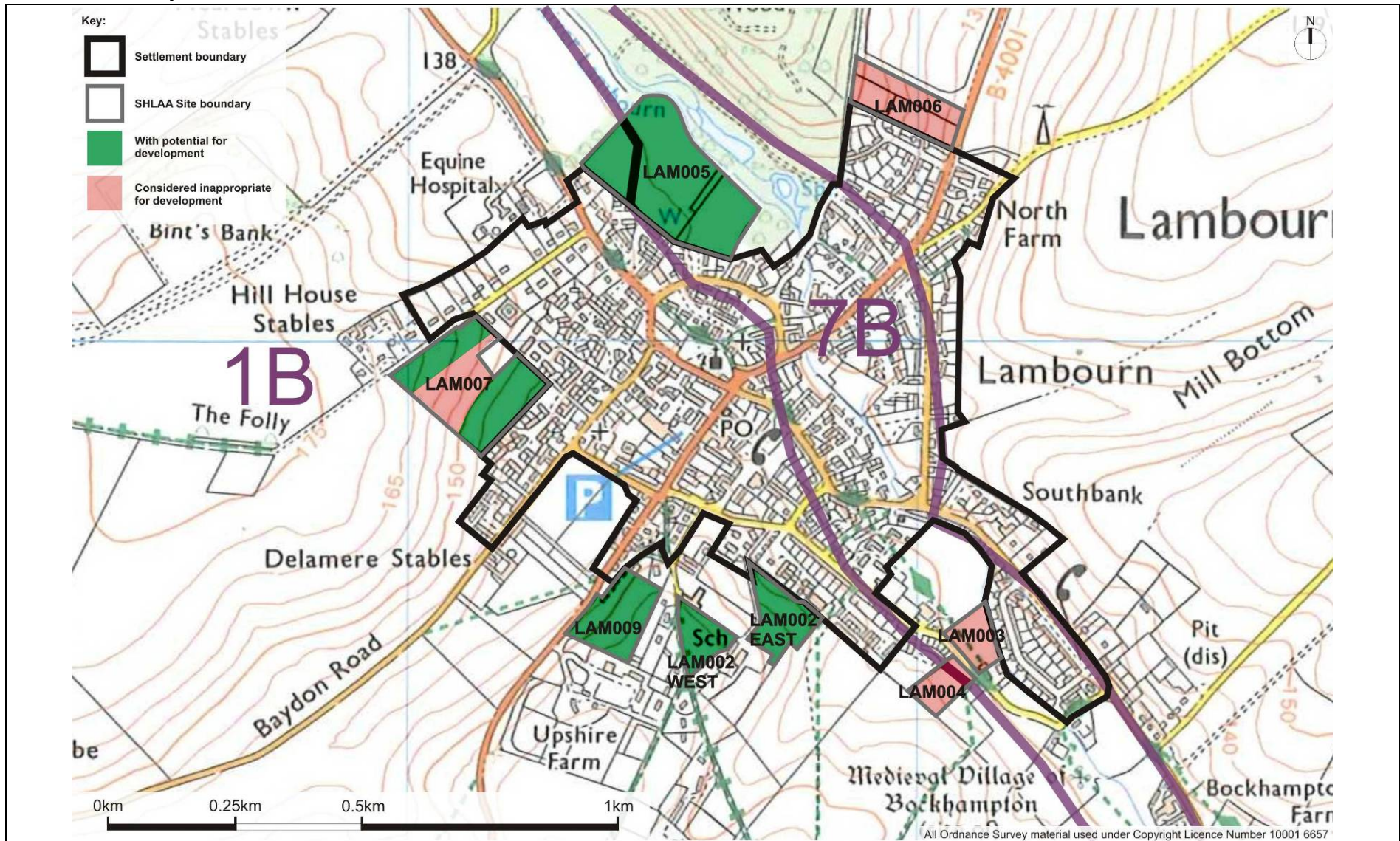


2.2. Rural Service Area: Lambourn – LAM 002A East, LAM 002B West, LAM 003, LAM 004, LAM 005, LAM 006, LAM 007, LAM 009

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Settlement map:



Assessment of Settlement

Settlement	Lambourn
North Wessex Downs AONB Character areas LCA 1B: Lambourn Downs LCA 7B: Lambourn Valley	
Date of site surveys	13 December 2010
Surveyors	AG/TJ

Key landscape characteristics

AONB LCA (unless source noted otherwise)

IB Lambourn Downs (LAM002, 005, 006, 007, 009)

