

Lambourn Parish Neighbourhood Plan

Submission Plan to 2041
V10 December 2025

Prepared by Lambourn Parish Council

In conjunction with
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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:

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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.



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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.

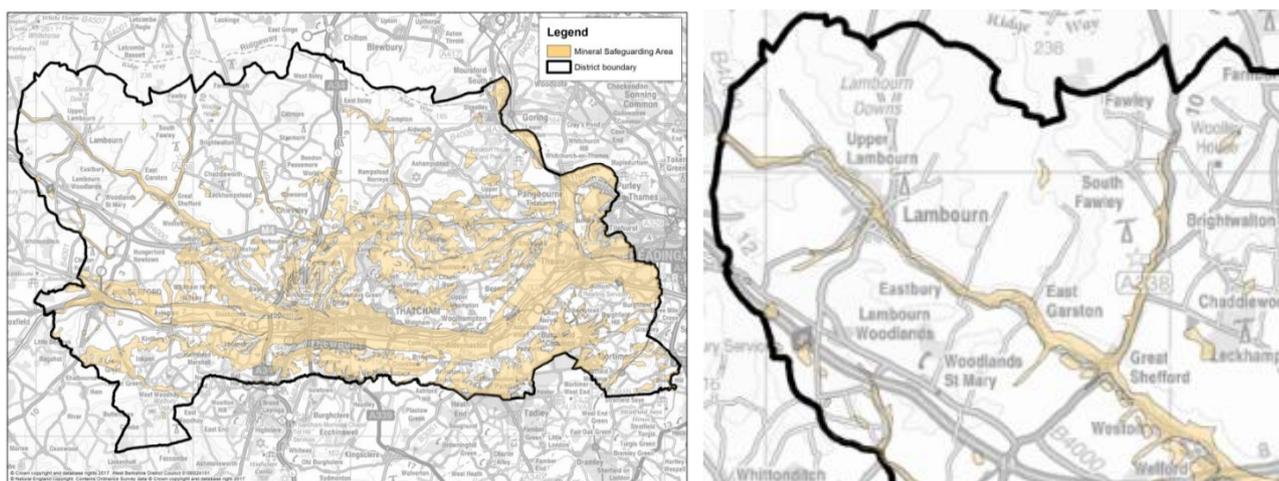


Figure 3. Mineral Safeguarding Area Map with Inset of Lambourn

- 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).

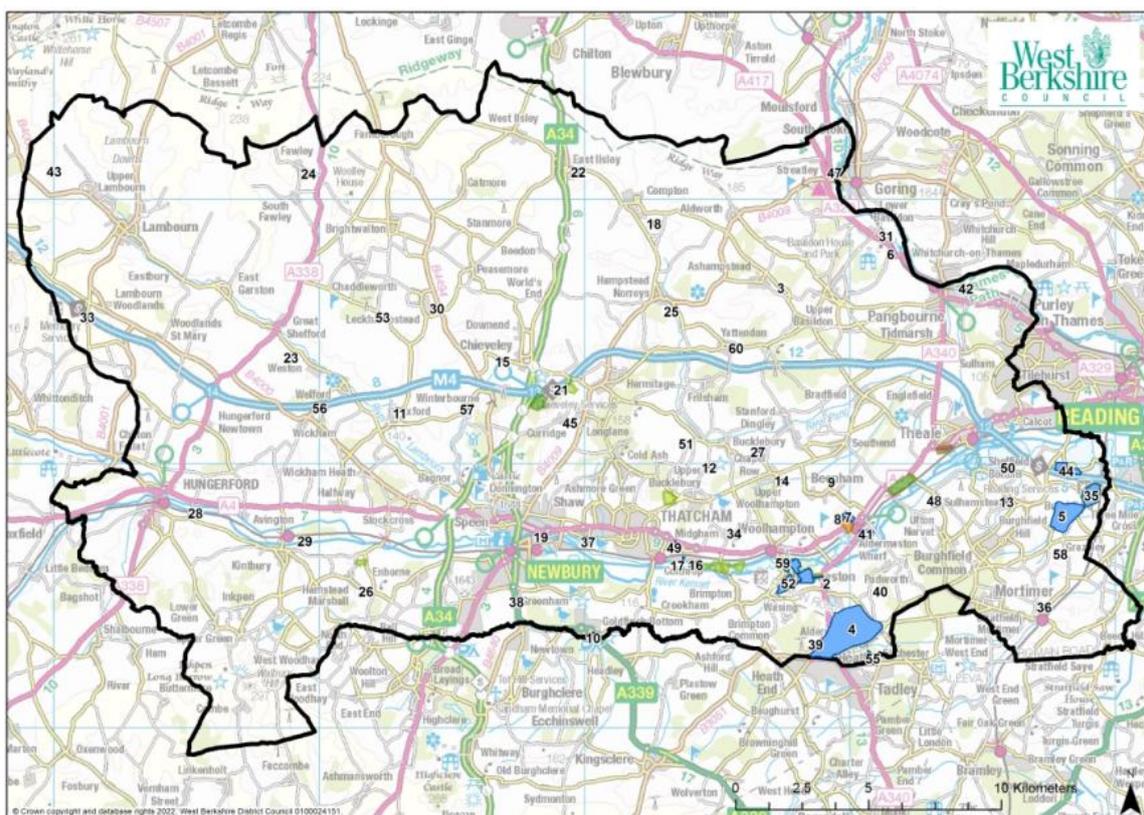


Figure 4. Waste Safeguarding Sites Map

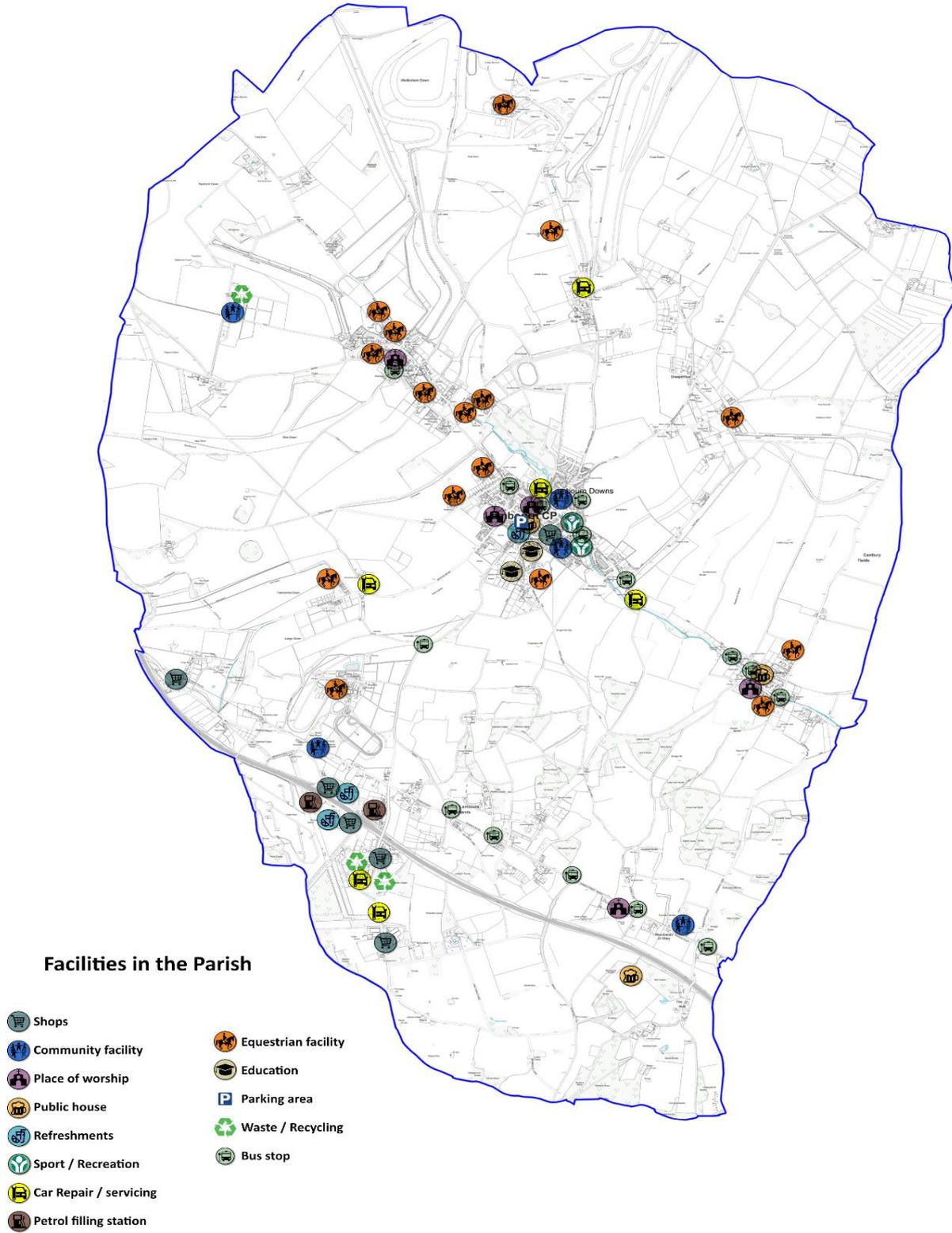
2.3.4. *Policy 19 Protected Landscapes* highlights that proposals within National Landscapes should be sensitively located and designed to avoid or minimise adverse impacts. Both major and minor proposals for mineral and waste development will be considered acceptable only in exceptional circumstances. 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

