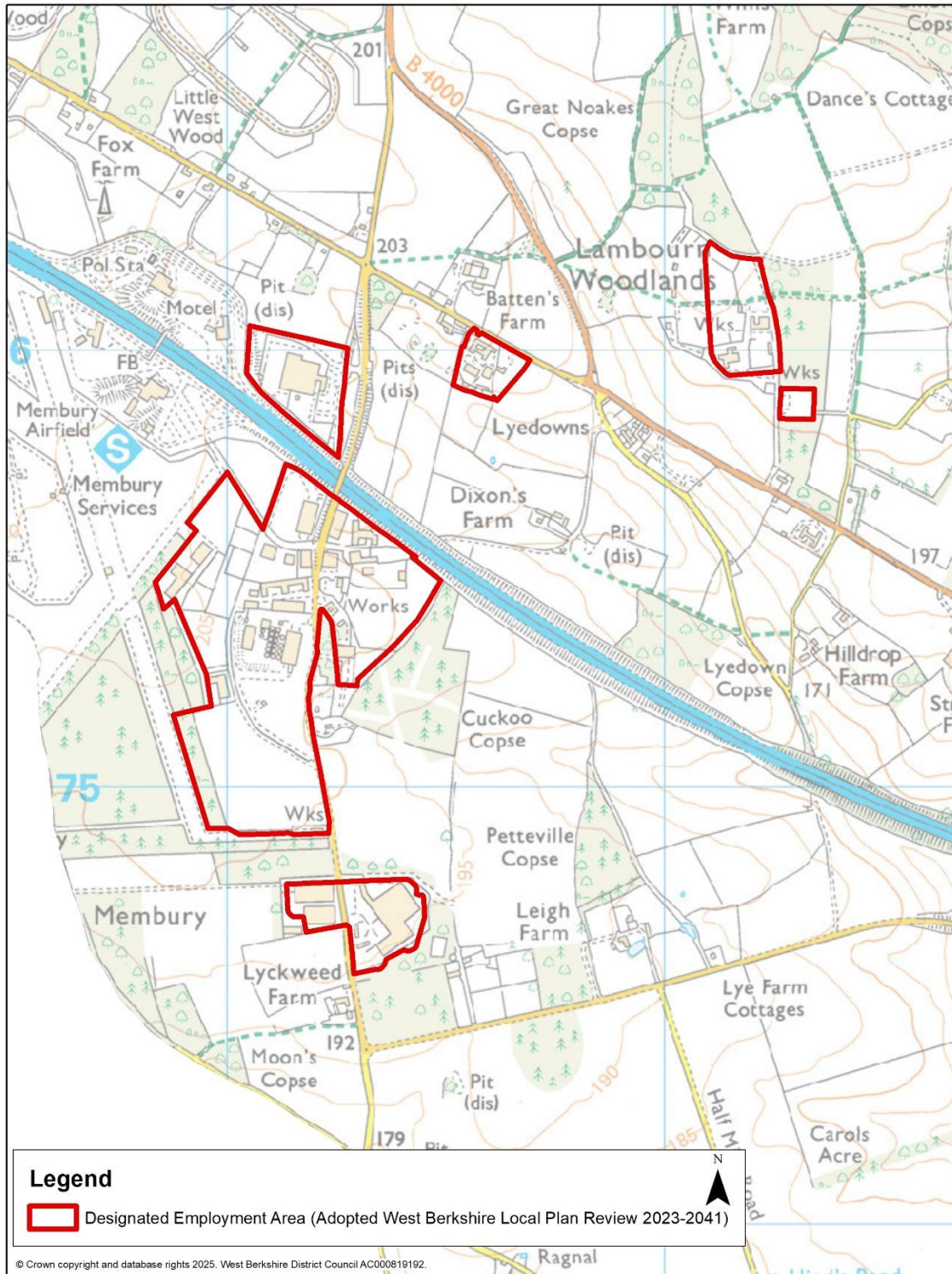


Figure 47. Lambourn Parish - Designated Employment Areas

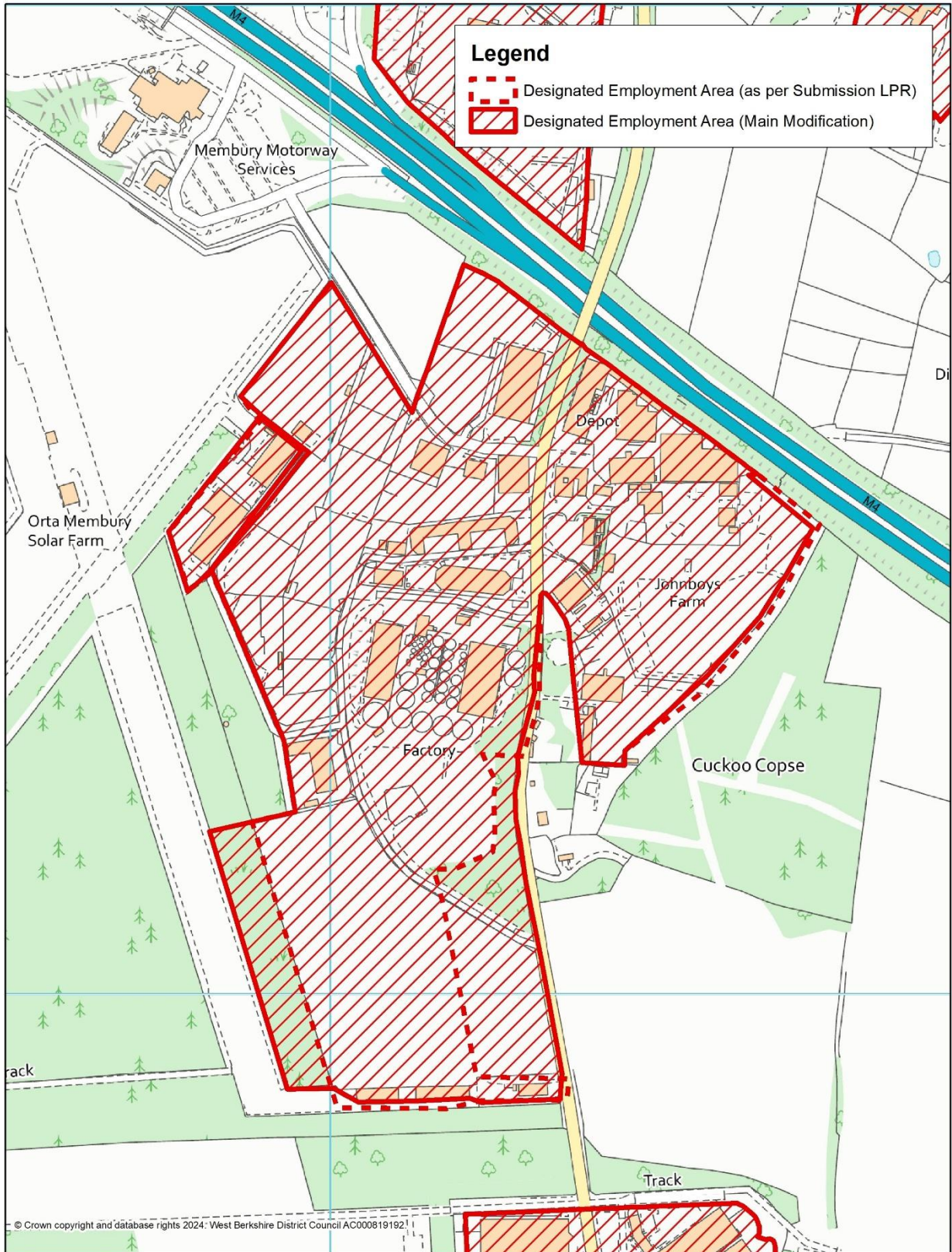


Figure 47.1. Membury Industrial Estate - Designated Employment Areas inset



Membury Industrial Estate and the Woodlands

- 10.2.8. Membury Industrial Estate includes large business operations that have expanded over time. Some of these do not benefit from planning permission but have been on their sites for many years. Whilst some make a positive effort to enhance their surroundings, many have been developed without regard to the landscape, environmental and visual impacts.
- 10.2.9. The area is considered by many nearby residents to be of real concern with unregulated development taking place due to historic site subdivision and letting/subletting of land parcels and the variety of owners. This has led to the negative impact on the North Wessex Downs National Landscape and significant problems in relation to traffic movements, road safety, air, soil, noise and light pollution.
- 10.2.10. There are many areas within Membury and the Woodlands where it is crucial to ensure a cohesive development approach.
- 10.2.11. This is particularly important as there is currently a fragmented appearance with clashing styles and materials. This is in addition to often uncontrolled open storage, poor quality landscaping (or lack of landscape implementation and maintenance), which directly detracts from any existing business which has considered the design and appearance of their site.
- 10.2.12. It is recognised that many of the sites within the employment area have become lawful through the passage of time with no formal planning permission. However, as the site evolves and permission may be sought, it is hoped that conditions will be imposed which raise the quality of such areas.
- 10.2.13. The key to the successful integration of new buildings will be to ensure that conditions are monitored for implementation and continued adherence. This is of particular importance for landscaping, where there are numerous instances of non-compliance within the Membury/Woodlands area.
- 10.2.14. The objective for the Membury and Woodlands area is a consistent approach to design, materials, landscaping and site layout. This will in time result in an area with a strong sense of place and a positive overall impression.

Key Elements for New Developments:

- 10.2.15. The Lambourn Parish Design Code (Appendix G) contains a section specifically relating to commercial development. It outlines the design considerations for new commercial, agricultural, racehorse industry, industrial and retail units within the Lambourn Neighbourhood Plan area.
- 10.2.16. Proposals for new commercial development should consider the following key factors:
- Conserve and enhance the natural beauty of the North Wessex Downs National Landscape and Local Character, including the height of buildings.



- Sustainability - projects should embrace opportunities for sustainable design practices to minimise environmental impact.
- High-Quality Design - the design, materials, finishes, landscaping and treatment of the surrounding area should be of high quality and contribute positively to the identified character of the area.
- Minimising Impact on Neighbours - new development should not create unreasonable noise, traffic, odour or disturbance for residents.

10.2.17. While there are no designated Air Quality Management Areas (AQMAs) within the Parish, background air quality data indicates that annual concentrations of PM2.5 in Lambourn are approximately $6.5 \mu\text{g}/\text{m}^3$, which exceeds the World Health Organization's recommended guideline of $5 \mu\text{g}/\text{m}^3$.

10.2.18. PM2.5 is typically emitted from sources such as vehicle exhausts, domestic wood burning and some industrial activities. It is a fine particulate pollutant that can contribute to respiratory and cardiovascular issues. Airborne pollutants affect humans and can have detrimental effects on horse health, particularly in a racing environment where peak respiratory performance is essential.

Although localised pollution 'hotspots' have not been formally identified, the cumulative impact of new development should not worsen existing levels. This Neighbourhood Plan therefore supports a precautionary approach to managing air quality, encouraging proposals to minimise emissions and avoid contributing to nuisance or harm to human and animal health, in line with wider policy requirements on environmental quality and residential amenity.

Policy L16 – Economy

Employment and rural industry development proposals (use classes B2 and E(g)) will be encouraged, subject to ensuring that they are in compliance with the Parish Design Code and:

- Are appropriate to the local economy and sustainably located such that they are accessible by non-car modes;
- Prevent significant harm to identified heritage and the local biodiversity assets;
- Are screened with appropriate native landscaping and opportunities are taken to enhance the wider local landscape as appropriate (see The Lambourn Parish Design Code);
- Are sited in a location where they do not cause a nuisance with regard to adverse impact upon neighbouring uses, particularly with regard to noise, smell or visual impact (including important views);
- Do not lead to significant traffic generation;
- Do not exacerbate issues at currently constrained junctions (see Figure 50);
- Demonstrate that traffic generation would not exceed the highway network capacity and provide ample parking to prevent exacerbating traffic problems



within Lambourn High Street, Ramsbury Road and other identified problem areas as shown on Figure 49;

- viii. Do not lead to air quality problems (where levels are high, proposals should be accompanied by an Air Quality Assessment); and
- ix. Achieve Nutrient Neutrality to mitigate the impact of runoff on local water systems, ensuring that soil health is preserved while minimising environmental harm. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged.

10.3. RACEHORSE TRAINING INDUSTRY

10.3.1. The racehorse training industry (RTI) plays a vital role in the identity and economy of Lambourn Parish. However, it faces a number of challenges, as highlighted through community consultations. These include difficulties in securing suitable accommodation for workers, the impacts of piecemeal redevelopment leading to site fragmentation, the repurposing of former RTI facilities and concerns around Nutrient Neutrality. Policy L17 of the Neighbourhood Plan has been developed to respond directly to these issues, supporting the sustainability and resilience of the local racing industry. Further details can be found in Appendix R.

Housing for the Racehorse Industry

10.3.2. In June 2023, Racing Welfare distributed a survey digitally to trainers operating in Lambourn, seeking their views on housing need in the area. An in-person session was also offered to all trainers on 8th June 2023.

10.3.3. In response, eight trainers submitted their comments digitally, with four of these providing further verbal feedback at an in-person session. Additionally, one trainer provided feedback at the in-person session only, totalling 9 responses.

10.3.4. A second survey was issued to Racing staff to seek their views on housing need, however, with ten respondents completing the survey.

10.3.5. For a breakdown of both survey responses, see Appendix R.

10.3.6. Due to the small sample size of the surveys conducted by Racing Welfare, the LNPSG undertook two surveys in May 2024 to assess the housing needs of racing staff and trainers in Lambourn. Notably, the racing staff housing needs survey was based on 173 responses and the trainers housing needs survey was based on 15 responses.

10.3.7. The key findings from both documents reveal that for racing staff the primary concern is the difficulty in finding accommodation, with 80.36% of respondents stating that they find it harder to secure accommodation now than when they started in the industry. Given that the majority of respondents have been working in the racing industry for over 6 years, this may reflect a gradual decline in affordable and suitable accommodation.

10.3.8. The majority of staff have permanent housing, with a large proportion (41.62%) living in a house or shared accommodation (29.48%). Many rely on private rentals (29.07%) or employer-provided housing (43.60%), with limited support for full rent



from employers (24.86%). Most racing staff that responded (56.07%) receive no rent contribution from their employer.

- 10.3.9. Moreover, 80% of trainers reported that the lack of staff accommodation negatively impacts their business. This is because the lack of adequate staff accommodation affects their ability to maintain and expand their workforce, with 53.33% of respondents disagreeing that their current staffing levels meet the required workload demand. While most trainers provide some housing (92.86%), many (40%) do not contribute to rent. Of those that do provide accommodation, nearly half (42.86%) is shared housing. Respondents answers also demonstrated that sourcing accommodation for anyone other than senior staff or full-time stable staff is an issue.
- 10.3.10. Overall, the surveys highlight increasing challenges in securing accommodation. Many staff rely on employer-provided housing or private rentals, with limited support for full-rent and most racing staff receiving no rent contribution from their employer.

Facilities

- 10.3.11. In order to stay relevant, Lambourn will need to have modern, functioning facilities that make the training operation as economical and efficient as possible. As a result, there is a need to recognise that some of the facilities are outdated, including Victorian yards that are not modern and require upgrading and investment. This context explains why American barns (see glossary) are needed and more popular.
- 10.3.12. Development that seeks to improve facilities whilst maintaining local character will therefore be supported. Changes in methods of training will also be recognised and facilitated.
- 10.3.13. Development of Lambourn has pushed a majority training yards out of the village and into the countryside. Sites that have permission for training yards should be kept as such and protected from other types of development. Any development that seeks the redevelopment or permanent change of use of a horseracing facility must clearly justify a lack of demand for an alternative horseracing industry-related use (which is first priority).
- 10.3.14. Decisions about re-development "*away from uses essential to the horse racing industry*" are subject to the Necessity and Suitability Tests in the supporting text for Policy DM37 in the Emerging Local Plan. See Appendix R.
- 10.3.15. It is also essential that sites supporting the racehorse training industry are protected from piecemeal redevelopment, which can compromise their overall viability and functionality. Fragmentation, where sites are divided into smaller, disconnected parts, undermines their ability to operate efficiently and cohesively. Maintaining the integrity of these sites ensures they continue to function as unified, purpose-built spaces capable of supporting the full range of RTI activities.
- 10.3.16. "Ties" or other legal commitments relating to sites should be made clear (see Glossary).

Climate and Sustainability



- 10.3.17. Environmental regulations, particularly the requirement to achieve Nutrient Neutrality (NN), present a significant challenge to the RTI in Lambourn. These regulations, essential for protecting sensitive ecosystems such as the River Lambourn (SAC), can restrict development opportunities and operational flexibility. At the same time, broader environmental concerns, such as stable waste management, irrigation efficiency and biodiversity protection, must also be addressed. As such, a careful balance is needed between safeguarding the environment and enabling the long-term sustainability of the RTI, which plays a vital cultural and economic role in the Parish.
- 10.3.18. The Neighbourhood Plan acknowledges the constraints imposed by Nutrient Neutrality and supports development proposals that proactively address these through well-designed, locally appropriate strategies. It encourages early and ongoing engagement with WBC to identify viable mitigation measures that align with both environmental objectives and operational needs.
- 10.3.19. Effective mitigation may include on-site interventions such as improved water efficiency measures, SuDS and best practices in waste management. In some cases, off-site contributions to strategic mitigation schemes may also be appropriate. Proposals demonstrating collaborative and innovative approaches will be particularly supported, especially where they contribute to the resilience of both the RTI and the wider Lambourn environment. For examples, see Appendix R.
- 10.3.20. Applicants are strongly advised to consult the most up-to-date guidance from WBC on NN and related environmental requirements when preparing development proposals.

Policy L17 – Racehorse Training Industry (RTI)

1. Proposals regarding the horseracing industry will be supported where development conserves the quality of the environment and the local character and satisfies the following criteria:
 - a) To support the racehorse industry and allow sustainable and appropriate growth including associated businesses in conjunction with the findings of the Landscape Character Appraisal (see Appendix F).
 - b) To protect the racehorse industry from development which is incompatible with existing uses such as those which are noise generating, would increase pollutants to unacceptable levels, or would reduce access (all modes), both physically to a site or to associated facilities.
 - c) Existing RTI sites and facilities should be retained unless clear evidence demonstrates they are no longer viable. In assessing viability, consideration should be given to the availability of alternative private and public facilities (see Figures 46 and 47 and Appendix R) to ensure continued access for the community.
 - d) In the instance existing sites and facilities are proven to be no longer viable sites currently dedicated to racing or supporting the Racing-Related Industries (RRI) are presumed to continue serving these



purposes. Proposals for repurposing these sites away from RTI-linked uses will be rejected.

- e) Proposals must avoid piecemeal redevelopment that compromises the overall integrity, coherence, or functional capacity of RTI sites. Maintaining the comprehensive form of these sites is essential to ensure they continue to effectively support RTI-related activities.
- f) To promote good design in equestrian related buildings, including housing, proposals should be in accordance with the Design Code (see Appendix G).

Housing

2. As one of the main challenges of sustaining the horseracing industry, high quality housing for RTI staff will be supported where proposals comply with the following:
 - a) Contribute towards a balance of hostels, flats, houses and retirement accommodation that serves the diverse needs of RTI staff.
 - b) Support the creation of hostels on yard sites.
3. Where planning permission is required for the provision of accommodation for racehorse industry workers, in addition to complying with other relevant policies of Development Plan:
 - a) the need for it must be demonstrated as being essential to the current or future operation of the business to which it relates; and
 - b) the accommodation must be secured via a legal obligation to the business concerned for the purposes of staff accommodation.

11.0 TRANSPORT AND INFRASTRUCTURE POLICIES

11.1. ACCESSIBILITY, ROAD SAFETY AND SUSTAINABLE TRANSPORT

- 11.1.1. The Parish is characterised by rural roads and narrow lanes. While traffic volumes have historically been low, monitoring shows a steady year-on-year increase. Without careful planning, this trend risks eroding the rural character of the area and compromising road safety for all users.
- 11.1.2. Several rural lanes face pressure from inappropriate development proposals that would intensify vehicle movements, particularly from heavy goods vehicles (HGVs). Such changes would heighten conflict between motor vehicles, pedestrians, cyclists and horse riders, especially where roads lack verges or dedicated space for non-motorised users.
- 11.1.3. These issues are especially pronounced in Lambourn, where the racehorse training industry generates unusually high volumes of horse movements between racing yards and both public and private gallops. Figure 48 identifies key locations where horses regularly travel along or cross the highway, including existing marked crossing points. Many of these are situated on high-speed rural roads, creating a significant safety concern.



- 11.1.4. In addition to horse movements, there is a substantial population of young cyclists in the parish who rely on bicycles as their primary mode of transport due to limited public transport options and restricted access to private vehicles. This underlines the need for safer cycling conditions, reduced vehicle speeds and improved driver awareness.
- 11.1.5. The combination of diverse road users - motorists, cyclists, pedestrians and equestrians - on narrow, high-speed routes makes safety interventions critical. Priority measures include speed management at identified horse crossing points, enhanced signage, improved cycle and pedestrian facilities and targeted traffic calming in key areas.

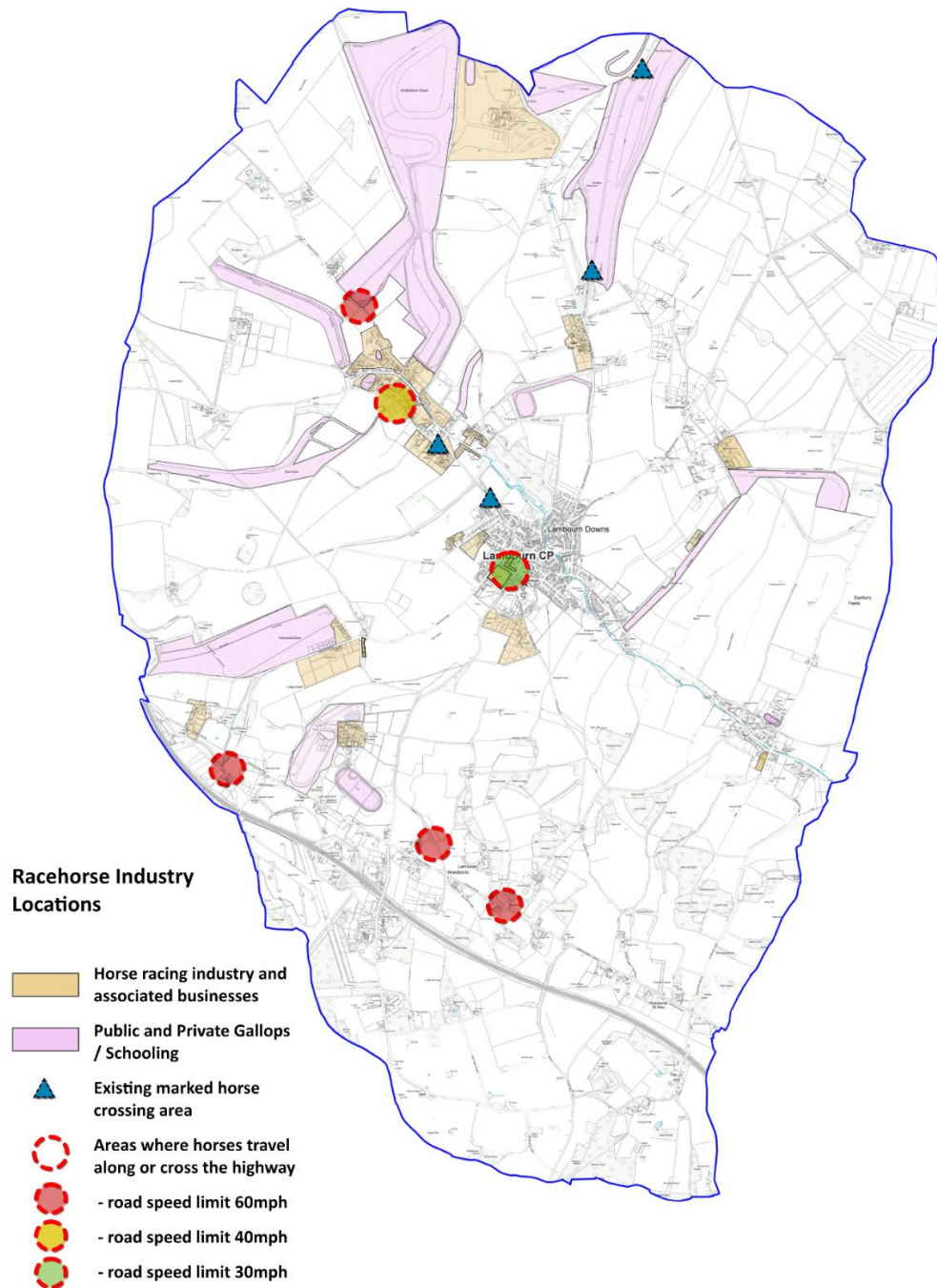


Figure 48. Map of Horse Crossing/Travel Areas



11.1.6. The importance of addressing these issues is underscored by Figure 50 which identifies locations within the Parish where road incidents have occurred. This evidence provides a clear rationale for prioritising road safety improvements and sustainable transport planning.

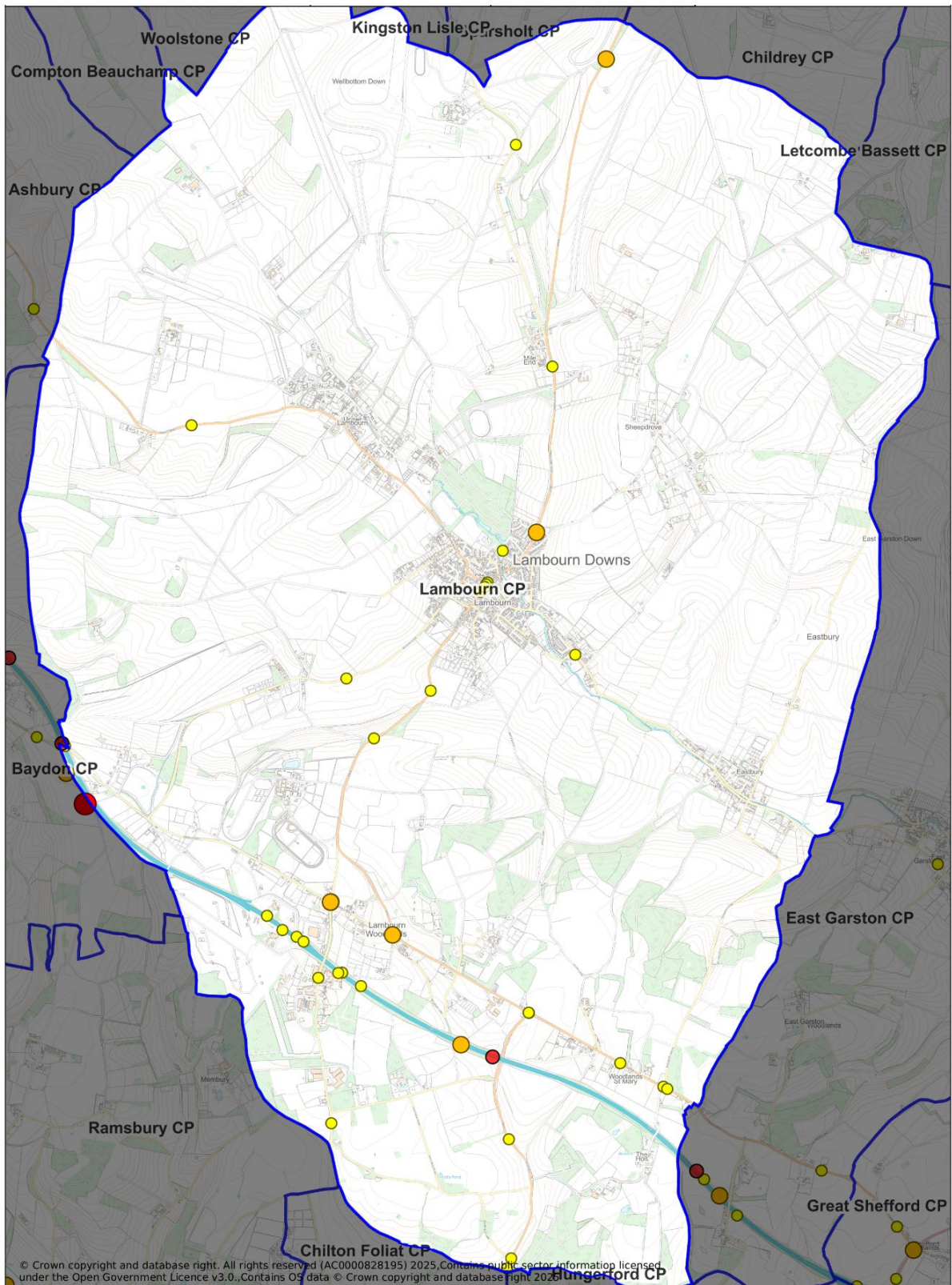


Figure 49. Map of Accidents (2019-2024) Highlighting Problem Areas in the Parish



Policy L18 – Accessibility, Road Safety and Sustainable Transport

All development proposals should:

1. Provide adequate off-road parking on every new development (see The Lambourn Parish Design Code). In particularly in locally constrained areas there may be a need for additional parking, in which case a parking survey may be required as part of any application. The number of car parking spaces must meet the requirements of Policy DM44 of the Local Plan Review.
2. Not cause an unacceptable reduction in road safety including that of pedestrians, cyclists, horse riders and other road users;
3. Provide greater opportunities for sustainable transport both within and between Lambourn and the surrounding settlements, as proportionate to the scale of development.
 - a) Ensure safe vehicular and pedestrian access, egress and appropriate visibility to serve all new developments, as set out in the Lambourn Parish Design Code.
 - b) Where appropriate, new development should connect to, and where possible, improve Lambourn Parish's walking and cycling network.
 - c) Provide sustainable means of transport to reduce reliance on private cars, recognising the limitations of public transport within the Parish.
 - d) Not detrimentally increase traffic flow.
 - e) Include a travel plan for all new commercial, community or residential developments of 10 dwellings or more.
 - f) Provide safe and appropriate access for the racehorse industry (including access to public gallops, see Figure 28 and Appendix R, as appropriate to the location).
 - g) As appropriate to their scale, nature and location, mitigation measures to improve road safety should be designed so as not to urbanise the rural landscape and should not increase noise nor have an adverse impact on pedestrians, cyclists or horse-riding users of the route (see The Lambourn Parish Design Code).

11.2. COMMUNITY INFRASTRUCTURE

- 11.2.1. Community infrastructure is pivotal to the Plan, particularly provisions for younger people, older residents, those with additional needs and the racing community. Community facilities should be accessible and inclusive to the community they serve and with vital services such as the Citizens Advice Bureau in Lambourn Surgery being withdrawn, there is a strong need to support the creation and continuation of programmes and initiatives that support vulnerable residents within Lambourn Parish.



- 11.2.2. For younger people, the maintenance, enhancement and creation of recreational community facilities is crucial. This infrastructure serves as vital hubs for socialising, learning, and engaging in diverse activities. Providing dedicated spaces and creating groups for younger people to connect and play, such as the Lambourn Youth Group, ensures that younger generations have access to facilities that nurture creativity and social interaction, fostering a sense of community among young residents in addition to supporting their wellbeing and personal development.
- 11.2.3. Additionally, maintaining and enhancing recreational green facilities is also of importance. This plan therefore supports the maintenance and creation of outdoor spaces that cater specifically to young people, such as playgrounds, sports fields, skate parks, and green areas. Emphasising sustainable practices such as community gardens and natural play areas not only supports environmental stewardship but also provide young residents with safe and engaging environments to explore and enjoy.
- 11.2.4. For older residents and those with additional needs, the enhancement of mobility and accessibility in community infrastructure is needed. Infrastructure developments should aspire to include wide, accessible pathways suitable for wheelchairs and mobility scooters, as well as tactile pavements and visual aids at pedestrian crossings to assist those with sensory impairments. Strategic placement of seating areas along pathways and at bus stops is also encouraged to promote independence and comfort, ensuring all residents can navigate their community with ease and dignity.
- 11.2.5. Moreover, the Neighbourhood Plan supports the creation of community spaces tailored to the social and recreational needs of older people. These spaces could offer activities such as exercise classes, social gatherings, and educational programmes, promoting physical and mental wellbeing among older adults. Integration of facilities for communal gardening and quiet reflection areas are also encouraged to further enhance the quality of life for older residents, fostering a supportive and inclusive community environment.
- 11.2.6. For the racing community, this plan recognises the unique challenges and needs of individuals involved in this sector. The Plan supports the development of welfare facilities and programmes focused on mental health, including counselling centres, support groups, and wellness programmes tailored to racing professionals, such as Walk Back Talking. Prioritising accessible and confidential support services is important because it ensures comprehensive care and support for the wellbeing of all individuals within the racing community, especially those who are young and situated far from home and their support systems.
- 11.2.7. Substance abuse is also a prevalent issue within Lambourn, particularly among the racing community. Addressing substance abuse is therefore a critical component of Lambourn Neighbourhood Development Plan's community infrastructure policy. By developing specialised facilities and programmes that focus on substance abuse prevention, treatment, and support, Lambourn can provide vital resources tailored to the needs of those that suffer with mental health problems and substance abuse. In addition to creating counselling centres, support groups, and wellness programmes that offer confidential and accessible services, integrating education and awareness initiatives within these programmes will help to destigmatise substance abuse, encouraging individuals to seek help without fear of judgment.



- 11.2.8. To facilitate these services, there is an infrastructure need for a large public hall, accompanied by parking facilities, including sufficient, secure cycle parking, located near Lambourn settlement to ensure accessibility. Future development involving the creation of a large public hall will therefore be supported, as outlined in community aspirations.
- 11.2.9. By investing in community infrastructure that aligns with these provisions, this plan will not only enhance the physical environment of Lambourn but also strengthen social bonds and economic resilience. This comprehensive approach ensures that all residents, regardless of age or background, can thrive in a supportive and inclusive environment.

Policy 19 - Community Infrastructure

Provisions for Younger People

1. The development of facilities/services/activity spaces to cater to the needs of younger people in Lambourn will be supported. These centres should provide spaces for socialising, learning and engaging in activities such as arts, sports and educational workshops, such as that of the existing Lambourn Youth Group and Lambourn Youth Council.
2. Proposals for development of recreational green facilities will be supported to enhance outdoor spaces for young people. This includes the creation of playgrounds, sports fields, skate parks and green areas that encourage physical activity, creativity and social interaction. Projects that incorporate sustainable and eco-friendly practices, such as community gardens and natural play areas, are particularly encouraged.

Provisions for Older People and those with Additional Needs

3. Development that enhances mobility for older residents will be supported. This includes the construction of wide, accessible pathways suitable for wheelchairs and mobility scooters. The installation of tactile pavements and visual aids at pedestrian crossings will assist those with sensory impairments. Strategic placement of seating areas along pathways and at bus stops will be encouraged to provide rest opportunities, promoting greater independence and comfort for those with reduced mobility.
4. Support will be given to the development of community spaces that cater to the social and recreational needs of older people, such as exercise classes, social gatherings, educational, communal gardening and quiet reflection areas.

Provisions for the Racing Community

5. Development of facilities and programmes that provide welfare support for the racing community, particularly focusing on mental health, such as the existing Walk Back Talking programme, will be supported. This includes the creation of counselling centres, support groups, and wellness programmes specifically designed for those involved in the racing industry. Emphasis will be placed on



accessible and confidential support services to ensure comprehensive care for all individuals in need.

6. Support will be given to the establishment of multi-purpose community hubs that offer a range of services to the racing community. These hubs could include spaces for career advice, health services, and recreational activities tailored to the needs of racing professionals and their families. Collaboration with local organisations and businesses to provide resources and support is encouraged to foster a resilient and supportive community environment.