- A strong, structural landform with a series of flat topped or gently rounded hills and ridgelines forming successive horizons, intersected by wide, dry valleys
- Large scale arable fields dominate with tiny fragments of surviving unimproved pasture on steep slopes
- Hedgerows tend to be gappy and poorly maintained with occasional mature hedgerow trees
- Thin linear skyline shelterbelts, hill top beech clumps and small, isolated mixed woodland blocks, are a distinctive feature of the area;
- Limited road access with minor tracks connecting farms. By contrast there is an extensive network of public rights of way (PROWs), gallops and rides.
- Historic features include prominent hilltop barrows, prehistoric field systems, trackways and settlements
- Remote and open with sparse population outside the larger valley settlement of Lambourn
- Around Lambourn itself, large areas of former fields and downs are now covered by land-uses related to race horse breeding and training (HECA: Lambourn Valley)
- Sinuous grain due to the convergence of several valleys at Upper Lambourn and the existence of numerous routes radiating out to surrounding watersheds (HECZ: Lambourn Valley and Downs – Racing – LAM002, 005 northwest section, 006, 007)
- Hedgerows require replanting to ensure continuity of character (NDLCA)
- Dramatic, rolling landform (BLCA)

7B Lambourn Valley (LAM003, 004, 005)

- The river flows through a narrow corridor
- Varied field pattern including small fields with sinuous boundaries that may date to the Saxon period plus informal and later formal enclosures
- Large manor houses and manor farms with ornamental parkland are a feature
- The Lambourn is a clear, fast flowing lowland chalk river with valuable wetland habitats including flood pastures and water meadows
- Medieval mills and weirs survive along the river e.g. at Weston. Remnant floated meadows are also a feature
- Regular spacing of attractive linear settlements along the valley with detached houses
- Almost all of Lambourn parish was enclosed into fields through Act of Parliament in the early 19th century, however the wider field pattern includes sinuous boundaries from 17th and 18th century informal enclosure (HECA: Lambourn Valley)
- Historically, the landscape was very sparsely wooded, with nucleated settlements of medieval or earlier origin regularly spaced along the valley floor. Valley sides were open fields with riverside meadows used for common grazing (HECA: Lambourn Valley)
- Long narrow zone along valley floor, with areas outside settlements largely consisting of water meadows until early 20th century, now arable or pasture (HECZ: Lambourn Valley Floor – LAM003)
- Southern side of valley historically covered with open fields with areas of downland (HECZ: Lambourn Valley – Scattered archaeological records – LAM004)
- River Lambourn, unusually, dries up in winter and flows again in the spring (VDS)
- Paddock fencing should be replaced with new hedgerows; replant to improved existing gappy hedgerows (NDLCA)

Key visual characteristics**AONB LCA** (unless source noted otherwise)**1B Lambourn Downs** (LAM002, 005, 006, 007, 009)

- Mainly open with strong horizons formed by ridgelines
- Scale and structure of the landscape is emphasised by a lack of strong field boundaries
- Exposed, bleak character created by uniform arable cover and lack of trees
- Large areas almost totally unwooded – the open aspect of the Historic Zone is important (HECZ: Lambourn Valley and Downs – Racing – LAM002, 005 northwest section, 006, 007)
- Limit visual influence of horse gallops and stable developments on the landscape, by selective siting (not screening with exotic conifers) (NDLCA)
- Open remote character west of Lambourn, with numerous bridleways, extensive panoramic views (BLCA)
- Open, undeveloped and highly visible skylines (BLCA)

7B Lambourn Valley (LAM003, 004, 005)

- The valley sides form a close horizon, a contained visual setting and a strong sense of enclosure
- The valley itself forms a small scale landscape of great interest, intimacy and detail compared to surrounding downs
- Preserve views to open, undeveloped valley sides and crests; preserve distinct character of settlements and their clear relationship to the surrounding landscape (BLCA)
- Lambourn has a particularly rural and remote character (BLCA)

Key settlement characteristics**AONB LCA** (unless source noted otherwise)**1B Lambourn Downs** (LAM002, 005, 006, 007, 009)