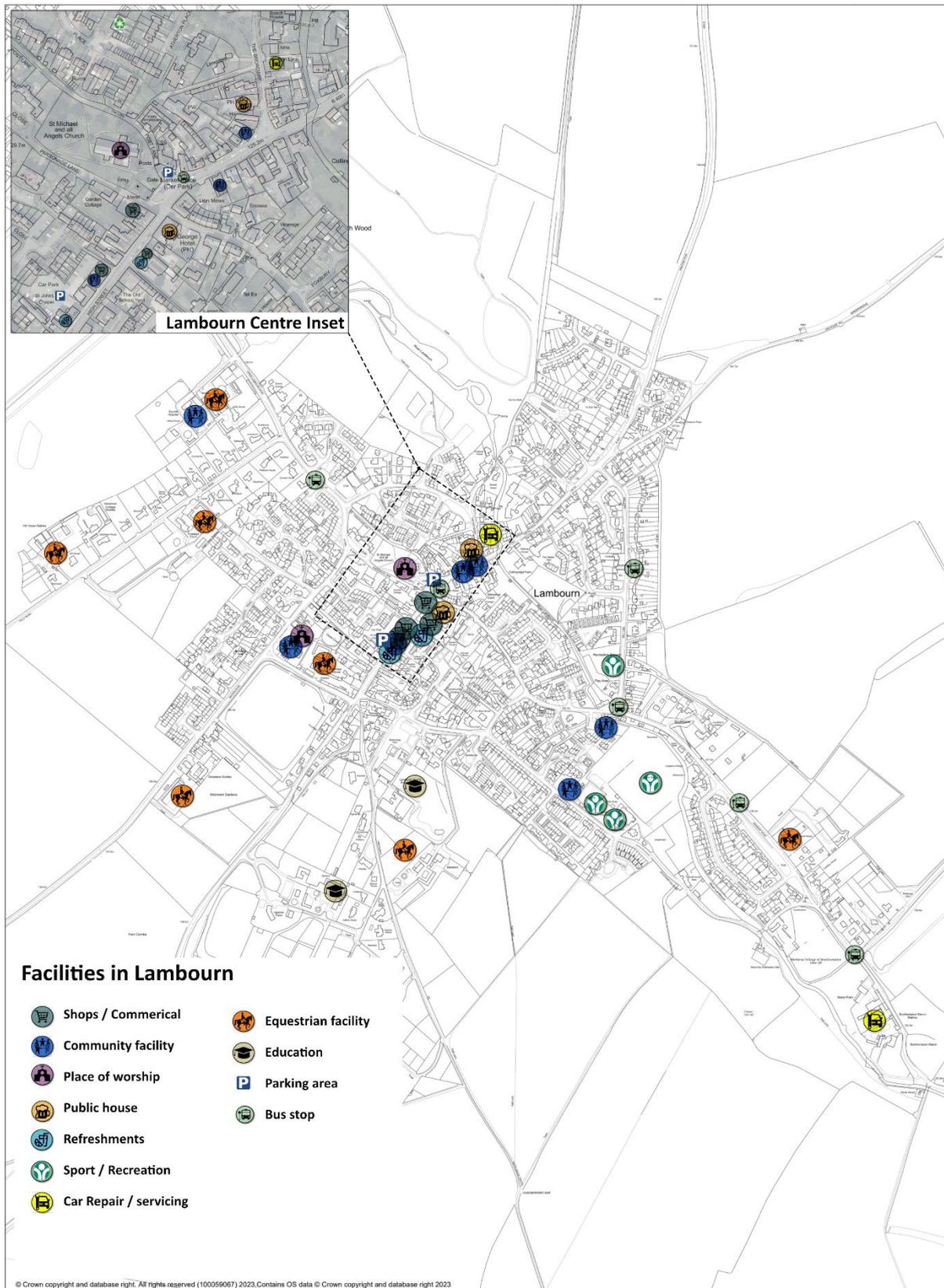


Figure 6. Facilities in Lambourn Village



- 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

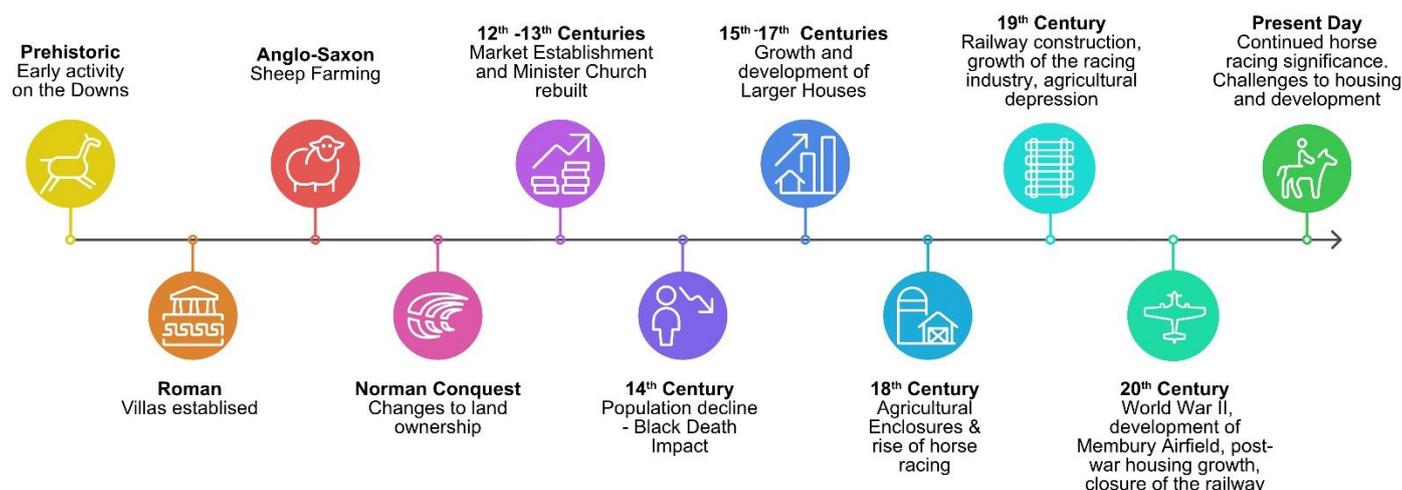


Figure 7. Development Timeline of Lambourn Parish

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.