12.0 COMMUNITY ASPIRATIONS

- 12.1.1. Community aspirations in Lambourn are guided by a set of key priorities that reflect the values and needs of its residents.
- 12.1.2. Firstly, there is strong support for local projects aimed at enhancing the community's infrastructure and amenities. This includes initiatives to improve existing public transport services by increasing frequency and introducing new routes and encouraging the maintenance and improvement of existing bridleways and footpaths, ensuring better connectivity for residents.
- 12.1.3. Secondly, protecting valued facilities such as the local GP surgery is paramount. As part of community aspirations, this plan seeks to secure funding for infrastructure projects that mitigate the effects of new developments, ensuring that growth benefits all residents without compromising essential services.
- 12.1.4. Furthermore, Lambourn is committed to supporting services, facilities, and events that directly benefit the community. This includes advocating for a proportion of the Parish Council's Community Infrastructure Levy to be allocated towards maintaining local recreational and play facilities, to ensure opportunities for young people.

Community Aspirations

- Support for local projects.
- Protection of valued facilities, such as the viability of G.P. surgery in Lambourn.
- Secure funding of infrastructure that mitigates the effects of developments.
- Improvement to existing public transport – increase frequency of timetable and new routes such as a regular service to Wantage and Hungerford Station that runs during the evening.
- Supporting services, facilities, and events that provide for the benefit of the community.
- To request that a proportion of Lambourn Parish Council's Community Infrastructure Levy is used towards refurbishing the Skate Park.
- Support for alternative, innovative solutions to existing bus transportation, such as a dial-a-bus service.
- Maintenance and improvement of Lambourn's greatly treasured existing bridleways and footpaths.
- The creation of a footpath between Lambourn settlement and Upper Lambourn, throughout Lambourn Woodlands and between Lambourn and Eastbury to facilitate foot and cycle connectivity.



- Introduce traffic calming measures on Ermin Street, B4000, such as signage, pavements and safe crossing places for pedestrians and horse riders, specially near the bridleway.
- Ermin Steet and the B4000 is increasingly becoming the default route when the M4 Motorway is closed, despite not being the advised re-route, which is the A4.
- A proposed reduction of the speed limit along Ermin Street, B4000 is also strongly supported.
- Development that proposes the creation of a large public hall located in Lambourn settlement, accompanied by parking facilities, will be strongly supported.
- Support initiatives, such as provision of parking, including horse box parking, and accommodation for walkers, horse riders and cyclists which encourage visits to the area for quiet informal recreation based on the public rights of way network.
- Maintaining and improving the network of footpaths, bridleways, and byways for communal enjoyment.
- Encourage appropriately designed traffic calming measures where necessary, which are designed so as not to urbanise the rural landscape, not to increase noise nor have an adverse impact on residents nor pedestrian, cyclist or horse-riding users of the route (see The Lambourn Parish Design Code).
- Support the upgrade of the Lambourn Valley Way to bridleway status between Bockhampton and Eastbury.

13.0 Delivering the Plan

- 13.1.1. The LNPSG is working towards ensuring that we remain a thriving community, where there are ample opportunities to live and work.
- 13.1.2. We aspire to remain a strategic centre for the Lambourn Valley, to retain key valued infrastructure features such as the primary school, doctor's surgery, dentist and library together with pubs and eating establishments.
- 13.1.3. We have a wide variety of shops and a weekly market, which serve the community, we aspire to ensure that these community facilities are developed as the villages grow.
- 13.1.4. We value the horse racing industry (and its intimate relationship with the downlands) and associated businesses, which make Lambourn the second biggest horse racing centre in the UK after Newmarket and seek to develop best practice in land management in collaboration with the industry.

13.2. Key Themes

- 13.2.1. Opportunities - we are currently developing several policies to deliver on the following:

Housing

- 13.2.2. Whilst initially the LNPSG did not wish to allocate housing sites, it became clear from community consultations that Parishioners wanted the Parish Council, via the LNP, to allocate housing sites, not the local authority.



13.2.3. Our priority is to deliver affordable housing for local people. The strategy for housing delivery in Lambourn is:

- New building within settlement boundaries of named settlements.
- We want to ensure that additional housing is in relatively small parcels of about 20-30 homes or less and at a rate of development that the new residents can be assimilated into the villages.
- We welcome limited housing development to meet the local housing needs, so that all local people of all ages and incomes can have good homes and rewarding lives.
- We intend, via our design code development, to ensure that the character of Lambourn, the surrounding villages and the hamlets are developed utilising local materials and are in keeping with their surroundings.

Landscape and Heritage

13.2.4. With the independent production of both a local landscape Character Assessment, and a built area Character Appraisal, Design Codes have been produced. These will ensure that proposed development is assessed, considering the special features and character of the landscape. The community want to see rigorous application of the National Landscape Policies and that we have incorporated key elements of it into the Neighbourhood Plan policies, to conserve and enhance the rural characteristics of the Parish.

13.2.5. We cherish the Downland landscape and wish to avoid building at elevation or on sites which impede the view of the open Downland hills or key local landmarks, such as the Church. We also recognise the rare winterbourne chalk stream that is the river Lambourn and aspire to enhance its condition and setting, particularly at its source and through Lambourn. We aspire to have greater access to the riverside.

Environment

13.2.6. Similarly, we aspire to develop best practice in land management throughout the farmland by working with landowners and farmers. We already have landowners that have innovative practices, and our aspirations are to share these with the wider community, to improve standards across the Parish.

Climate Change

13.2.7. Responding to climate change is central to the Neighbourhood Plan, in line with national and local policy. West Berkshire Council has declared both a Climate Emergency and an Ecological Emergency and has committed to enabling net zero carbon emissions across the district as soon as practicable. Our Plan supports these goals by encouraging development that is resilient to a changing climate and incorporates sustainable construction methods, as outlined in the Lambourn Design Code (Appendix G).

13.2.8. New development should include measures such as high energy efficiency, rainwater harvesting, Sustainable Drainage Systems (SuDS) and flood resilience.



- 13.2.9. Recognising the unique chalk geology and the presence of the rare River Lambourn chalk stream, the Plan promotes approaches that respect these natural features while reducing greenhouse gas emissions.
- 13.2.10. We also aspire to support local landowners in adopting innovative biodiversity practices, such as rewilding and wetland planting, and to promote local recycling and waste reduction initiatives. Sustainability and sensitivity to our landscape and heritage will remain at the heart of all future development.

Getting About

- 13.2.11. We wish to preserve, to protect and enhance the public rights of way, open greenspaces, and Ancient Woodlands.
- 13.2.12. We aspire to have greater connectivity between our villages, for walkers, cyclists etc.
- 13.2.13. We aspire to improving transport links to encourage greater connectivity with the wider community.

Employment and the Local Economy

- 13.2.14. Where we have Protected/Designated Employment Areas (DEAs), we need to ensure that there are adequate public transport links or sustainable solutions, that are embedded in Travel Plans with each development.
- 13.2.15. We aspire to work with West Berkshire Council and Local Businesses to develop a Masterplan for Membury Industrial Estate.
- 13.2.16. We aspire to work closely with the Racing Industry to better understand and address the changing needs and work with them to develop a Masterplan that will be shared with the Community and Planning Officers.
- 13.2.17. We welcome small industrial developments which can provide local employment opportunities, but these and the Membury DEA should take greater steps to recognise that they are situated in a Designated Landscape and the design of buildings, plant and landscaping should diminish the visual impact on the landscape.
- 13.2.18. We aspire to ensure that any further development of this area is of a size and scale that is in keeping with the Area of Outstanding Natural Beauty's Policy.
- 13.2.19. We aspire to work with local businesses to protect the amenities of residents and foster good neighbourhood enhancement schemes.
- 13.2.20. We are concerned about large scale developments and the associated traffic impact both within the Parish and nearby which are significantly increasing heavy lorry traffic along the B4000, the centre of Lambourn (and if there are issues on the B4000) the surrounding villages. We aspire to work with our local authority to ensure that traffic implications will be a key consideration of planning approvals.

Health and Wellbeing

- 13.2.21. Working closely with Health Services in the area, to address health and wellbeing



issues locally, such as improved access to Mental Health Services, Suicide Prevention agencies, end of life support networks and palliative care services. Lambourn Surgery has room to accommodate the identified housing need in the locality and has recently reviewed its access to services in response to community feedback.

Needs of the Young and Elderly

- 13.2.22. As identified by the Lambourn Youth Council, adequate resources for young residents in the Parish need addressing, some of these being access to a range of activities from music sessions and 'Jam nights' to gaming rooms for group activity and access to better transport links to shops and social centres.
- 13.2.23. Apprenticeships and work experience opportunities locally have also been identified, with support for independent living.
- 13.2.24. The Elderly require different services and support systems and the ability to downsize their living accommodation, whilst remaining in the Parish close to their social network is of key importance, as is access to a wide range of activities, social events, and health services. Transport links are also key for this age group, we need to work with West Berkshire Council to ensure improved transport links for the Community.

13.3. The Challenges Facing our Community

Racing

- 13.3.1. To ensure that we have adequate Training Yards that are of the right mix to allow for the growth of the industry on multiple levels.
- 13.3.2. Housing - we have an allocation of 90 houses to be developed over the next 15 years- these need to be developed sensitively, in numbers that don't have an adverse impact on the surrounding landscape/vistas and local road networks. Part of the Parish is impacted by Nutrient Neutrality, and this is a challenge for development in some parts of the Parish, for both the Racing Industry and any development that is near the River Lambourn, which is a rare chalk stream.

National Landscape Area

- 13.3.3. That any development within the designated national landscape is of a size and scale and is in keeping with Policy. That wherever possible the night skies are protected, and new developments are deemed sustainable.
- 13.3.4. Industry - the proximity of the Parish to the M4 Motorway, has helped to create a significant increase in industrial development of the old-World War 11 Airfield at Membury, however, we need to strike a balance between economic growth and maintaining the rural character of the area, which sits within a Designated Landscape (DL).
- 13.3.5. The challenge being that 75% of West Berkshire sits within the National Landscape, but the rural road networks that lead to the Industrial Estate at Membury cannot cope with the ever-increasing Heavy Goods Vehicles, and most developments are deemed unsustainable.



13.4. Localised Flooding and Climate Change

Groundwater

- 13.4.1. Lambourn is situated on the northern edge of a huge geological feature, rock strata known as “the Big Chalk”, which underlies a swathe of eastern and southern England. The chalk forms a permeable, porous, fractured aquifer which allows water to move both vertically and laterally. Below the Parish, the chalk is close to the surface, overlaying the impermeable clay, which prevents the water in the chalk from seeping through. This condition affects the local drainage patterns, and significant part of the Parish are susceptible to ground water flooding when the water table rises.
- 13.4.2. The River Lambourn is a rare chalk stream, one of only 260 in the world. The upper section of the river, which flows through the Parish, is a groundwater fed winterbourne or seasonal stream. It flows after winter rains.

Surface Water Flooding

- 13.4.3. The biggest flood risk of all. When there is too much rain for drains and drainage systems to deal with, the result is localised flooding. In our Parish there are several areas where this occurs on a regular basis, due to either the lay of the land and blocked drainage systems, such as ditches, or to the lack of permeable surfaces that are being cleared for development without adequate drainage solutions being considered or put in place.
- 13.4.4. To achieve wherever possible the highest levels of energy efficiency, when working with developers locally. To ensure adequate and sustainable drainage systems are in place.
- 13.4.5. To work with local landowners to share best practice in diversification, such as rewilding, reed and willow bed planting and other new and innovative biodiversity practices.
- 13.4.6. To enable recycling and waste reduction locally.



14.0 Key Definitions

This plan has been produced by and on behalf of residents, not professional ‘planners’, who use their own words to describe a sense of place and particularly where they live. However, this plan is a technical planning document, and it is sometimes necessary to use specific terminology that is consistent with existing West Berkshire Local Plan documents to ensure clarity and consistency in meaning.

For a full glossary please see <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

Frequently used terms:

Settlements	Area within the Parish designated for development
National Landscape	<p>An AONB is a nationally important landscape protected by the Countryside and Rights of Way Act 2000. Each AONB has its own natural beauty and distinct characteristics that are recognised as so outstanding that they should be protected for the nation and future generations. The North Wessex Downs was designated as an AONB under the National Parks and Access to Countryside Act 1949.</p> <p>On 22 November 2023 AONBs across England and Wales became known as National Landscapes but the formal designation, and the legal protections, remain the same.</p>
Local Green Spaces	The National Planning Framework (NPPF), allows for a Local Green Space designation (LGS) to protect local green areas of special importance to local communities. These will be designated and protected under the LNP
Housing allocation	The numbers of houses allocated to us by West Berkshire Council to be delivered over the entire Neighbourhood Plan period
Design codes	<p>A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.</p> <p>Prepared to ensure that any Planning application is ‘in keeping with’ and enhances rather than detract from the local characteristics</p>
Policy	<p>Policies guide how land and buildings are developed in a specific area. These can be at a national or local level and are used to assess planning applications and decide what's appropriate for development.</p> <p>Planning policy also helps plan for future needs by considering what changes are likely to happen and what policies are needed to achieve those changes.</p> <p>The LNP contains local policies which carry the same weight as the West Berkshire Local Plan.</p>



Key Acronyms:

WBC	West Berkshire Council
LNP	Lambourn Neighbourhood Plan
LNPSG	Lambourn Neighbourhood Plan Steering Group
LPR	Local Plan Review

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Lambourn Parish Neighbourhood Plan

Consultation Statement

Version 4.0 October 2025



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Introduction

This Consultation Statement has been prepared to meet the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). It was developed by the Lambourn Neighbourhood Development Plan Steering Group (LNDP SG) on behalf of Lambourn Parish Council (LPC), with support from Bluestone Planning LLP.

Aims of the Consultation

The consultation process aimed to:

- Involve the community at every stage to ensure their views shaped the Plan.
- Reach a broad cross-section of the community using diverse communication methods.
- Hold consultation events at key decision-making stages.
- Share consultation outcomes promptly in printed and online formats.

The LNDP was designed to be **community-led, inclusive and relevant**.

A summary of consultation activities is provided in Table 1.

Background

Lambourn Parish Council resolved to support the creation of a Neighbourhood Development Plan for the whole parish of Lambourn on 7 March 2018. A Steering Group (SG) was formed and a series of “pop-up” Exhibitions were held around the parish, with the aim of establishing whether Parishioners wanted a NDP. See [1i – 1v](#).

The results of the consultation showed the community was in favour of making a NDP. This was confirmed at a Public Meeting on 30 October 2018 and Lambourn Parish Council agreed to apply for formal Designation on 7 November 2018. West Berkshire Council (WBC) issued the Designation Notice on 7 December 2018. See [2i](#).

Consultation Methods

To achieve the aims of the consultation, different means of consulting and disseminating information were used, seeking input from parishioners and keeping as many of them as possible informed and engaged. Consultation methods included:

- **Events/Exhibitions in Each Settlement in the Parish:** all residents had an easily accessed opportunity to input their ideas and consider proposals.
- **Public Meetings.**

- **Questionnaires and Surveys:** the Residents' Survey was hand-delivered to each household in the parish, as well as being online; the Business and Landowners' Surveys were carried out online, with hard copies available; the survey of racing employees was hand-delivered and online; the Trainers' Survey was online, with hard copies on request; the Housing Needs Assessment 2024 was carried out by AECOM but referenced local surveys, and the results of a Youth Survey, instigated by the Lambourn CIC, were shared with the Steering Group.
- **Multi-media Advertising and Updates:** information about the LNDP is shared via:
 - Lambourn Parish Council website: <https://lambourn-pc.gov.uk/>
 - Lambourn website (includes Ward member's newsletter): <https://lambourn.org/>
 - Village Views (monthly magazine, hardcopy): see Fig 2ii)
 - Penny Post (online weekly newsletter): <https://pennypost.org.uk/>
 - Newbury Weekly News (local newspaper): <https://www.newburytoday.co.uk/>
 - 4 LEGS Radio: <https://4legsradio.org.uk/>
 - Facebook sites:
 - Lambourn Community: <https://www.facebook.com/groups/lambourn.upperlambourn>
 - Lambourn – I'm from Lambourn: <https://www.facebook.com/groups/22012593175>
 - Lambourn Village: <https://www.facebook.com/groups/3523439931020311>
 - Lambourn Parish Council: <https://www.facebook.com/profile.php?id=100070132068015>
 - Email groups (LNDP mailing list; Eastbury email group; Woodlands Protection Group)
 - Posters displayed at 12 sites around the parish
 - Information about the LNDP was shared via Village Views (monthly magazine, hardcopy), Penny Post (online weekly newsletter) Facebook sites (Lambourn Community, Lambourn – I'm from Lambourn, Lambourn Village, Lambourn Parish Council), Newbury Weekly News (local newspaper); email groups (LNDP mailing list; Eastbury email group; Woodlands Protection Group); 4 LEGS Radio; posters displayed at 12 sites around the parish
- **Regular Reports to LPC and Presentations to Each Annual Assembly 2018 – 2025.**
- **District Councillor's Monthly Newsletter.**
- **Talks/Discussions with Local Groups and Representatives of Other Organisations:** including the Patients' Participation Group, Camera Club, the School Council (Lambourn Primary School), Woodlands Protection Group, Lambourn Environmental Group, Lambourn Trainers Association, Lambourn

Valley Housing Trust, Jockey Club Estates, Racing Welfare, NWD National Landscape and ARK.

It was the intention of the Steering Group that:

- a. all members of the community should be given the opportunity to be informed and to participate; and
- b. no one should be able to say they had not heard about the Lambourn Neighbourhood Development Plan.

Phases of Preparing the Plan

Community Engagement

Community engagement continued, identifying issues and developing policies.

A Questionnaire for Residents was run between the end of November 2019 – 13 January 2020. Each household in the parish received a hand-delivered copy. Extra copies were available in the Parish Council office and Lambourn Library; downloadable copies were also available, as was an online version (SmartSurvey). Two “surgeries” were held in Lambourn Library to assist anyone having difficulty accessing the Questionnaire. 455 responses were received and all were inputted onto SmartSurvey for analysis. Answers to “free” questions were also analysed. The importance to the community of the themes identified in the questionnaire was confirmed. Based on this, the SG determined that the NDP should be landscape-led. Affordable housing and problems relating to flooding and sewage were also issues. See [3i - 3iii](#).

During 2020 a Landscape Character Appraisal was carried out by Lepus Consulting as was a Housing Needs Assessment (by AECOM). A River Study was undertaken, which included a drone survey of the course of the River Lambourn within the parish. See [4i - 4ii](#).

A Business Survey was carried out between 15 July and 2 August 2021. This was done via Survey Monkey, although hard copies were available. Postal addresses were provided by WBC and via local knowledge. See [5i – 5ii](#).

Exhibitions were held around the parish in September 2021 (Progressing the Plan, December 2019 -2021) to update parishioners on the work done, giving them an opportunity to comment and ask for volunteers to contribute to the Character Assessment. Advertising was carried out via the multi-media outlets listed above and visitors were asked where they heard about the exhibitions. A total of 93 people attended the exhibitions. Some settlement-specific issues were raised – the possibility of allocated housing development in Lambourn Woodlands and the settlement boundary (or lack of it) in both Eastbury and Upper Lambourn. (Following

advice from WBC officers, the latter was later deemed to be an issue for WBC and the LPR).

West Berkshire Council published their HELAA in early 2020 and the LPR stated that those parishes making NDPs would allocate housing sites. The SG explained the criteria for allocation and asked residents whether they wished the LNDP to allocate sites. Results showed that this was preferred. See [6i - 6vi](#).

Between September 2021 and May 2022 a Settlement Character Assessment was carried out, from which Design Codes have been written by our consultants, Bluestone Planning LLP. A Landowner Survey was completed (6 November – 22 November 2021) and the results of a Youth Survey, instigated by the Lambourn Junction CIC in November- December 2021, and supported by Berkshire Youth Waterside Centre, were shared with the SG. See [7i – 7v](#).

Preparation of Policies

Progress on the development of policies was exhibited to the community in May 2022 (Writing the Plan), under the headings used in the residents survey. Events were held in each of the settlements and advertised widely. Parishioners were given feedback on how the SG had responded to previous community input and were asked for their opinions on each of the themes, particularly on where housing sites could be allocated. Suggestions made were incorporated into the Plan. See [8i – 8iii](#).

Following the exhibitions, it was decided that the LNDP would issue a Call for Sites. This was done in August 2022, advertised in the Newbury Weekly News, on the LPC and Lambourn.org websites, various local outlets and by direct contact with landowners. WBC advertised on the WBC website and contacted site promoters who had offered sites to the HELAA. Nine sites were submitted for assessment by the SG and our Consultants, five of which had been offered in the HELAA, two had been partially offered and one was completely new. All site promoters were asked for presentations which could be shared with the public. In March 2022, Natural England had advised WBC that the catchment of the River Lambourn was subject to restrictions on development, due to excess levels of phosphorus. Virtually all of the Lambourn Parish is in the catchment area, so all the promoted sites would need to mitigate for Nutrient Neutrality if developed.

In January 2023 details of the nine promoted sites, as well as information about the two sites already allocated in WBC's Local Plan, were put on display for public comment. "Your Parish, Your Plan" events were held in each settlement and advertised as for previous displays. 149 people in total attended the events and responses were received from 158, including emails and Facebook comments. It was noted that the community accepted the need for housing. Clear themes emerged, notably infrastructure, landscape, access to amenities and highways. Drainage/sewer issues were frequently mentioned, to do with both surface and groundwater. Other concerns raised were:

- the impact of development on higher valley sides and steep slopes (this confirmed the criteria already noted from previous consultations);
- access to amenities from the more remote sites; and
- traffic and parking issues.

Whilst the Lynch Wood Allocated Site (HSA19 in WBC'S LPR to 2039) was not part of the LNDP's allocation remit, contributors to the consultation events had commented on the sensitivity of the site. If the site is not developed, it would put pressure on other potential sites to make up the shortfall. The SG agreed to look at policies to avoid one-off large-scale development, preferring a more gradual spread over the period of the Plan. LAM 2 (land at Wantage Road) was the most preferred, with LAM1 (land between Rockfel Road and Folly Road) being least. Sites suggested by the public were noted but, given that the number of sites submitted provided plenty of potential housing units, it was decided not to approach any more site promoters at that time. A summary of the results was made public via the website and shared with WBC. See [9i – 9v](#).

A Housing Needs Assessment (HNA) was initiated in September 2023, carried out by AECOM. The particular housing needs of the racehorse training industry and of older residents were included. Surveys of both Racehorse Training Industry (RTI) employees and trainers were carried out by the Parish Council, assisted by the Lambourn NARS committee. The results were fed back to AECOM and included in the HNA, which was completed in May 2024.

One outcome of the Your Parish, Your Plan exhibition was that sites within the settlement boundary of Lambourn should be included in any site allocation, despite WBC stating that allocated sites should be outside but adjacent to settlement boundaries.

The Royal British Legion site was put on the market in early 2023 and the Regional Property Manager was keen to see the site put forward for a housing allocation in the emerging NDP. In addition, Collingridge paddock, the subject of a large planning application (subsequently withdrawn) for housing for the racing industry, was suggested by members of the public for allocation. Both were therefore included in the Pre-Submission Draft of the LNDP, with Design Guides, although the Planning Team at WBC confirmed (in November 2023) that *“exceptions are not being made (within the submitted LPR) to allow allocations within settlement boundaries”*.

In the early months of 2024, public attention was understandably focussed on the sewage discharge and flooding problems in the parish. The SG was concerned that this focus, if it excluded discussion of other topics, could result in a lack of preparation for future development, and delays to the progress of the LNDP. Therefore, the SG sought to encourage the community to re-engage with the LNDP and look beyond the current issues of sewage, flooding and Nutrient Neutrality, prior

to the formal Regulation 14 Consultation and the subsequent plan process, via a series of exhibitions. Parishioners were asked to comment on potential Non-Heritage Assets and Local Green Spaces sites and to help compile lists of significant trees and hedgerows. In addition, they were invited to add their experiences of flooding, including contributing photographs.

Parishioners were asked to confirm their support for the LAM2 site, or state which sites they would prefer if not LAM2. The Royal British Legion site was included in this question, as were variations on other assessed sites. 63 parishioners attended the exhibitions. See [10i – 10viii](#).

Feedback from the various consultations and assessments was incorporated into the Pre-Submission draft.

Regulation 14: Pre-Submission Public Consultation

Consultation

In accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, the Steering Group conducted a formal Pre-Submission Consultation on the draft Lambourn Neighbourhood Development Plan and supporting documents, including the Character Appraisal, Design Code and Housing Needs Assessment.

The Public Consultation ran from 6th September to 18th October 2024. A thorough effort was made to contact all the organisations listed in Schedule 1 of the Neighbourhood Planning (General) Regulations 2012.

The Statutory Consultees were notified (see Table 2), as were Site Promoters, and all those on the LNDP mailing lists.

Notification emails were sent by West Berkshire Council at the start of the Regulation 14 consultation to everyone on the Planning Policy Consultation Database. This database includes nearly 5,000 individuals and organisations which fall under the categories listed in Schedule 1, such as the Mid and West Berkshire Access Forum, Friends, Families and Travellers, Showmen’s Guild of Great Britain, Reading Gospel Hall Trust, Diocese of Oxford, Lambourn Trainers Association, and Jockey Club Estates Ltd.

Local voluntary bodies, such as Eastbury Furze, Lambourn Sports Club, Lambourn Environment Group, Patients Participation Group, Friends of Lambourn Library, Woodlands Protection Group and Lambourn WI, were involved in preparing the LNDP, as were the Anglican and Catholic churches. Representatives of businesses were invited to participate, with discussions being held with the Lambourn Trainers Association and individual employers. There are no known bodies representing other faiths, or ethnic, racial or national groups, operating in the Neighbourhood Area, but

Racing Welfare and the National Association of Racing Staff (NARS) do work on behalf of racing employees from a range of religious, ethnic, racial and national backgrounds.

To further promote the consultation and encourage public participation, hard copies of the Pre-Submission document and the response sheet were available to view in the parish Council Offices, Eastbury Church and Lambourn Library. Drop-in sessions were held in Upper Lambourn, Woodlands St. Mary and Eastbury, at which hard copies were available and SG members answered questions about the Plan. A public meeting was held in Lambourn to formally present the Pre-Submission document to the Parish Council and Public, which 43 members of the public attended. The LPC website carried copies of the Document and Appendices and the response form. Links to this, with details of the other opportunities to see the Plan, were displayed in posters at 14 sites around the parish, on social media, the Lambourn.org websites, 4LEGS Radio, through local mailing lists, in Penny Post and Village Views. A poster reminding the public about the opportunities to comment on the Pre-Submission Draft before the consultation deadline was also displayed. See [11i -11ii](#).

Review and Response to Regulation 14 Consultation Feedback

All responses and comments received during the Regulation 14 Pre-Submission Consultation were recorded on a spreadsheet, which was used to assess whether changes were need to the Pre-Submission document.

Each individual comment was addressed systematically and carefully and categorised according to the Steering Group's framework:

- noted but not actioned - where a comment was acknowledged but no change was deemed necessary.
- Actioned in part or in principle - in some cases, comments were only partially incorporated but were accompanied by an explanation of how they were taken forward
- Fully actioned - where a comment led directly to a revision, the specific amendments made to the draft Plan were recorded.

This structured approach ensured transparency, accountability and a clear audit trail of how community and stakeholder input shaped the Plan. The Steering Group's objective throughout was to respond constructively to all feedback, while balancing community priorities with planning constraints and the wider evidence base.

For a full summary of the comments received, alongside the Steering Group's response and details of any resulting amendments to the draft Plan, see Table 3.

Strategic Environmental Assessment and Habitats Regulations Assessment

Given the presence of environmentally sensitive areas within Lambourn Parish and that the LNDP will be allocating sites for housing, a key step in the Neighbourhood Plan process was to assess whether a Strategic Environmental Assessment (SEA) and/or a Habitat Regulations Assessment (HRA) would be required. This determination, referred to as a screening, is the responsibility of the Local Planning Authority, WBC.

WBC issued a formal screening determination in July 2023 stating *“The screening process undertaken concludes that both a SEA and HRA Appropriate Assessment are required to accompany the Lambourn Neighbourhood Plan”*.

The SEA and HRA were carried out by AECOM. The Assessments were initiated in November 2023 but were not sent to the SG until March 2025, after the regulation 14 Public Consultation had finished. The SG therefore organised a Public Consultation between 9 May and 13 June 2025, contacting the Environment Agency, Historic England and Natural England, as well as all those contacted for the Regulation 14 Consultation. The documents were displayed on the LPC website, together with both an online response form and a downloadable copy. Hard copies were also available. Responses to the Consultation were noted. The SEA confirms that the policies in the emerging Lambourn NDP will not have any significant negative effects. The HRA confirms that the policies in the emerging Lambourn NDP will not result in adverse effects on the River Lambourn Special Area of Conservation. AECOM is satisfied that the Lambourn NDP meets the requirements of both Assessments. See [12i – 12ii](#).

Meeting Statutory Requirements

This Consultation Statement complies with Part 5, Section 15(2) of the Neighbourhood Planning Regulations 2012. It demonstrates:

- Details of persons and bodies consulted.
- Explanation of consultation methods.
- Summary of issues raised.
- Description of how these issues were addressed.

The LNDP Steering Group, with support from Bluestone Planning LLP and West Berkshire’s Planning Policy team, ensured that all statutory requirements were met.

This document summarises all statutory and non-statutory consultations undertaken during the development of the LNDP, detailing how feedback shaped the final Plan.

Conclusion

The Lambourn Neighbourhood Development Plan Consultation Statement reflects a thorough and inclusive consultation process. Community and stakeholder input has been integral to shaping the Plan, ensuring it aligns with local priorities and planning constraints.

Appendices

Supporting Materials



Information
about the proposal to make a
Neighbourhood Development Plan
for the
Parish of Lambourn

will be on display at

- **Eastbury:** The Village Hall, 21st July. 10.30 am – Noon
- **Lambourn:** Memorial Hall, 4th August. 10am – 11.30am
- **Lambourn:** St. Michael's Church, 25th – 27th August , during Village Views Exhibition
- **Woodlands St. Mary/Lambourn Woodlands:** TBA

Come along and find out what is being proposed and how you can contribute.

PUBLIC MEETING
30th October. 7.30 pm, Memorial Hall, Lambourn.

Figure 1i – Neighbourhood Development Plan Public Meeting Poster (2018)

You are invited to a
PUBLIC MEETING
 to decide whether to make a

Neighbourhood
Development **P**lan
 for the
Parish of Lambourn

Tuesday October 30th
Memorial Hall Lambourn
7.30pm

Figure 1ii – Public Meeting Invitation Poster (2018)



Figure 1iii – Public Meeting Pop Up (1) (August 2018)



Figure 1iv – Public Meeting Pop 1 In (2) (August 2018)

Proposed Neighbourhood Development Plan for Lambourn Parish

Event: Lambourn, St. Michael's Church (part of Carnival Exhibition)

Date: 25th – 27th August 2018

No. of attendees: 25th: 30 (approx.) 26th: 60 (approx) 27th: 100 (approx)
Over the 3 days, 478 people attended the Carnival Exhibition

No. signing register: 33 + 2 others who gave their details (Incl. 5 Councillors)

No. completing GDPR form: 9 (incl. 4 offers of help)

Where from: 30 from Lambourn; 3 from Lambourn Woodlands; 2 outside Parish.

Where heard of exhibition: 9 via Village Views; 8 Via Exhibition; 6 word of mouth; 5 from Facebook; 2 Lambourn Info; 2 Parish Council

PostIt comments (anonymous): (Comments recorded on each PostIt as written.)

1. I love Lambourn
2. If we don't create a NDP and set the boundaries ourselves it will be imposed upon us
3. New houses should only be built in appropriate spaces preferably in small groups. Essential to have social and reasonably priced houses too.
4. An opportunity to have some local control. Hopefully we will be listened to. Have our say =)
5. Pavement, footpath (or pushchair access) Eastbury to Lambourn please. *(This comment suggests Eastbury was represented)*
6. Infrastructure must be considered in any new plans.
7. Traffic calming. Traffic calming. Traffic calming.
8. New developments must include LOTS of green space.
9. Think of the smaller people. Put things lower. *(I suspect this was aimed at us and the height of the display!)*

NOTIFICATION OF THE DESIGNATION OF LAMBOURN NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

APPLICANT:

Lambourn Parish Council

APPLICATION:

Application for the Designation of Lambourn Neighbourhood Area.

An application has been received that includes a map which identifies the area to which the application relates, a supporting statement explaining why the proposed neighbourhood area is considered appropriate and confirmation that the body making the application is a relevant body for the purposes of section 61G(2) of the 1990 Act.

DECISION:

The Designation of Lambourn Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of neighbourhood planning.

As the area specified in the application consists of the whole of the parish council's area, it has been designated without consultation in accordance with Regulation 5A of the Neighbourhood Planning (General) Regulations 2012 as amended in 2016. This Regulation 5A states amongst others that where this regulation applies, regulations 6 and 6A of the Neighbourhood Planning (General) Regulations 2012 as amended in 2016 do not apply.

A map of the designated neighbourhood area is provided on the following page.

Signed:

Gary Lugg
Head of Development and Planning

Dated: 7 December 2018



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Figure 2i – Area Designation Letter

This is NOT an Election communication

**A NEIGHBOURHOOD DEVELOPMENT PLAN for
the CIVIL PARISH of LAMBOURN**



QUESTIONNAIRE FOR RESIDENTS

Have Your Say

This is your opportunity to influence the future development of the Civil Parish of Lambourn. When formally adopted, the Lambourn Neighbourhood Development Plan will have legal force.

**PLEASE RETURN THIS QUESTIONNAIRE BY:
Monday 13th January 2020**

Figure 3i – Neighbourhood Development Plan Residents' Questionnaire

Q18.4. Our Downland Landscape is a major asset

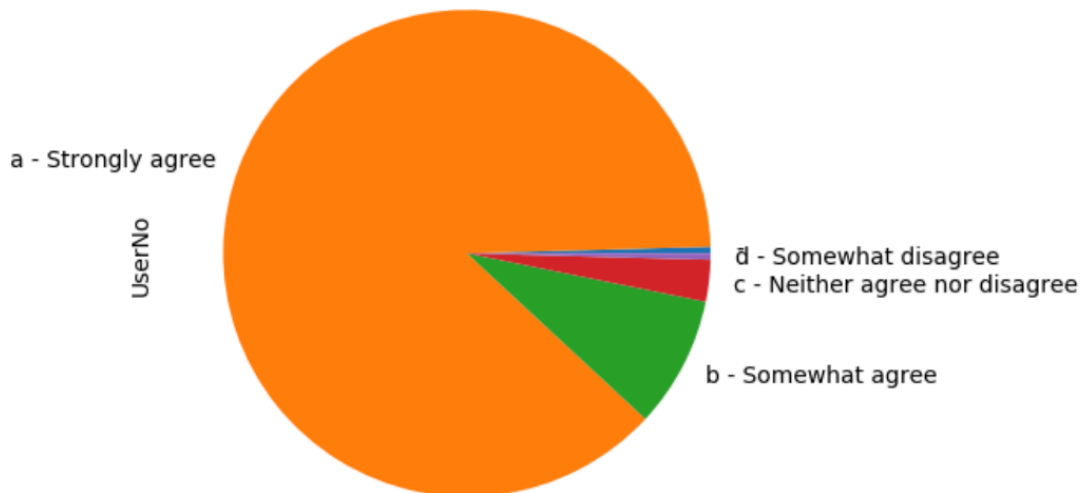


Figure 3ii – Neighbourhood Development Plan Residents' Questionnaire Response



Figure 3iii – Word square from Residents' Questionnaire



Figure 4i – River Lambourn, Eastbury (Photographer: Simon Godfrey)

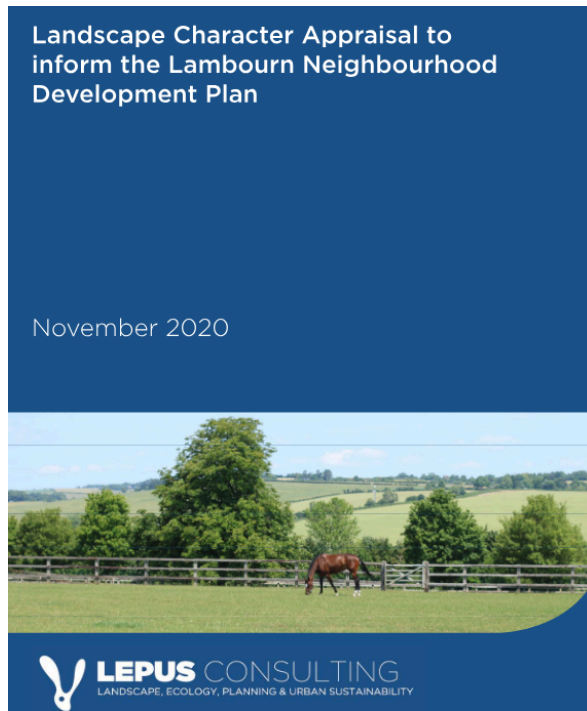


Figure 4ii – Landscape Character Appraisal

A NEIGHBOURHOOD DEVELOPMENT PLAN for the CIVIL PARISH of LAMBOURN: Business Survey



Dear Business Owner

The Lambourn Neighbourhood Development Plan, supported by Lambourn Parish Council, needs your input... All you need to do is just answer a few short questions.