- Late 19th and late 20th century settlement growth is modest and limited to infill or growth around existing settlements (HECA: Lambourn Valley)
- Late 20th century development over Parliamentary fields, which were formerly open fields, downland and meadow. 1960s development on the east side of the village consisting of small estates, parks and schools. Development from 1980s onwards largely on the west side of the village and consisting of a mix of large detached houses and dense groups of small houses (HECZ: Lambourn – Recent Settlement – LAM005 south east section, 009)
- The distinctive oval pattern of Saxon settlements still dictates the street pattern of Lambourn, the circuit being formed by Market Place, Oxford Street, The Broadway, Big Lane and Parsonage Lane, with the church on the southern edge. (VDS)
- Redevelopment of the small number of 'Brownfield' sites in the village centre is a threat to the character of the settlement (HECZ: Lambourn – Historic Core)
- New development proposals that are insensitive or uncharacteristic, e.g. tennis courts, conifer plantations, cut and fill, or amalgamation of settlements to form a continuous ribbon, should be prevented (NDLCA)
- The continued expansion of large settlements including Lansdown and linear expansion infill to join smaller settlements (e.g. Chieveley – Downend to Beadon) should be avoided to prevent loss of character and local identity (NDLCA)
- Limited infill within defined settlement boundaries would be preferable (NDLCA)
- Large scale developments in this open farming landscape would be visually intrusive (NDLCA)
- Lambourn has a historic core with more modern peripheral development (BLCA)
- Further development or intensification of existing settlements would need to maintain the feeling of remoteness (BLCA)

7B Lambourn Valley (LAM003, 004, 005)

- Late 19th and late 20th century settlement growth is modest and limited to infill or growth around existing settlements (HECA: Lambourn Valley)
- Late 20th century development over Parliamentary fields, which were formerly open fields, downland and meadow. 1960s development on the east side of the village consisting of small estates, parks and schools. Development from 1980s onwards largely on the west side of the village and consisting of a mix of large detached houses and dense groups of small houses (HECZ: Lambourn – Recent Settlement – LAM005 south east section, 009)
- New development proposals that are insensitive or uncharacteristic, e.g. tennis courts, conifer plantations, cut and fill, or amalgamation of settlements to form a continuous ribbon, should be prevented (NDLCA)
- New development should be severely restricted to conserve character of existing settlements - large-scale developments are not appropriate in this narrow river valley (NDLCA)
- Prevent amalgamation of settlements to form continuous ribbon along valley bottom (NDLCA)
- Lambourn noted for its nucleated form around the church and market cross (BLCA)

Summary of the key characteristics of the settlement and landscape constraints on the extent and location of development

The village of Lambourn is centred on the convergence of several valleys, chiefly the valley of the River Lambourn and extending up a dry valley to the north east. The settlement is contained within two AONB landscape character areas: LCA 1B Lambourn Downs and 7B Lambourn Valley. Development occurs both in the valley floor and on the valley sides, mostly below the 150m AOD contour, but in some areas, notably on the western side of the village, up to the 170m contour. Development at the higher elevations tends to be made up of low density, detached properties with associated land often related to horse training. The result of the settlement extending up the slopes is that many views from within the settlement contain houses rather than clear, open countryside.

The valley landscape is noted for its small scale landscape mosaic, contrasting with the more exposed, large scale and open character of the surrounding Downland landscape. The enclosed valley landscape offers opportunities for locating new development whilst still retaining the visual enclosure. However, great care will also be needed to minimise the impact on the landscape character of the surrounding AONB, through limitations on development and generous provision of Green Infrastructure, to ensure that new buildings are appropriately integrated into the landscape. It is recommended that development within the valley floor and on open bluffs is avoided and that the settlement pattern is maintained along the direction of the valley and main road and that nucleated compactness of the village is maintained through small estates.

Sources:

North Wessex Downs AONB Integrated Landscape Character Assessment 2002;

Additional information from:

- Berkshire Landscape Character Assessment 2003 (BLCA)
- Newbury District Landscape Character Assessment 1993 (NDLCA)
- Historic Landscape Characterisation (HLC)
- Historic Environment Character Area Report (HECA)
- Historic Environment Character Zoning (HECZ)
- Lambourn Parish Plan (VDS)

SITE LAM 002A East**Photographs:***View south from housing to north east**View west from public footpath to east***Relationship with adjacent settlement**

- Not bounded by any road but accessible through residential area
- Housing on its north east side.
- School grounds to the north west
- Scale of site relates well to settlement pattern

Relationship with adjacent wider countryside

- Surrounded on three sides by open fields and horse paddocks
- Weak relationship to the countryside on the east and south sides as the site is not typical of the Downland landscape
- Part of open lower valley slopes extending east of settlement

Impact on key landscape characteristics

- No woodland affected
- Potential for removing long section of high conifer hedge which is out of character with the AONB
- Trees along north east boundary