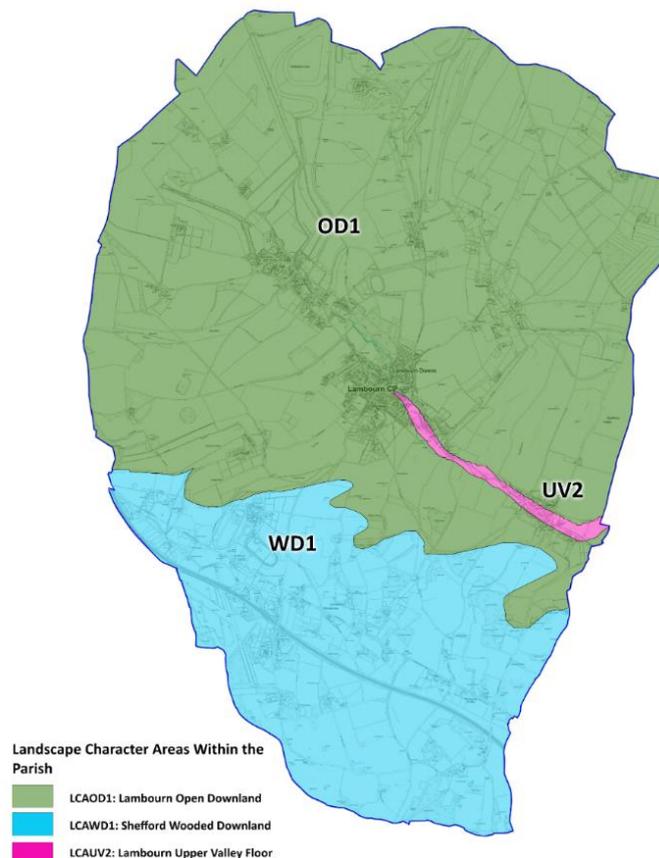


Figure 8. Landscape Character Areas identified in the West Berkshire LCA

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.

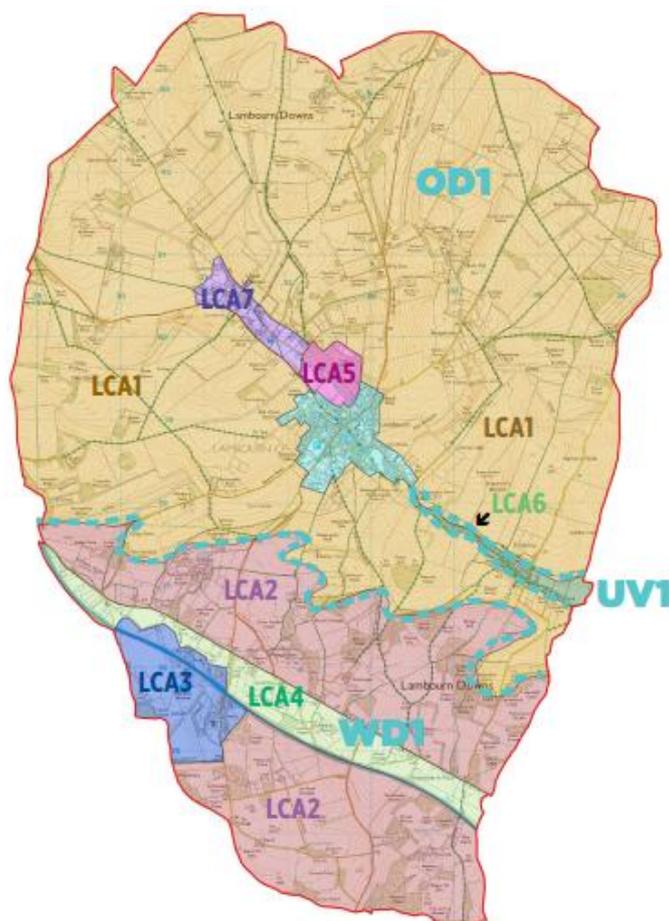


Figure 9. Landscape Character Areas Identified in the Landscape Character Appraisal (By Lepus Consulting)



- 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.

