

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>	

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	<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>	

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<p><i>(c) The proposed neighbourhood development plan;</i></p>	<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). 	<p>Yes</p>

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). 	

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	<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). 	

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	<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

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<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

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<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>	<p>Yes</p>
<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>	<p>Yes</p>

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<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

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<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>	<p>Yes</p>

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effects of certain public and private projects on the environment (as amended from time to time), (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008), (e) prescribed development or development of a prescribed description; and (f) development in a prescribed area or an area of a prescribed description.		

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.