Part of the work of the Lambourn Neighbourhood Development Plan is to develop a framework for the economic development in the Lambourn Parish area. Policies in a Neighbourhood Development Plan have legal status, alongside the Local Plan and National planning policy.

This Survey will gather the opinions of those people who run businesses in the area. We anticipate that the Survey will take between ten and fifteen minutes to complete.

It is an opportunity for you to identify what will help you. Obviously, the more responses we receive, the better the information.

The Survey is anonymous (if you provide details these will not be linked to the responses).

This hard copy can be returned via the Parish Council Office, Memorial Hall, Oxford Street, Lambourn, RG17 8XP, but if you would prefer to respond online please click on the link to the Survey Monkey Questionnaire: https://www.surveymonkey.co.uk/r/LambournBusinesses_NDP

The Survey should be returned/submitted by **Monday, 2nd August 2021**.

Your replies will inform an important part of how policies are written to develop businesses and employment within the Parish.

Design codes and "Best Practice Standards" will also emerge from the Neighbourhood Development Plan which will assist you further when making planning applications.

Please do not hesitate to contact the LNDP on Lambourn.ndp@gmail.com, or via the Parish Council office, if you have any questions.

Many thanks for your support and input.

Sue Cocker, Chairman, Lambourn Neighbourhood Development Plan

Figure 5i – Business Survey

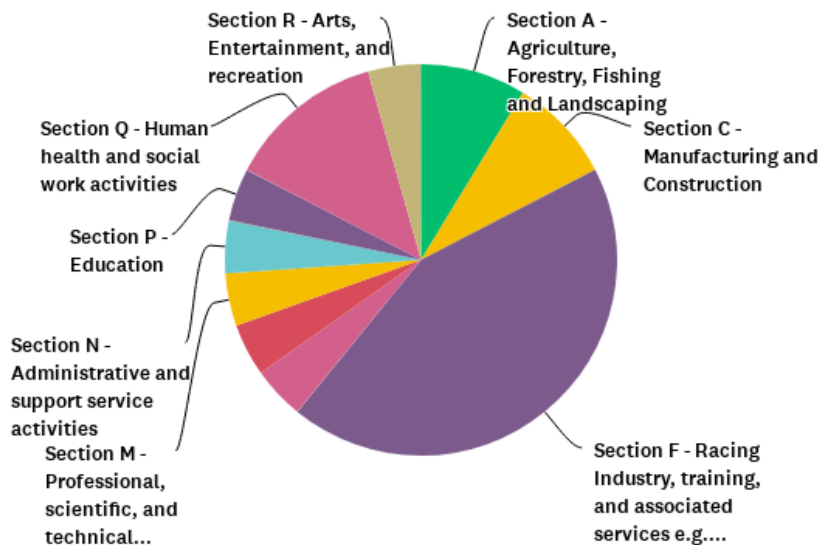
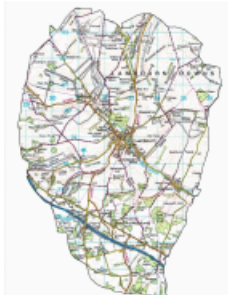


Figure 5ii – Business Survey Response

Lambourn Neighbourhood Development Plan



Have your say

Information about how the Plan is progressing will be available on:

September 8th (Weds): 5 - 7.30pm,
Mandown Farm, Upper Lambourn

September 11th (Sat): 10am - 12 Noon,
Eastbury Church

September 16th (Thurs): 5.30 - 7.30 pm,
Lambourn Memorial Hall

September 22nd (Weds): 5.30 - 7.30 pm:
Woodland St. Mary Village Hall

September 25th (Sat): 10 - 12 Noon:
Lambourn Church

Members of the Steering Group will be present to answer questions and discuss your views.

We look forward to seeing you

Figure 6i – Progressing the Plan Exhibition Poster (September 2021)



Figure 6ii – Progressing the Plan Exhibition, Lambourn Woodlands



Figure 6iii – Progressing the Plan Exhibition Poster, Lambourn

Housing Site Allocation

As the Local Planning Authority (LPA), West Berkshire Council is required by national policy, set out in the National Planning Policy Framework (NPPF), to meet the 'objectively assessed housing needs' of the area. There is a formula for working out how many houses are needed in each LPA's area. Lambourn's share of WBC's total is 90, to be built by 2037.

LPAs must maintain an up-to-date picture of the amount of land that is available for new development, both for housing and economic development. This process is known as the Housing and Economic Land Availability Assessment (HELAA).

Land for the HELAA is identified through a "call for sites". Landowners offer land to the LPA for inclusion. These sites are then assessed. Some are judged to be not deliverable, others deliverable within a period of years, or deliverable in part.

It is important to note that whilst the HELAA identifies potential sites, it will not allocate them for development. The allocation of future sites for development will only take place through statutory plan processes (eg the Local Plan or Neighbourhood Development Plans) which undergo public consultation and independent examination.

Any development on Allocated Sites will still have to apply for planning permission. Development on each of the Allocated Sites will have to be delivered within a stated framework (eg certain assessments having to be carried out; access having to be via a particular entrance etc.)

Allocated Housing Sites in Lambourn

Lambourn village is a Rural Service Centre within West Berkshire's Settlement Hierarchy. Sites for development are therefore likely to be allocated here, usually outside but adjoining the current settlement boundary.

WBC has identified that 90 dwellings are needed in Lambourn by 2026.

The Allocated Sites for Lambourn, (allocated in the *Housing Sites Allocations DPD (2006-2026)* which was adopted by WBC in May 2017 and included in the draft Local Plan Review to 2037), are:

RSA22 Land adjoining Lynch Lane, Lambourn: Approximately 60 dwellings. (No application submitted as yet but developer has had discussions with planners about the site.)

RSA23 Land at Newbury Road, Lambourn: Approximately 5 dwellings (Planning application 20/00972/FULMAJ for 8 houses amended in December 2020. Permission granted September 2021.)

This leaves 25 houses to be built. "Windfall" housing has already been accounted for, so these 25 houses will have to be built on allocated sites which have yet to be determined.

Figure 6v – Housing Site Explanation

Comments	"Progressing the Plan" events 2021		
Upper Lambourn	3		
1 Let local residents be the points of reference for all housing development		Housing	
2 Priority order:			
Racing Village. Horses and trainers are the main reason Lambourn is so successful.		Economy	
Flooding: Now frequent, every 3 years compared to every 30 years		Climate change	
Increased traffic along B4000 - dangerous!			Speeding/WPG
Eastbury	25		
1 We do not want settlement boundary increased in size			Settlement Boundary
2 I do not want any alteration to existing boundaries as indicated by the black lines			Settlement Boundary
3 I would like the settlement area to be left as existing			Settlement Boundary
Woodlands	15		
1 Like suggestion of VERY SMALL development of characterful houses at Lowesden Works. Must be built of local materials. And thatch? The Waldrons, East Garston would be a good example and some affordable housing too.		Housing	SITE: Lowesden Works; design code
2 A really professional display and a greatly needed plan. I would support new houses at Lowesden Lambourn Business Park on the condition that the number of houses is kept at a sensible amount (less than 20) and materials are sympathetic, and would be much more in keeping with the area than industrial development.		Housing	SITE: Lowesden Works
3 25 houses on Lowesden site, in agreement with LNDP. Houses with craft units - cottage industry.		Housing	SITE: Lowesden Works
4 i. I would like the Parish Council to allocate new development of housing. ii. I would like future commercial developments to be small-scale and in keeping with the rural environment iii I would like the area around Membury (which forms part of Lambourn Woodlands) to be considered as part of the "Lambourn" development plan, rather than just as "That area up at Membury"		Housing; Economy	In favour of LPC allocating housing. Design Code. Need for Membury to be part of LNDP

	5	Lambourn Business Park (Lowesden Works) 1. Unsustainable as a residential development site. 2. Perfect for small business and light industry. 3. I am told that MANT years ago there was a plan for small business (studios) with attached accommodation. That might be a sensible solution.	Housing; Economy	Lowesden site unsuitable for just housing
		Lambourn		
		9 + 41		
	1	Very informative. Membury site will increase traffic even more!		
	2	Traffic calming needs to be implemented in and around the village for the health and safety of all		Speeding/traffic calming
	3	Traffic calming on Hungerford Hill		
	4	Baydon Road for housing would exacerbate an existing flood/traffic problem. Crowle Road when it floods already gets up to Baydon Road	Housing; climate change	Use of LAM5 site. Flooding
	5	Following discussion re: planning I believe the decision should be made by Lambourn Parish Council NOT the local authority	Housing	Allocation by LPC
	6	Flooding; traffic		
	7	Flooding - how can anyone build on area 5 - adj. to Crowle Road? - Arks?		LAM5 unsuitable
	8	Traffic speed volume. Blind spots on roads. Dangerous for pedestrians, esp. when cars are electric (quiet!). Poor pavements.	Getting about	
	9	Developments: Provision for cars in new developments. Also need charge points for electric cars to be included. In order to smudge the borders between new developments on the periphery of the countryside and AONB land new housing should be required to include green space. No new development should go ahead until the sewage systems no longer discharges sewage on to the roads and into the river Lambourn.	Housing Climate change Flooding	Design Codes Edge of settlement
	10	Concerns about building near (in) Lynch Wood		Lynch Wood
	11	Concerns about development proposed for the Collingridge paddock. Ground unsuitable; design too large.		Collingridge
	12	Access to properties when river dry, so concern about more public access to river. Concerns about maintenance of river banks. Riparian owners not aware of responsibilities.	Landscape	Problems with river access
	13	Why NOT have local housing site allocation?		Yes to LPC allocation
	14	Why not have access to the M4 via Membury services?		Membury

15	Settlement Character studies done during Parish Plan project	Landscape & Heritage	Reference to previous Parish Plan
16	Redevelopment of some redundant workshops - could combine residential and small employment use.	Economy	
17	Please will you take the following points into consideration when finalising your plan:		
	1. Any trees removed from a development site should be replaced by the equivalent number of new plantings.	Landscape & Heritage	
	2. Great care should be taken by contractors, during the course of their excavations, to avoid damaging existing tree roots.	Landscape & Heritage	
	3. Where new roads are created they should be lined with appropriate trees.	Landscape & Heritage	
	4. Disturbance of vegetation should be avoided at bird nesting time.	Landscape & Heritage	
	5. Developers should consider that property boundary markers are much more environmentally friendly and aesthetically pleasing if they are natural hedging rather than wooden panels. Furthermore, hedging will not need replacing with the same frequency and is less likely to fail during strong winds. Where fencing panels are erected, small portals for hedgehogs should be cut, thus encouraging this endangered species to survive with larger spaces to roam in.	Landscape & Heritage Design Code	
	N.B. A developer of three new terraced houses along the Bockhampton Road in Lambourn, has separated front gardens with evergreen hedging. This has softened the appearance of newness as well as being good for the environment.		Design Code example
	6. Wild life in any streams or ponds should be protected from the adverse effect of pollution from building materials.	Landscape & Heritage	Nutrient Neutrality
	7. It is extremely bad practice on the part of developers to bury waste materials in the newly created gardens. They should guarantee to remove such waste and dispose of it in the correct manner.		Builders' waste disposal
	Best wishes (a member of Lambourn Environmental Group)		

Figure 6vi – Progressing the Plan Exhibition Responses



Figure 7i – View of Lambourn



Figure 7ii – Racehorses, Upper Lambourn

Q8 Please identify your Land Use

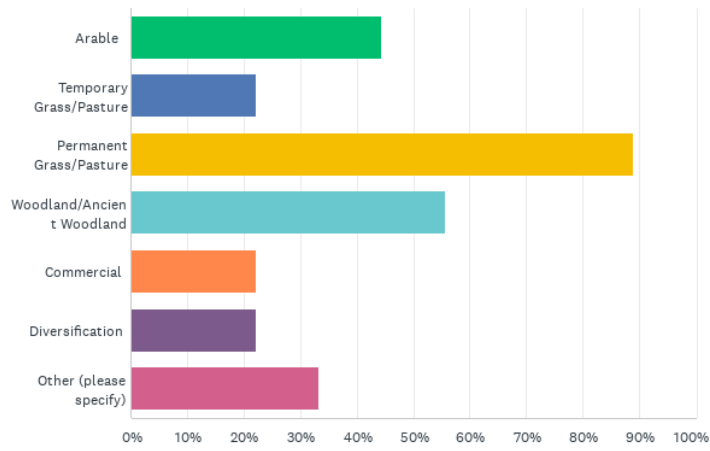


Figure 7iii – Landowner Survey Results



Figure 7iv – Youth Survey



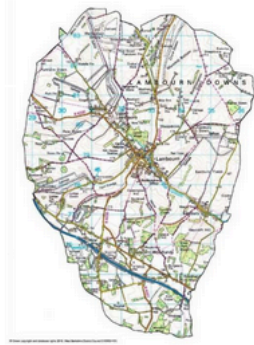
Housing Land Availability Assessment - Site Submission Form

The identification of sites does not imply that the Lambourn Neighbourhood Development Plan Steering Group considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application. The allocation of future sites for development will only take place through the Neighbourhood Development Plan process which undergoes several stages of public consultation and independent examination.

Before completing this form, please read the following guidance notes:

- Sites may be included in future public consultation exercises and published in the as part of the evidence base in support of the Neighbourhood Development Plan, so cannot be treated confidentially.
- Please complete the form in as much detail as possible. Please attach an Ordnance Survey map clearly showing the precise boundaries of the site and the part that is regarded as suitable for development (if that is not the whole area). This will assist in the assessment of the site. You are also welcome to attach any relevant additional information (eg. tree survey).
- Please complete a separate form for each site.
- Do not submit sites that already have planning permission for development unless a new and different proposal is likely in the future. Sites with planning permission will be taken account of by the Steering Group.
- Only submit sites that you have an interest in and that you believe have genuine potential to be developed over the period to 2036.
- **Only sites that are 0.15 hectares (approximately 0.4 acres) or greater in size should be submitted.**
- In completing this form, we may ask to access the site with prior notice in order to assess its suitability. Equally, if the site is publicly visible, we may assess the site from a public highway.
- The Call for Sites request is part of the Neighbourhood Development Plan making process and is separate from West Berkshire Council's Local Plan preparation and its planning application process. If your proposed site has been considered by West Berkshire Council under their HEELA process, please confirm that the information provided to that process is still valid and include any proposed changes or modifications.

Catch up with the Lambourn Neighbourhood Development Plan



Exhibitions to introduce proposed policies will be held in:

- **Eastbury Church:** 7th May (Sat. 11am – 1pm*)
- **Woodlands St. Mary Village Hall:** 19th May (Thurs. 7pm – 9pm*)
- **Upper Lambourn Jockey Club Estate offices:**
25th May (Weds. 5pm – 7pm*)
- **Lambourn Memorial Hall:** 27th May (Fri. 9am – 11am and 5pm – 7pm*)
28th May (Sat. 10am – 12 Noon*)

*This will also be an opportunity for parishioners to talk to District Councillor. Howard Woollaston.

These displays will give everyone an opportunity to attend, gain an understanding of what is possible and contribute ideas, especially your views on development. Members of the Steering Group will be available to answer questions. We hope to see you at one of the sessions.

Figure 8i - Poster for Writing the Plan Exhibitions (2022)



Figure 8ii - Writing the Plan Eastbury Exhibition

You said.....	We responded by.....
Employment and the local economy	
Need to preserve the heritage of racing	<ul style="list-style-type: none"> • developing relevant racing policies • preparing a best practice charter
Support the local economy	<ul style="list-style-type: none"> • preparing policies to support small scale local business development, particularly that associated with racing • encouraging apprenticeships and on the job training • recognising the parking needs in relevant policies
A plan for Membury Key issues: small scale sustainable local employment	<ul style="list-style-type: none"> • developing policies to minimise the impact on the surrounding environment, in keeping with AONB policy - businesses should be small scale, sustainable and offer local employment. • proposing all developments have to have Environmental Impact Assessments • requiring traffic impact assessments

Figure 8iii – Example of Feedback

Lambourn Neighbourhood Development Plan
Informal Public Consultation: January 2023

“Have your say”

14th January (Sat.): Lambourn Memorial Hall. 10 am – 2pm
15th January (Sun.): Lambourn Memorial Hall. 2pm – 4pm
21st January (Sat.): Eastbury Church. 10 am – 12 Noon
24th January (Tues.): JCE Office, Upper Lambourn. 5.30pm-7.30pm,
25th January (Weds.): Woodlands St. Mary’s Village Hall. 7.00pm-9.00pm.
26th January (Thurs.): Lambourn Memorial Hall. 5.30pm – 7.30pm

Over the next 15 years land for 90 new homes must be found within the civil Parish of Lambourn. We need additional housing so that our Parish can thrive, ensuring that it is a place where people can live and work.

Your input is essential

During the last Consultation Phase, you clearly stated that you would prefer the Parish Council to allocate sites for development. You said decisions of this nature should be taken locally, by people with a much better understanding of the character of the Parish, rather than West Berkshire Council allocating sites as they have done previously.

You asked, we listened and have responded

After much deliberation we agreed that this task should be undertaken as part of the Local Neighbourhood Development Plan (LNDP) with the full backing of the Parish Council.

- The LNDP issued a “call for sites” and 9 sites have been put forward by landowners
- These sites have been assessed by our Consultants, Bluestone Planning.
- This information will be shared with you
- Land now needs to be identified for development.

We need to ensure that we get this right

- We need to allocate land for additional housing to meet local requirements
- We need to ensure that we preserve the rural character of the Parish
- We need to protect this Area of Outstanding Natural Beauty (AONB).

This Consultation offers you a real opportunity to have your voice heard

In addition, help us identify what policies we need to put in place to support us growing our community and making changes that will enhance the Parish. There will also be an opportunity to comment on West Berkshire Council’s Local Plan Review.

Your Parish, Your Plan

Figure 9i - Informal Public Consultation Poster

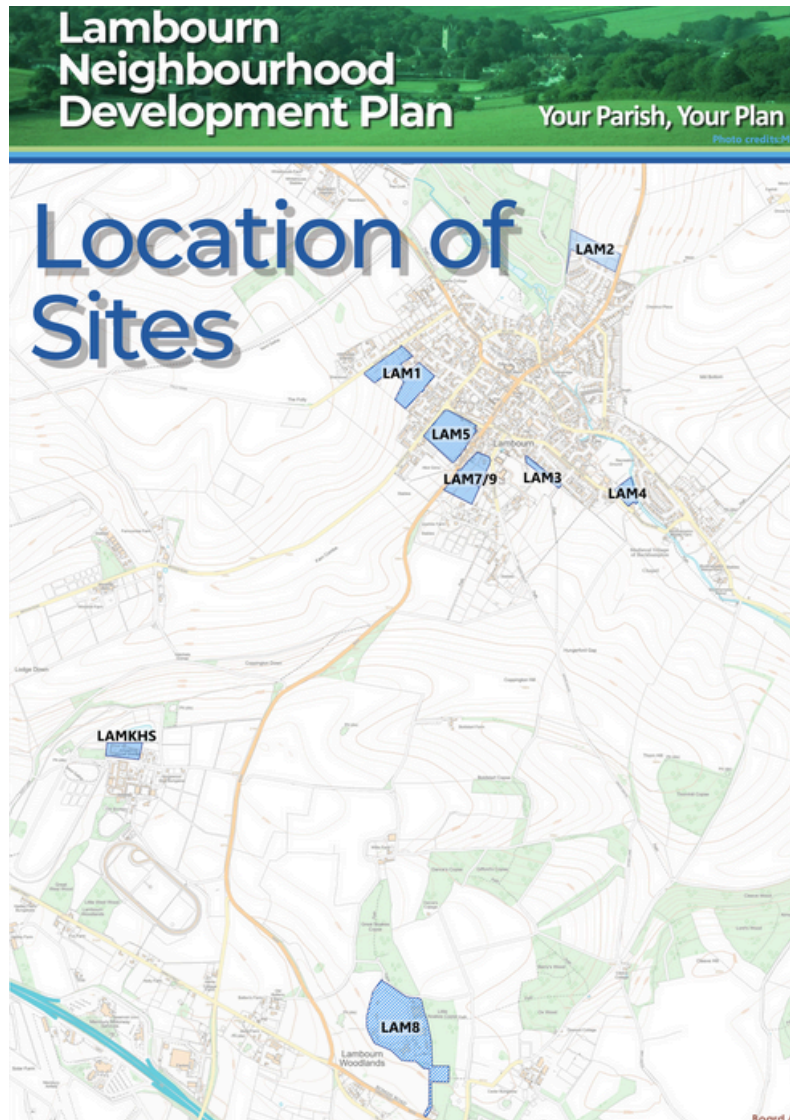
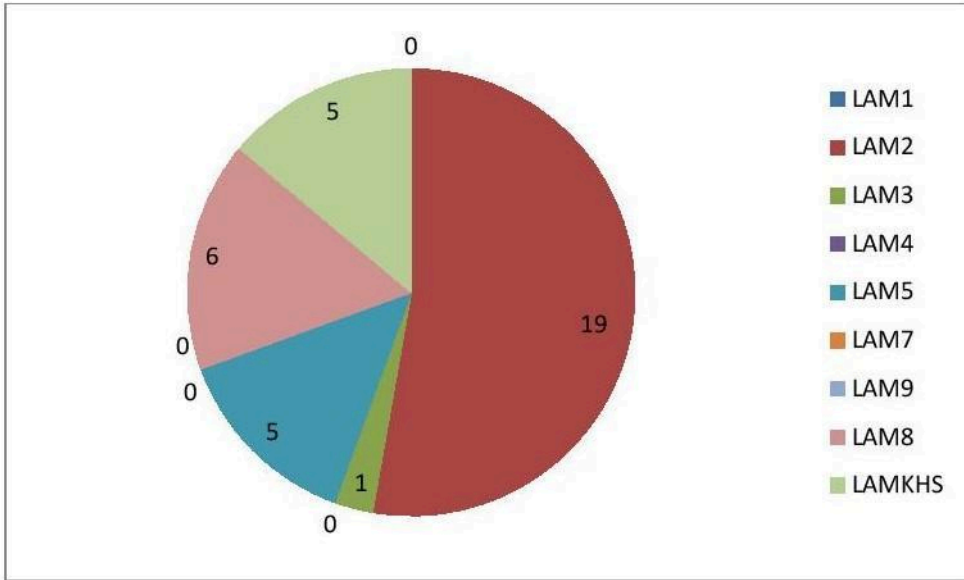


Figure 9ii - Location of Sites Poster

Allocated Housing Sites: public response

Overall preferences, from those who expressed a preference, were as follows:

Preferred sites (Choice 1)



Choice 1 + 2

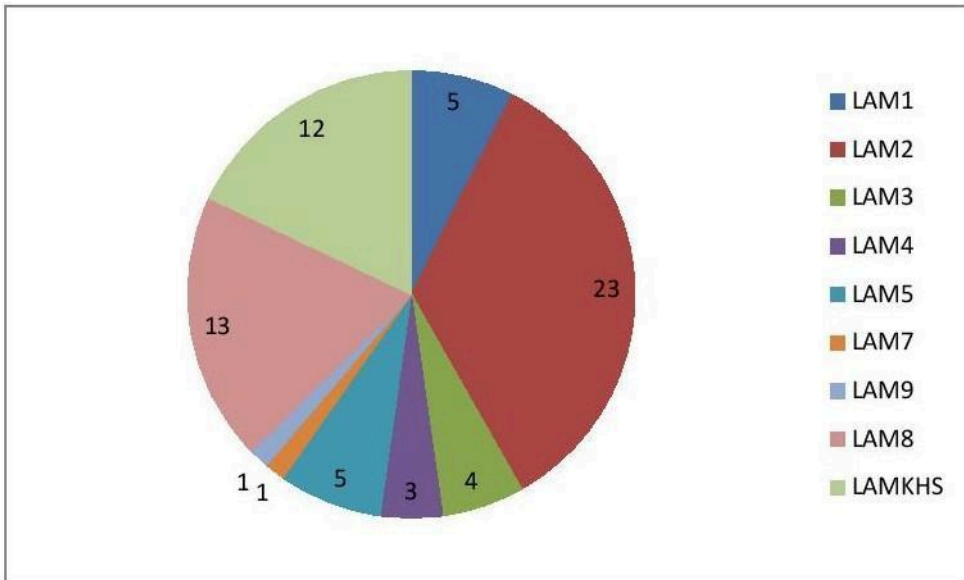


Figure 9iii - Survey Results for Allocated Housing Sites

Potential Themes



What are your thoughts on the above themes?
 Are there any other themes which should be included?

Board 15

Figure 9iv – Potential Themes Poster



Thank you for your feedback!

We have set out below a summary of contributions to the informal consultation events on sites submitted to the LNDP for Housing Allocation.

There was a general acceptance that Lambourn does need housing. Several contributors suggested that developments of smaller numbers of houses, spread over more than one site, would be preferable. All the sites, apart from LAM3, received comments to this effect.

Four general themes were identified:


- **Infrastructure** (particularly drainage/sewers);
- **Landscape**;
- **Amenities**; and
- **Highways**
- The perceived impact on horse training facilities or operations, both for and against, was also a concern.

Overleaf is a reminder of the housing sites put forward and considered.

Figure 9v – Consultation Event Results Poster

Lambourn Neighbourhood Development Plan
Informal Public Consultation: April 2024

**Planning
Beyond Pollution**



**Pop-Up
Exhibition**

The draft LNDP is nearly ready.
This is your opportunity to have your say before the Plan goes to formal public consultation.

- Come along to one of the exhibitions and see what is proposed for:
Allocation of Housing Sites
Local Green Spaces
- Help to input information about:
The impact of flooding and sewage discharges
The preservation of local features, such as trees, hedges, and historic structures not otherwise protected.
Parking problems
- Make your views known:

- ❖ 20th April (Sat.): 10 am - 4pm: Lambourn Memorial Hall.
- ❖ 23rd April (Tues.) 5 - 7 pm: Woodlands St Mary Village Hall,
- ❖ 25th April (Thurs.): 5 - 7 pm: St. James Church, Eastbury.
- ❖ 30th April (Tues.): 5 - 7 pm: JCE, Mandown Farm, Upper Lambourn.

For further information, contact Lambourn.ndp@gmail.com

Figure 10i - Planning Beyond Pollution Exhibition Poster



Figure 10ii - Lambourn Wildlife Corridors Visual



Figure 10iii - John Carter Gravestone, Lambourn. NDHA



Figure 10iv – Old Cricket Field, Lambourn. LGS

Could the existing allocation be changed?

The Lynch Wood site (Site ref: HSA19. Land adjoining Lynch Lane, Lambourn) was designated before the River Lambourn Catchment Nutrient Neutrality Zone was imposed in March 2022.

Parishioners and others have expressed concerns about the proximity of this site to the River Lambourn SSSI/SAC. It has been suggested that a smaller development of approximately 30 houses, with a larger buffer between it and the river, would be more appropriate.

Assuming the existing allocation could be changed, this would leave a shortfall of 30 units in the number of houses required to be allocated.

Where could additional allocation be made?

The Steering Group has looked at sites where these 30 houses could be allocated. Parishioners have expressed a preference for small developments. The SG suggests some housing could be allocated to the following:

LOWER PART of LAM1, Land between Folly Road, Rockfel Road and Stork House Drive. *Possible number of dwellings: 10 – 15*

The LAM1 site as a whole was rejected as being too visually intrusive. The LNDP will contain a policy, in line with the recommendations of LNDP's Landscape Character survey, that developments should be limited to the lower slopes of the valley, to help protect the National Landscape and retain the character of the valley settlements.

Allocation of *part* of the LAM1 site for a small complex of houses, with restricted ridge heights to reduce the visual impact, might be possible.

Points to consider:

Protection of the green space on Rockfel Road. Access to the site has not been resolved.

Drainage issues to be addressed.

PART (Baydon Road side) LAM5: Windsor House Paddock, Crowle Road. *Possible number of dwellings: 8-10*

The LAM5 site as a whole was rejected due to flooding issues (both groundwater and surface). However, it might be possible to continue development along Baydon Road, complimenting the existing street scene and shielded by landscaping. This area would avoid the flooded area.

These two sites would contribute between 18 and 25 units in total.

West Berkshire Council's policy on Housing Site Allocations states that allocated sites should be outside, but adjacent to, settlement boundaries. This rules out the use of brownfield sites inside settlements. It also means that, even within the National Landscape, allocated housing is built on new, greenfield sites.

Not all Local Planning Authorities have these restrictions. The SG suggests that the **British Legion site** should be considered for a small, allocated development of specialised housing, sensitive to the site. This would account for the remaining 5 – 12 units needed if the Lynch Lane site was reduced.

Collingridge Paddock: This site is also within the settlement boundary. A recent planning application for housing associated with racing was withdrawn. There are drainage issues with much of the site and development here, whether infill or allocation, may be a for the longer term.

Figure 10v - Housing Site Alternatives Information

Alternative Site Preferences	1	2	3	4	5	6	7
LAM1 (Rockfel/FollyRd)	5	1	1	0	0	0	0
LAM1 part (Adj. to Rockfel)	1	3	0	3	0	0	1
LAM3 (S. Old Station Yard)	0	2	1	0	2	2	0
LAM4 (Bockhampton Rd)	0	0	0	0	0	1	6
LAM5 (S. of Crowle Rd))	0	1	0	0	1	3	0
LAM5 part (Adj. Baydon Rd)	0	2	2	1	3	1	0
LAM7/9 (Greenways)	1	0	3	3	1	0	0
LAMRBL (Big Lane/Up.LamRd)	4	2	2	2	0	0	0

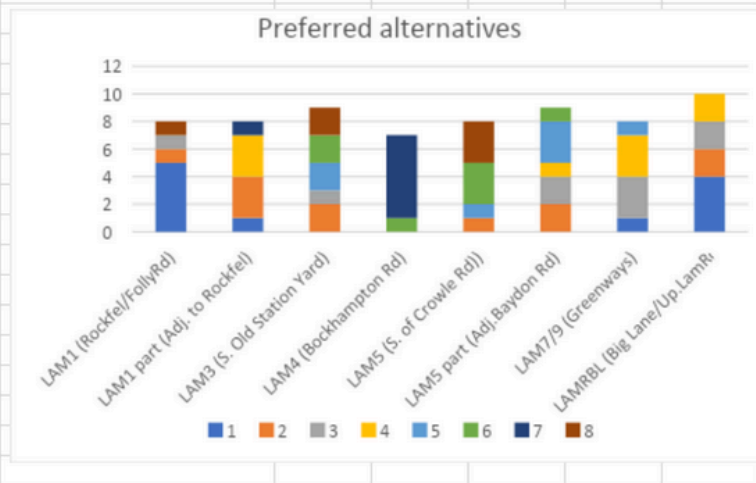


Figure 10vi - Housing Site Preferred Alternatives (Results)

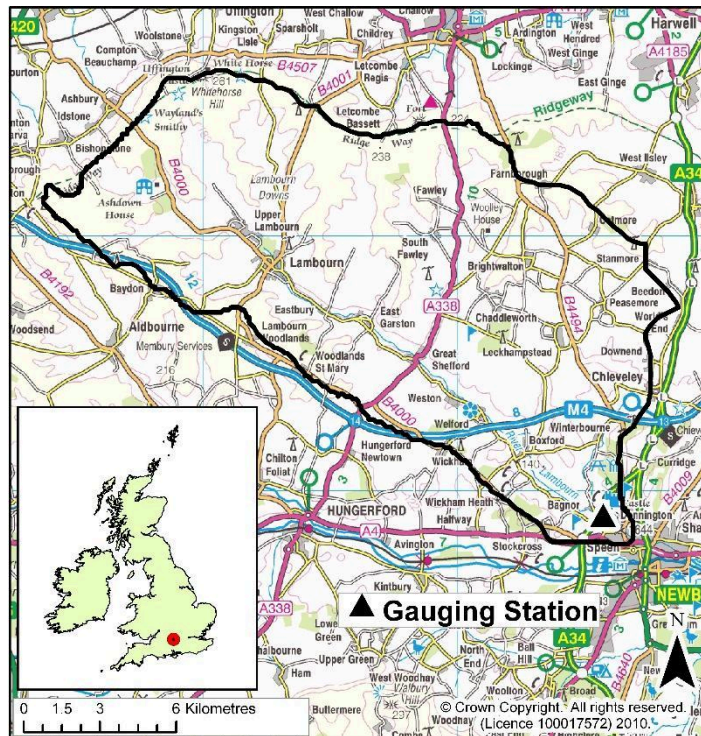


Figure 10vii – River Lambourn Catchment Area

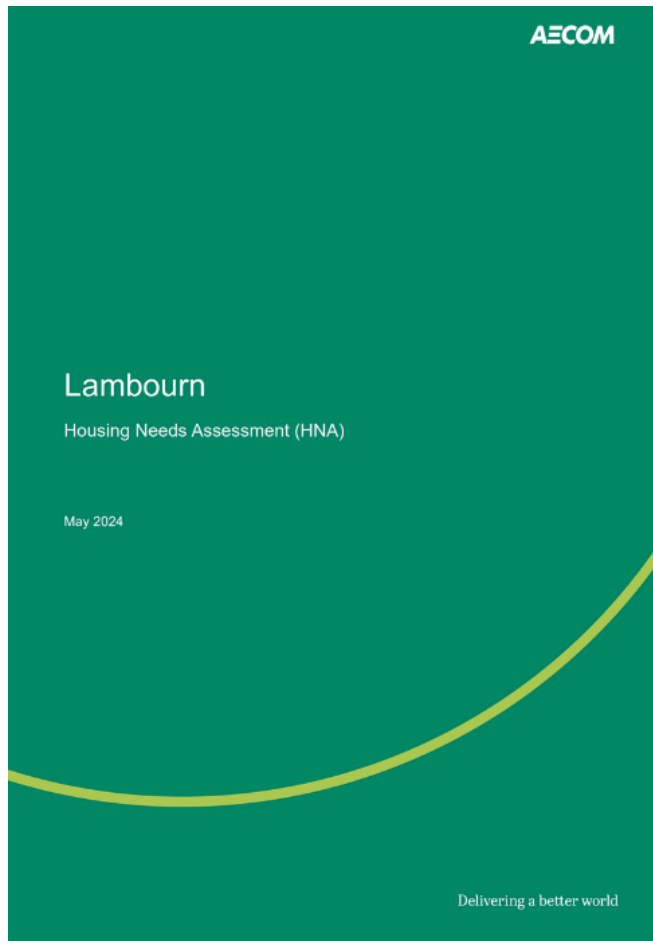



Figure 10viii - Housing Needs Assessment

	LAMBOURN PARISH COUNCIL
	<p>The Memorial Hall, Oxford Street, Lambourn, Berkshire. RG17 8XP Telephone: 01488 72400 Clerk: Gary Wyatt-Hawkins Assistant Clerk: Rachael Burns email: info@lambourn-pc.gov.uk. lambourn.ndp@gmail.com</p>

**Lambourn Neighbourhood Development Plan:
Pre-Submission Consultation (Regulation 14)**

The Pre-Submission Version of the Lambourn NDP is now ready for consultation and comment, prior to submission to West Berkshire Council.