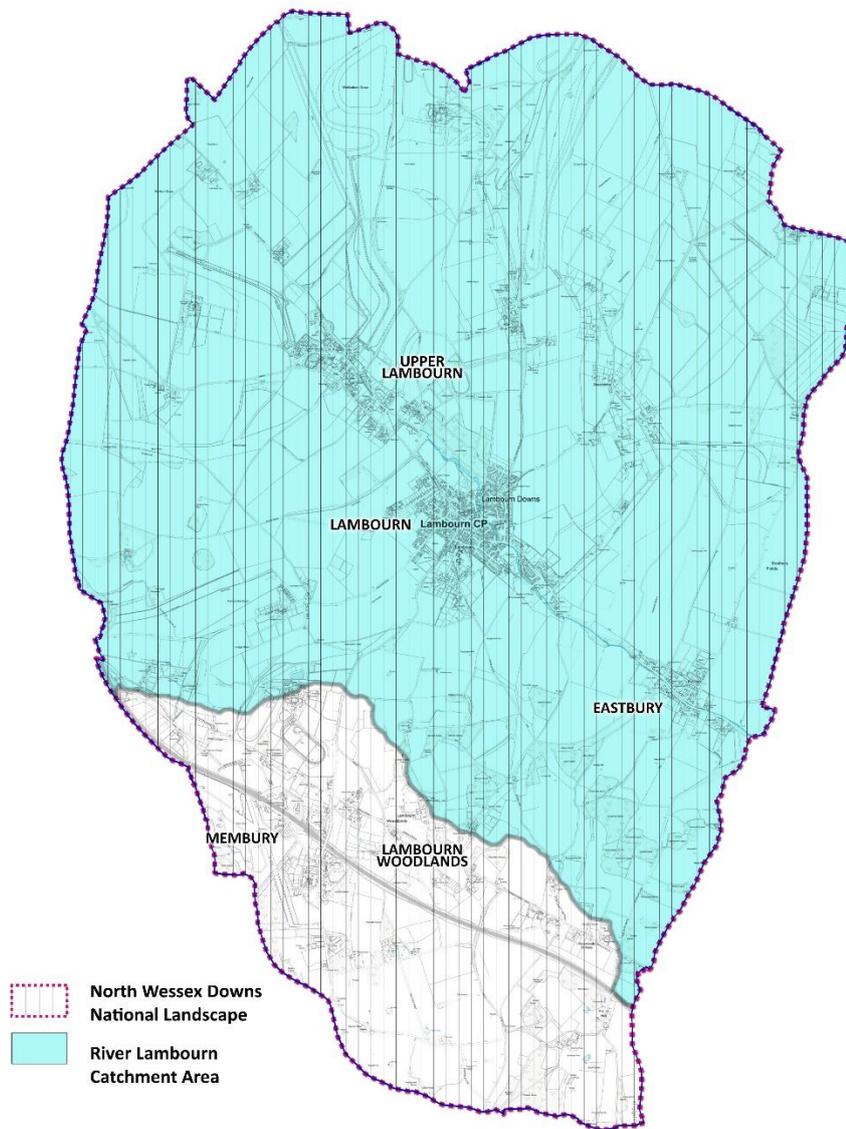


Figure 10. Extent of North Wessex Downs Which Covers the Entire Parish



- 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

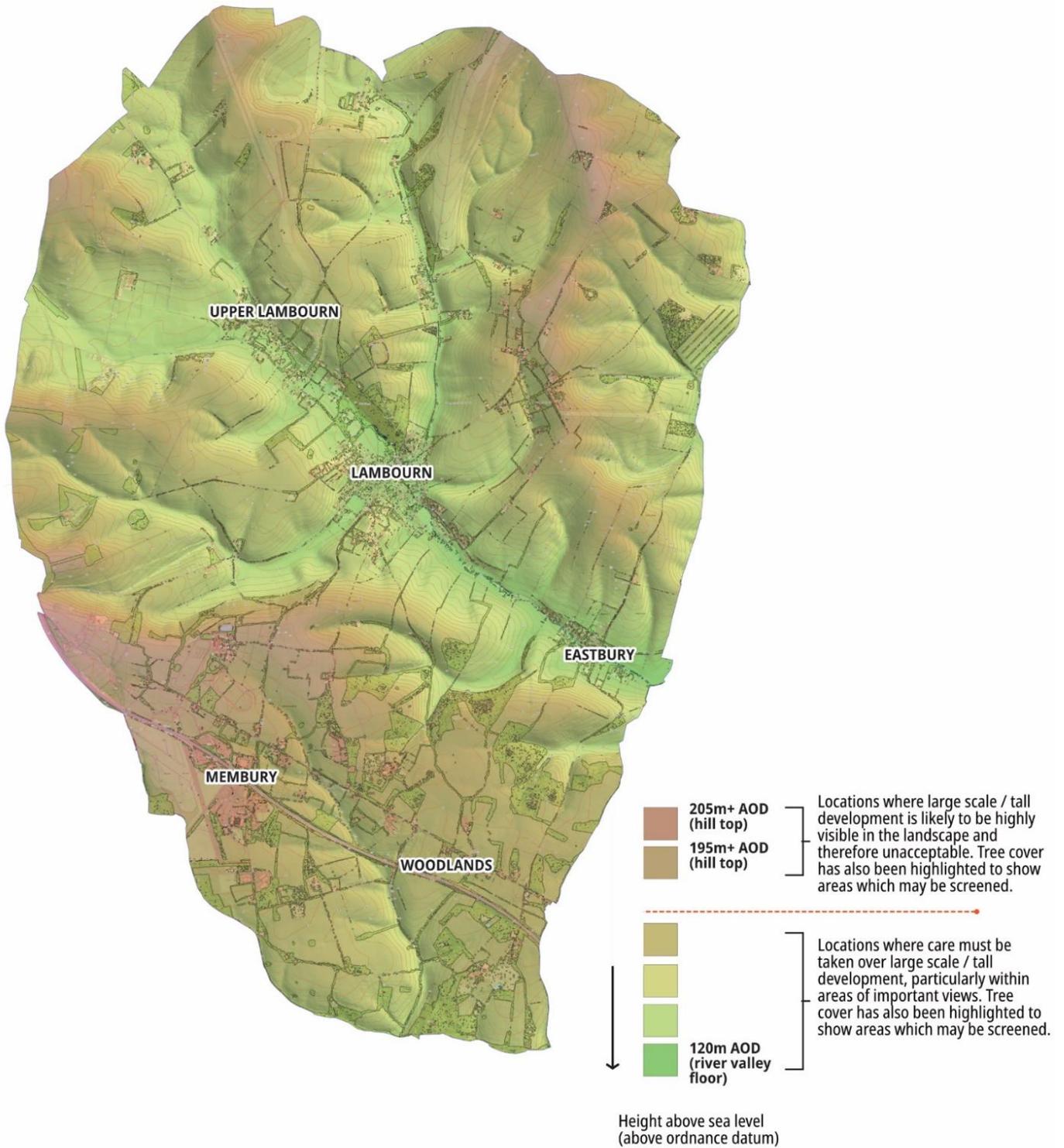


Figure 12. Landform and Topography Map of the Parish



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

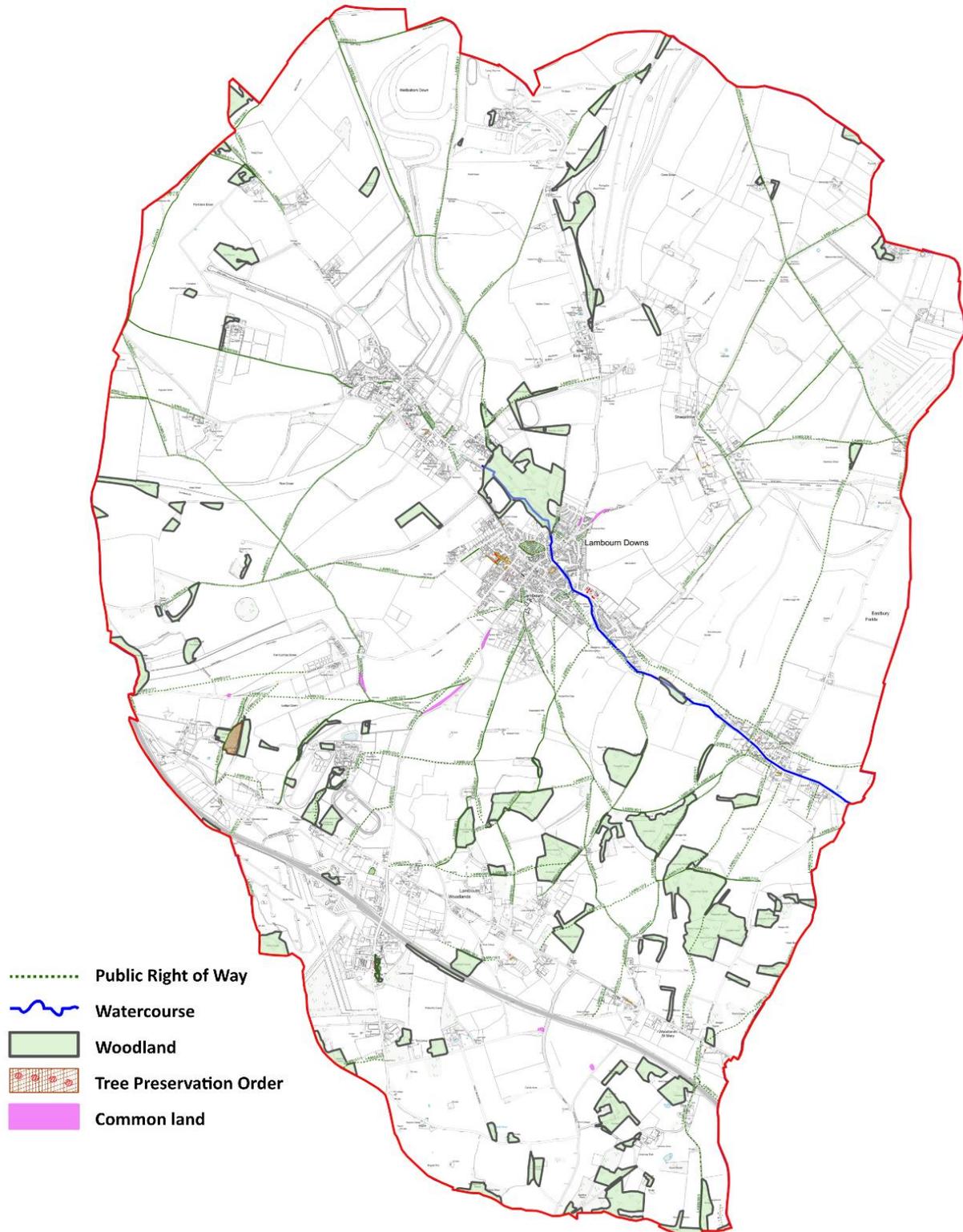


Figure 14. Overview Map of Green and Blue Infrastructure in the Parish (See Detailed Maps Below and/or Appendix F)