Impact on key visual characteristics

- Vegetation along two sides of the site means the site has a sense of enclosure despite longer views to the south
- Development would have a localised impact on views out from adjacent housing and school and from a short section of a PROW along the south eastern side of site
- Views back into the site from the wider landscape would be affected

Impact on key settlement characteristics

- Development of the site would not be out of character with the existing settlement pattern, though higher density housing on the southern edge of the village is generally at lower contours

Summary of compliance with PPS7 paragraph 21

- This site could be developed without detriment to the natural beauty of the AONB, subject to the following recommendations

Recommendations

- Development on this site should be subject to the following conditions and protection and enhancement of the following features.
- Retention of the existing vegetation along the north east boundary
- Replacement of the conifer hedge with more appropriate native planting
- Denser development should be kept towards the north east edge, becoming less dense as the land rises
- Views from the surrounding countryside would need to be carefully considered
- New planting would be important in integrating the buildings into the landscape and defining the settlement edge

SITE LAM 002B West

Photographs:



View north east from lane and public footpath south west of site

<p>Relationship with adjacent settlement</p> <ul style="list-style-type: none"> • Separated from the main settlement by the school and its grounds • Adjacent to rural road and low density housing to the west • Stable buildings to the south
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • Long views to the east, north east and south east, but physically separated from the wider landscape by the stable buildings • The landscape pattern is typical of the transition between the settlement and the wider landscape
<p>Impact on key landscape characteristics</p> <ul style="list-style-type: none"> • No woodland would be affected • Site currently in use as paddocks • No impact on the wider landscape
<p>Impact on key visual characteristics</p> <ul style="list-style-type: none"> • Not typical of the wider LCA – less exposed and smaller in scale • Development would have a localised impact on views out from adjacent housing and school and from a short section of a PROW along the western side of site • Views back into the site from the wider landscape would be affected with the village as a background
<p>Impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Development would not be out of keeping with existing settlement pattern
<p>Summary of compliance with PPS7 paragraph 21</p> <ul style="list-style-type: none"> • This site could be developed without detriment to the natural beauty of the AONB, subject to the following recommendations
<p>Recommendations</p> <ul style="list-style-type: none"> • Development on this site should be subject to the following conditions and protection and enhancement of the following features. • Low density would be the most appropriate form of development at this elevation. • Views from the surrounding countryside would need to be carefully considered and • New planting would be important in integrating the buildings into the landscape

SITE LAM 003

Photographs:



View north from lane south west of site

<p>Relationship with adjacent settlement</p> <ul style="list-style-type: none"> • Adjacent to dense post-war suburban estate to east across the river • Open field (LAM004) leading to wider open fields to the south west, across the lane • Separated from the main village core by a sports field to the north. • South western edge of site bounded by rural lane • Linear pattern of double depth of housing fronting onto the lane at village entrance, including a lone house at the southern end of the site
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none"> • Link to valley landscape weakened by the sports field to the north and the house to the south • Open countryside extends from site across Bockhampton Road into wider landscape • Part of the open river corridor east of the village
<p>Impact on key landscape characteristics</p> <ul style="list-style-type: none"> • No loss of woodland, but trees and vegetation along river would need to be retained as an important site feature but also a characteristic of the river valley bottom • Loss of a small, intimate section of the valley landscape • Loss of open setting to the river Lambourn • Loss of open approach to village
<p>Impact on key visual characteristics</p> <ul style="list-style-type: none"> • Fairly enclosed site – development could be contained with additional planting along road edge • Localised impact on views out from adjacent properties and from a short section of a PROW running through the site
<p>Impact on key settlement characteristics</p> <ul style="list-style-type: none"> • Loss of the countryside setting at the village entrance
<p>Summary of compliance with PPS7 paragraph 21</p> <ul style="list-style-type: none"> • Development on this site would result in harm to the natural beauty of the AONB. It would affect the key characteristic of the open river landscape and reduce the overall effectiveness of the open countryside to the south in maintaining a rural approach to the village.
<p>Recommendations</p> <ul style="list-style-type: none"> • The site should not be pursued as a SHLAA site

SITE LAM 004**Photographs:**

View south west from lane and public footpath north east of site



View north west from lane and public footpath north east of site

Relationship with adjacent settlement

- Separated from main core of village by an open field and housing.
- North eastern edge of site bounded by rural lane.
- Open field (LAM003) to the north east, across the lane