This consultation is being held according to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 and will run until: **18 October 2024**

The Pre-Submission Version of the Plan and the Response Form can be viewed online:

<https://lambourn-pc.gov.uk/Indp-pre-submission-consultation/>

There will be opportunities for Parishioners to ask questions during the Consultation period, at drop-in sessions and at a public meeting:

11th September: Woodlands Drop-in: 7 – 9pm, Woodlands St. Mary Village Hall

14th September: Eastbury Drop-in: 10am – 12 Noon,
Church of St. James the Greater, Eastbury

19th September: Upper Lambourn Drop-in: 5 – 7pm, Jockey Club Estates office,
Mandown Farm, Maddle Road.

25th September: Presentation to Lambourn Parish Council and public.
7.30pm, Memorial Hall, Oxford Street, Lambourn

Hard copies may be viewed at the following locations:
Lambourn Parish Council Office, Memorial Hall, Oxford Street, Lambourn.
Lambourn Library, High Street, Lambourn.
St. James the Greater Church, Church Street, Eastbury

Responses can be submitted:

By post: Lambourn NDP, Memorial Hall, Oxford Street, Lambourn. RG17 8XP
By email: Lambourn.ndp@gmail.com

Figure 11i - Regulation 14 Poster



Lambourn Parish Neighbourhood Plan

Pre-Submission Draft to 2040
V5.5 September 2024

Prepared by Lambourn Parish Council

In conjunction with
Bluestone Planning LLP



DRAFT FOR PRE-SUBMISSION TO 2041 --- September 2024

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Figure 11ii - Pre-Submission Neighbourhood Plan Cover

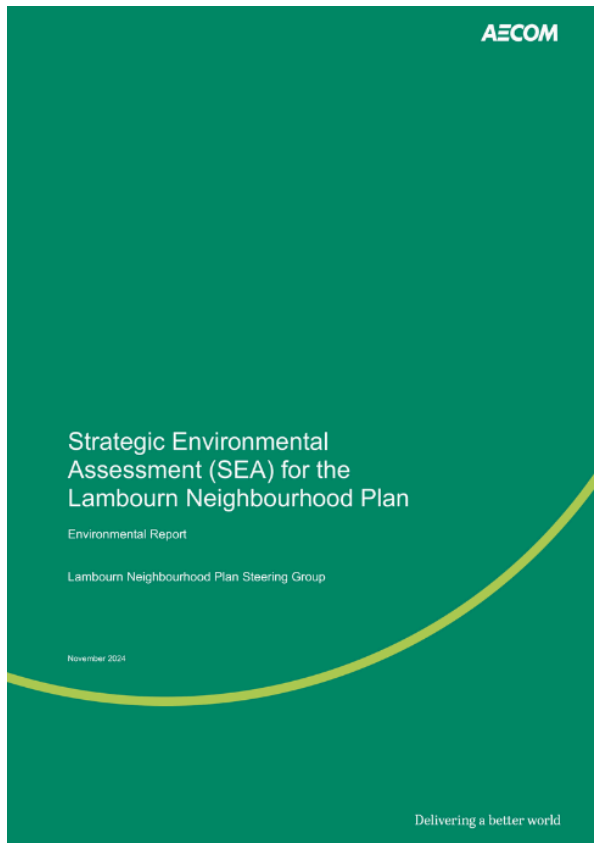


Figure 12i - SEA Cover

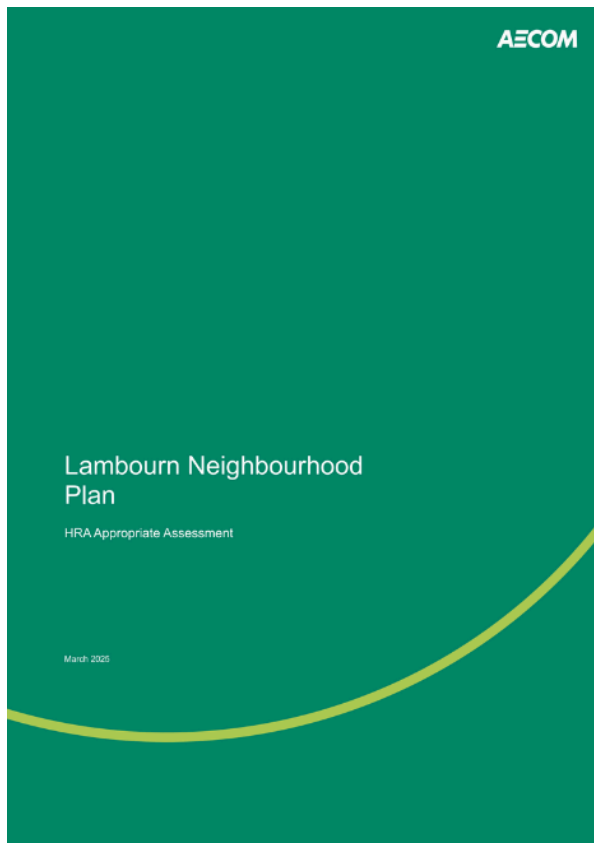


Table 1: Consultation Events

Lambourn Neighbourhood Plan Consultation Events	
Date: yyyy_mm_dd	Event
2018_01_10	Lambourn Parish Council meeting, at which it was agreed to form a Steering Group for the formation of a Neighbourhood Plan.
2018_05_09	Lambourn Parish Council Annual Assembly: PowerPoint Presentation about the NDP.
2018_07_10	POP-UP display: Eastbury Coffee Pot Café. SG members met with Eastbury residents attending the monthly "Coffee Pot Café" in Eastbury church. (Test run to see if pop-ups likely to work).
2018_07_17	POP-UP display: Mandown Farm (JCE Boardroom) Upper Lambourn.
2018_07_21	POP-UP display: Eastbury Village Hall.
2018_08_04	POP-UP display: Lambourn Memorial Hall.
2018_08_25 - 2018_08_27	POP-UP EXHIBITION in Lambourn Church, coinciding with annual Carnival Exhibition.
2018_09_09	POP-UP display in WSM Village Hall.
2018_10_30	Public Meeting in Lambourn Memorial Hall. Presentation of proposal to prepare a NDP for the Parish.
2018_12_00	Designation of the civil Parish of Lambourn as a Neighbourhood Plan Area.
2019_03_28	Meeting with potential volunteers to gather ideas.
2019_04_24	Lambourn Parish Council Annual Assembly: Report on progress of NDP.
2019_05_13	Meeting with Eastbury residents to gather ideas.
2019_11 to 2020_01_13	Residents' Questionnaire. Hand-delivered to every household in Parish Two "surgeries" held in Lambourn Library.
2020_04	Publication of Housing Needs Assessment (AECOM).
2020_11	Publication of Landscape Character Appraisal (Lepus Consulting).
2021_04_21	Lambourn Parish Council Annual Assembly: PowerPoint Presentation on progress of NDP.

2021_07_1 5 to 2021_08_0 2	Business Survey.
2021_09_0 8	Progressing the Plan: Exhibition in Upper Lambourn.
2021_09_1 1	Progressing the Plan: Exhibition in Eastbury.
2021_09_1 6	Progressing the Plan: Exhibition in Lambourn Memorial Hall.
2021_09_2 2	Progressing the Plan: Exhibition in Woodlands St. Mary.
2021_09_2 5	Progressing the Plan: Exhibition in St. Michaels and All Angels, Lambourn.
2021_09 to 2022_05	Settlement Character Assessment carried out, involving volunteers.
2021_11_0 6 to 2021_11_2 2	Landowner Survey.
2021_11 to 2021_12	Youth Survey. Results shared with Steering Group.
2022_01_0 5	Presentation to Lambourn Parish Council to update Councillors on NDP, particularly Housing Allocation. (The Parish Council is given regular updates at Full Council meetings. This was a particularly full report).
2022_05_0 7	Catch-Up: Writing the Plan: Exhibition in Eastbury.
2022_05_1 9	Catch-Up: Writing the Plan: Exhibition in Woodlands St. Mary.
2022_05_2 5	Catch-Up: Writing the Plan: Exhibition in Upper Lambourn.
2022_05_2 7 to 2022_05_2 8	Catch-Up: Writing the Plan: Exhibition in Lambourn Memorial Hall.
2022_08_0 4 to 2022_08_3 1	Call for Sites (Extensions permitted, as WBC notice was late, due to LPR pressures on Planning Team).
2023_01_1 4 to 2023_01_1 5	Your Parish, Your Plan: Exhibition in Lambourn Memorial Hall.
2023_01_2 1	Your Parish, Your Plan: Exhibition in Eastbury.
2023_01_2 4	Your Parish, Your Plan: Exhibition in Upper Lambourn.

2023_01_25	Your Parish, Your Plan: Exhibition in Woodlands St. Mary.
2023_01_26	Your Parish, Your Plan: Exhibition in Lambourn Memorial Hall.
2023_05_31	Lambourn Parish Council Annual Assembly: Report on progress of NDP.
2023_07_18	Archaeological Assessment received from Senior Archaeologist, WBC.
2023_12_06	Presentation to Lambourn Parish Council on progress of NDP.
2024_01	Housing Needs Survey for RTI staff. Carried out by LPC and NARS via Survey Monkey and hand-delivered questionnaires.
2024_02_22	Input from meeting of Lambourn C of E Primary School's School Council.
2024_05	Housing Needs Survey for RTI Trainers. Carried out by LPC via Survey Monkey.
2024_05	Publication of Housing Needs Assessment (AECOM).
2024_04_20	Planning Beyond Pollution: Exhibition in Lambourn Memorial Hall.
2024_04_23	Planning Beyond Pollution: Exhibition in Woodlands St. Mary.
2024_04_25	Planning Beyond Pollution: Exhibition in Eastbury.
2024_04_30	Planning Beyond Pollution: Exhibition in Upper Lambourn.
2024_05_15	Lambourn Parish Council Annual Assembly: Report on progress of NDP.
2024_09_06 to 2024_10_18	Regulation 14 Public Consultation.
2024_09_11	Regulation 14 Drop-in Woodlands St. Mary.
2024_09_14	Regulation 14 Drop-in Eastbury.
2024_09_19	Regulation 14 Drop-in Upper Lambourn.
2024_09_25	Public meeting: Regulation 14 Presentation to Lambourn Parish Council.
2025_03	Publication of SEA and HRA (AECOM).
2025_05_21	Lambourn Parish Council Annual Assembly: Presentation on progress of NDP.

2025_05_0 9 to 2025_06_1 3	Public Consultation on SEA and HRA.
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Table 2: Statutory Consultees

Regulation 14 Public Consultation: Statutory Consultees

(Contact details for some organisations were not publicly available, due to GDPR and were contacted by WBC).

Atomic Weapons Establishment	<i>WBC contact.</i>
Basingstoke & Deane Borough Council	
Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board	<i>WBC contact.</i>
Berks Bucks & Oxon Wildlife Trust	<i>WBC contact.</i>
Berkshire Local Nature Partnership	
Bracknell Forest Borough Council	
Cadent Gas Ltd	
Coal Authority	<i>Advised they do not need to be contacted.</i>
CPRE Berkshire	
Energy Networks Association	
Environment Agency	
Footpath Secretary Mid Berks Ramblers	<i>WBC contact.</i>
Forestry Commission	
Friends, Families and Travellers	
Hampshire County Council	
Historic England	
Homes England	
Kennet Catchment Partnership	<i>WBC contact.</i>
Marine Management Organisation	
Mid & West Berks Local Access Forum	<i>WBC contact.</i>
Mobile UK	
National Grid	
National Highways (formerly Highways England)	
National Housing Federation	
Natural England	
Network Rail Infrastructure Limited	
NHS England South East	
Office for Nuclear Regulation	
Openreach	
Oxfordshire County Council	

Parish and Town Councils adjoining West Berkshire	
Parish and Town Councils in West Berkshire	
Planning Adviser North Wessex Downs National Landscape (previously Area of Outstanding Natural Beauty)	
Police and Crime Commissioner	
Reading Borough Council	
Scottish & Southern Energy Power Distribution	<i>WBC contact.</i>
South Oxfordshire District Council	
Sport England	
Test Valley District Council	
Thames Valley Berkshire LEP	
Thames Valley Chamber of Commerce	
Thames Water (as water supply and sewerage undertaker)	
The National Federation of Gypsy Liaison Groups	
Vale of White Horse District Council	
West Berkshire Green Exchange	<i>WBC contact.</i>
West Berkshire Heritage Forum	<i>WBC contact.</i>
Wiltshire Council	
Wokingham Borough Council	
West Berkshire Parish and Town Councils	
Aldermaston	
Aldworth	
Ashampstead	
Basildon	
Beech Hill	
Beedon	
Beenham	
Boxford	
Bradfield	
Brightwalton	
Brimpton	
Bucklebury	
Burghfield	
Burghfield	
Catmore Parish Meeting	
Chaddleworth	
Chieveley	
Cold Ash	
Combe Parish Meeting	
Compton	
East Garston	
East Ilsley	

Enborne	
Englefield	
Farnborough Parish Meeting	
Fawley Parish Meeting	
Frilsham	
Great Shefford	
Greenham	
Hampstead Norreys	
Hamstead Marshall	
Hermitage	
Holybrook	
Hungerford Town Council	
Inkpen	
Inkpen	
Kintbury	
Lambourn	
Leckhampstead	
Midgham	
Newbury Town Council	
Padworth	
Pangbourne	
Peasemore	
Purley on Thames	
Shaw-cum-Donnington	
Speen	
Stanford Dingley	
Stratfield Mortimer	
Streatley	
Sulhamstead	
Thatcham Town Council	
Theale	
Tidmarsh with Sulham	
Tilehurst	
Ufton Nervet	
Wasing Parish Meeting	
Welford	
West Ilsley	
West Woodhay Parish Meeting	
Winterbourne Parish Meeting	
Wokefield	
Woolhampton	
Yattendon	
Parish and Town Councils adjoining West Berkshire	
Baughurst	
Ardington and Lockinge Parish Council	

Ashbury Parish Council	
Ashford Hill with Headley Parish Council	
Aston Tirrold and Aston Upthorpe Parish Council	
Baydon Parish Council	
Blewbury Parish Council	
Burghclere Parish Council	
Burghclere Parish Council	
Buttermere Parish Meeting	<i>WBC contact.</i>
Childrey Parish Council	
Chilton Foliat Parish Council	<i>WBC contact.</i>
Chilton Parish Council	
Cholsey Parish Council	
Compton Beauchamp Parish Council	<i>WBC contact.</i>
East Hendred Parish Council	
East Woodhay Parish Council	
Ecchinswell, Sydmonton and Bishops Green Parish Council	
Faccombe Parish Meeting	<i>WBC contact.</i>
Froxfield Parish Council	
Goring-on-Thames Parish Council	
Ham Parish Council	
Hartley Wespall Parish Council	
Heckfield Parish Council	
Highclere Parish Council	
Kingston Lisle Parish Council	
Letcome Bassett Parish Meeting	
Mapledurham Parish Council	
Mortimer West End Parish Council	
Moulsford Parish Council	
Newtown Parish Council	
Pamber Parish Council	
Ramsbury Parish Council	
Shalbourne Parish Council	<i>WBC contact.</i>
Shinfield Parish Council	
South Stoke Parish Council	
Stratfield Saye Parish Council	
Swallowfield Parish Council	
Tadley Town Council	
Uffington Parish Council	
Upton Parish Council	
Wantage Town Council	
West Hendred Parish Council	
Whitchurch Town Council	
Whitchurch-On-Thames Parish Council	
Woolstone Parish Meeting	

Non-Statutory Consultees: *In addition to the Statutory Consultees, Site Promoters and all those on the Steering Group's mailing lists were also contacted.*