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

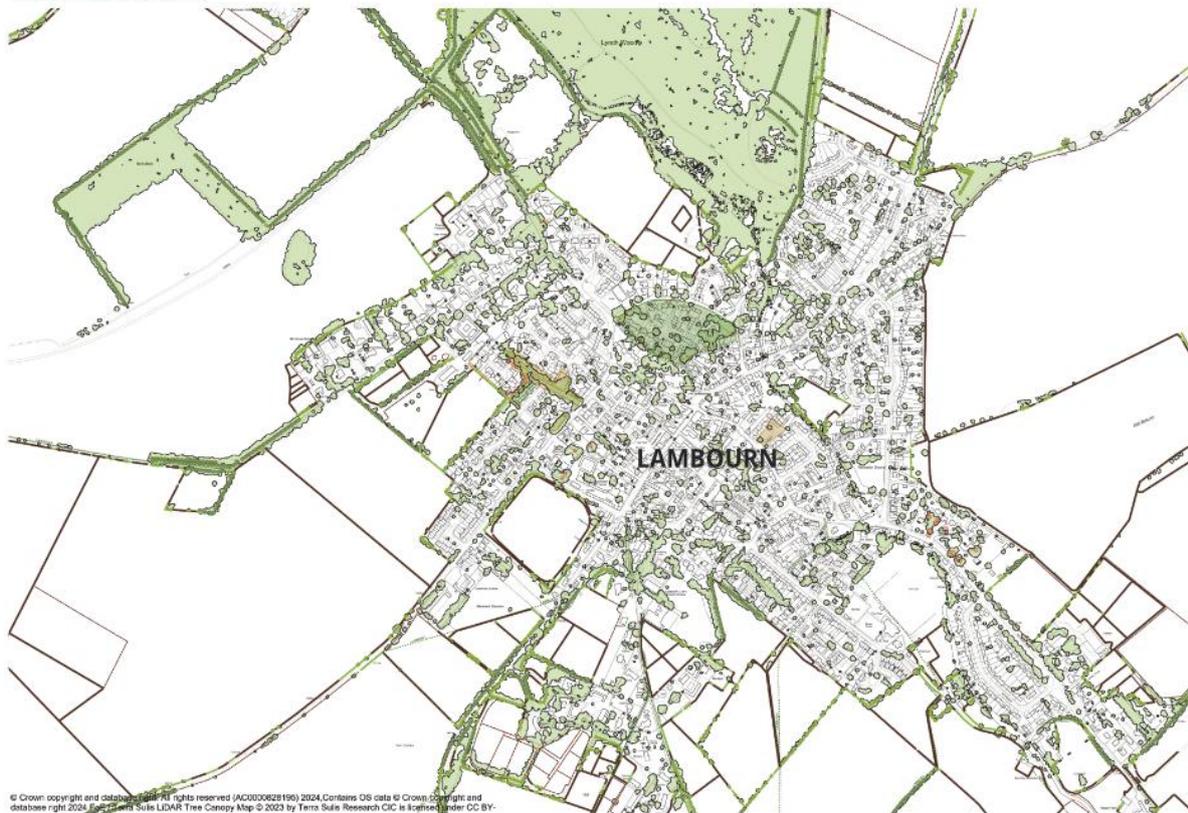


Figure 17. Detailed Map of Green Infrastructure in Lambourn Village

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.