Relationship with adjacent wider countryside

- Not typical of valley landscape character
- Some connection with Downland character area to the south
- Part of the landscape pattern which extends south-eastwards between the valley bottom and river corridor and the open arable fields on higher ground

Impact on key landscape characteristics <ul style="list-style-type: none">• No woodlands would be affected• Boundary hedgerows would need to be retained• Loss of open countryside in lower valley slopes characteristic of this part of Lambourn
Impact on key visual characteristics <ul style="list-style-type: none">• The site has a degree of enclosure but development would be exposed along its western and southern edge• Localised impact on views out from adjacent properties and from a short section of a PROW running through the site
Impact on key settlement characteristics <ul style="list-style-type: none">• Loss of the countryside setting at the village entrance• Development in this part of the village is below the 130m AOD contour line, which passes through the site
Summary of compliance with PPS7 paragraph 21 <ul style="list-style-type: none">• Development on this site would result in harm to the natural beauty of the AONB. It would reduce the overall effectiveness of the open countryside to the south in maintaining a rural approach to the village and contribute to the erosion of the river valley landscape.
Recommendations <ul style="list-style-type: none">• The site should not be pursued as a SHLAA site

SITE LAM 005**Photographs:**

View north west from housing to south



View south east from housing adjacent to west side of site

Relationship with adjacent settlement

- Bounded along south west edge of site by 20th, century, medium density housing
- Open fields to north west and the river to the north east
- The south eastern edge of site is separated from the historic core of the village by a small section of woodland
- The site is accessible via a residential road

Relationship with adjacent wider countryside

- The larger eastern part of site in LCA 7B has strong links with the wooded river valley landscape to the north west
- The small section on the western side which is within LCA 1B is of the same character as LCA7B
- The site is enclosed and distinct from the wider unwooded landscape extending north-westwards up the valley along Upper Lambourn Road

Impact on key landscape characteristics <ul style="list-style-type: none">• Heavily wooded slope to north east of site, but no woodland within site• Loss of a section of the valley landscape
Impact on key visual characteristics <ul style="list-style-type: none">• Visually enclosed by housing to south west and south east and by woodland and landform to the northeast• Localised impact on views out from adjacent properties and from adjacent piece of open land to the north west
Impact on key settlement characteristics <ul style="list-style-type: none">• Loss of informal open space• Development would not be out of keeping with existing settlement pattern
Summary of compliance with PPS7 paragraph 21 <ul style="list-style-type: none">• This site could be developed without detriment to the natural beauty of the AONB, subject to the following recommendations
Recommendations <ul style="list-style-type: none">• Development on this site should be subject to the following conditions and protection and enhancement of the following features.• Retention of existing riverside vegetation and• Provision of connections for pedestrians to link the existing housing with the valley floor to the north

SITE LAM 006**Photographs:***View west from B4001**View south west from B4001***Relationship with adjacent settlement**

- The site directly abuts a medium density housing estate to the south,
- This edge of the settlement has a rather 'raw' edge, with buildings poorly integrated into the landscape
- The adjacent housing forms a strong, straight edge to the settlement, with houses extending from the road up the hill to the edge of woodland at an elevation of approximately 140-145m AOD
- The site is outside of the village 'gateway' marked by signage
- The site's eastern boundary is formed by a rural road

Relationship with adjacent wider countryside

- Open fields are adjacent to the north and across the road to the east
- The site has a strong relationship with the east-facing valley which extends to the north.
- The site forms a transition between the open arable fields to the north and the settlement to the south
- The site is located on steeply rising ground facing the dry valley along the Wantage Road, part of the open hillside north of the village

Impact on key landscape characteristics

- No wooded areas on site, but adjacent to the west
- A line of trees runs along the boundary with the road, with a young hedge on the northern boundary
- Loss of part of the open hillside
- Impacts on northern gateway into the village

Impact on key visual characteristics

- Visually enclosed by housing to south and by woodland and landform to the north west
- Localised impact on open views from adjacent housing
- Development would be visible from Wantage Road and Sheepdrove Road

Impact on key settlement characteristics

- Breaking of strong, straight settlement edge which creates a strong sense of arrival to the village
- However, the site's development could offer opportunities to soften the edge of settlement

Summary of compliance with PPS7 paragraph 21

- Development on this site would result in harm to the natural beauty of the AONB. It would extend settlement further into the open downland landscape.