Table 3: Review and Response to Regulation 14 Consultation Feedback

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
1	5.8.5, pg. 72	Typo: 2nd bullet point refers incorrectly to River Test.	Action.	Plan amended as per comment.
2	5.8.8, pg. 73	The top of Lynch Wood should be considered an important view.	An LGS Assessment was carried out and it was determined that the view did not meet the criteria.	No Action.
3		Would like the plan to emphasise that it is one of only four chalk streams in the world accorded the highest protection of SSSI and SAC status. (Ref WWF 2014 UK report 'The State of England's Chalk Streams - p57 and 58).	This is noted in the evidence base.	No Action.
4	5.7.0, pg. 45	Lambourn River is referred to as winterbourne. This has not been the case for the last two years and village concerns are that river levels will continue to flow throughout the year as a result of regular heavy annual rainfall.	An intermittent flow is considered normal.	No Action.
5	pg. 47	River Lambourn Study not referenced in LNDP.	Incorporated into Character Appraisal.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
6	6.1.7, pg. 102	<p>LNDP quotes two mills in Lambourn. Three mill sites are known which we would urge you to reference:</p> <p>1) One known as Tadpole Mill was on the site of the former Lamb Inn, as referenced on page 70 of LPCA (Heritage Assets – Lambourn Non-Designated Assets) and also referenced on www.lambourn.org.</p> <p>2) Two further mill sites referenced by Dick Greenaway & Lesley Dunlop on a visit on behalf of W. Berks Countryside Society and Berkshire Geoconservation Group in March 2010. Their survey highlighted the remains of a mill near the Millpond on the river in Lynch Wood adjacent to LCA005 and another identifying a possible mill site in LCA005 published by West Berkshire Countryside Society & Berkshire Geoconservation Group Ref to Mills.</p> <p>3) A well has also been identified in LCA005. Additional ref on West Berkshire Council Heritage Gateway (HER) and its online map. Ref to Well'.</p>	References to other mills may be included in an appendix, subject to clarification with Archaeology Officer.	No Action.
7	9.4.0, pg. 152	<p>The plan only includes two pages on climate change and half a page on flooding. Groundwater flooding and sewage overflows devastated homes and disrupted businesses between Autumn 2023 and late Spring 2024 resulting in unacceptable and distressing living conditions and financial losses. 1) We believe there should be more emphasis on the historical and current flooding, groundwater and sewage problems which many locals believe is caused by previous over-development in the wrong places. 2) In spite of Thames Water and Environment Agency's reports and optimistic solutions, we object to any significant developments until Lambourn Parish has experienced a minimum of two years without flooding and sewage overflows.</p>	<p>Not within the remit of the Plan to stop development.</p> <p>A Ground Survey has been undertaken and more information included in the Appendices to demonstrate the impact of climate change, groundwater flooding and sewage overflows.</p>	Edited Plan to include more information on climate change, groundwater flooding and sewage overflows in Appendix K.
8		<p>We would like to add a few more areas being identified in the plan as flood prone and object to more building on or near these areas: 1) Newbury Street inc. land on corner of Bodmin Close, and close to the site of Tadpole Mill (referenced on www.lambourn.org). Deep water runs under and around the property there. Uninhabitable. Property currently for sale. 2) North Farm Close & Sheepdrove Road. 3) LCA005 was the wettest it's been for decades in 2023/4 soaking up the run off from The Park and B4000 and has for many years been acting as a water meadow. 4) In addition, we understand from Thames Water their government permit obliges them to work with developers as they don't have the authority to object to new developments. 5) Locals say that even in the 60's when the farmers worked with the Water Board, they knew that the sewage infrastructure was creaking then.</p>	Action.	Plan amended as per comment.
9		<p>Renewables: to meet the obligations of the UK Government's policy to become carbon neutral, rather than building unsustainable new developments on spacious greenfield sites which increase the likelihood of flooding and polluted run-off into the protected River Lambourn, we propose that the plan includes a solar farm on LCA005 to benefit the local community. (Ref Proposed Planning Reforms to the NPPF Chapter 2 (4i).</p>	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
10	7.2.14, pg. 120	Despite the LNDP consultant guaranteeing mitigation policies in place for developers on all new developments, there are multiple overriding arguments against new green field developments which will produce more hard-surfacing, drainage problems, flooding and run-off (into the SSSI protected River Lambourn): We want the plan to stipulate a hydrology and archaeology survey as part of a developers' application. We understand from the LNDP team that WBC is one of the only County Councils in the UK to stipulate that no new developments are to be built on brown field sites. We can't find this policy online but if it is true, we strongly believe that this should be challenged by the LNDP team. The Labour Government's House Building policies are to prioritise brownfield sites, followed by 'grey belt' and green. King's Speech 11/7/24 https://lordslibrary.parliament.uk/research-briefings/ln-2024-0039/ and Chapter 2 (4b) of the Proposed Planning Reforms to the NPPF.	Currently awaiting further Government Guidance.	No Action.
11	2.2.6, pg. 14	Lynch Wood allocated for development (LC5/LCA5/LCA 005 and HSA in the Local Plan) of "approximately" 60 houses LNDP P14, 2.2.6. This is inconsistent with the views of the community (LNDP 7.2.27 and the Plan's stated design policy of developments of not more than 20-30 dwellings (LNDP p149 9.2). Key themes: Housing: "We want to ensure that additional housing is in relatively small parcels of about 20-30 homes or less. The identified Mill and Well will require an archaeological survey. On Figure 4 (2.2.7) , the 'landscape buffer' says it's in accordance with LSA. However, as an SSSI Chalk Stream, buffer zones of between 50 and 100m have been recommended by Natural England and the Wildlife Trusts: 'Threats to Chalk Streams: Development & Pollution' - Extract: "Direct harm can involve new development that interferes with the channel or floodplains associated with the chalk stream, including concreting over floodplains and diverting the natural river channel. To tackle direct harm, we are asking the Government to protect chalk streams within planning, ensuring that new developments do not alter their unique habitats. This includes the introduction of buffer zones surrounding the chalk stream, as recommended by the CaBA Chalk Stream Restoration Strategy, to protect from pollution and habitat loss through a 50-100 metre 'no development' buffer zone."	The site is already allocated by West Berkshire Council.	No Action.
12	Appendix C – 'Site Design Code Rev', pg. 1 and 2	Royal British Legion site. The existing plan for 10 dwellings requires minimum of 20 parking spaces to prevent more on road parking on Big Lane, Goose Green and Upper Lambourn Road. (LNDP P127 Policy 16 – Economy. We are against housing development on this site and would prefer to see it as a retail / commercial premises providing vital off-road parking for community events e.g. carnival, events and fayres in the market place, weddings, funerals and festivals.	Noted.	No Action.
13	9.2.0, pg. 149	Very important that new housing is prioritised for local people and those working in the racing industry. Windfall: currently there are approx. 40 assorted dwellings in the Planning process referred to as windfall. Once given permission, this will mean there will be nearly 150 new dwellings in the Lambourn Parish. Can the LNDP team challenge this ruling and incorporate some of these applications into the LNDP allocation?	The allocation has been provided within the adopted Local Plan and cannot be altered by the Neighbourhood Plan.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
14	8.4.	8.4.13: We don't agree with this statement. "... traffic calming measures are considered vital but unless part of a development proposals are likely to be a community aspiration." More dwellings result in the need for more off road parking capacity, some of which has been lost with the closure of the RBL. Providing less than two off-road parking spaces per new dwelling won't force home owners/renters to stop owning cars. Additional car parking spaces required for important community events.	Noted.	No Action.
15	8.3.19, pg. 128	Would it be possible to include an ambition in the Plan for Lambourn to apply for a special heritage accreditation? Could existing training establishments be encouraged to build their own affordable housing e.g. hostels?	The Parish has a number of different heritage designations and training yards are already encouraged to provide affordable housing.	No Action.
16		Useful to see an executive summary setting out the community's key priorities in the plan and timelines for its delivery.	Noted.	No Action.
17	pg. 5, 148, 149 & 152	Requires an Executive Summary, which highlights both the PRIORITY THEMES/ISSUES addressed and A FIRST FIVE YEAR ACTION PLAN for implementation. Climate Change, Flooding & Drainage, Landscape Designation & Affordable Housing should be top priorities.	Action.	Plan amended as per comment.
18	pg. 5 and pg. 149	The responses received by the Steering Committee are unlikely to exceed 15% of the Parish's population and certainly less than that number for the Lambourn Settlement. Please would the Steering Committee present the draft to WBC in that context. The publication of an Executive Summary and short-term Action Plan issued to all residents and organisations should be achieved.	The Examiner will be presented with all of the evidence of community consultation and the numbers of respondents. The Parish Council can draw up an Action Plan should they choose to do so following the adoption of this Neighbourhood Plan.	No Action.
19	pg. 92 and pg. 118	Until a comprehensive Hydrogeological Survey and Remedial Proposals concerning flooding and sewage pollution problems have been prepared and implemented, it seems counter-productive to designate possible housing sites within the Village boundary, apart from small infill sites. To nominate possible 20-30 dwelling housing sites, which may not conform with landscape (natural, visual, archaeological & amenity) and traffic safety development guidelines, is dangerous on both cost and community discord grounds. The new Government's stated policy of 'progressive development' could over-ride even the most sagacious landscape conservation and house building guidelines. An over-riding case for building on green field sites has not been made by either WBC or the Steering Committee.	The developers of any site should provide this alongside any planning application. An allocation in a Neighbourhood Plan does not automatically grant permission. All of the relevant supporting information and technical work would still need to be carried out.	No Action.
20	5.7.13, pg. 51 and pg. 78	Because of the outstanding features of 'The Valley of the Racehorse', its four settlements and adjacent hinterland, they should receive extra SPECIAL STATUS and DESIGNATION, namely as 'A Protected area with sustainable use of natural resources' (i.e. as an IUCN Category VI Protected Area'. Such a designation would be consistent with the work of The World Commission for National Parks and Protected Areas. (The commentator has direct professional experience of working with the Commission over several months concerning designations and funding).	Protection given by National Landscapes, SAC and SSSIs is considered sufficient at present.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
21	pg. 146	Lambourn Village is badly underprovided for in terms of 'doorstep green spaces of at least 0.5ha within 200 metres ' suitable for informal recreation in residential sites (ref: Natural England's 'Green Infrastructure Standards for England – Summary, January 2023, Version:1.1'. The LNDP should specifically address that deficiency in relation to any potential sites for 20 to 30 new houses.	Noted.	No Action.
22	pg. 152	Far greater importance should be paid to measures specifically planned to counter the impacts of climate change.	Action.	Plan amended as per comment.
23	pg. 138	There is a need to make greater provision for off-road parking facilities. If not already done so, the Highways' Authority should be alerted to this.	Noted.	No Action.
24	pg. 138	The building of significant numbers of new houses within the boundary of Lambourn Village (apart from very small infills) would increase traffic flows within the settlement at busy times, thereby exacerbating the possibility of higher fatality levels.	20 mph limits/zones under discussion with Lambourn Parish Council.	No Action.
25	6.3.4 and 6.3.9, pg. 115 and pg. 116	Whenever possible, all houses that are built within the boundaries of Lambourn and related villages should be either 'affordable' or relate to the Villages' sustainable activities.	This is a matter for West Berkshire Council.	No Action.
26	pg. 138	On the occasions of Village Festivals and Funeral/Wedding Services the available spaces for the safe parking of vehicles are seriously lacking. The Plan should address this problem as a priority for action within the first 5 years of implementation.	Noted.	No Action.
27	pg. 128	High priority should be accorded to the proposed preparation of the Racing Industry Strategy/Master Plan.	Noted.	No Action.
28	pg. 52	This Theme/Issue is so important that it should be addressed up front as an overarching PRIORITY to be addressed throughout the document.	Noted.	No Action.
29	pg. 118 & 149	The possible building of approximately 60 houses is inconsistent with the guideline of small developments, comprising 20-30 houses, well landscaped and with good recreational/ amenity provision.	This is a matter for West Berkshire Council.	No Action.
30	8.4.15 and 8.4.16, pg. 124 and pg. 139-141	Hitherto the British Legion site has been a COMMUNITY ASSET, in terms of both social activity and vehicle parking. Serious consideration needs to be given to its former periodic use for vehicle parking when Festivals, Funerals and Weddings take place (especially in the Church of St Michael & All Angels). Ideally, the site should be compulsorily purchased for conversion to a well landscaped/green space car park.	Noted.	No Action.
31	pg. 124	The British Legion site should not be nominated for potential housing in that it is not large enough to accommodate residences, car parking, open amenity space and good landscaping.	This is a matter for West Berkshire Council.	No Action.
32	6.3.9, pg. 116	The current high quality design project of the Lambourn Almshouses' Trust should receive substantial financial support locally and be replicated where possible.	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
33		The hydrogeological features of Lambourn settlement and the adjacent land area are unique. They are directly related to the periodic flooding, high ground water level and sewage discharges problems encountered by properties within the settlement. The human problems – physical, health and emotional – are such that a detailed hydrogeological research survey needs to be conducted by the appropriate statutory authorities. Their findings need to be analysed and published before any further/new housing or commercial development is permitted within the Lambourn settlement boundary is permitted.	The developers of any site should provide this alongside any planning application. An allocation in a Neighbourhood Plan does not automatically grant permission and all of the relevant supporting information and technical work would still need to be carried out.	No Action.
34	pg. 92-99, pg. 125 and pg. 145	The infrastructural needs of the community, especially for the next 5 years within the Lambourn settlement, need to be quantified and prioritised.	Noted.	No Action.
35	5.7.13, pg. 51 and pg. 78	The chalk stream (River Lambourn) and adjacent chalk downland are rare features of European Landscapes. Their importance nationally is recognised as components of the North Wessex Downs 'National Landscape'/AONB. The corridor of three settlements - Lambourn, Eastbury and East Garston (albeit the latter is outside the Parish) - through which the River Lambourn flows, is also a feature of the AONB. Their location is partly publicised and celebrated as 'The Valley of the Racehorse'. Due, in addition, to their features of archaeological and cultural heritage interest, the three settlements, plus Upper Lambourn (for horse industry reasons) deserve special conservation status in their own right. Their designation as such should feature as a proposal in the Plan. This is not an anti-development proposal, but rather a measure to ensure that all developments proposed for the settlements are subjected to particularly rigorous examination and thus consistent with the overall sense of special places. People coming new to 'The Valley' may appreciate its special qualities, that deserve greater official designation, possibly more than some long-term residents.	The River Lambourn forms an integral part of the Neighbourhood Plan. Policies are focused upon its protection. The Parish Council will continue to work with other bodies to protect and enhance the river and work towards better education.	No Action.
36		Ask for Furze Trust land, Eastbury, to be removed from LGS as its designation would be contrary to the aims and purposes of the charity, which is to benefit the poor of Eastbury and could potentially constrain their ability to serve the beneficiaries of the Trust in the future. As a charity we have to make the best effective use of the land if there are restrictions placed on the use of the land this may lower the value and be detrimental to the charity. There is nothing in the charity documents that states that the objective is to preserve or better the local environment.	Action.	Plan amended as per comment.
37	6.1.13, pg. 14 and pg. 15	Object to the inclusion of their semi-detached property in Baydon Road as an example of a non-designated heritage asset. Does not understand reasoning for listing, does not give permission as was not consulted and expresses concern for security and privacy issues.	Further detailed work has been undertaken and the property has now been removed.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
38		Concerns regarding suggestion of Lambourn Sports Club as a LGS. Lambourn sports club is owned by the members of Lambourn sports club and run by a committee this is not an open space for all to uses as some people think. Our problem is we have a public footpath which crosses our land, people think that because of this they can walk there dogs around and across the rest of the land and not sticking to the footpath, this leads to dog faeces being left on the playing surface and our ground staff coming across and having to deal with it which is not very nice and a health hazard. Jones Robinson estate agents don't help as when advertising properties near the club they state open access to the recreation ground. We have also had numerous incidence with youths using the ground as a public play area and the fact that the police have come out on a number of occasions following up complaints R.E. Noise and Drug use we have had enough and have had to install a CCTV system at a cost of £4200.00.	Noted.	No Action.
39	pg. 33	Please use same colours for the data sets in both Fig. 21 and Fig. 22. Fig. 22 is not clear at the moment and would benefit from being a vertically orientated bar chart as Fig 21.	Action.	Plan amended as per comment.
40	pg. 46	"Views in LCA2". The view is, in fact, a view of Eastbury (LCA1 or UV1). Great view but in the wrong section.	Action.	Plan amended to remove incorrect view from 'Views in LCA2'.
41	pg. 73	"Key Views". I have previously suggested 2 great views from Haycroft Hill, Eastbury and offer them again. View 1, of Lambourn, W3W compiled.voucher.regress (N 51deg 29min 15sec, W 001deg 30 min 22.5 sec). View 2, of Eastbury, W3W passions.sprayer.cowboys (N 51deg 29min 13.5 sec, W 001deg 30min 9 sec). Also this view, with Haycroft Hill to R and Great Park Wood in the distance, looking into the parish from the Eastern border is very representative of the landscape: W3W visit.suddenly.sometimes (N 51deg 28min 54sec, W 001deg 29min 44sec).	New views included following assessment.	Plan amended.
42	5.7.10, pg. 78	Saltwater habitats these are NOT. Must be amended to Freshwater!	Action.	Plan amended as per comment.
43	pg. 80	Definition of a Winterbourne, whilst correct, does not actually reflect how the upstream stretches of the River Lambourn operate. The R. Lambourn tends to dry up in September/October and start to flow in January or February if it dries up at all. (In 2022 flow ceased on 31st July through Eastbury!) It would be better described as an intermittent river, a seasonal river, or simply a bourne.	Action.	Plan amended to incorporate text that acknowledges the River Lambourn does not behave in a way that is typical of a winterbourne river and that it often dries up between September and December.
44	pg. 85	Spelling, correct Lowlad to Lowland. Note colour match legend to map is not good in this version of the LNDP.	Action.	Plan amended as per comment.
45	pg. 107	Fig. 56. There is a property marked to SW of Eastbury playing fields. I don't know of a building there at all.	Action.	Plan amended as per comment.
46		Site at Lynch Wood has problems with standing groundwater throughout the winter.	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
47		<p>After the 4th January the main sewer which crosses the front section of our property was full to the top as was the sewer from our house to the main sewer which we share with our neighbours at number 8 Sheepdrove Road. As Thames Water were unable to pump groundwater away this situation persisted until about April/ May. The groundwater rose to the highest level since we have lived here since 1984, and the resulting water pressure has caused dampness to rise up through the base of the house. We are still awaiting repair work to be organised by our Insurance company, now that the dampness has been dried out from the base and the walls of the property. I would also point out that the majority of our land in the front and back gardens was flooded. I note that Sheepdrove Road is not mentioned on the list of places which flood, which I'm sure you will agree that it should. As at today, the groundwater in the sump in front of our kitchen is about 20 inches below the ground surface. A Structural Engineer has visited and prepared a report for the Insurance Company, and I have personally arranged for a Drainage Expert to provide us with a survey and recommendations to protect our property going forward, but with the increased temperatures forecast due to Global warming who knows what will happen.</p>	Action.	Plan amended to include Sheepdrove Road in Policy L9 as an area identified as particularly vulnerable to flooding.
48		<p>For road drainage in Sheepdrove Road which is not more than 2/3 hundred yards long from the bottom of the hill, could be improved with larger pipes laid lower down to take the water away.</p>	Not within the remit of the Plan.	No Action.
49		<p>Possible building sites for housing in the Woodlands is sensible and would take some pressure off of Lambourn.</p>	Noted.	No Action.
50		<p>On road parking in the High Street and Oxford Street/Wantage Road is still causing problems.</p>	Noted.	No Action.
51		<p>Keep the British Legion as a car park. This is essential to the village as on an ordinary day the car parks are full. When there is a wedding, funeral, meetings or concerts there is no where to park. We must retain this valuable space for car parking if not people will not attend anything in the village. The shops halls and the church will suffer.</p>	Noted.	No Action.
52		<p>With reference to the LAM8 site, we do not think this is a suitable location for housing, due to the lack of infrastructure and facilities in the hamlet of Lambourn Woodlands. We are not disputing that Lambourn needs more housing, but we think the other sites that have been identified in Lambourn are more suitable. They are within walking and cycling distance of shops, pubs, school, surgery and sporting facilities. We cannot see how building housing estates outside villages and towns can be beneficial to anyone.</p>	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
53		<p>Object to the inclusion of the current list of non-designated heritage assets which from any perspective do not seem to have been properly evaluated. Whilst I appreciate that the Parish Council is entitled to make recommendations as to what I believe are referred to Local Listed properties, there is a comprehensive process that does not appear to have been followed. I have been reading up as to LA guidance in this respect and designated properties have to meet a comprehensive set of criteria. From my recent scout around the various properties listed, there do seem to be a good many that do not meet the criteria, at least from my professional perspective. So far as I see it, the majority of those "assets" presently identified are merely attractive properties and even then, not in all cases. A number, for example, The Old Police Station and 24 Oxford Street have been impoverished by the introduction of wholly inappropriate UPVC windows and otherwise have little to commend them. Without wishing to comment on each property, I do think the current list requires a thorough review. Stepping back for a moment, I think my principal concern was that the list appeared to be a fait accompli rather than initial proposals, furthermore, it would appear that the majority of property owners were not notified. In our case, a neighbour informed us and so far as I'm aware, no one has visited our house which incidentally cannot be seen from any public vantage point. In my view, it would be premature to include any list of non-designated heritage assets in the current neighbourhood plan. Perhaps reference could be made to the desire to prepare a list at some stage in the future, following the undertaking of a rigorous in-depth analysis of each of the properties presently identified.</p>	Action.	NDHA list reviewed and revised where appropriate.
54	pg. 87	<p>The suggestion of using timber cladding around horse walkers and lunge rings is unsuitable. Timber, being an organic material, can harbor bacterial, viral, and fungal organisms, all of which may pose risks to the health of Thoroughbreds. Materials like rubber and plastic, which are often designed to imitate the appearance of timber, provide a far more sterile and hygienic alternative. Additionally, these materials are typically more cost-effective in terms of maintenance and are less prone to damage that could cause injuries, such as splinters.</p>	Action.	Plan amended to recognise that alternative materials may be appropriate.
55	pg. 87	<p>The proposed eaves heights and roof pitch angles for American barns may not always ensure adequate airflow, which is crucial for the respiratory health of athletic Thoroughbreds. Proper ventilation is essential for maintaining a healthy environment for the horses.</p>	Action.	Plan amended as per comment.
56	pg. 87	<p>The eaves heights for storage barns as indicated may not accommodate the delivery and storage needs for essential supplies, such as forage, feed, and bedding, which are often delivered on pallets. For efficient business operations, it is important that barns are designed to facilitate the storage of single, full-load deliveries to reduce the need for multiple trips. This not only enhances cost-efficiency but also supports sustainability by minimizing transport emissions.</p>	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
57	9.4.0, pg. 152	<p>The observation is that there are lots of underground springs on the site of the proposed development and the whole area should be treated as a flood plain including the cricket field. It is estimated that the springs close to the river are 2 meters below the ground. The one's closer to the other houses are 2.75 meters. I have a beacon spring at Uplands that in 2022 was 2.5 meters below the ground and is now 1 meter. They rise with the water table. Building on flood plains is liable to push the water table down towards the village and cause more flooding. The most sensible, safest and cost-effective ecofriendly development on a site like this is modular houses of wooden design raised off the ground. They can be built and landscaped to create community, rather than concrete jungle isolation, amongst the development creating greenfield space between the dwellings. The ground needs to be permeable .</p>	<p>The developers of any site should provide this alongside any planning application. An allocation in a Neighbourhood Plan does not automatically grant permission and all of the relevant supporting information and technical work would still need to be carried out.</p>	No Action.
58	7.2.14, pg. 120	<p>It is really important Lynch Wood is protected especially the trees by the river. They absorb a lot of the excess water. The wood is extremely powerful with a lot of important trees which is not surprising with its proximity to the church which used to be a stone circle. The Belinus line goes through the middle of the church and there is one of the original sarcen stones on the outside of the church at one of the corners. The Belinus line runs from the Isle of White through Dragon Hill on its way north through sites like Rollright Stones.</p>	TPO enforcement is considered sufficient.	No Action.
59		<p>of a lease dated 23 October 1989 to the Parish Council of Lambourn and is already used by the public subject to the terms of that lease. Our adjoining land herein a referred to as "the Lynch Lane Site") has been allocated in the Local Plan for Residential Development. It is clear that an NDP should support the delivery of strategic policies set out in the Local Plan and this principle is reflected in the Basic Conditions required to be fulfilled by the NDP as referred to in paragraph 1.6 of the NDP. Giving effect to those basic Conditions, UK Government Guidance makes it clear that designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making. You may not be aware that on 15 August 2024 we submitted a request for pre application advice to the Local Planning Authority relating to the Lynch Lane Site. The proposal on which pre application advice was sought includes part of the Old Cricket Field as a proposed secondary access to development at the Lynch Lane Site and rights to enable us to achieve this have been reserved out of the lease referred to above. The proposal for a second access to the Lynch Lane Site at this location follows discussion with the Highway Authority who provisionally agree that an appropriate highway design at the proposed location would reduce vehicular speed on the B4000 Upper Lambourn Road. It would be an additional and welcomed safety feature for a road which needs traffic calming measures and would help alleviate the concerns of residents which are noted in 8.4 of the NDP. Whilst it is accepted that this proposed access is not currently allocated in the Local Plan, the Lynch Lane Site is and we therefore submit that our proposed access to the Lynch Lane Site via this land does accord with policy set out in the Local Plan. The aims of the Local Plan would be undermined if the NDP included designation of the Old Cricket Field as Local Green Space. The Basic Conditions for the NDP as required by the Town and Country Planning Act would not be met. In particular designating the Old Cricket field as either Local Green Space or a Community</p>	<p>Note that access to the site is for pedestrian/cyclists - this still makes it compatible with LGS designation.</p>	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
60		<p>We also object to the inclusion of the part of Lynch Wood that we own (which we know as "Lower Lynch Wood as identified on your plan) as both a "Local Green Space" and a "Community Facility" under 8.1 of the NDP. It is recognised that there is a desire by members of the public to access Lower Lynch Wood, but there is no public access and trespassers are confronted and warned off when discovered on the property; it should be noted that all signs showing this land to be private land with no access to the public are destroyed and removed by persons unknown immediately they are erected. There are no rights of way within Lower Lynch Wood and they cannot therefore be described as "an essential community facility" in the NDP. It is noted that there is no equivalent statement in the NDP to that made in respect of Local Green Spaces that designation does not confer rights of public access; designation as a Community Facility will simply act as an encouragement to members of the public to access our land by way of trespass. The NDP is required to be compatible with Convention rights within the meaning of the Human Rights Act 1998. These convention rights include the right of peaceful enjoyment of property and by encouraging unlawful trespass, the NDP would not be proportionate or compatible with this right if it encouraged trespass. Lower Lynch Wood will form part of our discussions with the local planning authority in relation to flood prevention measures for the river Lambourn and public access would hinder proposed plans which will form part of discussions with Planning Officers; accordingly we submit it would not be compatible with the Local Plan to seek to allocate Lower Lynch Wood as Local Green Space or a Community Facility. Designating Lower Lynch Wood as either Local Green Space or a Community Facility within the NDP would not be in general conformity with the strategic policies set out in the Local Plan, would not contribute to sustainable Development as also set out in the Local Plan and therefore would not be appropriate.</p>	Action.	LGS Spreadsheet updated to reflect no public access.
61	pg. 98	Mentions referring to Figure 48 for areas vulnerable to flooding. This figure seems to refer to CPRE Dark Skies Mapping for the Parish.	Action.	Plan amended as per comment.
62	pg. 98	Should Sheepdrove Road be on the list of areas prone to flooding or is it part of Wantage Road? When I visited the area in March with Oliver it was flood with homes pumping out the excess water.	Action.	Plan amended as per comment.
63	4.0.1 and 5.10	The NPPF has moved strongly over the past decade from a river and sea flood risk focus to the requirement to consider flood risk from all sources (including groundwater). Apart from a few mentions, there is a significant focus on river and surface water flood risk and how to account for it, and a lot less on groundwater flood risk.	Action.	Plan amended to include more information on flood risk in Appendix K.
64	5.1.0	Flood maps are shown within Section 5.10 and the appendices, but these are only for river (fluvial) and surface water flood risk, but none on groundwater flood risk. This could lead to groundwater flood risk not being considered within development proposals.	Action.	Plan amended to include more information on flood risk in Appendix K.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
65		Neighbourhood plans are meant to use the local Strategic Flood Risk Assessment (SFRA) and other relevant documents as sources for flood risk information and guidance. The latest West Berkshire Strategic Flood Risk Assessment (SFRA) contains maps of groundwater flood risk and other sources of flood risk, including guidance on how all sources of flood risk should be considered within development planning. This very helpful document needs to be highlighted within this Neighbourhood plan and some helpful information from other sources of flooding accessed to provide more balance.	Action.	Plan amended as per comment in addition to including more information in Appendix K.
66		We do feel however that given the significant Groundwater flood risk in the area, a lot more is needed to ensure proposals are aware of how to understand their groundwater flood risk and how to consider it within their developments.	Action.	Plan amended to include more information on flood risk in Appendix K.
67		It is considered that Policy L17, as drafted, does not satisfy the basic conditions as the additional level of details are somewhat ambiguous and could potentially undermine the strategic policies and the prevailing national planning policy objective in relation to achieving sustainable development.	Action.	Policy L17 and supporting text rewritten.
68		The opening sentence of the policy supports "proposals regarding the HRI." Although the principle of supporting proposals is welcomed by JCE. However, the criteria for such proposals mainly deal with the protection of the HRI. The term "proposals regarding the horseracing industry" together with the criteria currently set out in the policy could be interpreted to include proposals for development of land in connection with the horseracing industry (i.e. including proposals which would result in the loss of the HRI land) which will be supported subject to satisfying the criteria. We therefore consider that the policy should be clearer in setting out two distinctive objectives: proposals related to the HRI which are supported in principle and refer to the Design Code in relation to buildings/housing for RTI, and the protection of the HRI.	Action.	Plan amended as per comment.
69		The 3rd to 5th bullet points under Policy L17 are somewhat repetitious dealing with viability, piecemeal development and fragmentation of RTI related facilities. In order to ensure that the policy is effective in preventing the unacceptable loss of the existing RTI facilities and land for the HRI, it is considered that the criteria should be set out: existing sites and facilities dedicated to, or supporting, the HRI are protected from uses away from uses/development essential to the HRI with criteria including piecemeal redevelopment which renders a site unviable as a RTI use, and alternative uses away from the existing use must satisfy a list of criteria (which should replace Flowchart B – see below reasons).	Action.	Policy L17 and supporting text rewritten.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
113		<p>We are surprised to see no mention of the Lambourn Valley Way (LVW), an off-road path connecting Lambourn to Newbury along the disused railway line and which connects Lambourn village / Bockhampton to Eastbury without having to use the valley road which is dangerous for non-motorised users, including horse riders. The LVW is only open to walkers but both horse riders and cyclists would benefit if they could use it. The Society would like to see it opened up to horse riders and cyclists by legally upgrading it to bridleway status even just for the short section in the NDP area. This would connect to rights of way and minor roads and provide circular routes. This aspiration is also part of the West Berks Council Rights of way Improvement Plan. Section 8.4 acknowledges the dangers to non-motorised users of using today's roads. The recent death of a racehorse on the Lambourn roads (October 2024) is a recent example. Suggestion for inclusion in Policy 18: 'Support the upgrade of the Lambourn Valley Way to bridleway status between Bockhampton and Eastbury'.</p>	Action.	Added as an aspiration.
114	1.4	<p>We suggest that this is amended to 'The maintenance and enhancement of public open spaces and public rights of way' as the importance of public rights of way is recognized in the document.</p>	Action.	Plan amended as per comment.
115	pg. 36	<p>We suggest adding 'and improving' to read 'and maintaining and improving the network of footpaths, bridleways, and byways for communal enjoyment.' The NDP area does have a good network of public rights of way but there are examples where tarmacked roads have to be used to link them. The speed of traffic on these roads can be high. This is not only off-putting for equestrians but also for walkers and cyclists and leads to lack of use of some public rights of way. Paths alongside such roads are required, for example: i. Alongside the Lambourn to Kingston Lisle Road between the byway at the north of Seven Barrows and byway LAMB 63/1 and byway LAMB 62/2 ii. Alongside the B4001 Lambourn to Wantage Road to join byway Lamb 63/1 to Lamb 41/1 and then to the Ridgeway National Trail.</p>	Action.	Added as an aspiration.
116	pg. 43	<p>We suggest adding 'now public rights of way' so that the value of public rights of way, most of which are ancient trackways, are recognized. 'Ancient trackways, now public rights of way, indicate that this is an ancient landscape with frequent evidence of Neolithic and Iron Age landscape features'</p>	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
117	pg. 43-53	There appears to be inconsistency in the Recommendations with respect to public rights of way when the issues are similar in the different areas. The main issue is connectivity and the need to cope with busy roads by avoiding using them or crossing them. In the Open Chalk Downland (LCA1), we are pleased to see inclusion of 'Increased access on foot and horseback would benefit the way in which this landscape could be appreciated by more people' but we are unclear what this means. The Open Chalk Downland (LCA1) has many bridleways and byways (ancient trackways). There are places where new access alongside roads would be welcome to link the off-road trackways (see above). If this is what is meant, we suggest clarification. In the Wooded Downland (LCA2), there is no recommendation concerning public rights of way even though they are mentioned. And there are two major roads running through the area. In Ermin Street, (LCA4) we support 'Safe crossing points need to be considered for horse riders and walkers alike. Improved connectivity should be an aspiration for the LCA'	Noted.	No Action.
118		We are pleased to see 'Enhance access to, and appreciation of, the Downland Landscape' but are unclear what exactly this means and suggest clarification. Does it mean improve connectivity of public rights of way and /or increase the number of public rights of way?	Action.	Plan amended to clarify what 'Enhance access to, and appreciation of, the Downland Landscape' means.
119		We request that 'public rights of way' are added to read 'The 'green' refers to vegetative elements and spaces including parks, open space, public rights of way, woodland, hedgerows, street trees, green roofs, etc.' This makes the definition of green infrastructure consistent with that in the Current West Berkshire Core Strategy (2006 - 2026), para 5.124. It should be noted that public rights of way are wildlife corridors and harbour flora. This might be reflected in Policy L3.	Action.	Plan amended as per comment.
120	8.4.24	'Byways' needs to be included to read: 'Lambourn Parish boasts a magnitude of byways, bridleways and footpaths, which the community is particularly proud of'. Byways are a legally distinct class of public right of way of which the NDP area has many (restricted byways or BOATs). Motor vehicles are legally allowed on BOATs.	Action.	Plan amended as per comment.
121	8.4.25	We are pleased to see the recognition of the need for connectivity but the needs of cyclists horse riders and cyclists needs to be assessed in each situation. We suggest the word 'footpath' is replaced with 'path' which is a more generic term.	Noted.	No Action.
122		We support the policies here but, as written, all the proposals seem to be linked to new development. We suggest inclusion of something along the lines: 'Improvement of the public rights of way network for walkers, horse riders and cyclists to give better off-road connectivity'.	Action.	Plan amended as per comment.
123		I think the document should suggest solutions and policies especially related to the main topics: Racehorse Industry, Housing and Development Drainage and Flooding Highways and H&S issues Speeding and Road signs.	Already exist within the Plan.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
124		The NDP lacks substance and guidance for any developers who would rather like to see the solutions on the AFH questions! The very important Highways affects the Racehorse Industry and improvements there are very simple things to recommend. Sadly I found the documents lacking in very important policies and sufficient information on guiding development and its this which can alter the appearance and nature of the village.	20 mph limits/zones under discussion with Lambourn Parish Council.	No Action.
125		Maps are such a low resolution that they are of little help.	Action.	Plan amended as per comment.
126		We have reviewed information available on your planning portal and have 'No Comments'.	Noted.	No Action.
127		The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306) and, therefore, Sport England has not provided a detailed response in this case.	Noted.	No Action.
128		The field allocated for development within the Parish at Collingridge is adjacent to the River Lambourn and subject to high ground water. The same applies to the area next to the sports field in Bockhampton road. A better use for these areas would be a sports field for Oaksey House or planted with trees to help alleviate the flooding in the village. A better place for development of the Bockhampton site would be the field opposite, next to Francomes Field. Has the site occupied by the redundant phone exchange been considered in place of the site at Collingridge?	Noted.	No Action.
129	5.1.0, pg. 92	Suggest we make sure hardstanding "growth" in places like Membury adds to run-off, potentially polluted, into the Kennet and Lambourn OR add that under recommendation under Membury specifically pg. 47	See Design Code.	No Action.
130	8.4, pg. 138	General speed limits need to be far better managed given that areas diverse needs (agricultural and equine transport) plus horse riders, dog walkers etc + need to encourage cycling. Given there is now no enforcement of speed levels, how do we encourage further investment in signage of speed limits, flashing reminders etc across this neighbourhood to make it a safer place given traffic levels (especially given Membury; HGVs) are only going to increase.	Noted.	No Action.
131	pg. 47	Landscaping hasn't taken place. It will take years to create a visual barrier. Scale and planning development at location: Environmental impact assessments are being avoided by businesses breaking the land into parcels. These EIA need to look at the collective impact on the area. The complacency of the planning officers displays lack of knowledge, accountability of these officers for mistakes needs to be addressed. Retrospective planning needs to be reviewed as this is an area that is being abused.	See Design Code.	No Action.
132	8.2.3 and 8.2.4, pg. 126	There is evidence of companies that have been prosecuted by the H.S.E for fuel/chemical/LPG as low level COMRAH sites. As Membury is expanding a proper fire risk assessment needs to be carried out. A proactive approach instead of a reactive measure is a must. As this potential is now increasing with this uncontrolled expansion. Prompt sheet for site inspection is a must, so all questions are answered with signature of officer on contentious issues so no area is avoided.	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
133	8.2	The impact on the roads through the Woodlands B4000 has been very much impacted by the over-development of Membury Industrial Estate. With articulated lorries now 2.55 metres wide, excluding mirrors the road is not wide enough. The volume of traffic has increased vastly in the 30 years we have lived here.	Noted.	No Action.
134	8.2	No further expansion should be considered on this site due to the proposed increase in the volume of traffic. The B4000 is NOT suitable, it is very dangerous and we worry there will be a fatal accident. The site does not appear to be managed properly even now with unregulated use. Too much hard standing is causing flooding. Air pollution in an area of outstanding natural beauty is worrying too. There is no speed control on B4000 - I think the signage should be improved - flashing warnings perhaps. We need an environmental impact assessment without fail. When the M4 is closed (for repairs or accidents) which seems to happen regularly, all the traffic backs up on B4000. We sometimes can't leave our property and there are frequent accidents at B4000/A338 T junction. This is a danger to all.	The Local Plan allocates sites for employment - The Neighbourhood Plan cannot change these.	No Action.
135		The proposed development is the site of a winterbourne which runs across the site towards the river and tributary to the River Lambourn and its many springs. It is also a floodplain. You cannot move a river and the Winterbourne therefore cannot simply be relocated. The other springs on the site will be unmanageable as by their very nature will find their own way when the water levels are high. The flood plain has been successful because it is lower than the surrounding buildings in Millfield. Any alterations to the levels and the potential removal of trees and vegetation will remove this critical element and the resulting impact catastrophic, not only in Millfield, Tubbs Farm Close, Foxbury and the rest of Lambourn but also further downstream. This is a SSSI and the river is protected. Building so near to it will have an impact on its fragile ecosystem and the many species of wildlife present. The site itself has been left undisturbed for so long it has become a wildlife haven and habitat in its own right. Heavy lorries, construction traffic and materials will be entering and exiting a quiet residential cul-de-sac with existing restricted access. This restriction includes both within the road itself (Millfield) and access to/from Millane. The Mill Lane/Millfield junction is already problematic with Mill Lane traffic forced onto one lane due to unavoidable on road parking by residents along Mill Lane. Mill Lane is also a bus route and the view at the Millfield junction is hindered by the slope of Mill Lane causing restricted sight from Millfield. Millfield is occupied by a wide mixture of ages. There is significant danger to all pedestrians in the presence of such a large amount of construction traffic. Many of which will be children, whether travelling from the local school or from school buses/bus stops. There are narrow and in places single lane access roads within the village (Newbury Street has a number of very narrow passing places exacerbated by on street parking) leading to the proposed site. This will greatly impact all traffic in the area and potentially damage historical buildings. The amount of building material needed to enable suitable foundations for building work will require fleets of lorries carrying heavy loads continually accessing these roads and those of the surrounding villages. Leading to more road and property damage due to the vibration. There are	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
136		I am the unofficial first point of contact for the community orchard and I think the location description of LG11 as "Northfields" is a little misleading. It is actually on the opposite side of the road to Northfields (map has correct location plotted) and hence it is better to say that it is on land adjacent to North Farm Close, accessible both from Sheepdrove Road and Wantage Road.	Action.	Plan amended as per comment.
137		There is no mention in any part of the document about provision of sites for self build or custom build in the parish. The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) puts a duty on local authorities (in this case West Berks Council) to keep a register of those interested, publicise it and work to meet demand, which I understand West Berks is not doing, preferring to work with large developers. Include a paragraph in the document showing that the local register has been reviewed and state how many requests for self-build in the Parish have been requested since the register was drawn up and how many of those have been met and what plans are to meet these in the future.	No community engagement evidence to support the inclusion of a policy for self-build or custom-build in the parish.	No Action.
138	8.4.22, pg. 142	A bus service to Hungerford would provide access to the large employment opportunities at Hungerford, Membury Services and the adjoining employment areas, as well as the requested link to train services, whilst also giving a link to the bus services from Hungerford to Marlborough (including the Wiltshire Connect service) and Newbury, with a similar or shorter travelling time.	Noted.	No Action.
139	5.7	This section concerning the River Lambourn appears to be a general description of the river, and does not properly describe how the river appears in the Neighbourhood and its importance locally. Para 5.7.6, in particular, does not apply within the Lambourn area.	Action.	Plan amended as per comment.
140		This policy introduces the term 'winterbourne' applied to the River Lambourn. It should be pointed out that the behaviour of the River Lambourn is not that of a typical winterbourne. I suggest that the most useful description is that the river 'often dries up between September and December'.	Action.	Plan amended as per comment.
141	5.8.13	The reference to Figure 44 should read Figure 43. (or perhaps 43 and 44, it is not clear).	References correct.	No Action.
142	5.8.20	The answer to Figure 42 is clearly incorrect.	Action.	Plan amended as per comment.
143		The reference to Figure 43 should read Figure 45. The quantification of the net gain in biodiversity required from developers is welcomed. However, a reference to the agreed method of measuring this will be necessary to give it any meaning. Addition of information on the method of quantification of biodiversity increase.	Action.	Plan amended to correct figure number.
144	5.10.1	This paragraph seeks to set out the scope of the discussion of flooding and drainage. However it fails to include a prime cause of flooding in Lambourn, namely Groundwater. Groundwater flooding is a very significant flooding risk, which is often overlooked by developers, and the presence of groundwater is a major contributor to sewer flooding (as covered later in Section 5.10). Technical review of this section to ensure that groundwater flooding is fully covered.	Action.	Plan amended to include more information on flood risk in Appendix K.
145	5.10.3	The reference to Figures 45 and 46 should read Figures 47 and 48.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
146		Figures 48.1, 48.2 and 48.3. As presented, the colour keys to these diagrams are not clear enough to properly interpret the diagrams.	Noted.	No Action.
147	1.1, 1.2 & 1.3	Paras 1.1, 1.2 and 1.3. These should read 5.10.12, 5.10.13 and 5.10.14. The statement here concerning sewage treatment plans is not understood. Thames Water are currently commissioning a major upgrade to the Sewage Treatment Plant at East Shefford, which takes most of our waste and has been developed to meet best practice standards. Also, from recent experience, the sewage problem in Lambourn has not been associated with the sewage treatment plants, but the inability of the existing piping and pumping systems to transport the waste to the treatment plants under conditions of high groundwater without over pressure and overflows from the system. The paragraph needs to be reviewed and corrected.	Action.	Plan amended as per comment.
148	1.3	Para 1.3 (as presented). First bullet: Mandating of SuDS is fine, but the specific way to reduce the burden on the sewage system is to effectively separate rainwater run-off from the sewage system. Technical review and amendment.	Beyond the remit of the Plan.	No Action.
149		This is a crucial policy for the credibility of the Neighbourhood Plan. I believe it needs re-structuring and rewriting to make it absolutely clear what is required from developers in respect of surface water, ground water and river flooding. The flood risk at all sites should be assessed. If there is no, or little, flood risk, this is simple. Where there is significant flood risk, the developer must propose mitigation measures that will reduce the risk both to the development itself and to the surrounding community, to an acceptable level, taking into account climate change, and show how those mitigation measures will be maintained over the life of the development. The acceptable (and accepted) level of risk must be well understood by planners and the community. The policy to be critically reviewed and re-written.	Action.	Plan amended to include more information on flood risk in Appendix K.
150	6.1.6	Kingsdown should read Kingdown.	Noted.	No Action.
151	8.4.12	I believe the primary cause of accidents in the neighbourhood is poor site lines, exacerbated by high speeds. Some of these are built into the village structures, but others could be mitigated by maintenance of verges in Summer, signage, etc.	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
152	2.2.7	<p>We note the cross-reference in 2.2.7 to Housing Site Policy 19 relating to HELAA site reference LAM005 on the northern fringe of Lambourn, abutting Lynch Lane. If planning permission is secured for development on this site, this could be used as a spur to creation of a traffic-free route for walking, cycling, wheeling and potentially horse-riding between Lambourn and Upper Lambourn that is referred to after paragraph 8.6.4. In the event of development on this site, the developer should be required to make provision for: some of the traffic-free route between Lambourn and Upper Lambourn referred to above, including convenient, direct and safe access for these sustainable modes through the development site, sufficient, secure cycle parking, taking account of the dimensions of the 'cycle design vehicle' and Chapter 11 in the Government's LTN 1/20 Cycle Infrastructure Design guidance; sufficient electric vehicle charge points (EVCPs) in accordance with Part S of the Building Regulations; and a deliverable and well-monitored Travel Plan, designed to encourage residents to travel more sustainably wherever possible. This would be in line with Item 8 within section 4.0 'Vision & Objectives' within the document. We would also advocate the upgrading of and creation of marked bus stops on route 47 (Lambourn-Swindon) on B4000 Upper Lambourn Road, adjacent and opposite Parsonage Place and other enhancements to this existing local bus service, in conjunction with this development, to make it easier to travel by bus to Great Western Hospital and Swindon. This would be in line with Item 3 within section 4.0 'Vision & Objectives' within the document.</p>	Action.	Plan amended to state that any new sites should provide cycle/footpath links to adjacent sites.
153	2.2.8	<p>We note the cross-reference in 2.2.8 to Housing Site Policy 20 relating to HELAA site reference LAM015 on the south-eastern edge of Lambourn, abutting Newbury Road. In the event of development on this smaller site (identified for approximately 5 dwellings), the developer should be required to provide: secure cycle parking, taking account of the dimensions of the 'cycle design vehicle' and Chapter 11 in the Government's LTN 1/20 Cycle Infrastructure Design guidance; and electric vehicle charge points (EVCPs) in accordance with Part S of the Building Regulations. This would be in line with Item 8 within section 4.0 'Vision & Objectives' within the document. As a condition of granting planning permission for development on this site, the developer could be required to: upgrade the "Woodbury" bus stops either side of Newbury Road adjoining this site, for which some design work has previously been undertaken; and contribute towards creation/upgrading of a route for walking, cycling, wheeling and potentially horse-riding between Lambourn and Eastbury that is referred to after paragraph 8.6.4.</p>	Action.	Plan amended to state that any new sites should provide cycle/footpath links to adjacent sites.
154	2.4	<p>We note the acknowledgement in section 2.4 that additional housing sites may arise from the Local Plan Review. This may also be affected moving forwards by requirements from the new Government exercised through the Ministry of Housing, Communities and Local Government, upon local authorities to identify additional sites.</p>	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
155		With regard Figure 8: the shops and fuel station at Membury Services are only accessible, from Ramsbury Road, via private roads bearing signs stating No Entry Except Authorised vehicles. It is unknown if formal or informal arrangements exist for local people to use these roads to access and work at these amenities. Historically the Postbus served Ramsbury Road at its junctions with Membury North and South Services, on request; any possible future reintroduction of a Demand Responsive service might allow this access to resume.	It is the responsibility of West Berkshire Council to secure granted access to the site as required for workers etc.	No Action.
156	3.1.4	There is also the Wednesdays-only Community Bus linking the Lambourn Valley with Wantage, for use by shoppers.	Noted.	No Action.
157	3.2.25	Unfortunate that the two opportunities that were available in 1973-1975 to save and the rump Lambourn Valley Railway were not successful, given the aspiration now stated after 8.6.4 to improve public transport links; the route is now broken up and partly obstructed, making it more challenging and costly to reinstate over its full route as a Bridleway or similar.	Noted.	No Action.
158		Section 4.0: we understand and support the thrust of this section, in particular item 3 on Highways Accessibility and Safety and item 8 on Climate Change. In accordance with this we advocate: provision of sufficient, secure cycle parking within new developments, adjacent local amenities by agreement with premises' owners and the Parish and, where possible, in existing residential and commercial areas, reflecting section 11 within the Government's LTN 1/20 Cycle Infrastructure Design guidance; encouraging uptake of e-bikes, coupled with considerate cycling to compensate for the topography in the Lambourn area; e-bikes comprise 32% of sales of new bikes in the UK and more than 50% in the EU and cycle training for adults if this can be delivered through Travel Plan obligations or other external funding, to bolster the Bikeability training already available for young people.	Action.	Plan amended to support the safe use of cycles and storage.
159		Ermin Street (LCA4): the B4000 was specifically re-routed and upgraded in 1970 to follow Ermin Street/'upper road' between the A4 west of Newbury and Lambourn Woodlands, instead of its previous route down the 'lower road' though Eastbury. Following upgrade it was used as a haul route for motorway construction traffic. This upgrade also led to its use thereafter as a diversionary route during M4 closures – notwithstanding that it is unsuitable for some classes of motorway traffic – and later introduction of an Environmental weight limit in the Wickham area.	Noted.	No Action.
160	5.9.2	Careful consideration should be given to sensitive provision of additional streetlighting where warranted to improve safety and personal security of people using new or upgraded footways, shared paths, crossing points or bus stops.	It is the responsibility of the Parish Council to provide streetlights.	No Action.
161	5.1	When flooding occurs in Lambourn Parish, this also severely impacts the local transport network and necessitates diversion of school and service buses. Well-planned measures that substantially reduce this risk and impacts would be welcome.	It is the responsibility of West Berkshire Council.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
162	7.2.25	Noted the reported pattern of expressed preference from residents for the various potential housing sites, including those lying outside the current Lambourn settlement boundary. As the NDP acknowledges, appropriate supporting infrastructure needs to be funded and implemented in conjunction with commensurate development; this infrastructure should include secure cycle parking, EVCPs and enhancements to public transport.	Already exist within the Plan.	No Action.
163	8.4.4	Would be good to have evidence from the NDP team of actual numbers, building on the statement that "the number of young cyclists in the Parish is high". Refer also to our comments above on potential to encourage and enable uptake of e-bikes, if coupled with cycle training to encourage considerate cycling, and secure cycle parking.	Noted.	No Action.
164	8.4.5	Use of 20 years of RTC data is not in accordance with current Traffic and Road Safety analysis. Suggest that this is modified to be in line with industry standards (say up to 5 years). (Comments below from WBC's Traffic and Road Safety Team). The use of 24 years worth of accident data to highlight issues now is misleading and very dangerous as it gives the impression that the junctions highlighted in individual maps later on in the document are in desperate need of attention now whereas the reality is over the course of those past 24 years changes may have been made to those junctions and the accident shown wouldn't necessarily happen now because of those changes previously made. Accident data of 5 years and no more should be used for assessing whether a location needs a review and the individual maps of junctions modified to show that.	Action.	Accident data amended to only include 5 years, as per industry standard.
165	8.4.11	We note the stated desire to introduce road safety solutions in the Lambourn Woodlands area, which has resource and financial considerations associated, and to review the planning criteria at the Membury site. (Comments by the Traffic & Road Safety Team). It is recognised that the roads around the Membury Industrial area are HGV heavy compared to other roads of that nature in the District but until the status of the protected employment area surrounding that location are reviewed and revised by the Planning Authority we are limited as a Highway Authority to what we can do. Fully support the recommendation for all sites to have access management plans which would allow better assessment of impacts to be carried out and where necessary mitigated against.	Noted.	No Action.
166	8.4.15	Any traffic management or speed limit reduction schemes proposed need to be self enforcing rather than reliant on police presence or Civil Enforcement Officer availability. This takes account of Thames Valley Police's position on 20mph Streets. (Comments by the Traffic & Road Safety Team). There are already mechanisms and policies in place to deal with requests for speed limit reductions and traffic calming measures and they are already fully supported by our Enforcement Partners such as the Police. Those mechanisms and policies must therefore be used accordingly to ensure continued support from those partners.	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
167	8.4.16	Concerns around traffic congestion and parking could be offset by enabling and encouraging safer cycling and uptake of e-bikes for short local journeys within the Parish, coupled with cycle training and secure cycle parking.	Action.	Plan amended to ensure that enough secure storage is available.
168	8.4.19 - 8.4.23	enhancements and/or regular service to Wantage and/or additional route to Hungerford - but how are these improvements going to be funded, delivered and sustained long-term, given deep-rural location and small population (4,200) of Lambourn, coupled with its age profile (23.1% of population aged 65+ , using concessionary passes for free bus travel)? Bus route 90 between Lambourn and Hungerford via Lambourn Woodlands was operated as a timetabled extension of the Lambourn-Swindon route, by GoRide Community Interest Company with part-funding from WBC. It ran for approximately 3 years using a branded, low-floor minibus but patronage was very poor in spite of being well-publicised locally – journeys often ran empty. Consultation, including at a Lambourn community meeting during the last major round of "savings" spurred a local decision that the priorities were to retain the Lambourn-Newbury and Lambourn-Swindon routes, and that the funding for Lambourn-Hungerford would be reallocated to the other, prioritised routes. The existing Wednesdays-only Lambourn-Wantage shoppers service, run by Barnes Coaches, was arranged and funded by the Lambourn Community Fund for many years and is now arranged and funded through Lambourn Junction Community Interest Company. How much call is there actually (through responses to the recent WBC Bus Survey or other request) for a 5- or 6-days a week Lambourn-Wantage service? WBC's Community Connect-branded Demand Responsive bus operation, already operating in the Downlands, might in the future be a possible means for consideration for extension to the Lambourn area, so as to effectively cover outlying settlements like Lambourn Woodlands and employment opportunities at Membury Services and Aerial Business Park, together with the proposed aviation museum. It would be necessary to identify how the costs of DRT drivers, additional vehicle and supporting systems - including expanded app and call-handling, could be covered - and sustained long-term. The main Newbury-bound bus stop in Lambourn's Market Square might be made more accessible and a bus stop clearway potentially introduced. Consideration could be given to providing a small waiting shelter, either standalone or integrated into an existing	Noted.	No Action.
169	8.4.27	Definition of sustainable transport: we note and welcome this definition, providing that there is clarity and agreement among all interested parties on how this system is to be afforded and sustained long-term.	Noted.	No Action.
170		We strongly support the thrust of this policy but building on the above we would request that it also include specific reference to: Enabling, funding and encouraging uptake of cycling and e-bikes for local amenity and leisure journeys within the Parish, funding cycle training, to encourage considerate and safe cycling, provision of secure cycle parking and provision of EVCPs.	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
171		We support the thrust of this policy. We note the aspirations to provide seating at bus stops; if this is to be delivered then there needs to be clear agreement between interested parties on ownership of, and responsibility for owning and funding the provision and maintenance of bus shelters and/or seating. The multi-purpose community hubs that are proposed could also act as mobility hubs, providing: bike and e-bike hire, bike/e-bike loan, bike/e-bike maintenance, secure cycle parking and travel information. They could augment an app-based Mobility as a Service (MaaS) app which WBC aspires to introduce.	To register our interest with West Berkshire Council.	No Action.
172		We note the reference to facilitating cycle connectivity as well as for pedestrian use. To enable cycle- as well as pedestrian use, this would require designation as a Bridleway, or landowner agreement to a multi-user path on a long-term basis. Fit with equestrian routing for leisure rides also needs to be considered. With regard the Lambourn-Eastbury route, this might be achieved by adapting, upgrading and re-designating the footpath that follows the course of the former Lambourn Valley Railway between Bockhampton and Eastbury, although following this route further south is challenging due to topography, restricted widths and breaks in the former railway alignment.	Noted.	No Action.
173		We note the statement in the NDP that there is "strong support" for "creation of a large public hall" in Lambourn village, together with the comment that it should be "accompanied by parking facilities"; we advocate inclusion of a requirement to provide: sufficient, secure cycle parking, taking account of the dimensions of the 'cycle design vehicle' and Chapter 11 in the Government's LTN 1/20 Cycle Infrastructure Design guidance; and sufficient electric vehicle charge points (EVCPs) in accordance with Part S of the Building Regulations as part of such a development.	Action.	Plan amended to include Government's recommendations.
174		The intent to work with WBC and partners is noted, but there needs to be acknowledgement that delivery is heavily reliant on partners such as WBC, and on availability of sufficient funding, not only to deliver capital measures but also for design, and to sustain them long-term.	Noted.	No Action.
175		We note LAM.L09 and welcome the acknowledgement that provision should be made for sufficient, secure cycle parking, off-street wherever possible, within properties as well as adjacent to local amenities. However this needs to allow for the dimensions of the 'cycle design vehicle' and the extent of provision should also take account of Chapter 11 in the Government's LTN 1/20 Cycle Infrastructure Design guidance. cycle	Action.	Plan amended to include Government's recommendations.
176		We note and welcome LAM.M01 Route Hierarchy. In designing new paths, close consideration should be given to whether shared-use (cycle- / pedestrian, possibly also equestrian) is appropriate given level of use, or whether segregation between the modes can be achieved. If following assessment a shared-use path is deemed adequate, this needs to be sufficiently wide, with LTN1/20 recommending minimum 3.0m width.	Action.	Plan amended to include Government's recommendations.