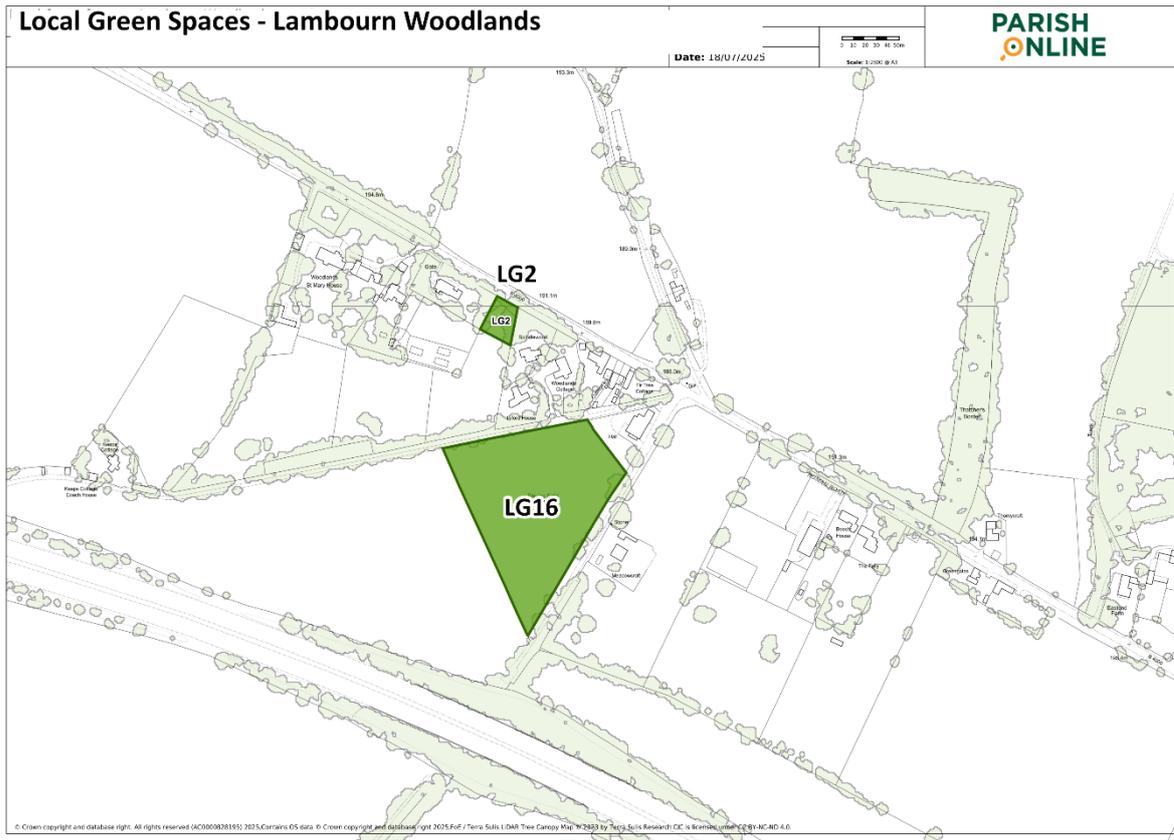


Figure 20. Local Green Spaces Map - Lambourn Woodlands

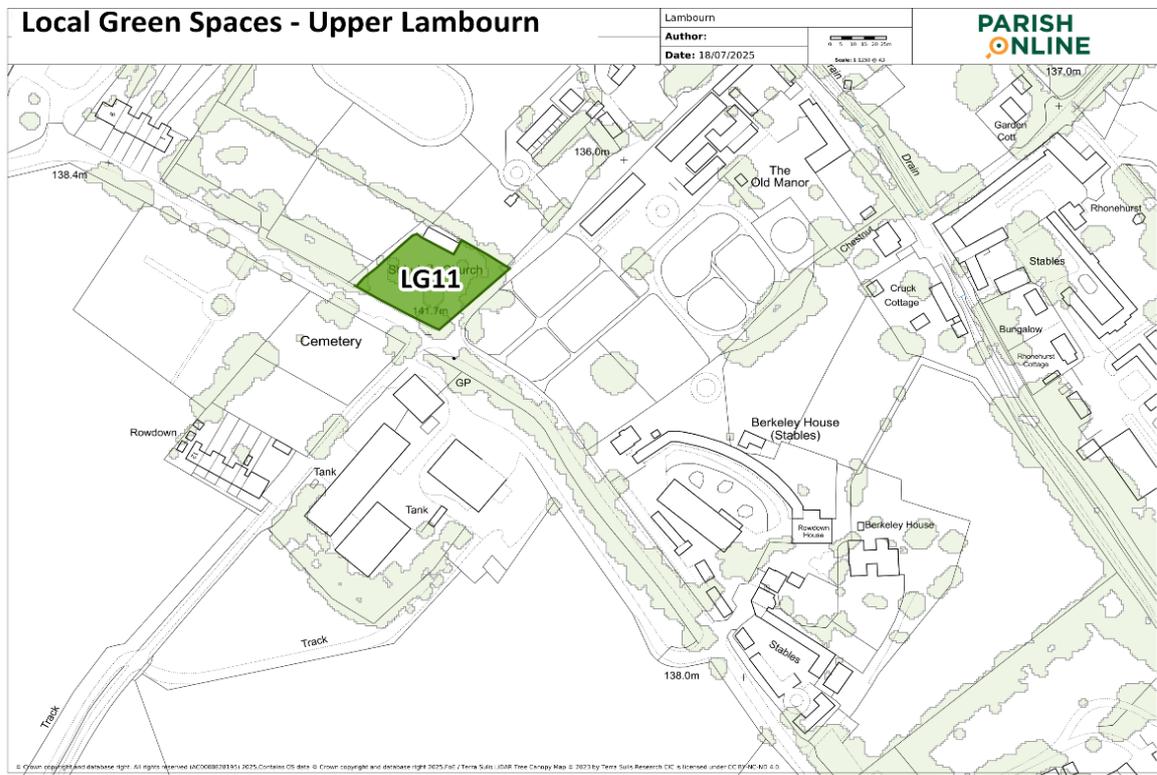


Figure 21. Local Green Spaces Map - Upper Lambourn

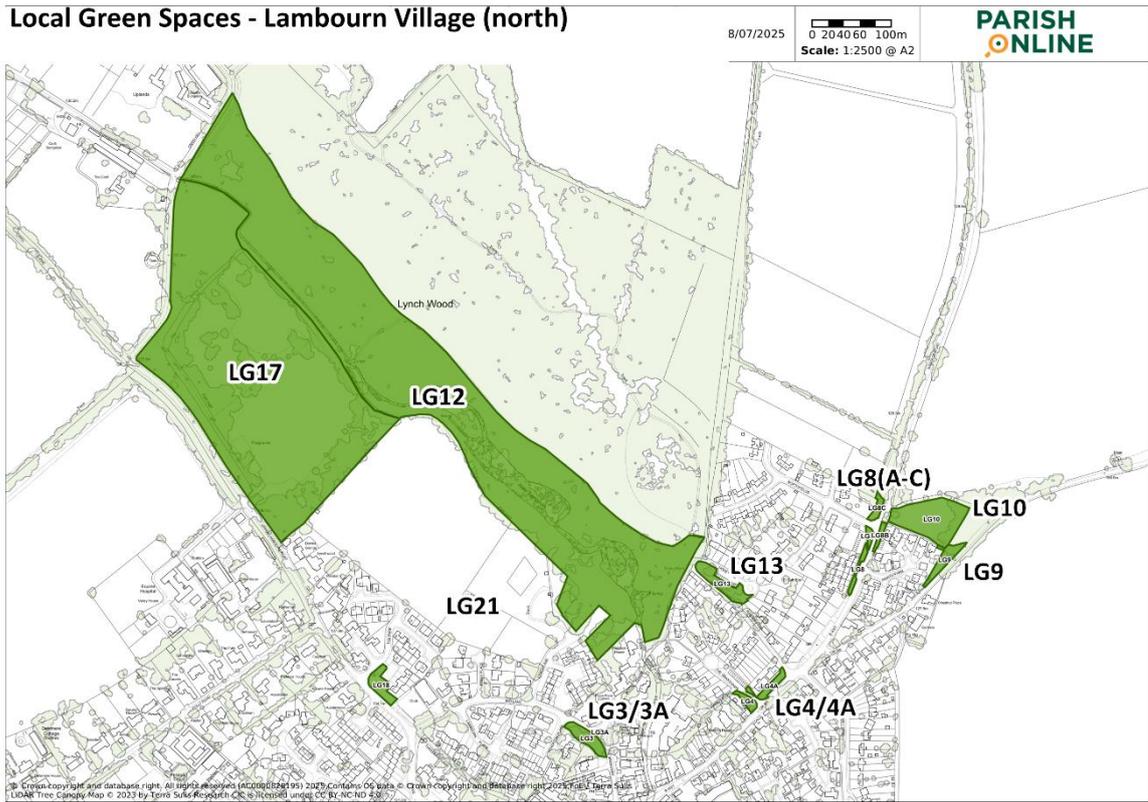


Figure 22. Local Green Spaces Map – Lambourn Village (North)

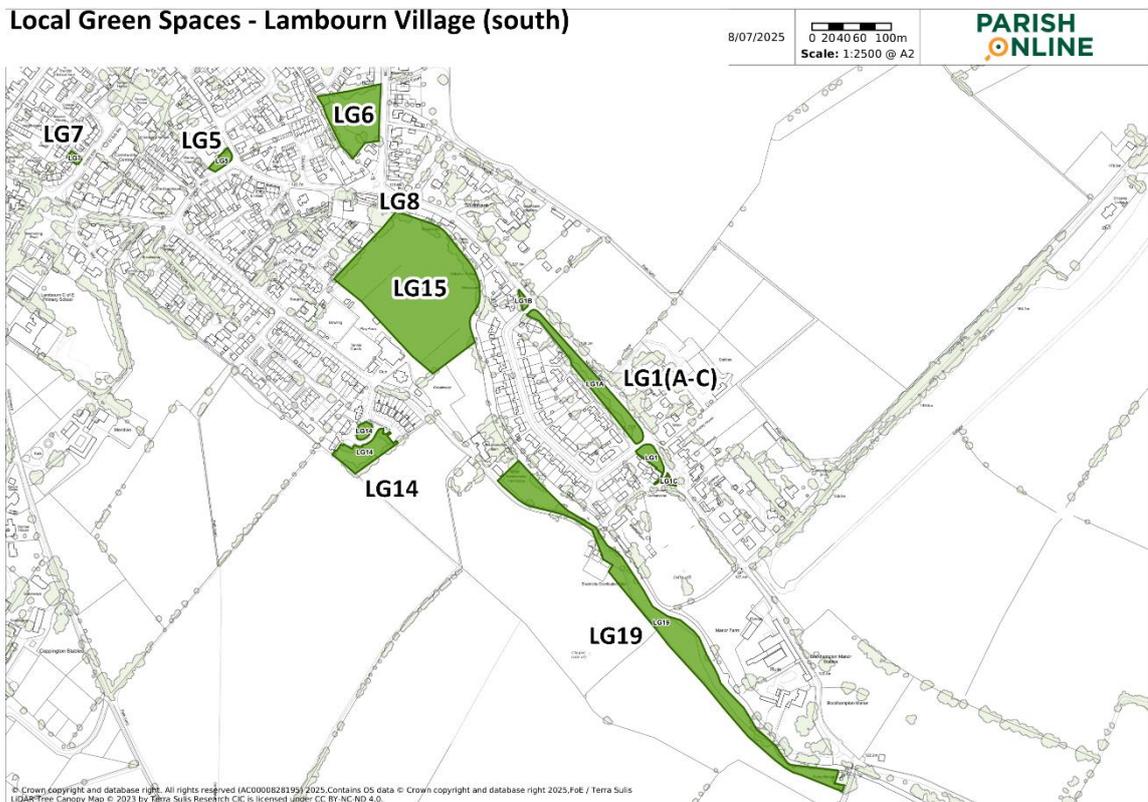


Figure 23. Local Green Spaces Map – Lambourn Village (South)