Recommendations

- The site should not be pursued as a SHLAA site. However should the adjoining site within the settlement boundary be redeveloped it is recommended that a wooded edge is planted along the existing settlement edge at this point to integrate the housing into the landscape

SITE LAM 007**Photographs:**

View south east from lane to west of site



Distant view of site from B4001 to south (adjacent to LAM009)

Relationship with adjacent settlement

- The site is surrounded on 3 sides by housing, with 20th century medium density and more recent development to the north east and south east boundaries, and older, low density housing across the road to the north west
- The lower density housing occurs up to the 170m AOD contour, with higher density on the lower slopes, below 150m. The site itself extends up to 170m AOD with the majority below 165m AOD
- The site contains horse paddocks and stable buildings

Relationship with adjacent wider countryside

- The site has some relationship with the countryside to the south west, which is a continuation of the east facing valley side, but hedgerows around and within the site, including a tall, conifer hedge disconnect the site visually from the countryside beyond
- The site lies on slopes dropping into the valley and the settlement away from the extended wider landscape

Impact on key landscape characteristics

- No woodlands are affected
- Potential for replacing the incongruous conifer hedgerow with more appropriate planting
- Other boundary hedges made up of native species are important features
- Site currently in use as paddocks

Impact on key visual characteristics

- Not typical of the wider LCA – less exposed and smaller in scale
- Development of the whole site would be prominent in views from the surrounding Downs and from within the settlement

Impact on key settlement characteristics

- Some appropriate development would not be out of keeping with existing settlement pattern

Summary of compliance with PPS7 paragraph 21

- Development on part of this site, subject to the recommendations below, would result in little harm to the natural beauty of the AONB. It is recommended that only the land adjacent to Folly Road and below the 150m AOD contour in the south of the site be included

Recommendations

- Development on this site should be subject to the following conditions and the protection and enhancement of the following features:
- Low density, linear housing (similar to that north of Folly Lane would be the most appropriate form of development at the higher elevation, and
- Higher density, similar to the housing to the east, on the lower ground in the eastern part of site.
- Views from the surrounding countryside would need to be carefully considered
- New planting would be important in integrating the buildings into the landscape, including the replacement of the conifer hedges.
- An area between the two portions of the site for development would need to be left as open field or open space to reduce the overall impact of the development

SITE LAM 009**Photographs:**

View north east from public footpath to west



View south from public footpath to west

Relationship with adjacent settlement

- Separated from main core of village by low density housing to north and east.
- The western boundary is formed by the road,
- Upshire Farm is to the south
- The site sits on lower valley slopes which are typically part of the more open and fragmented edge of the village

Relationship with adjacent wider countryside

- Link with surrounding countryside along valley side to the south west interrupted by the farm
- Lower valley sides across the road to the west are less steep and visually separated from the site by the roadside vegetation

Impact on key landscape characteristics

- Dense hedgerow vegetation along the western boundary with the road
- Strong hedgerow boundaries to the south boundary, and part of the eastern boundary
- No woodland affected
- Development of the more visible higher parts of the site would have some impact on the character of the wider landscape pattern

Impact on key visual characteristics

- More enclosed than is typical for wider LCA, so some development could be visually contained
- Views of higher part of site from the valley and village to the west, so views back into the site from the wider landscape would be affected
- PROW within site

Impact on key settlement characteristics

- Development would not be out of keeping with existing settlement pattern

Summary of compliance with PPS7 paragraph 21

- This site could be developed without detriment to the natural beauty of the AONB, subject to the following recommendations

Recommendations

- Development on this site should be subject to the following conditions and the protection and enhancement of the following features:
- Low density would be the most appropriate form of development in the higher parts of the site
- Views from the surrounding countryside would need to be carefully considered
- New planting would be important in integrating the buildings into the landscape
- Existing vegetation framework would need to be protected

Conclusion

It is concluded that some development can be considered adjoining the settlement of Lambourn within all eight potential SHLAA sites examined without incurring material harm to the special qualities and natural beauty of the AONB. It is therefore recommended that LAM002A East, LAM002B West, LAM005, LAM007 and LAM009 be retained subject to the landscape requirements in the Recommendations, which include constraints on the extent of the sites which could be developed.

It is recommended that not all three sites south of the village, LAM 002 A and B and 009, be developed as the cumulative effect on this more open loosely developed part of the village would be detrimental to both the settlement and the interface with the wider landscape to the detriment of the AONB. It is also recommended that the larger sites LAM 005 and 007 are either only developed in part concurrently, or either one or the other selected, to continue the pattern of sequential small developments in the village.