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177		LAM.M02 Village Streets and Home Zones: any proposals for 20mph streets need to be self-enforcing, with appropriate gateway and other features, rather than relying on police enforcement.	20 mph limits/zones under discussion with Lambourn Parish Council.	No Action.
178		LAM.M04 Promoting Walking and Cycling: we welcome the approach outlined within the Design Code, while again referencing the need for assessment of routes against LTN1/20 and agreement on commensurate and affordable measures. The provision of street lighting needs to take into consideration the site location and dark skies policy. We would like to reiterate scope for: encouraging uptake of e-bikes, coupled with considerate cycling, to compensate for the topography in the Lambourn area; cycle training for adults, if this can be delivered through Travel Plan obligations or other external funding, to bolster the Bikeability training already available for young people	Noted.	No Action.
179		LAM.M07 Communal Parking Courts must have EV charging points in accordance with Part S of the Building Regulations. Road Traffic Incidents and Constrained Junctions/Routes - use of 20 years of RTC data is not in accordance with current Traffic and Road Safety analysis. Suggest that this is modified to be in line with industry standards (say up to 5 years).	Action.	Accident data amended to only include 5 years.
180		The draft NP does not contribute to the achievement of sustainable development as currently written. The combination of the draft policies focus disproportionately on protecting/restricting land from development, which may constrain the delivery of important national policy objectives. The Guidance states: "A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared (National Planning Practice Guidance Para 041). As a general administrative point, references within policy to 'must' and 'will not be supported' should be replaced with a different emphasis on clearing showing where development proposals will be supported, rather than where they will not. Recommendations include replacing these phrases with 'should' , 'will be supported provided...' or, 'will only be supported where they ...'	Noted.	No Action.
181		There are 8 objectives set out but no overall vision. This could be clearer including a specific vision statement.	Action.	Plan amended as per comment.
182		There is no definition of 'tall development' in the plan.	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
183		<p>The corresponding figures 33 and 33.1 are difficult to read as the shading is very similar. The accompanying key for Figure 33 is incomplete and does not specify what level each colour is representing. Only the 195m+ shades are described, along with the 120m river valley floor. This should be completed to clearly set out what the 3 colours that sit between these upper and lowest levels represent. We also observe that there appears to be conflict between Figure 33 and 33.1. Two types of 'zones' are drawn – one for existing commercial development over 190m AOD and one for the racehorse industry uses which are over 190m AOD. There do not correlate easily with the areas shown in Figure 33 and create a separate policy to land parcels immediately adjoining/nearby which are at similar height. These zones are not expressly referred to in the body of the policy, rendering it unclear for decision-taking. This policy taken as a whole does not meet the basic conditions. The policy is not positively prepared.</p>	Action.	Plan amended as per comment.
184		<p>The existing pattern of discrete, well landscaped villages and residential hamlets within the National Landscape should be maintained. Development should be reflect the natural topography of the area (see figure 33 and 33.1) and limit tall buildings which would adversely impact the wider area. The context of buildings within each settlement should be considered, including the gradient of the valley and the height of surrounding Downland. The Lambourn Design Code (see Appendix B) establishes an average building height within each character area and assesses the topography. Any deviation from these average heights requires clear justification. Delete sentence - Development which overshadows the natural tree canopy where development is not currently visible and would be have an adverse impact on the landscape character is not desirable and will not be supported. Replace with something more akin to - Development should respect the natural tree canopy. Development that causes significant harm to the landscape character will not be supported.</p>	Action.	Plan amended as per comment.
185		<p>The second limb should be positively prepared - New development that could potentially result in the loss or damage to existing watercourses, water bodies, trees and woodland should only be supported where justified. Alternatively, turn the policy around to start with 'development proposals will be supported where they protect existing watercourses, water bodies, trees and woodlands'.</p>	Action.	Plan amended as per comment.
186		<p>Reference to 'unprotected' trees in paragraph 4 should be clarified. Suggest delete 'unprotected' as it is not necessary. The policy would be more effective if it related to the replacement of all trees that may need to be removed to facilitate development, whether subject to a preservation order or not?</p>	Action.	Plan amended as per comment.
187		<p>The last part of the policy states that development that would have an adverse impact [] will not be supported. There is no scale of harm ascribed. There are circumstances where an element of harm may be identified but a scheme could be supportable overall. We recommend the test of 'significant harm' to replace 'adverse impact'.</p>	Action.	Plan amended as per comment.

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188		The policy includes a requirement for actions on land beyond the Neighbourhood Plan Designated Area. This does not meet the basic conditions. The following text should be deleted: Existing wildlife corridors in adjacent Parishes should be identified and where possible connected into the NDP area as appropriate. Also, the policy requires all development proposals to deliver a minimum 10% net gain. There are exemptions in national guidance and these should be reflected. The policy does not meet the basic conditions.	Noted.	No Action.
189		This objective of this policy is supported, however we consider it needs greater clarity for decision-takers. The following sections of the policy are too vague: Lighting is not unnecessarily visible in nearby designated areas and key habitats; The visibility of lighting from the surrounding landscape is avoided; The following section could not be enforced as land use policy cannot control internal works/window dressings etc: Glazing should be screened at night to avoid light spillage into rural and unlit areas where possible. This policy should be reviewed and reworded to deliver the stated aims and objectives.	Action.	Plan amended as per comment.
190		We understand the policy is only seeking to relate to specific non-designated heritage assets as set out in figures 53-54. On that basis, the second limb of the policy includes reference to those identified. The third limb does not and could be applied more broadly. If that is not the intention, then the word 'identified' should also be included in the third limb. If it is to be a more general policy, then it should better reflect the guidance in NPPF 209.	Action.	Plan amended as per comment.
191		The policy criteria have not been sufficiently evidenced or demonstrated. The basic conditions are not met. This policy is one of restraint and should instead offer support for proposals that would diversify and consolidate opportunities offered by the horse racing industry. It should reflect the importance of the wider industry to the economy and general well-being of the plan area. It can incorporate important environmental criteria to ensure that any such proposals take full account of the wider environment.	Action.	Policy L17 and supporting text rewritten.
192		The RTI Flowchart is not an appropriate tool to include within a policy. The existing Core Strategy policy CS12 provides suitable protection, and this detailed Neighbourhood Plan policy is unduly restrictive. It lacks the clarity required by the NPPF and there is a significant degree of overlap between the various limbs of the policy. It does not provide a practical framework for the determination of planning applications.	Action.	RTI Flowcharts removed from supporting text for Policy L17.
193		There is no positive policy support for the diversification of the horseracing industry in the NP.	Action.	Policy L17 and supporting text rewritten.
194		The whole policy should be reconsidered to ensure it is in general conformity with the Core Strategy policies and does not conflict with the NPPF.	Action.	Policy L17 and supporting text rewritten.
195		Several of the diagrams are pixelated and clearer versions need to be included.	Action.	Plan amended as per comment.
196		Most of the policy criteria are included as bullet points. For clarity, it would be helpful to use numbering or lettering instead of bullet points.	Action.	Plan amended as per comment.
197		It is currently unclear from the contents page what policies are included in the Plan, and where in the Plan they can be found. Policy references and their page numbers need to be added to assist in the navigation of the document.	Action.	Plan amended as per comment.

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198		It is confusing to have a chapter labelled 'land use policies', yet have other policies contained within other chapters which don't include 'policies' in the chapter heading. When looking at the contents page, it could be assumed that it is only chapter 5 which contains the policies. Planning policies are the key part of a Neighbourhood Plan, and many people will just focus on these when using the document.	Action.	Plan amended as per comment.
199		Additional sub-headings would help to highlight the policies and supporting text / justification to each policy, for example: Policy L1 Landscape character, Policy L2 Development within the North Wessex Downs.	Action.	Plan amended as per comment.
200		Paragraph 182 of the National Planning Policy Framework (NPPF) requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes. Reference is made throughout the document to 'preserve or enhance'. In order to consistency with national policy and the Local Plan, this should be amended to 'conserve and enhance'.	Action.	Plan amended as per comment.
201		There is inconsistency in how the Design Code is referred to – it varies from 'should', 'must', and 'have regard to'.	Noted.	No Action.
202	1.9.2, pg. 10	The Plan includes several references to policies contained within the Local Plan Review. It should be noted that some of the policy references will change in the final version of the Plan.	Action.	Plan amended as per comment.
203		The diagram does not include an important stage in the process. Following submission, if the local planning authority is satisfied that it meets the requirements in the legislation, it then must publicise the neighbourhood plan for a formal minimum of 8 weeks and invite representations. Also, there is no post examination modifications stage as in a local plan process.	To be removed in final version of the Plan.	No Action.
204	2.4.1, pg. 14	The base date of the Local Plan Review is 2023.	Action.	Plan amended as per comment.
205	2.4.1, pg. 14	It would be helpful to add that the Local Plan Review upon adoption will supersede the Core Strategy, Housing Site Allocations DPD, and the Saved Policies of the West Berkshire District Local Plan.	Action.	Plan amended as per comment.
206		The background included within chapter 5 also applies to chapters 6, 7, 8 and 9.	Action.	Plan amended as per comment.
207		To ensure that the document structure is clear, we suggest that the background part of chapter 5 is moved to chapter 1 – a new sub-section could be included after 1.9 and called something like 'how is the Plan set out'? Alternatively, it could be included in new chapter before the policies.	If moved to Chapter 1 the paragraph would no longer be relevant as policies are not proposed until Chapter 5.	No Action.
208		Chapter 5 could be re-labelled something like 'Environment and Landscape' to make clear the subject area that the policies have regard to.	Action.	Chapter 4 relabelled to Natural Environment Policies.

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209	5.1.1, pg. 38	<p>It would be helpful to add some additional explanation about how the policies are set out. This will assist those who are unfamiliar in using development plan documents, for example:</p> <p>The following policies have been proposed as a result of the extensive community consultation to date, the adopted and emerging Local Plan policies, national planning policies, desktop and site visit evidence gathering. They reflect the vision and objectives above.</p> <p>Each policy is preceded by supporting text. This provides the justification for each policy, what it is seeking to achieve, and where relevant, how it should be applied. The policies themselves are included in green boxes.</p>	Action.	Plan amended as per comment.
210	pg. 39-53	We note that this version of the Plan includes more in-depth information than will be included in the final submission version. We therefore assume that the supporting text in this section will be refined down in the submission version.	Noted.	No Action.
211	pg. 54	The policy includes the acronym 'DEA' – it needs to be explained what this is.	Action.	Plan amended as per comment.
212	pg. 54-56	There needs to be some restructure of the supporting text and the inclusion of some additional detail. As currently written, there are some aspects of the text which do not have much relevance to the criteria contained within the policy.	Noted.	No Action.
213	pg. 54-56	Some of the paragraphs also need amending for factual accuracy and clarity.	Noted.	No Action.
214	pg. 54-56	Figures 33 and 33.1 should be included within the supporting text and not after the policy.	Action.	Plan amended as per comment.
215	pg. 54-56	Paragraph 5.3.6 states that "...development proposals should be subject to rigorous environmental impact assessments", however the policy itself makes no mention of this. The supporting text should not be used to insert new policy requirements.	Action.	Sentence removed from the supporting text and added to Policy L2.
216	pg. 54-56	Paragraph 182 of the NPPF requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes. Paragraph 5.3.7 uses the phrase 'preserve'. This should be amended to 'conserve'.	Noted.	No Action.
217	pg. 54-56	5.3.1. The entirety of Lambourn Parish lies within the North Wessex Downs National Landscape (see Figure 32) which stretches from the west in Wiltshire, through Swindon, Oxfordshire and West Berkshire, to the eastern most section where it abuts the Chilterns National Landscape along the River Thames. It is a nationally important landscape protected by law. Up until 22 November 2023, National Landscapes were known as Areas of Outstanding Natural Beauty (AONBs), however the formal designation and legal protections remain unchanged. The primary purpose of the designation is to conserve and enhance the natural beauty of the area.	Action.	Plan amended as per comment.

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218	pg. 54-56	5.3.2. Covering an area of some 1,730 km ² (670 sq. mi), but in specific regard to the Parish, the Berkshire Downs feature a steep escarpment overlooking the Vale of White Horse to the north and a more gradual slope descending southward into the Kennet Valley. This region, encompassing the Parish, is often referred to as the Lambourn Downs. <Include a paragraph here about topography and also cross-refer to the Lambourn Design Guide as several parameters of the policy have regard to this. Also include Figure 33 and Figure 33.1>	Action.	Plan amended as per comment.
219	pg. 54-56	5.3.4 The area is characterised by its rolling chalk downlands, ancient woodlands, and rich biodiversity. It provides critical habitats for numerous plant and animal species, including several that are rare or endangered, such as the Early Gentian (<i>Gentianella anglica</i>), Pasqueflower (<i>Pulsatilla vulgaris</i>), Great Crested Newt (<i>Triturus cristatus</i>) and Duke of Burgundy Butterfly (<i>Hamearis lucina</i>). The area's landscape is not only important for its natural beauty but also for its role in supporting a range of ecosystem services such as water filtration, soil fertility, and carbon sequestration.	Action.	Plan amended as per comment.
220	pg. 54-56	5.3.3. The strategic policies of the development plan for West Berkshire require the focus of development to follow the District-wide settlement hierarchy. Within the hierarchy, Lambourn is identified as a Rural Service Centre. Rural Service Centres provide a range of key services and opportunities for employment, community and education. They serve a wide catchment area and contain reasonable accessibility and regular public transport to a number of destinations. Lambourn as a larger rural settlement, offers development potential.	Noted.	No Action.
221	pg. 54-56	5.3.5 Horse racing is a key industry in the region, primarily due to the high-quality turf supported by the underlying chalk. Consequently, much of the upland area is dedicated to gallops and other training facilities.	Noted.	No Action.
222	pg. 54-56	To support the strategic policies of the development Plan for West Berkshire, policy L2 seeks to provide a locally specific focus to ensure that development proposals within the Parish conserve and enhance the natural beauty of the landscape, whilst also enabling the rural economy, including agriculture and the racehorse industry, to thrive and support the social and economic needs of the communities they serve without harmful impact on the natural environment.	Noted.	No Action.
223	pg. 56	The policy focuses on 'new proposals', and we suggest that the phrase 'development proposals' is used instead.	Noted.	No Action.
224	pg. 56	There is some inconsistency between the policy and the text in Figure 33. The policy says 'care should be had' regarding tall buildings at Membury, but then Figure 33 says tall buildings in this location would be unacceptable. The text in Figure 33 should be amended to be consistent with the policy, perhaps with the wording 'likely to be unacceptable without appropriate landscaping'.	Action.	Plan amended to ensure consistency between Policy L2 and supporting text when discussing tall buildings.
225	pg. 58-62	Paragraph 5.4.8 and the accompanying diagrams highlight important trees and hedgerows – how were these identified?	Based on input from the community and survey data.	No Action.
226	pg. 58-62	It would be helpful to include a description of natural flood defences and give some examples.	Action.	Plan amended to include more information on flood risk in Appendix K.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
227	pg. 63	The supporting text talks about conserving and enhancing green infrastructure (GI) (para 5.4.7), however the second paragraph of the policy states that new development which results in loss will not be supported. The strategic policies of the development plan seek to protect and / or enhance GI. The policy should be amended to include reference to the conservation and enhancement: Development proposals should protect and / or enhance existing green and blue infrastructure. Development proposals that could potentially result in the loss or damage to existing watercourses, water bodies, trees and woodland will not be supported, unless appropriate justification is provided.	Action.	Plan amended as per comment.
228	pg. 63	What is the evidence behind the requirements in the fourth paragraph of the policy?	Noted.	No Action.
229	pg. 71	The contents page indicates that Appendix E includes the assessment of the Local Green Spaces. Appendix E is not available and without this, it is not possible for us to determine if the spaces proposed meet the Local Green Space designation criteria set out in paragraph 108 of the NPPF.	Noted.	No Action.
230	5.8.5, pg. 72	Reference is made to the River Test – it should be River Lambourn.	Action.	Plan amended as per comment.
231	5.7.1, pg. 78	It would be helpful here to include a description of why the River Lambourn is designated as a SAC, rather than in para 5.7.4. Some amendments are also required for factual accuracy. The River Lambourn is European designated Special Area of Conservation (SAC). Such designations are of the highest importance for biodiversity protected under the Conservation of Habitats and Species Regulations 2017. The reason of the designation of the River Lambourn as a SAC is because it is one of southern England's longest and finest examples of a chalk river.	Action.	Plan amended as per comment.
232	5.7.4, pg. 78	See comment against para 5.7.1 above. The catchment area is predominantly rural, with mixed farming as the primary industry, and it is bordered by extensive deciduous woodlands.	Noted.	No Action.
233	5.7.5, pg. 77	The water quality in the River Lambourn is 'Good' and not 'Excellent'.	Action.	Plan amended as per comment.
234	5.7.10, pg. 78	Reference is made to salt water which should be fresh water, presumably.	Action.	Plan amended as per comment.
235	pg. 79 and pg. 80	The first paragraph of the policy mentions that the River Lambourn is included within the Kennet and Lambourn Flood Plain SAC. Within Lambourn Parish, there is only the River Lambourn SAC. Outside of Lambourn parish, the River Lambourn SAC and the Kennet and Lambourn Floodplain SAC overlap. The River Lambourn holds great ecological and environmental significance to both the local community and wider country. In addition to being designated as a Special Area of Conservation (SAC) under the Conservation of Habitats and Species Regulations 2017, most of the river is also designated as a Site of Special Scientific Interest (SSSI).	Action.	Plan amended as per comment.
236	pg. 79 and pg. 80	The 7th bullet point refers to 'major development'. It would be helpful to define what is meant by 'major development' in the supporting text – there is a definition within the glossary of the NPPF.	Action.	Plan amended as per comment.
237	pg. 79 and pg. 80	The 11th bullet point has regard to SuDS, but there is no mention of SuDS within the supporting text.	Action.	Plan amended as per comment.

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238	pg. 79 and pg. 80	We support Policy L6 on the River Lambourn, particularly with regard to nutrient neutrality requirements. However, the nutrient that is designated for nutrient neutrality within the catchment is phosphorous and not nitrogen.	Action.	Plan amended as per comment.
239	pg. 88	Also note that the Local Nature Recovery Strategy will identify areas where conservation efforts should be focussed. The strategy is due for consultation in the New Year and adoption in the spring/summer of 2025.	Action.	Plan amended as per comment.
240	pg. 89	Does 'significant trees' need to be defined in order to apply the policy (i.e.. ancient and veteran trees)? The policy wording on ancient woodland is not very clear as to what is required.	Action.	Plan amended as per comment.
241	5.10.1, pg. 92	Reference is made to Local Plan policy E7 and this having regard to water management. This is incorrect – Core Strategy policy CS16 and Local Plan Review policy SP6 have regard to flood risk. Has policy L9 been prepared with consideration of policies CS16 and SP6?	Action.	Plan amended as per comment.
242	5.10.1, pg. 92	It is mentioned that the NPPF guides development to areas within minimal risk. The NPPF guides development to areas at the lowest risk and this terminology should be used.	Action.	Plan amended as per comment.
243	5.10.1, pg. 92	The paragraph refers to the risk of flooding from rivers and surface runoff. This should be amended to align with the NPPF which requires flood risk from all sources (i.e.. fluvial, surface water, sewer, and groundwater) to be managed.	Action.	Plan amended as per comment.
244	5.10.2, pg. 92	This paragraph reads as a policy requirement – the supporting text of a policy should not be used to insert new requirements.	Action.	Paragraph removed from the supporting text and added to Policy.
245	5.10.2, pg. 92	Nonetheless, the strategic policies of the development plan (CS6 and SP6) require that Sustainable Drainage Systems (SuDS) are provided on all development sites.	Noted.	No Action.
246	5.10.3, pg. 92	The strategic policies of the development plan require the consideration of the risk of flooding from all sources, and this includes surface water flooding. This echoes the requirements of the NPPF. It seems unnecessary to state that those proposing new development may not be aware of surface water flooding.	Action.	Plan amended to include more information on flood risk in Appendix K.
247	pg. 97	The numbering at the bottom of the page changes to 1.1...	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
248	pg. 98	<p>The first paragraph of the policy sets out when a Flood Risk Assessment (FRA) is required. This does not fully align with policy S8 of the Local Plan Review, whereby a FRA is required to support development proposals if any of the following criteria are met:</p> <ul style="list-style-type: none"> - All developments greater than 1ha in size located in Flood Zone 1. - All developments located within Flood Zone 2 or 3, or 1 in 100-year flood extent plus climate change. This includes standing advice for minor developments such as non-residential extensions, alterations which do not increase the size of the building or householder developments. It also includes changes of use of an existing development. - All developments where proposed development or a change of use in development type could be subject to other sources of flooding. This applies to those less than 1ha in Flood Zone 1. - All development located in an area which has been highlighted as having critical drainage problems by the lead local flood authority or the Environment Agency. 	Noted.	No Action.
249	pg. 98	What are the detailed submissions required at the planning application stage?	Noted.	No Action.
250	pg. 98	The Council has an adopted SuDS Supplementary Planning Document (https://www.westberks.gov.uk/sudsspd), and regard will also need to be given to this in addition to best practice, and the Non-statutory Technical Standards for Sustainable Drainage.	Action.	Plan amended as per comment.
251	pg. 98	The term 'Sustainable Drainage Systems' is now used instead of 'Sustainable Urban Drainage Systems', however the acronym 'SuDS' remains.	Action.	Plan amended as per comment.
252	pg. 98	What is the drainage hierarchy and where can details of this be found? It would be helpful to cover this within the supporting text?	Noted.	No Action.
253	pg. 100	Our preference would be for section 6 to be titled 'Historic Environment' rather than just 'Built Environment'. The latter is part of the former, but as archaeological sites and finds are included in the content, the subject is widened out beyond just extant buildings.	Noted.	No Action.
254	6.1.11, pg. 102	The extents of the Conservation Area for each settlement can be seen on Figure 52, and not 41.	Action.	Plan amended as per comment.
255	6.1.13, pg. 104	The non-designated heritage assets look like a lot of buildings and structures we would also consider to be of local value – we will cross reference them with what we have on the HER to check we've got them all. However, we wondered if a bit more detail was needed on each one in terms of its heritage interest? For example, this could be done using the categories of historic/ architectural/ archaeological/ artistic, or the framework of our own Local List of Heritage Assets. Is for example, 'Street scene between listed buildings in Lambourn High Street', a clear enough 'asset'?	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
256	pg. 108	<p>This policy requires that a proposal demonstrates how it will preserve or enhance the significance of a NDHA, and any proposed harm to be weighed against the overall benefits that arise. We would recommend that the wording of this policy is made closer to that of policies SP9 and DM11 in the Local Plan Review, in requiring:</p> <ul style="list-style-type: none"> - A Statement of Heritage Significance – to assist in considering the level of harm of enhancement proposed. - Requiring justification for any harm to significance. - Clarifying that harm will be weighed against the public benefits (rather than overall benefits). 	Action.	Plan amended as per comment.
257	6.3.1, pg. 115	For clarity, it would be helpful to amend the paragraph as follows: Sustainability is a cornerstone of both national and local planning policy. At a meeting of Council on 2 July 2019, West Berkshire Council unanimously declared a Climate Emergency - this accelerated the development of West Berkshire's Council's Environment Strategy.	Action.	Plan amended as per comment.
258	6.3.6, pg. 116	The correct terminology is now Sustainable Drainage Systems: It is essential to take opportunities in both existing and new housing stock to implement rainwater harvesting, Sustainable Drainage Systems (SUDS), and...	Action.	Plan amended as per comment.
259		There is little mention of education provision in the plan. This isn't necessarily an issue, as the scale of housing development proposed is modest. At present our school age population is declining, and this is forecast to continue. Meeting the impact of the proposed developments will not currently be an issue and modest growth in the population could be of benefit to the school. This can change however, as Lambourn has a single primary school and has at times struggled to accommodate all of the catchment demand. Additional housing does, therefore, present a potential future risk if demography changes and numbers increase. This does support the approach of modest housing numbers and the priorities for housing types set out within the plan.	Evidence from the primary school indicates that it can take more pupils and would welcome development which brings more families.	No Action.
260	7.1.1 to 7.2.32, pg. 117-123	As currently written, the supporting text for both policies L13 and L14 is included together. To assist with clarity, it would help if the supporting text for both policies is separated out.	Action.	Plan amended as per comment.
261	pg. 123	The first paragraph of the policy requires residential development proposals to have regard to the Lambourn Parish Character Appraisal and the Lambourn Design Guide. This part of the policy creates unnecessary duplication with policy L11 which requires development proposals to have regard to these two documents. We recommend that this part of the policy and the relevant supporting text is deleted. The policy should also be renamed to reflect the change in scope of the policy.	Noted.	No Action.
262	pg. 123	This part of the policy requires development proposals to 'have regard to the current and future housing needs of the district', but it doesn't express what type of need is this in relation to – is it housing mix, housing type and / or affordable housing? The policy needs to be clear about this.	Policy references Appendix D for clarification.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
263	pg. 123	The Housing Needs Assessment makes various recommendations, and it would be helpful to incorporate these into the policy or within the supporting text, for example, the recommended housing mix.	Action.	Plan amended as per comment.
264	pg. 123	What is the justification for the threshold of 5 dwellings or more? The supporting text at para 7.2 refers to larger scale housing development – note that the NPPF's definition of major development is 10 or more homes, and this threshold is being used within the Local Plan Review housing mix policy (policy SP18).	5 is contextually in keeping with applications that the area receives.	No Action.
265	pg. 123 and pg. 124	<p>Site selection process:</p> <p>The site selection process used to identify the selected sites for allocation needs to be set out in an accompanying document that will form part of the evidence base. Amongst other things, this needs to explain:</p> <ul style="list-style-type: none"> o how sites were identified; o what criteria they were assessed against; o details of the community consultation undertaken; o whether the landowners are supportive of the sites being allocated, and whether they have confirmed that the sites are available; and o how the policy parameters have been identified. 	Action.	Plan amended as per comment.
266	pg. 123 and pg. 124	<p>The document also needs to set out the Exceptional Circumstances Test for major development within the National Landscape. This is required to ensure the Plan complies with paragraph 183 of the NPPF which states that:</p> <p>"... permission should be refused for major development in the AONB [National Landscape] other than in exceptional circumstances, where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:</p> <ul style="list-style-type: none"> o the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; o the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and o any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated." 	Action.	Plan amended as per comment.
267	pg. 123 and pg. 124	The NPPF defines major residential development as development where 10 or more homes will be provided, or the site area has an area of 0.5ha or more.	Noted.	No Action.
268	pg. 123 and pg. 124	To assist in preparing the text, we suggest you have a look at chapter 5 of the Council's Housing Background Paper which forms part of the evidence base for the Local Plan Review.	Noted.	No Action.
269	pg. 123 and pg. 124	We think it would be clearer if the wording and indicative site plans currently contained within Appendix C are included within the policy itself.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
270	pg. 123 and pg. 124	<p>Several additional policy parameters need to be included as follows:</p> <p>Former Royal British Legion Site, Big Lane:</p> <p>The site is adjacent to the Lambourn Conservation Area. There is also a Grade II Listed Building adjacent to the site. Development proposals would need to be accompanied by a Heritage Impact Assessment (HIA) at the planning application stage:</p> <p>A Heritage Impact Assessment will be required to inform the development design and layout and to protect the setting of the nearby Lambourn Conservation Area.</p>	Action.	Plan amended as per comment.
271	pg. 123 and pg. 124	<p>Several additional policy parameters need to be included as follows:</p> <p>Former Royal British Legion Site, Big Lane:</p> <p>Due to the sites location within the River Lambourn SAC Nutrient Neutrality Zone (NNZ), a Habitat Regulation Assessment (HRA) will be required at the planning application stage:</p> <p>The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged.</p>	Action.	Plan amended as per comment.
272	pg. 123 and pg. 124	<p>Collingridge Paddock:</p> <p>The site lies within the Lambourn Conservation Area and there is also a Grade II Listed Building adjacent to the site. Development proposals will need to be accompanied by a HIA:</p> <p>A Heritage Impact Assessment will be required to inform the development design and layout and to protect the setting of the Lambourn Conservation Area and the nearby Grade II Listed Collingridge Farmhouse.</p>	Action.	Plan amended as per comment.
273	pg. 123 and pg. 124	<p>Collingridge Paddock:</p> <p>Part of the site is at risk of surface water flooding, and a FRA will be needed at the planning application stage:</p> <p>The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.</p>	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
274	pg. 123 and pg. 124	<p>Collingridge Paddock:</p> <p>Due to the sites location within the River Lambourn SAC NNZ, a Habitat Regulation Assessment (HRA) will be required at the planning application stage:</p> <p>The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged.</p>	Action.	Plan amended as per comment.
275	pg. 123 and pg. 124	<p>LAM2 Land at Wantage Road:</p> <p>A desk top assessment of the site by the Thames Valley Environment Research Centre, which helped inform the preparation of WBDC's Housing and Economic Land Availability Assessment, identifies that development has a medium risk of adverse nature conservation impacts. Therefore, an appropriate Ecological Impact Assessment (EclA) will need to inform development. The EclA will ensure that any designated sites and/or protected habitats and/or species are not adversely affected. The requirement should be worded as follows:</p> <p>An Ecological Impact Assessment (EclA) will be required. Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected.</p>	Action.	Plan amended as per comment.
276	pg. 123 and pg. 124	<p>The site is located within the hydrological catchment of the River Lambourn SSSI / SAC. The policy needs to include a parameter that requires nutrient neutrality to be demonstrated and for any proposals to be supported by a HRA at he planning application stage:</p> <p>The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged.</p>	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
277	pg. 123 and pg. 124	<p>The Council's Strategic Flood Risk Assessment (SFRA) at Appendix L includes the JBA groundwater flood map. This map illustrates the likelihood of the water table reaching a certain depth below the surface. For this site, it shows that groundwater levels vary between 0.5m and 5m and at least 5m below the ground surface. The Jacobs Groundwater Emergence Modelling is also included within the SFRA (Appendix K). This modelling is based upon a 2014 flood event, and it indicates where groundwater could be near the ground surface. For this site, the modelling shows that groundwater could be near the surface on parts of the site. A FRA will therefore be needed at the planning application stage:</p> <p>The scheme will be supported by a Flood Risk Assessment that will include the consideration of groundwater flooding and will advise on any appropriate mitigation measures.</p>	Action.	Plan amended as per comment.
278	pg. 125	The policy refers to Appendix E, however this is not available. Without this, we are unable to provide detailed comments on this policy.	Action.	Appendix now available as Appendix F.
279	pg. 125	The 2nd paragraph of the policy – remove the word 'replace'.	Noted.	No Action.
280	pg. 125	<p>Final bullet point of policy – need to include the word 'existing' before the word 'identified, i.e.:</p> <p>Applicants will need to demonstrate that development proposals located in close proximity to or forming part of an existing identified community facility will not adversely affect the viability, utility or amenity of the community facility.</p>	Action.	Plan amended as per comment.
281	pg. 126 and pg. 127	The supporting text to the policy is too focused on Membury and the Woodlands area, and it is only in the final paragraph that it is stated that the NDP seeks to support appropriate businesses to ensure a thriving community. The role of the supporting text is to aid in the interpretation of the policy, provide justification for the inclusion of the policy and explain what the policy is trying to achieve.	Action.	Plan amended as per comment.
282	pg. 126 and pg. 127	We suggest that the supporting text starts with para 8.2.11, and then goes on to discuss the location of business development.	Action.	Plan amended as per comment.
283	pg. 126 and pg. 127	Paragraph 16 (b) of the NPPF states that Plans should be prepared positively. Paragraph 8.2.3 onwards are worded negatively. It is mentioned that there is concern about unregulated development on the site – whilst we have not reviewed the planning history or the site, it should be noted that if a site has permission for a B8 use class, then a new B8 use could move on to the site and this includes open storage which falls under this use class. It is also possible that some sites have the benefit of permitted development rights.	Noted.	No Action.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
284	pg. 126 and pg. 127	<p>The description of Designated Employment Areas needs to be amended to ensure factual accuracy:</p> <p>Lamborn Parish contains 8 Protected Employment Areas (or Designated Employment Areas (DEAs) as they are referred to in the LPR. DEAs are specific locations that are designated in the strategic policies of the development plan for business uses / development to promote sustainable economic growth. These areas host a diverse range of businesses from large multi-national companies to small and medium sized enterprises, all of which contribute to a strong and resilient local economy. Such areas contribute significantly to the supply of employment land across the district, and provide further opportunities for regeneration and intensification of use.</p>	Noted.	No Action.
285	pg. 126 and pg. 127	<p>Paragraph 8.2.9 refers to 'preserving the natural beauty' of the National Landscape. As mentioned earlier in this response, to have regard to the NPPF, the phrase that should be used is 'conserve and enhance the natural beauty...'</p>	Action.	Plan amended as per comment.
286	pg. 126 and pg. 127	<p>Paragraph 8.2.10 implies that greater weight should be given to the impact of traffic generation over the impact on the AONB – is this correct? If not, we suggest using a new sentence. Nonetheless, paragraph 115 of the NPPF outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.</p>	Action.	Paragraph removed from the supporting text.
287	pg. 126 and pg. 127	<p>Paragraph 8.2.10 comments that rural industries and community facilities will be supported where there is a limited impact on the National Landscape. The emphasis should instead be on ensuring proposals conserve and enhance the National Landscape.</p>	Action.	Plan amended as per comment.
288	pg. 127 and pg. 128	<p>Policy CS9 and SP20 have regard to the location and type of business development. These policies identify that offices, industrial, distribution and storage uses (planning use classes B2, B8 and E(g)) will be directed to Protected Employment Areas (or Designated Employment Areas as they are referred to in the LPR), and existing suitable located employment sites and premises. Outside of these areas, consideration must be given to compatibility with and impacts on surrounding uses in addition to the capacity and impact on the road network, and access by sustainable modes of transport.</p>	Noted.	No Action.
289	pg. 127 and pg. 128	<p>Policy L16 does not acknowledge Designated Employment Areas, of which there are several within Lambourn Parish. Nor does it acknowledge existing suitably located employment sites. Instead, it talks about 'appropriate locations'.</p>	Action.	Policy L16 supporting text amended to include information on DEAs, including a map.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
290	pg. 127 and pg. 128	Both the NPPF and policy CS10 of the Core Strategy have regard to the rural economy. Lambourn Parish is a predominantly rural parish. Paragraph 88 of the NPPF requires planning policies to enable the sustainable growth and expansion of all types of business in rural areas, through the conversion of existing buildings and well-designed new buildings. It also identifies that policies should enable the diversification of agricultural and other land-based rural businesses. In addition, the NPPF seeks to support a prosperous rural economy, and paragraph 89 states that "the use of previously developed land, and sites that are physically well-related to the existing settlements, should be encouraged where suitable opportunities exist."	Noted.	No Action.
291		Core Strategy policy CS10 (The Rural Economy) supports proposals to diversify the rural economy particularly if they are located in or adjacent to Rural Service Centres and Services Villages.	Noted.	No Action.
292		Policy L16 does not include any consideration of diversification, the relationship to existing settlements, nor does it encourage the use of previously developed land.	Noted.	No Action.
293		Policy L16 states that new development proposals should be 'screened appropriately'. It may not always be necessary to screen proposals. Also, depending on the type of screening, this could result in harm to the character of the area.	Action.	Policy L16 amended to clarify what is meant by screened appropriately.
294		The policy requires proposals to be accompanied with an Air Quality Assessment where 'levels are high'. The supporting text does not provide any indication of where air pollution levels are high in the Parish. It should be noted there are no Air Quality Management Areas within the Parish. As the policy already covers in the fourth bullet point nuisance to adjoining uses, we feel air quality could be covered within this.	Action.	Supporting text added to Policy L16 detailing air quality/pollution in the parish.
295		The policy covers new proposals, but what about the redevelopment / regeneration proposals?	Action.	Plan amended as per comment.
296		The 6th bullet point of the policy, which has regard to currently constrained junctions, cross refers to Figure 65. Figure 65 shows the location of public and private gallops. It should be Figure 66 that is referred to.	Action.	Plan amended as per comment.
297		The 5th bullet points requires that proposals should not have a significant traffic impact. This needs to be amended to have regard to paragraph 115 of the NPPF and be in general conformity with the strategic policies of the development plan (Core Strategy policy CS13 and Local Plan Review policy SP23, i.e.. no unacceptable impact on highway safety.	Action.	Clarified what constitutes an acceptable impact.
298		The 7th bullet point talks about steady traffic flows. There will not be steady traffic flows from a development – there will always be variances, particularly at peak times. Neither the NPPF nor the strategic policies of the development plan place emphasis on their needing to be steady traffic flows. Instead, the focus is on highway safety and mitigating adverse impacts on the strategic and local road network.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
299		<p>The following amendments need to be made to the policy:</p> <p>Proposals for new or expanded employment development (use classes B2, B8 and E(g)) will be supported within Designated Employment Areas, existing suitably located employment sites, and within the settlement boundary of Lambourn, or where they help to diversify the rural economy where the following criteria are met</p> <p>(a) Encourage the re-use of previously developed land where opportunities exist. (b) Prevent significant harm to identified heritage and the local biodiversity assets. (c) Have regard to the Lambourn Design Code and take opportunities to enhance the local landscape. (d) Are compatible with surrounding uses and do not cause a nuisance with regard to noise, air quality, lighting, vibration, smell or visual impact (including important views). (e) Does not result in an unacceptable impact upon on highway safety, either on its own or cumulatively. (f) Do not exacerbate issues at currently constrained junctions (see Figure 65). (g) Do not result in adverse impacts upon the local road network.</p>	Action.	Policy L16 edited to include reference to classes B2 and E(g).
300	8.3.2, pg. 128	It is policy DM37 and not DC37 of the LPR that has regard to the equestrian and racehorse industry.	Action.	Plan amended as per comment.
301	8.3.19, pg. 133	The reference to nutrient neutrality in this section is welcomed. It could be considered whether nutrient neutrality requirements are included in the policy itself (L17).	Action.	Plan amended as per comment.
302	pg. 134	Para 8.3.2 refers to policy DC37 of the LPR. Within the submission version of the LPR, the policy has the reference DM37.	Action.	Plan amended as per comment.
303	pg. 134	Strategic policy CS12 of the Core Strategy and paragraph 89 of the NPPF seek to diversify the rural economy and ensure rural economies are prosperous. Policy L17 needs to reflect this, and a new criterion should be added.	Action.	Plan amended as per comment.
304	pg. 134	The 3rd bullet point needs to refer to the tests of suitability and necessity as outlined in policy CS12 of the Core Strategy and policy DM37 of the Local Plan Review.	Action.	Plan amended as per comment.
305	pg. 134	The 4th bullet point needs amending – rather than refer to 'rejected' we suggest instead 'will not be supported'.	Action.	Plan amended as per comment.
306	pg. 134	Include the flow diagram within the supporting text rather than after the policy.		RTI Flowcharts removed from supporting text for Policy L17.
307	pg. 134	Viability and piecemeal development is covered in both bullet points 3 and 5. To avoid duplication, we suggest viability is covered in just the 3rd bullet point.	Action.	Plan amended as per comment.
308	pg. 134	This policy should follow on from Local Plan Review policy DM37 – policy DM37 will provide the context for policy L17, and the two should complement each other.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
309	pg. 134	<p>Proposals regarding the horseracing industry will be supported where development helps strengthen the rural economy and conserves the quality of the environment and the local character, and satisfies the following criteria:</p> <ul style="list-style-type: none"> - (a) Supports the racehorse industry and allows sustainable and appropriate growth including associated businesses in conjunction with the findings of the Landscape Character Appraisal (see Appendix H); - (d) Protects the racehorse industry from development which is incompatible with existing uses such as those which are noise generating, would increase pollutants to unacceptable levels, or would reduce access (all modes), both physically to a site or to associated facilities; - (c) Suitable existing establishments and facilities should be retained unless it is proven to be no longer viable. Regard should be given to the RTI Flowcharts included within the supporting text and the tests of suitability and necessity as outlined in the supporting text of Core Strategy policy CS12 and Local Plan Review policy DM37; - (d) Sites should not be subject to piecemeal redevelopment that could undermine their viability and function. The integrity of these sites must be maintained to prevent fragmentation and ensure they remain capable of supporting RTI activities effectively. When assessing whether a site remains viable, regard should be had to the availability to both private and public facilities (as shown in figure 85 of the supporting text); e) Where existing sites and facilities are proven to be no longer viable sites currently dedicated to racing or supporting the Racing-Related Industries (RTI) are presumed to continue serving these purposes. Proposals for repurposing these sites will not be supported. 	Action.	Plan amended as per comment.
310	pg. 134	<p>Housing</p> <p>As one of the main challenges of sustaining the horseracing industry, high quality housing for RTI staff will be supported where proposals comply with the following criteria, in addition to complying with other relevant policies of the Development Plan:</p> <ul style="list-style-type: none"> (a) Contributes towards a balance of hostels, flats, houses and retirement accommodation that serves the diverse needs of RTI staff. (b) Supports the creation of hostels on yard sites. Where planning permission is required for the provision of accommodation for racehorse industry workers, in addition to complying with other relevant policies of the Development Plan: <ul style="list-style-type: none"> a) the need for it must be demonstrated as being essential to the current or future operation of the business to which it relates; and b) the accommodation must be secured via a legal obligation to the business concerned for the purposes of staff accommodation. 	Action.	Plan amended as per comment.
311	pg. 144	Need to add 'L' in front of 18 so it reads L18.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
312	pg. 144	It needs to be recognised that parking standards for new residential developments are set out within the Local Plan.	Action.	Plan amended as per comment.
313	pg. 144	The third bullet point includes the requirement for sustainable transport within and between Lambourn and the surrounding settlements. This echoes policy SP23 of the LPR and policy CS13 of the Core Strategy. However, these two policies are only applicable to development that generates a transport impact.	Noted.	No Action.
314	pg. 144	Traffic calming measures fall outside the scope of the NDP.	Action.	Included as an aspiration.
315	pg. 144	<p>We recommend that the following amendments are made to policy L18:</p> <p>All development proposals should:</p> <p>(a) Provide adequate off-road parking on every new development (see The Lambourn Parish Design Code). In particularly in locally constrained areas there may be a need for additional parking, in which case a parking survey may be required as part of any application. The number of car parking spaces must meet the requirements of policy DM44 of the Local Plan Review.</p> <p>(b) Not cause an unacceptable reduction in road safety including that of pedestrians, cyclists, and other road users;</p> <p>(c) Provide greater opportunities for sustainable transport both within and between Lambourn and the surrounding settlements, as proportionate to the scale of development.</p> <ul style="list-style-type: none"> - Ensure safe vehicular and pedestrian access, egress and appropriate visibility to serve all new developments, as set out in the Lambourn Parish Design Code. - Where appropriate, new development should connect to, and where possible, improve Lambourn Parish's walking and cycling network. - Provide sustainable means of transport to reduce reliance on private cars, recognising the limitations of public transport within the Parish. - Not detrimentally increase traffic flow. - Include a travel plan for all new commercial, community or residential developments of 10 dwellings or more. - Provide safe and appropriate access for the racehorse industry (including access to public gallops as appropriate to the location). - As appropriate to their scale, nature and location, mitigation measures to improve road safety should be designed so as not to urbanise the rural landscape, and should not increase noise nor have an adverse impact on pedestrians, cyclists or horse-riding users of the route (see The Lambourn Parish Design Code). 	Action.	Plan amended as per comment.
316	pg. 146	1st paragraph, final two sentences under the sub-heading 'Provisions for Older People and those with Additional Needs'. This is outside of the scope of planning policy, and such a requirement could be included as a non-policy action.	Noted.	No Action.
317	pg. 146	It would be helpful if it is mentioned that the facilities should be accessible and inclusive to the community it serves.	Noted.	No Action.
318	pg. 148	The community aspirations could be developed further by the inclusion of the organisations that the Parish Council will need to work with to try and deliver these aspirations.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
319		The 'key themes' identified within this chapter come across as a mix of non-policy actions (for example, ensure there are adequate public transport links to the Designated Employment Areas) and aspirations (for example 'the community want to see rigorous application of the National Landscape policies'). They don't really explain how the Plan will be delivered and monitored.	Noted.	No Action.
320		<p>Most NDPs contain a chapter on delivery and monitoring. The purpose of such chapters is to set out how the performance of the Plan will be assessed over its course, and help to address questions such as:</p> <ul style="list-style-type: none"> o Are the policies achieving their purpose? o Are the policies having unintended consequences that were originally not anticipated? o Are the assumptions and objectives underpinning the policies still relevant and applicable? o When might a review take place? <p>The above questions will help to identify when a review might be required. We suggest having a look at such chapters within adopted NDPs, e.g. Cold Ash.</p>	Noted.	No Action.
321	pg. 153	<p>The definition of the National Landscape needs to be amended to ensure accuracy:</p> <p>An AONB is a nationally important landscape protected by the Countryside and Rights of Way Act 2000. Each AONB has its own natural beauty and distinct characteristics that are recognised as so outstanding that they should be protected for the nation and future generations. The North Wessex Downs was designated as an AONB under the National Parks and Access to Countryside Act 1949.</p> <p>On 22 November 2023 AONBs across England and Wales became known as National Landscapes but the formal designation, and the legal protections, remain the same.</p>	Action.	Plan amended as per comment.
322	pg. 154	The last part of this chapter includes advice from West Berkshire Council Archaeology – Assessment of Archaeological Potential. It does not sit particularly well within this chapter – could it be included within an appendix?	Action.	Plan amended as per comment.
323		There needs to be a consistency check throughout this. Some of the codes refer to 'must', 'should', 'SHOULD', 'SHOULD', 'should', 'must not', 'is preferable'. In other codes, a series of questions are posed, e.g. 'are the buildings visually prominent or do they blend seamlessly with the topography or tree cover?'	Noted.	No Action.
324		Capitalisation and/or underlining should not be used.	Noted.	No Action.
325	Design Code, pg. 3	There is a typo within the 1st sentence on the 2nd line: '...dwellings must to be based on an understanding of Lambourn Parish.'	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
326	pg. 58	The paragraphs on page 58 provide very detailed information on specific road traffic accidents. This is too detailed for a design code and should be removed.	Noted.	No Action.