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



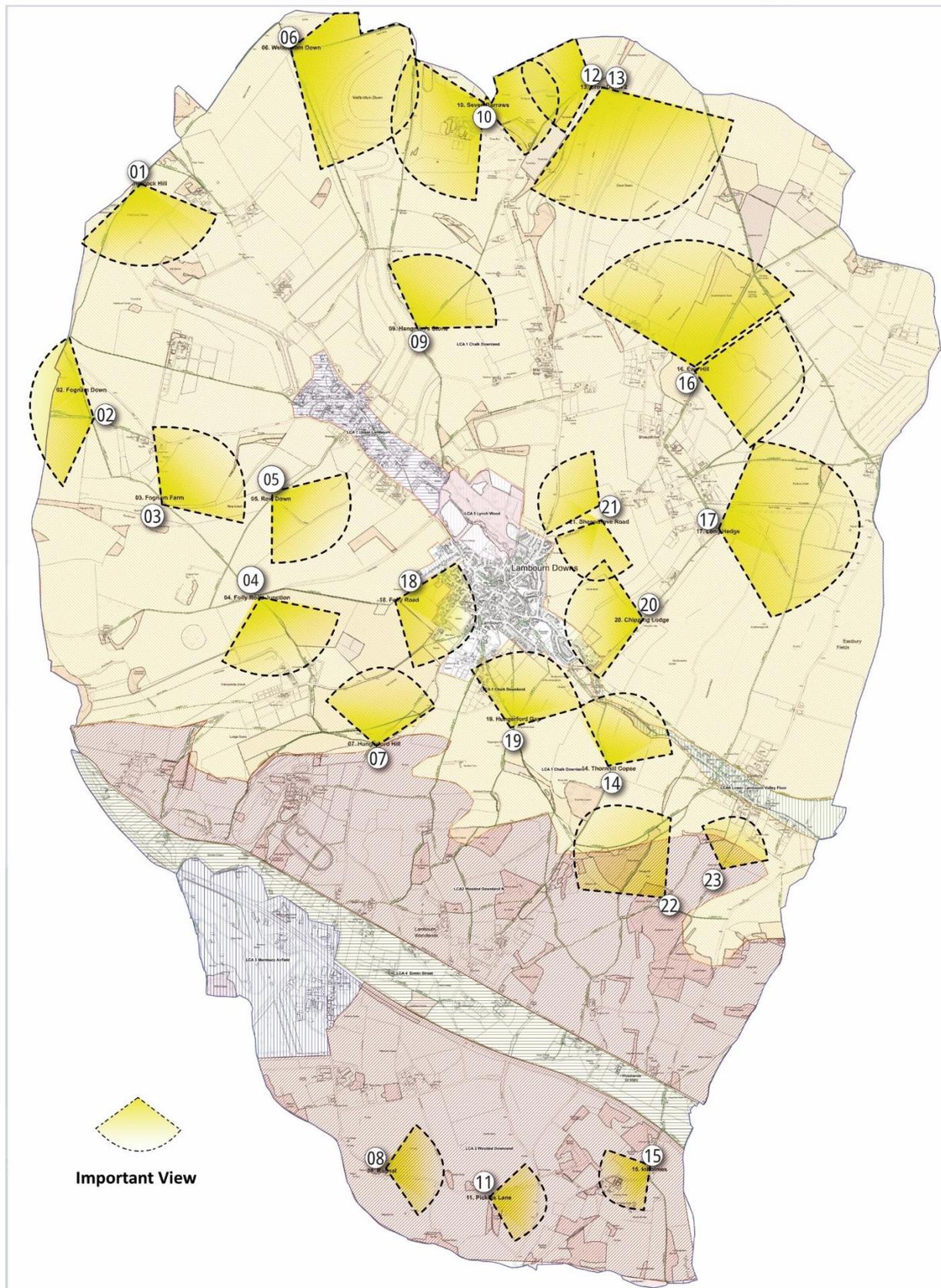


Figure 24. Map of Important Views in Lambourn



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.