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LAMBOURN PARISH NEIGHBOURHOOD PLAN

SUBMISSION to 2041

Basic Conditions Statement

Version no. 1.0

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IN CONJUNCTION WITH BLUESTONE PLANNING PARTNERSHIP LLP

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1 INTRODUCTION

The Basic Conditions Statement is one element of the document set needed for formal submission and examination. The following documents will make up the complete Lambourn Parish NDP submission.

- The Lambourn Parish Neighbourhood Plan 2025 - 2041;
- A map of the Designated Neighbourhood Plan Area;
- This Basic Conditions Statement;
- A Consultation Statement detailing the extensive consultation with residents and other local stakeholders and statutory bodies throughout the development process;
- A Screening Statement on the determination of the need for a Habitats Regulations Assessment (HRA) and a Strategic Environmental Assessment (SEA) as carried out by West Berkshire Council;
- An evidence base comprising the evidence base documents identified in the NP including:
 - Lambourn Character Appraisal
 - Lambourn Design Code
 - Site Design Code
 - Lambourn Housing Needs Assessment
 - Important Views
 - Lambourn Landscape Character Appraisal
 - Local Green Space Assessment
 - Thames Valley Environmental Records Centre (TVERC) Biodiversity Report
 - Site Assessment
 - Heritage Assessment
 - River Study
 - Residents Survey
 - Landowners' and Land Managers' Survey
 - Business Survey
 - WBC Screening Opinion and SEA & HRA
 - Nutrient Neutrality

For additional information please see <https://lambourn-pc.gov.uk/lambourn-neighbourhood-development-plan/>

2 LEGAL REQUIREMENTS

The legal requirements of Neighbourhood Plans, and the related procedural obligations, are set out in the Town & Country Planning Act 1990 (as amended), The Planning and Compulsory Purchase Act 2004 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended).

As part of the process of writing this Neighbourhood Plan the Parish Council has had regard to the various legal requirements contained in the key legislation. The following paragraphs of this statement describe those requirements and the compliance assessment.

Is Lambourn Parish Council a ‘Qualifying Body’ authorised to act in relation to the Neighbourhood Area?

This requirement is described in Sections 61E(1) / 61E(6) and 61F (1) of the Town & Country Planning Act 1990 (as amended).

Lambourn Parish Council is a Qualifying Body and is therefore authorised to act in relation to the production of a Neighbourhood Plan covering the Neighbourhood Area.

Has the Neighbourhood Area been designated by West Berkshire Council?

This requirement is described in Section 61G(1) of the Town & Country Planning Act 1990 (as amended).

The Lambourn Parish Neighbourhood Area application was submitted on 21st November 2018 and on 7th December 2018 the West Berkshire Council Head of Development and Planning designated the area, which covers the whole parish area.

Does the designation follow an application for designation by the ‘Relevant Body’ (ie Lambourn Parish Council)?

This requirement is described in Section 61G(1a) of the Town & Country Planning Act 1990 (as amended).

The Lambourn Parish Neighbourhood Area application was submitted by the Lambourn Parish Council who are the ‘Relevant Body’ for the purposes of Section 61G(1a).

The designated Neighbourhood Area is indicated below in Figure 1:



Figure 1. Designated Neighbourhood Area

Do the Lambourn Parish Neighbourhood Plan and Basic Conditions Statement specify the period for which the Plan is to have effect?

This requirement is described in Section 38B (1a) of the Planning and Compulsory Purchase Act 2004 (as amended).

Both the Neighbourhood Plan and the Basic Conditions Statement specify the period over which the Plan is to have effect, namely the period to 2041.

Does the Lambourn Parish Neighbourhood Plan include provisions about development that is 'Excluded Development'?

This requirement is described in Section 38B(1b) of the Planning and Compulsory Purchase Act 2004 (as amended). 'Excluded Development' is defined in Section 61k of the Town & Country Planning Act 1990 (as amended) as development that consists of a county matter (ie minerals and waste matters); or the carrying out of prescribed operations / development / development in prescribed area; development within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment; or nationally significant infrastructure projects.

The Neighbourhood Plan does not contain provisions about development that is 'Excluded Development'.

Does the Lambourn Parish Neighbourhood Plan relate to more than one neighbourhood area?

This requirement is described in Section 38B(1c) of the Planning and Compulsory Purchase Act 2004 (as amended).

As noted above, the Neighbourhood Plan covers the entire area within the parish boundary.

Are there any other Neighbourhood Plans in place for the Lambourn Parish Neighbourhood area?

This requirement is described in Section 38B(2) of the Planning and Compulsory Act 2004 (as amended).

There are no other 'made' Neighbourhood Plans that cover an area that is located within the Lambourn parish boundary and the Neighbourhood Plan Area.

Does the Lambourn Parish Neighbourhood Plan contain policies that relate to the development and use of land?

The Lambourn Parish Neighbourhood Plan contains policies which relate to the development or use of land and are therefore appropriate for inclusion within a Neighbourhood Plan.

Does the Lambourn Parish Neighbourhood Plan meet the 'Basic Conditions'?

The requirement to meet 'Basic Conditions' is set out in Schedule 4b(8(1a)) to the Town & Country Planning Act 1990 (as amended), with the basic conditions themselves being set out in Schedule 4b(8(2a-g)).

The rest of this Statement is devoted to assessing the degree to which the submission Neighbourhood Plan meets the basic conditions set out in Schedule 4b.

For the sake of completeness, the basic conditions that are relevant to Neighbourhood Plans such as this are as follows:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
- (b) the making of the neighbourhood plan contributes to the achievement of sustainable development
- (c) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (in this case West Berkshire Council)
- (d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations as incorporated into UK law
- (e) the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites (this is a 'Prescribed Condition')

Basic Conditions (d) and (e) are addressed together in Section 6 of this Statement.

Schedule 4b (8(6)) also indicates that it is necessary to consider whether the neighbourhood plan is “compatible with the Convention rights”. The interpretation section (s.17) in Schedule 4b confirms that “the Convention rights” have the same meaning as in the Human Rights Act 1998. This will be considered in Section 6 of this Statement.

3 CONFORMITY WITH NATIONAL POLICY / ADVICE

The Lambourn Parish Neighbourhood Plan has been prepared with regard to national policies as set out in the revised National Planning Policy Framework (NPPF) dated December 2024 and amended in February 2025. The Neighbourhood Plan has also had regard to the guidance set out on the National Planning Practice Guidance (NPPG) website, published by the Government in 2014 and updated on a rolling basis.

The Parish Council believes that the Neighbourhood Plan plans positively for future development in the parish area and that it is consistent with the provisions of the West Berkshire Council’s adopted Local Plan Review 2023 to 2041.

Set out in Table 1 overleaf, is a brief summary of how each policy conforms to the NPPF and NPPG. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

NP Policy Number and Title	NPPF / NPPG paragraph	Comment on Conformity
ALL POLICIES	<p><i>NPPF Paragraphs 8 (sustainable development), 12-14, 18, 21, 29-30, 37, 51, 53, 69-70, 74, 106, 132, 145 and 167 (neighbourhood planning).</i></p> <p><i>NPPG Paragraphs 41-001-20190509-41-107-20200925 (neighbourhood planning).</i></p>	The neighbourhood plan has been drafted having regard to the extensive policy and guidance contained in the Government's NPPF and NPPG resources. The policy and guidance has fundamentally informed and shaped the policies in this neighbourhood plan as a result.
Policy L1: Landscape Character	<p><i>NPPF Paragraphs 8 (sustainable development), 124-126 (making effective use of land), 131-140 (design), 187 (landscape) and 135, 198 (amenity).</i></p> <p><i>NPPG Paragraphs 67-009-20190722 to 67-010-20190722 (rural housing), 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape) and 66-006-20190722 to 66-007-20190722 (amenity).</i></p>	<p>This policy draws on the evidence contained in Appendix E and F to identify seven local landscape character areas and sets out a list of requirements that development proposals should consider to ensure that the special characteristics that make each landscape character area valuable are preserved.</p> <p>This policy reflects the relevant paragraphs of the NPPF and NPPG, which seek to conserve and enhance the natural environment and in particular valued landscapes and will ensure that developments pay special attention to the sensitivity of these areas.</p>
Policy L2: Development within the North Wessex Downs	<p><i>NPPF Paragraphs 8 (sustainable development), 124-126 (making effective use of land), 131-140 (design), 187-189 (landscape) and 135, 198 (amenity).</i></p> <p><i>NPPG Paragraphs 67-009-20190722 to 67-010-20190722 (rural housing), 26-001-20191001 to 26-023-20191001 (design), 8-036-20190721 to 8-042-20190721 (landscape) and 66-006-20190722 to 66-007-20190722 (amenity).</i></p>	This policy reflects the relevant paragraphs of the NPPF and NPPG, which highlight that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes.
Policy L3: Green and Blue Infrastructure, Landscaping and Planting	<p><i>NPPF Paragraphs 8 (sustainable development), 20, 96, 164, 187-195, 199 (biodiversity / Net Gain / green infrastructure) and 198 (pollution).</i></p> <p><i>NPPG Paragraphs 6-001-20140306 to 6-012-20190315 (climate change), 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure), 8-036-20190721 to 8-042-20190721 (landscape) and 26-001-2019001 to 26-023-20191001 (design).</i></p>	<p>This policy seeks to protect and support the expansion of the network of the green and blue infrastructure in the Neighbourhood Plan area.</p> <p>Trees together with blue elements are significant features in the landscape throughout the NP area. The safeguarding of existing trees is central to the policy objectives in paragraphs 187 and 192 of the NPPF.</p> <p>The encouragement of replacement planting is also central to NPPF policy at paragraphs 187, 192 and 193 in particular as well as elsewhere throughout the NPPF in relation to the protection and enhancement of Green Infrastructure.</p>
Policy L4: Local Green Spaces	<p><i>NPPF Paragraphs 8 (sustainable development), 20, 96, 164, 187 and 199 (green infrastructure) and 103-108 (open space and recreation).</i></p> <p><i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure).</i></p>	<p>This policy draws on the evidence provided in the Local Green Spaces Assessment and seeks to conserve existing green infrastructure that define the unique character of the NP Area.</p> <p>This policy is considered to comply with the requirements set out in the relevant paragraphs of the NPPF and the associated guidance in the NPPG.</p>

Policy L5: Important Views	<i>NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 198(c) (dark landscapes).</i> <i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design) and 8-036-20190721 to 8-042-20190721 (landscape).</i>	This policy draws from Appendix E to identify and manage the impact of development on the important key views that are listed, in a way that is consistent with the requirements of NPPF at paragraphs 131-140.
Policy L6: River Lambourn	<i>NPPF Paragraphs 8 (sustainable development), 161-182 (flood risk and climate change), 20, 96, 159, 181 and 192 (biodiversity / Net Gain / green infrastructure) and 193 (pollution).</i> <i>NPPG Paragraphs 6-001-20140306 to 6-012-20190315 (climate change), 7-001-20140306 to 7-068-20140306 (flood risk) and 8-00420190721 to 8-035-20190721 (biodiversity / Net Gain and green infrastructure)</i>	This policy provides clear guidance about protecting and enhancing the River Lambourn SAC and SSSI.
Policy L7: Biodiversity	<i>NPPF Paragraphs 8 (sustainable development), 103-108 (open space and recreation), 187 (landscape) and 192-195 (biodiversity / Net Gain / green infrastructure).</i> <i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape) and 8-004-20190721 to 8-035-20190721 (biodiversity / Net Gain / green infrastructure).</i>	This policy seeks to manage new development proposals in a way that will ensure the preservation and, when appropriate, enhancement of the natural environment with its significant green features, priority habitats and wildlife corridors in the NP area.
Policy L8: Dark Night Skies	<i>NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 198(c) (dark landscapes).</i> <i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design) and 8-036-20190721 to 8-042-20190721 (landscape).</i>	This policy encourages good design which minimises light pollution in order to maintain its rural character. This is consistent with the NPPF approach to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (NPPF paragraph 198(c)), as well as recognising the need for quality design, protecting and enhancing the landscape and recognising the intrinsic character and beauty of the countryside.
Policy L9: Flooding and Drainage	<i>NPPF Paragraphs 8 (sustainable development) and 170-182 (flood risk).</i> <i>NPPG Paragraphs 7-001-20140306 to 7-068-20140306 (flood risk) and 6-001-20140306 to 6-012-20190315 (climate change).</i>	This policy identifies the areas in the NP area that are at risk of flooding and highlights that proposals for new development should be in accordance with the requirements set out in the relevant paragraphs of the NPPF. It is also noted that new development should incorporate Sustainable Urban Drainage Systems, when appropriate.
Policy L10: Non Designated Heritage Assets	<i>NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 202-206 (conserving and enhancing the historic environment).</i> <i>NPPG Paragraphs 18a-001-20190723 to 18a-021-20190723 (heritage), 26-00420191001 (design).</i>	This policy reflects national policy on conserving and enhancing the historic environment and focuses on preserving existing non-designated heritage assets and supporting high quality design as set out in the NPPF.
Policy L11: Character and Design	<i>NPPF Paragraphs 8 (sustainable development), 123-125 (making effective use of land), 128-129 (density), 131-140 (design), 180 (landscape) and 195 -199 (conserving and enhancing the historic environment).</i> <i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design), 66-005-20190722 (density), 18a-001-20190723 to 18a-06320190723 (heritage) and 18a-039-20190723 to 18a-041-20190723 (non designated heritage assets).</i>	This policy draws primarily from the Appendices E and G and sets out the main requirements that developers need to meet in order to demonstrate a development relates to the character of the NP area and it fully accords with the requirements in both the NPPF and NPPG on design.

Policy L12: Sustainable Construction, Resources and Climate Change	<i>NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 161-182 (flood risk and climate change).</i> <i>NPPG Paragraphs 6-001-20140306 to 6-012-20190315 (climate change), 7-001-20140306 to 7-068-20140306 (flood risk) and 26-001-2019001 to 26-023-20191001 (design).</i>	This policy draws from Appendix G and requires developers to incorporate measures in their development proposals in order to ensure that the effects of climate change are mitigated.
Policy L13: Housing Development	<i>NPPF Paragraphs 8 (sustainable development), 61-76 (housing mix and affordability), 82-84 (rural housing), 124-126 (making effective use of land), 129-130 (density), 131-140 (design), 187 (landscape), 135, 187 (landscape) and 198 (amenity)</i> <i>NPPG Paragraphs 8-036-20190721 to 8-042-20190721 (landscape), 26-001-20191001 to 26-023-20191001 (design), 66-005-20190722 (density), 66-006-20190722 to 66-007-20190722 (amenity) and 67-009-20190722 to 67-010-20190722 (rural housing).</i>	This policy draws upon the Appendices E and G and requires from developers to maintain the special character of the settlements in the NP area, their associated spatial arrangement and appearance. It also seeks to support the provision of specialist accommodation to meet the needs of everyone in the NP area.
Policy L14: Site Specific Housing Allocations	<i>NPPF Paragraphs 8 (sustainable development), 115-118 (transport), 124-126 (making effective use of land), 129-130 (density), 131-140 (design), 187 (landscape), 135, 198 (amenity) and 202-206 (conserving and enhancing the historic environment).</i> <i>NPPG Paragraphs 6-001-20140306 to 6-012-20190315 (climate change), 7-001-20140306 to 7-068-20140306 (flood risk), 8-036-20190721 to 8-042-20190721 (landscape), 18a-001-20190723 to 18a-063-20190723 (heritage), 26-001-20191001 to 26-023-20191001 (design), 42-001-20140306 to 42-015-20140306 (transport) and 66-006-20190722 to 66-007-20190722 (amenity / daylight).</i>	This policy allocates approximately 25 dwellings at land at Wantage Road, 10 dwellings at the Former Royal British Legion Site and 10 dwellings at land at Collingridge Farm and draws from Appendix G to ensure that future development will be in keeping with the characteristics of the local area. This policy is also informed by Appendix M to ensure that future development meets the needs of the local racehorse industry. It also sets out the type of technical reports that will be expected to be submitted with a planning application as a minimum.
Policy L15: Community Facilities	<i>NPPF Paragraphs 8 (sustainable development), 58, 85-89 (economy), 96-97, 100 (healthy / safe communities), 103-104 (open space / recreation), 128 (viability) and 200 (pollution).</i> <i>NPPG Paragraphs 37-003-20140306 (open space / recreation), 41-045-20190509 to 41-046-20190509 (infrastructure needs); 10-007-20190509 to 10-028-20180724 (viability).</i>	This policy identifies the existing important community facilities in the NP area and explains that their loss will be resisted unless a list of certain criteria can be met.
Policy L16: Economy	<i>NPPF Paragraphs 8 (sustainable development), 85-89 (economy), 115-118 (transport), 135, 191, 198 (amenity / pollution) and 187 (landscape).</i> <i>NPPG Paragraphs 41-045-20190509 to 41-046-20190509 (infrastructure needs), 66-006-20190722 to 66-007-20190722 (amenity) and 42-001-20140306 to 42-015-20140306 (transport).</i>	The NPPF strongly supports employment development, which helps to build a strong competitive economy (Section 6) and this policy seeks to support all proposals for employment opportunities in the NP area. This policy draws from the local features set out in Appendix G and seeks to support new employment and rural industry development opportunities.
Policy L17: Racehorse Training Industry (RTI)	<i>NPPF Paragraphs 8 (sustainable development), 85-89 (economy), 115-118 (transport), 128 (viability), 131-140 (design), 135, 191, 198 (amenity / pollution) and 187 (landscape).</i> <i>NPPG Paragraphs 26-001-20191001 to 26-023-20191001 (design), 66-006-20190722 to 66-007-20190722 (amenity), 41-045-20190509 to 41-046-20190509 (infrastructure needs), 42-001-20140306 to 42-015-20140306 (transport) and 10-007-20190509 to 10-028-20180724 (viability).</i>	This policy seeks to encourage new development for accommodation for the racehoming industry provided it is accessible and maintains the special character of the settlements in the area, as set out in Appendix B. It also explains the circumstances, such as viability, where the loss of these facilities will be resisted. This approach is considered to be consistent with national planning policy and guidance on specialist housing development proposals.

<p>Policy L18: Accessibility, Road Safety and Sustainable Transport</p>	<p><i>NPPF Paragraphs 8 (sustainable development), 96, 102 (healthy communities), 105, 109, 115-117 (traffic / highways) and 131-140 (design).</i></p> <p><i>NPPG Paragraphs 42-013-20140306 to 42-015-20140306 (transport), 26-001-20191001 to 26-023-20191001 (design), 53-004-20190722 (healthy communities) and 66-006-20190722 to 66-007-20190722 (amenity)</i></p>	<p>The criteria contained in this policy echo the national policy objectives for road safety, appropriate mitigation and the promotion of sustainable transport methods at paragraphs 109 and 115 to 117 of the NPPF, whilst also referencing good practice in designing for rural locations.</p> <p>This policy specifically identifies roads and junctions where there are particular highway safety concerns and a high number of road traffic incidents to evidence the need for the policy.</p>
<p>Policy L19: Community Infrastructure</p>	<p><i>NPPF Paragraphs 8 (sustainable development), 58, 85-89 (economy), 96-97, 100 (healthy / safe communities), 103-104 (open space / recreation), 128 (viability) and 200 (pollution).</i></p> <p><i>NPPG Paragraphs 37-003-20140306 (open space / recreation), 41-045-20190509 to 41-046-20190509 (infrastructure needs); 10-007-20190509 to 10-028-20180724 (viability).</i></p>	<p>This policy seeks to protect the existing community infrastructure and facilities and support the creation of new facilities that will meet the needs of younger, older people with additional needs and of the racing community. reuse of community assets in the NP when appropriate.</p>

4 CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

There are three over-arching objectives to sustainable development: economic, social and environmental (see NPPF paragraph 8). The three objectives are mutually dependent.

In addressing the above basic conditions, the NP pays particular regard to NPPF, Paragraph 9, which requires that

“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but on doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”.

When testing the policies set out in the NP the following three categories have been assessed and the conclusions are summarised below.

Sustainable Development Category	Responsibility
Economic (Econ)	The Plan encourages and supports rural businesses, employment of local people and development which have a tangible benefit to community infrastructure and services.
Social (So)	The Plan’s policies recognise the social dimension seeking to preserve and enhance community facilities and promoting active and sustainable travel. Emphasis has been placed on the need to manage traffic and pedestrian safety and improve cycling facilities in the Plan area. The Plan also identifies proposed Local Green Spaces and a green infrastructure network, which are valued for their social benefits.
Environmental (En)	The Plan encourages development to respect the local character, landscape, biodiversity, heritage and a range of other environmental attributes of the Parish, as well as protecting the identity of individual settlements by using appropriate landscape and design policies.

The following table shows how the NP objectives relate to the more detailed sustainability themes.

Sustainability Theme	Categ.	General sustainability Appraisal Objective	Parish Objective
1. Biodiversity	En	Protect and enhance all biodiversity and geological features and avoid irreversible losses.	2.(3), 4.(1), 5.(3), 5.(4), 5.(5)
2. Water resources and flood risk	En	Use and manage water resources in a sustainable manner	8.(4)
	En	Protect people and property from risk of flooding	1.(2), 8.(4),
3. Climatic Factors	En	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects.	5.(5), 8.(1), 8.(2), 8.(3), 8.(4)
4. Landscape and Townscape	En	Conserve and enhance the character and quality of Lambourn Parish NP's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	1.(1), 2.(1), 2.(3), 3.(3), 5.(1), 5.(2), 5.(3), 5.(4), 5.(5)
5. Healthy Communities	So	Provide a safe and healthy environment in which to live.	4.(1), 4.(2), 6.(1), 6.(2), 7.(1)
6. Education and Skills	So	Raise educational attainment and provide opportunities for people to improve their workplace skills	2.(2), 4.(1)
7. Economy and Enterprise	Econ	Encourage a vibrant and diversified local economy and provide for long-term sustainable economic growth.	2.(2), 2.(3)
	Econ	Ensure adequate provision of employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	2.(1), 2.(2), 2.(3)
8. Land and soil resources	En	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	8.(1),

The degree to which policies meet key sustainable development objectives is scored using the scoring scheme shown in the following table.

Score	Commentary
++	The policy will result in a very positive effect on the sustainability objective in question
+	The policy will result in a positive effect on the sustainability objective in question
0	The policy will result in a neutral effect on the sustainability objective in question
-	The policy will result in a negative effect on the sustainability objective in question
–	The policy will result in a very negative effect on the sustainability objective in question

The following table shows how these conclusions have been reached. The Plan's policies have been assessed in terms of how they will deliver sustainable development in the economic, social and environmental aspects of sustainability and the assessment shows that the Plan's policies address all three objectives in clear and logical ways.

Policy Number, Category and Description		Achievement of Sustainable Development		
Environment & Landscape		Economic	Social	Environmental
Policy L1	Landscape Character	0	0	++
Policy L2	Development within the North Wessex Downs	0	+	++
Policy L3	Green and Blue Infrastructure, Landscaping and Planting	0	++	++
Policy L4	Local Green Spaces	0	++	++
Policy L5	Important Views	0	++	++
Policy L6	River Lambourn	0	0	++
Policy L7	Biodiversity	0	0	++
Policy L8	Dark Night Skies	0	0	++
Flooding and Drainage		Economic	Social	Environmental
Policy L9	Flooding and Drainage	0	0	++
Built Environment		Economic	Social	Environmental
Policy L10	Non Designated Heritage Assets	0	++	+
Policy L11	Character and Design	0	++	+
Policy L12	Sustainable Construction, Resources and Climate Change	0	++	++
Housing		Economic	Social	Environmental
Policy L13	Housing Development	++	0	0
Policy L14	Site Specific Housing Allocations	++	0	0
Community and Employment		Economic	Social	Environmental
Policy L15	Community Facilities	+	++	0
Policy L16	Economy	++	+	0
Policy L17	Racehorse Training Industry	++	++	0
Transport and Infrastructure		Economic	Social	Environmental
Policy L18	Accessibility, Road Safety and Sustainable Transport	0	++	+
Policy L19	Community Infrastructure	+	++	0

5 CONFORMITY WITH STRATEGIC POLICIES

The Development Plan in the West Berkshire Council consists of the West Berkshire Local Plan Review 2023 to 2041, which was adopted in June 2025.

The policies of the Lambourn Parish Neighbourhood Plan can be seen in the table below. Each Neighbourhood Plan policy is accompanied by a statement describing the 'general conformity' with strategic policies of the Development Plan.

The Development Plan strategic policies that have not been included in the table below are not considered to be directly relevant to the Lambourn Parish Neighbourhood Plan.

NP Policy Number and Title	West Berkshire Local Plan Review 2023 - 2041	Comment on Conformity
Policy L1: Landscape Character	<i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP7: Design Quality; SP8: Landscape Character; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity</i>	This policy seeks to preserve the locally specific characteristics of the highlighted features, as described in Appendix E and Appendix F. This approach is considered to be in general conformity with the approach that is set out in WBLPR policies SP1, SP2, SP7, SP8, SP10 and SP11.
Policy L2: Development within the North Wessex Downs	<i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP7: Design Quality; SP8: Landscape Character; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity</i>	This policy seeks to maintain and enhance the unique character and beauty of the North Wessex Downs National Landscape by encouraging sustainable development that respects its character. This approach is considered to be in general conformity with WBLPR policies SP1, SP2, SP7, SP10 and SP11.
Policy L3: Green and Blue Infrastructure, Landscaping and Planting	<i>WBLPR Policies: SP1: The Spatial Strategy; Landscape; SP5: Responding to Climate Change; SP6: Flood Risk; SP8: Landscape Character; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity; SP19: Transport</i>	Green and blue features are both considered significant local assets in the NP area and this policy seeks to protect these features from development that would have an unacceptable harm to them. This policy also provide additional information on proposals for the replacement or the planting of new trees and hedgerows. It is accordingly considered that this policy is in general conformity with WBLPR policies SP1, SP5, SP6, SP8, SP10, SP11 and SP19.
Policy L4: Local Green Spaces	<i>WBLPR Policies: SP1: The Spatial Strategy; SP8: Landscape Character; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity</i>	The policy reflects national policies and lists a number of green spaces that are proposed for designation, due to their compliance with the criteria set out in the NPPF and the benefits they provide to the local community. It is accordingly considered that this policy is in conformity with the policies of the WBLPR that are set out in the column to the left.

<p>Policy L5: Important Views</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP8: Landscape Character; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity</i></p>	<p>This policy identifies locally important views and seeks to ensure development within the setting of these areas responds in a positive manner.</p> <p>This reflects the policy approach in policies SP1, SP2, SP8, SP10 and SP11 of the WBLPR, and therefore is considered to be in general conformity with the above policies.</p>
<p>Policy L6: River Lambourn</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP5: Responding to Climate Change; SP6: Flood Risk; SP7: Design Quality; SP8: Landscape Character; SP9: Historic Environment; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity</i></p>	<p>The River Lambourn is a distinctive feature of the NP area and this policy seeks to protect the watercourse from unacceptable harm that would be caused from any type of development.</p> <p>This approach is considered to be in general conformity with WBLPR policies SP1, SP2, SP5, SP6, SP7, SP8, SP10 and SP11.</p>
<p>Policy L7: Biodiversity</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; Landscape; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity</i></p>	<p>This identifies the numerous priority habitats and Sites of Special Scientific Interest in the plan area and seeks to protect them from unacceptable harm. It also sets out a number of biodiversity enhancements that should be incorporated in designs to improve the overall biodiversity value of the area.</p> <p>This approach is considered to be in general conformity with WBLPR policies SP1, SP10 and SP11.</p>
<p>Policy L8: Dark Night Skies</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP7: Design Quality; SP8: Landscape Character; SP9: Historic Environment; SP11: Biodiversity & Geodiversity</i></p>	<p>The NP area, in particular the village of Lambourn and Membury Airfield has been identified as suffering from increased levels of light pollution, and consequentially the local community is unable to enjoy relatively tranquil and dark skies at night.</p> <p>The aim of this policy is to guide the design of new development proposals by preventing excessive light spill in areas that are dark at night in order to ensure that the tranquil character of the NP area is protected and enhanced.</p> <p>This approach is considered to be in general conformity with the WBLPR policies SP1, SP2, SP7, SP9, SP11.</p>
<p>Policy L9: Flooding and Drainage</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP5: Responding to Climate Change; SP6: Flood Risk</i></p>	<p>This policy seeks to redirect development away from those areas that have been identified, as shown on the detailed maps in the NP, to be liable of flooding. It also provides additional information in connection with the dischargement of surface water.</p> <p>This policy is considered essential, as it lists those affected areas and provides local context to WBLPR policy SP5 and SP6. Therefore, it is considered to be in general conformity with both of the aforementioned strategic policies.</p>
<p>Policy L10: Non Designated Heritage Assets</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy SP7: Design Quality; SP9: Historic Environment;</i></p>	<p>This policy sets out what will be required from development proposals in order to demonstrate that the setting and significance of non designated heritage assets are conserved and when possible enhanced.</p> <p>Consequently, it is considered this policy is in general conformity with the policies of the WBLPR that are set out in the column to the left.</p>

<p>Policy L11: Character and Design</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP5: Responding to Climate Change; SP7: Design Quality; SP8: Landscape Character; SP9: Historic Environment; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity</i></p>	<p>This policy draws upon the evidence contained within Appendix E and G and seeks to create a design framework, which will preserve and improve the locally specific features that positively enhance the local character of the NP area.</p> <p>Therefore, this policy is considered to be in general conformity with WBLPR policies SP1, SP2, SP5, SP7, SP8, SP9 and SP10.</p>
<p>Policy L12: Sustainable Construction, Resources and Climate Change</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP5: Responding to Climate Change; SP7: Design Quality</i></p>	<p>This policy reflects the latest Government policy and guidance on climate change and seeks to encourage new development proposals to incorporate measures that will mitigate the effects of climate change and help West Berkshire Council with meeting their sustainability objectives.</p> <p>This approach is considered to be in general conformity with WBLPR policies SP1, SP5 and SP7.</p>
<p>Policy L13: Housing Development</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP3: Settlement Hierarchy; SP5: Responding to Climate Change; SP7: Design Quality; SP8: Landscape Character; SP9: Historic Environment; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity; SP12: Approach to Housing Delivery; SP15: Housing Type & Mix; SP16: Affordable Housing; SP19: Transport</i></p>	<p>This policy draws from Appendix E and G and seeks to build upon the policies of the development plan, which are listed in the column to the left, by maintaining the special character of the settlements in the NP area.</p> <p>It also supports the provision of a mix of dwelling types, tenures and sizes which is consistent with both national and development plan policies, which seek to promote high quality design and healthy communities.</p> <p>This approach is considered to be in general conformity with the approach that is set out in WBLPR policies SP1, SP2, SP3, SP5, SP8, SP9, SP10, SP11, SP12, SP15, SP16 and SP19.</p>
<p>Policy L14: Site Specific Housing Allocations</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP3: Settlement Hierarchy; SP5: Responding to Climate Change; SP7: Design Quality; SP8: Landscape Character; SP9: Historic Environment; SP10: Green Infrastructure; SP11: Biodiversity & Geodiversity; SP12: Approach to Housing Delivery; SP15: Housing Type & Mix; SP16: Affordable Housing; SP19: Transport</i></p>	<p>This policy allocates three different sites for residential development to meet the identified unmet housing need for the NP area. It also sets out a list of requirements that future development proposals will need to meet to ensure that the character of the NP area is protected.</p> <p>This policy is considered to be in general conformity with the policies of the WBLPR that are listed in the column to the left.</p>
<p>Policy L15: Community Facilities</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP3: Settlement Hierarchy; SP5: Responding to Climate Change; SP7: Design Quality; SP10: Green Infrastructure; SP19: Transport</i></p>	<p>This policy seeks the improvement, reuse and protection of existing community facilities within the NP area and makes clear that development proposals for the loss of a community facility will only be permitted if it can be demonstrated that the facility is no longer financially viable, or the asset is not valued by the community</p> <p>It also seeks to promote the provision of mental health and well-being, sports and recreation facilities for both young and elder people.</p> <p>This policy is considered to be in general conformity with the policies of the WBLPR that are listed in the column to the left.</p>

<p>Policy L16: Economy</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP5: Responding to Climate Change; SP7: Design Quality; SP8: Landscape Character; SP17: Strategic Approach to Employment Land; SP19: Transport</i></p>	<p>This policy seeks to encourage the improvement and creation of new business opportunities in the whole of the NP area, provided that development proposals can meet a specific list of criteria.</p> <p>This approach is considered to be in general conformity with WBLPR policies SP1, SP2, SP5, SP7, SP8, SP17, and SP19.</p>
<p>Policy L17: Racehorse Training Industry (RTI)</p>	<p><i>WBLPR Policies: SP1: The Spatial Strategy; SP2: North Wessex Downs National Landscape; SP7: Design Quality; SP8: Landscape Character; SP12: Approach to Housing Delivery; SP15: Housing Type & Mix; SP17: Strategic Approach to Employment Land; SP19: Transport</i></p>	<p>This policy seeks to create a framework which will support both commercial and residential development proposals in relation to horseracing. It also sets out a list of requirements that developers will need to meet to ensure that the local character, natural and built environment are preserved.</p> <p>This policy is considered to be in general conformity with the policies of the WBLPR that are listed in the column to the left.</p>

6 COMPATIBILITY WITH EU OBLIGATIONS (AS INCORPORATED INTO UK LAW) / PRESCRIBED CONDITIONS

The EU Directives (as incorporated into UK law) that are of most relevance to the Lambourn Parish Neighbourhood Plan are as follows:

- The Strategic Environmental Assessment (SEA) Directive 2001/42/EC
- The Habitats Directive 92/43/EEC
- The Wild Birds Directive 2009/147/EC

The above have been transposed into UK law in the following ways:

- The SEA Directive is transposed into UK legislation by way of the Environmental Assessment of Plans and Programmes Regulations 2004
- The Habitats and Wild Birds Directives have been transposed into UK legislation by way of the Conservation of Habitats and Species Regulations 2017 as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Other Directives that are not directly relevant to the Neighbourhood Plan are as follows:

- The Environmental Impact Assessment (EIA) Directive 2011/92/EU
- The Waste Framework Directive (2008/98/EC)
- The Air Quality Directive (2008/50/EC)
- The Water Framework Directive (2000/60/EC)

The above have been transposed through the following main legislative tools (which may be subject to further amendments):

- Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
- Waste (England and Wales) Regulations 2011 (Waste Regulations 2011), SI 2011/988; Waste (Circular Economy) (Amendment) Regulations 2020, SI 2020/904
- Air Quality Standards Regulation 2010 (as amended)
- Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and The Environmental Permitting (England and Wales) Regulations 2016

Furthermore, it is necessary to consider whether the Neighbourhood Plan is compatible with European Convention on Human Rights (ECHR) obligations which are the same as those set out in the Human Rights Act 1998.

Human Rights Act 1998

Dealing with this last matter first, the Neighbourhood Plan Steering Group, being cognisant of the obligations in relation to Human Rights, have sought to ensure that the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the ECHR and that it complies with the Human Rights Act 1998.

These rights can be summarised as follows:

- The right to life
- The prohibition of torture and inhuman treatment
- Protection against slavery and forced labour
- The right to liberty and freedom
- The right to a fair trial and no punishment without law
- Respect for privacy and family life and the right to marry
- Freedom of thought, religion and belief
- Free speech and peaceful protest
- No discrimination
- Protection of property
- The right to an education
- The right to free elections

The process of developing this Neighbourhood Plan has involved a significant amount of public consultation, seeking to engage with as full a range of consultees as possible to ensure the greatest opportunity for discussion about the Neighbourhood Plan (see Consultation Statement for details).

This engagement with the local community (through consultation with a wide array of individuals, businesses, landowners and community organisations) has provided many opportunities for the community to feedback and be involved in the process. This has meant that in having the opportunity to consider the draft Neighbourhood Plan and to seek to influence it where appropriate, respondents have been able to ensure, through discussion and feedback, that those rights identified above have been protected throughout the process.

In addition, as Appendix A to this Statement demonstrates, an Equalities Impact Assessment of the Neighbourhood Plan has been carried out to ensure that no groups or individuals are

disadvantaged as a result of decisions being made which fail to take account of their requirements.

Other EU Obligations as Transposed into UK Legislation

Furthermore, the Plan does not contain policies which would have implications for air quality, water or waste and it is therefore compatible with the EU Directives dealing with those matters, as transposed into UK legislation.

Finally, the Plan does not propose individual projects or projects of a scale which would trigger the need for an Environmental Impact Assessment (EIA) and therefore the Plan is also compatible with EIA Directive as transposed into UK legislation.

Prescribed Conditions

The fifth Basic Condition requirement that 'Prescribed Conditions' are met, means - for the purposes of this Neighbourhood Plan - that the making of the Neighbourhood Plan must not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which sets out the habitat regulations assessment process for land use plans, including consideration of the effect on habitats sites.

This requirement was introduced by Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The Parish Council submitted a formal Screening Opinion request to West Berkshire in relation to the need for a (SEA) and a (HRA) of the draft Neighbourhood Plan in March 2023.

A formal Screening Statement was received from West Berkshire Council on 10th July 2023. This can be found at Appendix B. The Screening Statement concluded that it is the view of West Berkshire Council that the proposed Neighbourhood Plan is required to carry out an SEA and HRA due to potential for residential site allocations to result in significant environmental effects. As a result, Lambourn Parish Council carried out appropriate assessments to ensure that the Lambourn Parish Neighbourhood Plan is in compliance with the requirements of the Environmental Assessment of Plans and Programmes Regulation 2004, and Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulation 2017 (as amended).

Equality

Neighbourhood Plans fall within the remit of the Equality Act 2010. This legislation seeks to ensure that no groups or individuals are disadvantaged as a result of decisions being made which fail to take account of their requirements; and that policies and decision making do not discriminate either accidentally or deliberately.

An Equality Impact Assessment (EqIA) of the policies of the Neighborhood Plan is provided at in Appendix A to this document. The assessment concludes that the policies in the Lambourn Parish Neighbourhood Plan submission will in some cases result in positive impacts for all road users and those with disability and for the community facilities of the area. In other cases the policies will have a neutral impact on the protected characteristics.

7 CONCLUSIONS

Having undertaken an analysis of the Neighbourhood Plan in the preceding sections of this Statement, it is concluded that the Plan meets the basic conditions set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) and Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

APPENDIX A EQUALITY IMPACT ASSESSMENT

The explanatory notes to the Equality Act 2010 explain that the Act “... has two main purposes - to harmonise discrimination law, and to strengthen the law to support progress on equality.”

It goes on to note that the Act combines a number of Acts of Parliament and sets of Regulations dating back to 1970. It places various duties on public bodies and identifies a series of ‘protected characteristics’ that could either accidentally or deliberately be discriminated against during the course of decision making or policy processes. These protected characteristics are:

- Age;
- Disability;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion and belief;
- Sex;
- Sexual orientation; and
- Gender reassignment.

The purpose of this section is to assess the submission draft of the Lambourn Parish Neighbourhood Development Plan against the above protected characteristics. Where the policies are found to have a negative effect on a protected characteristic then this can be used to identify necessary amendments to policies or to inform the consideration of potential amendments during the examination into the submission Neighbourhood Plan.

The degree to which policies meet equality characteristics is scored using the scoring scheme shown in the following table.

Score	Commentary
+	The policy will result in a positive effect on the equality characteristic in question
0	The policy will result in a neutral effect on the equality characteristic in question
-	The policy will result in a negative effect on the equality characteristic in question

This assessment is intended as a final check in the process of preparation of the Plan for submission. Earlier consultation exercises with the local community have engaged with a range of individuals and groups, providing an opportunity for them to comment on all aspects of the draft Plan, including whether the draft Plan supports equality.

The table over page identified each policy and assess the policy against each of the protected characteristics. The final row of each table is for comments including any actions arising from the assessment of each specific policy.

Finally, conclusions are drawn from the exercise and the conclusions fed into the Basic Condition Statement findings.

Lambourn Parish NDP Basic Condition Statement - Submission January 2026 Version 1.0

Policy reference	Policy Description	Age	Disability	Gender reassignment	Marriage and civil partnership	Race	Religion and belief	Sex	Sexual orientation	Pregnancy and maternity	Comments
Environment and Landscape											
Policy L1	Landscape Character	0	0	0	0	0	0	0	0	0	
Policy L2	Development within the North Wessex Downs	0	0	0	0	0	0	0	0	0	
Policy L3	Green and Blue Infrastructure, Landscaping and Planting	0	0	0	0	0	0	0	0	0	
Policy L4	Local Green Spaces	+	+	0	0	0	0	0	0	0	Policy protects valued spaces / recreation facilities which are available to various age groups and those with disabilities.
Policy L5	Important Views	0	0	0	0	0	0	0	0	0	
Policy L6	River Lambourn	0	0	0	0	0	0	0	0	0	
Policy L7	Biodiversity	0	0	0	0	0	+	0	0	0	
Policy L8	Dark Night Skies	0	0	0	0	0	+	0	0	0	
Flooding and Drainage											
Policy L9	Flooding and Drainage	0	0	0	0	0	0	0	0	0	
Built Environment											
Policy L10	Flooding and Drainage	0	0	0	0	0	0	0	0	0	
Policy L11	Character and Design	+	+	0	0	0	0	0	0	0	Policy supports the provision of improved access and accessibility to new development and requires from developers to demonstrate compliance with the Parish Design Code.
Policy L12	Sustainable Construction, Resources and Climate Change	+	+	0	0	0	0	0	0	0	Policy supports the provision of improved access and accessibility to new development and requires from developers to demonstrate compliance with the Parish Design Code.
Housing Theme											
Policy L13	Housing Development	0	0	0	0	0	0	0	0	0	
Policy L14	Site Specific Housing Allocations	0	0	0	0	0	0	0	0	0	
Community and Employment											
Policy L15	Community Facilities	+	+	0	0	+	0	0	0	0	Policy supports improved access to facilities.
Policy L16	Economy	0	+	0	0	0	0	0	0	0	Policy supports the creation of new businesses, which are designed to meet local needs.
Policy L17	Racehorse Training Industry	+	0	0	0	0	0	0	0	0	Policy has the potential to provide opportunities that meet local needs to support the racehorses industry.
Community and Employment Theme											
Policy L18	Accessibility, Road Safety and Sustainable Transport	+	+	0	0	0	0	0	0	0	Policy has the potential to promote sustainable travel, and improve road safety for all road users including those with a disability.
Policy L19	Community Infrastructure	+	+	0	0	0	0	0	0	0	Policy supports improved access to facilities.

Legal Compliance Check – Submission of Neighbourhood Plan

Neighbourhood Plan	Lambourn Neighbourhood Development Plan
The Qualifying Body	Lambourn Parish Council
Date Submitted	16 February 2026
Date of Assessment	19 March 2026

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
<p>Neighbourhood Planning (General) Regulations 2012 (as amended) – Regulation 15 requirements:</p> <p><i>A qualifying body is required to submit:</i></p> <p><i>(a) A map or statement which identifies the area to which the proposed neighbourhood development plan relates</i></p>	<p>A map identifying the neighbourhood plan area can be found in the Submission Lambourn Neighbourhood Development Plan (NDP) – see Figure 1 in Chapter 1 Introduction (page 7).</p>	Yes
<p><i>(b) A consultation statement;</i></p> <p>(the statement must contain details of (a) those consulted, (b) how they were consulted, (c) summarises the main issues and concerns raised and (d) how these have been considered, and where relevant addressed in the proposed Neighbourhood Plan – Regulation 15 (2) Neighbourhood Planning (General) Regulations 2012).</p>	<p>(a) A Consultation Statement accompanies the Submission Lambourn NDP. Table 2 (pp.43-46) lists those statutory consultees consulted. These include:</p> <ul style="list-style-type: none"> • Local Planning Authorities which adjoin West Berkshire district. • Parish and Town Councils within and adjoining West Berkshire district. • Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board. 	Yes

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
	<ul style="list-style-type: none"> • Environment Agency. • Historic England. • Mid and West Berks Local Access Forum. • Mobile UK. • National Grid. • National Highways. • Natural England. • NHS England South East. • North Wessex Downs National Landscape. • Police and Crime Commissioner. • Scottish and Southern Electricity. • Sport England. • Thames Water. • The National Federation of Gypsy Liaison Groups. • West Berkshire Heritage Forum. • West Berkshire District Council (WBDC). <p>Notification emails advising of the consultation were also sent to site promoters and those on the Lambourn NDP mailing lists. Furthermore, WBDC sent notification emails to those on the Planning Policy Consultation Database.</p> <p>Posters were displayed around the parish, and information was sent to / included on social media, Lambourn.org websites, local radio (4LEGS Radio), local mailing lists, and the local press (Penny Post and Village Views).</p>	

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
	<p>(b) The way in which interested parties were consulted is set out on pages 8 to 9 of the Consultation Statement. Drop-in sessions were held in Upper Lambourn, Woodlands St. Mary, and Eastbury. A public meeting was held in Lambourn to formally present the pre-submission version of the NDP to both the Parish Council and local community.</p> <p>Posters were displayed around the parish, and information was sent to / included on social media, Lambourn.org websites, local radio (4LEGS Radio), local mailing lists, and the local press (Penny Post and Village Views).</p> <p>The Plan was available to view on Lambourn Parish Council’s website, whilst reference copies were also available at Lambourn Parish Council offices, Eastbury Church, and Lambourn Library.</p> <p>(c) A summary of the main issues and concerns raised as a result of the pre-submission consultation are contained within Table 3 of the Consultation Statement (pp.48-91).</p> <p>(d) The pre-submission consultation representations can be found within Table 3 of the Consultation Statement (pp.48-91). Table 3 also explains how each response has been considered in the submission version of the Plan.</p>	

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
<i>(c) The proposed neighbourhood development plan;</i>	<p>The Local Planning Authority received the Submission Lambourn NDP on 16 February 2026. It was accompanied by:</p> <ul style="list-style-type: none"> • Appendices: <ul style="list-style-type: none"> ○ Appendix A: Relevant Local Plan Review Policies (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix B: Housing Site Allocations DPD (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix C: Historical Development (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix D: Parish Profile (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix E: Local Character Areas and Landscape Character Areas (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix F: Lambourn Parish Character Appraisal (Bluestone Planning with Lambourn Parish Council, November 2025). ○ Appendix G: Lambourn Parish Design Code (Bluestone Planning with Lambourn Parish Council, January 2026). ○ Appendix H: Lambourn Parish Local Green Space Assessment (Bluestone Planning with Lambourn Parish Council, December 2025). 	Yes

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
	<ul style="list-style-type: none"> ○ Appendix I: Lambourn Important Views Assessment (Bluestone Planning with Lambourn Parish Council, December 2025). ○ Appendix J: Biodiversity (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix K: Flooding (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix L: The Eastbury Flood Alleviation Scheme (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix M: Heritage (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix N: Sustainable Construction, Resources and Climate Change: The Almshouses Example (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix O: Housing Need Assessment (AECOM, May 2024). ○ Appendix P: Site Specific Housing Allocations Selection (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix Q: Communities Facilities (Lambourn Parish Council with Bluestone Planning, December 2025). 	

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
	<ul style="list-style-type: none"> ○ Appendix R: Racehorse Training Industry (Lambourn Parish Council with Bluestone Planning, October 2025). ○ Appendix S: Accessibility, Road Safety and Sustainable Transport (Lambourn Parish Council with Bluestone Planning, October 2025). ● Basic Conditions Statement (Lambourn Parish Council with Bluestone Planning, January 2026). ● Consultation Statement (Lambourn Parish Council with Bluestone Planning, October 2025). ● Lambourn NDP SEA and HRA Screening Opinion (West Berkshire Council, 2023). ● Lambourn NDP SEA and HRA Screening Report Post-consultation Version (West Berkshire District Council, 2023). ● SEA Environmental Report for the Lambourn NDP (AECOM, 2024). ● Lambourn Neighbourhood Plan Habitats Regulations Assessment Appropriate Assessment (AECOM, 2025). ● Lambourn Neighbourhood Area Application Form (November 2019). ● Lambourn Neighbourhood Area Designation Notice (December 2018). ● Lambourn Neighbourhood Area Designation Letter (December 2018). ● Archaeology Assessment (West Berkshire Council Archaeology Service). 	

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
	<ul style="list-style-type: none"> • Lambourn Site Assessment (Bluestone Planning, March 2024) • Landscape Character Appraisal (Lepus Consulting, 2020). • Surveys: <ul style="list-style-type: none"> ○ Business. ○ Landowners. ○ Racing Housing needs: Staff and Trainers. ○ Residents. ○ River Lambourn Drone Survey. ○ Lambourn Junction Youth Survey Review. • TVERC Biodiversity Report (2021). 	
<p><i>(d) A statement explaining how the proposed neighbourhood development plan meets the 'basic conditions', i.e. the requirements of paragraph 8 of Schedule 4B to the 1990 Act.</i></p> <p>The local planning authority has to be satisfied that a basic conditions statement has been submitted but it is not required at this stage to consider whether the draft plan or order meets the basic conditions. (PPG - Paragraph: 053 Reference ID: 41-053- 20140306)</p>	<p>A Basic Conditions Statement accompanies the Submission Lambourn NDP. This considers each Basic Condition in turn and explains how each of the policies in the Plan meets these.</p>	Yes
<p><i>(e) Environmental Assessment;</i></p> <p>The Plan needs to be submitted with one of the following:</p> <p>(i) a statement of reasons for a determination under regulation 9(1) of the Environmental Assessment of Plans and Programmes</p>	<p>WBDC undertook a screening in 2023 which confirmed that both a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Appropriate Assessment needed to be prepared. The three 'consultation bodies' (Environment Agency, Historic England, and Natural England) were consulted on the screening between 30 May and 4 July 2023.</p>	Yes

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
<p>(ii) Regulations 2004 that the proposal is unlikely to have significant environmental effects OR an environmental report in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004 (Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.)</p> <p>If an Environmental Report is required, then this needs to have been subject to the required level of consultation and should comply with the government's SEA guidance. In terms of consultation, the 'consultation bodies' (Environment Agency, Historic England, and Natural England) must have been consulted at scoping stage (for 5 weeks). There is no requirement for public consultation on the scoping report. The draft Environmental Report on the pre-submission neighbourhood plan will need to be subject to public consultation for 6 weeks. The draft Environmental Report must be made available at the same time as the draft plan, as an integral part of the consultation process, and the relationship between the two documents clearly indicated. (See A Practical Guide to the SEA Directive, ODPM – 2005)</p>	<p>Historic England responded to confirm that they agreed with WBDC's conclusions.</p> <p>AECOM, on behalf of Lambourn Parish Council, prepared a Strategic Environmental Assessment (SEA) Scoping Report in addition to a SEA Environmental Report. Both documents were submitted alongside the NDP.</p> <p>As noted in the Consultation Statement, the three 'consultation bodies' (Environment Agency, Historic England, and Natural England) were consulted on the scope of the SEA in January 2024.</p> <p>The SEA and HRA Appropriate Assessment were consulted on between 9 May and 13 June 2025. The three 'consultation bodies' (Environment Agency, Historic England, and Natural England) were notified of the consultation.</p>	
<p>The draft neighbourhood Plan should be checked to ensure it is not a 'repeat' proposal. If so, the Local Planning Authority (LPA) can decline to consider the plan (1990 Act Schedule 4B Paragraph 5 and Regulation 18).</p>	<p>The Submission Lambourn NDP is not a repeat proposal.</p>	Yes

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
<p>The body submitting the neighbourhood plan is authorised to act (2004 P & CP Act as amended by Localism Act 2011 Section 38 A (2) and 1990 Act schedule 4B as it applies- 61F (2)).</p>	<p>The qualifying body is Lambourn Parish Council. The neighbourhood area was designated on 7 December 2018.</p> <p>Lambourn Parish Council, as the qualifying body, formally (at a Parish Council meeting on 4 February 2026) resolved to submit the NDP to WBDC.</p> <p>The Plan was produced by the Lambourn NDP Steering Group, a group of volunteers and Parish Councillors, having been commissioned to do so by the Parish Council.</p>	Yes
<p>The pre-submission publication requirements need to have been satisfied. Before submission to the LPA the qualifying body should:</p> <ol style="list-style-type: none"> 1. Publicise (but this does not have to be on a web site) in a way that is likely to bring to the attention of people who live work or carry on business in the area details of: <ul style="list-style-type: none"> (a) the proposals (b) when and where they can be inspected (c) how to make representations, and (d) the deadline for making representations – not less than 6 weeks from first publicised. 2. Consult any consultation body whose interests they consider may be affected by the proposals for a NP (please see Appendix A below). 	<p>The Consultation Statement demonstrates that these requirements have been satisfied:</p> <ol style="list-style-type: none"> 1. The Regulation 14 consultation version of the Plan has complied with the regulations, and this is evidenced by the Consultation Statement which accompanies the Submission Lambourn NDP. It shows on pages 8 to 9 that the Regulation 14 consultation was publicised by a variety of means including the display of posters throughout Lambourn and articles published in local press outlets. <p>The plan was available to view online (https://lambourn-pc.gov.uk/Indp-pre-submission-consultation/), and reference copies were also available in Lambourn Parish Council offices, Eastbury Church, and Lambourn Library. The</p>	Yes

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
<p>3. Send a copy of the NP to the LPA.</p> <p>(Regulation 14 of the Neighbourhood Planning (General) Regulations 2012).</p>	<p>comment form explained how representations could be made and the address and website to be used. The consultation lasted for 6 weeks and ran from 6 September to 18 October 2024.</p> <p>2. The Consultation Statement within Table 2 lists the Statutory Consultees who were consulted as part of the Regulation 14 pre-submission consultation.</p> <p>3. The NDP Steering Group emailed WBDC on 4 September 2024 and the email included a link to the Parish Council's website where the consultation documents would be available.</p>	
<p>The Conservation of Habitats and Species Regulations 2017 Regulations 105 and 106:</p> <p><i>A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable them to determine whether that assessment is required</i></p>	<p>WBDC undertook a screening in 2023 which confirmed that both a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Appropriate Assessment needed to be prepared. The three 'consultation bodies' (Environment Agency, Historic England, and Natural England) were consulted on the screening between 30 May and 4 July 2023. Historic England responded to confirm that they agreed with WBDC's conclusions.</p> <p>AECOM, on behalf of Lambourn Parish Council, prepared a HRA Appropriate Assessment. This was subject to consultation between 9 May and 13 June 2025. Natural England was notified of the consultation.</p>	Yes
<p>Meets the definition of a 'neighbourhood development plan':</p>	<p>The Submission Lambourn NDP meets the definition of a 'neighbourhood development plan'.</p>	Yes

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
<p><i>“A plan which sets out policies (however expressed) in relation to the development and use and of land in the whole or any part of a particular neighbourhood area specified in the plan”</i></p> <p>(2004 Planning and Compulsory Purchase Act as amended by Localism Act 2011 Section 38 A (2))</p>		
<p>Meets the scope of neighbourhood plan provisions, ie. specifies the period for which it covers, does not include provision about development that is ‘excluded development’ (as set out in section 61K of the 1990 Act) and does not relate to more than one neighbourhood area.</p> <p>(2004 Act s 38B (1, 2) (4))</p> <p>Meaning of ‘excluded development’:</p> <p>The following development is excluded development for the purposes of section 61J –</p> <ul style="list-style-type: none"> (a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1, (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description, (c) development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the 	<p>The Submission Lambourn NDP specifies that it covers the period to 2041.</p> <p>The Submission Lambourn NDP does not contain policies relating to ‘excluded development’.</p> <p>It does not relate to more than the neighbourhood area.</p>	Yes

Requirements and relevant legislation and/or guidance	West Berkshire District Council (WBDC) comments	Legally compliant?
<p>effects of certain public and private projects on the environment (as amended from time to time),</p> <p>(d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),</p> <p>(e) prescribed development or development of a prescribed description; and</p> <p>(f) development in a prescribed area or an area of a prescribed description.</p>		

Conclusion: West Berkshire District Council confirms that the Lambourn Neighbourhood Development Plan meets the legislative requirements.

Where the draft neighbourhood plan submitted to a Local Planning Authority meets the requirements in the legislation, the Local Planning Authority must publicise the neighbourhood plan for a minimum of 6 weeks, invite comments, notify any consultation body referred to in the consultation statement and send the draft neighbourhood plan to independent examination (see regulations 16, 17, 23 and 24 of the Neighbourhood Planning (General) Regulations 2012 (as amended), Planning Practice Guidance - Paragraph: 054 Reference ID: 41-054-20140306).

Following examination, the Council will determine whether or not the plan is ready for a public referendum or if further modifications are required (Schedule 4B of the Town and Country Planning Act 1990 (as varied by s38A & 38C of the Town and Country Planning Act)). Please note that all references to primary and secondary legislation are to those enactments as amended.

Appendix A – Consultation Bodies

The Neighbourhood Planning (General) Regulations 2012 Schedule 1 Consultation bodies that the Parish Council or Neighbourhood Forum should consult (at pre-submission stage):

- In a London Borough, the Mayor of London
- A Local Planning Authority, county council or parish council any part of whose area is in or adjoins the area of the Local Planning Authority
- The Coal Authority
- The Homes and Communities Agency (now known as Homes England)
- Natural England
- The Environment Agency
- Historic England
- Network Rail Infrastructure Limited
- National Highways
- The Marine Management Organisation
- Any person to whom the electronic communications code applies, or who owns or controls electronic communications apparatus situated in any part of the area of the Local Planning Authority
- Where they exist a Primary Care Trust, licensee under the Electricity Act 1989, Licensee of the Gas Act 1986, sewerage undertaker and water undertaker
- Voluntary bodies whose activities benefit all or part of the neighbourhood area
- Bodies representing the interests of different racial, ethnic or national groups in the neighbourhood area
- Bodies representing the interests of different religious groups in the neighbourhood area and
- Bodies representing the interests of disabled people in the neighbourhood area.

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