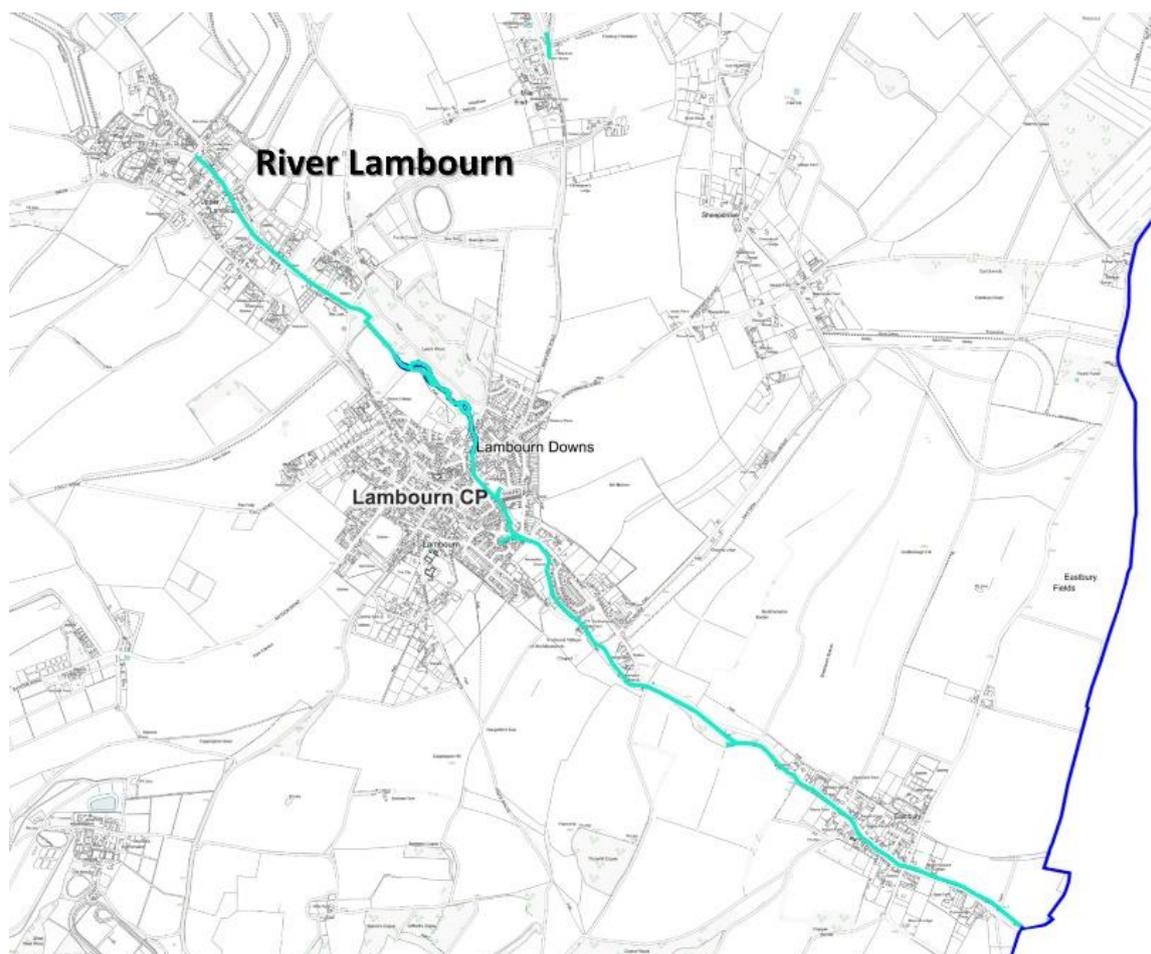


Figure 27. Map of River Lambourn



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

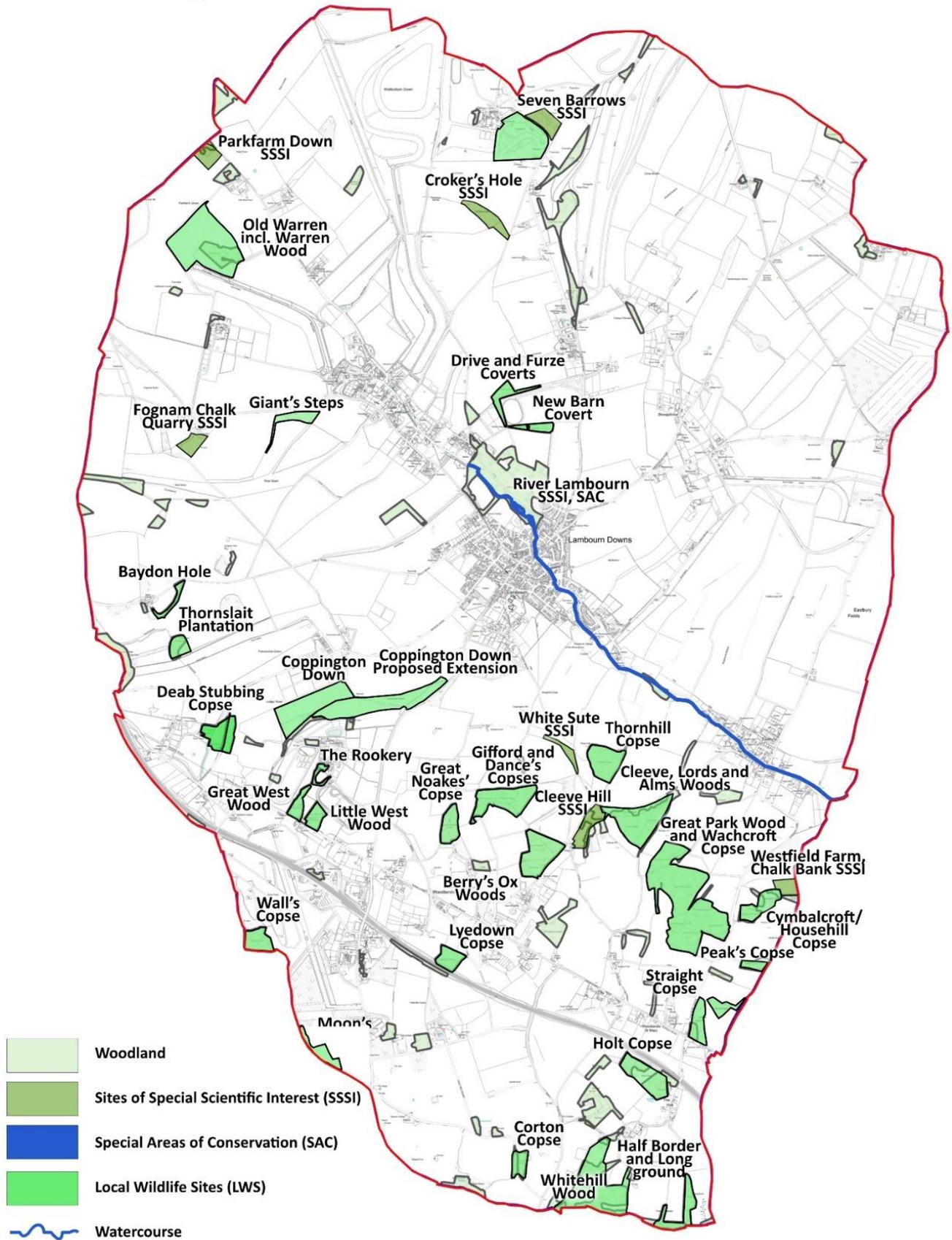


Figure 29. Map of Biodiversity and Designations in the Parish



Priority Habitats in the Parish

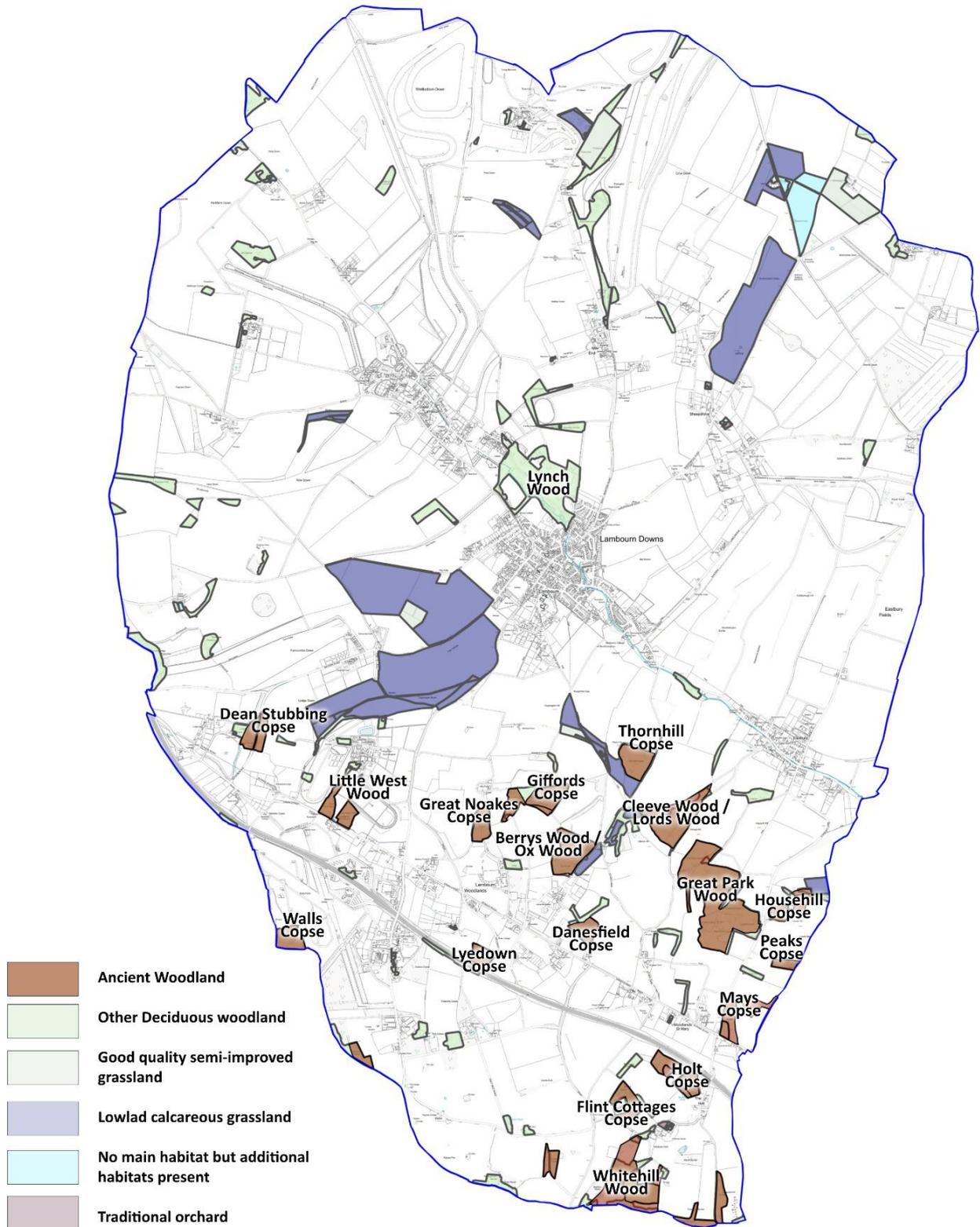
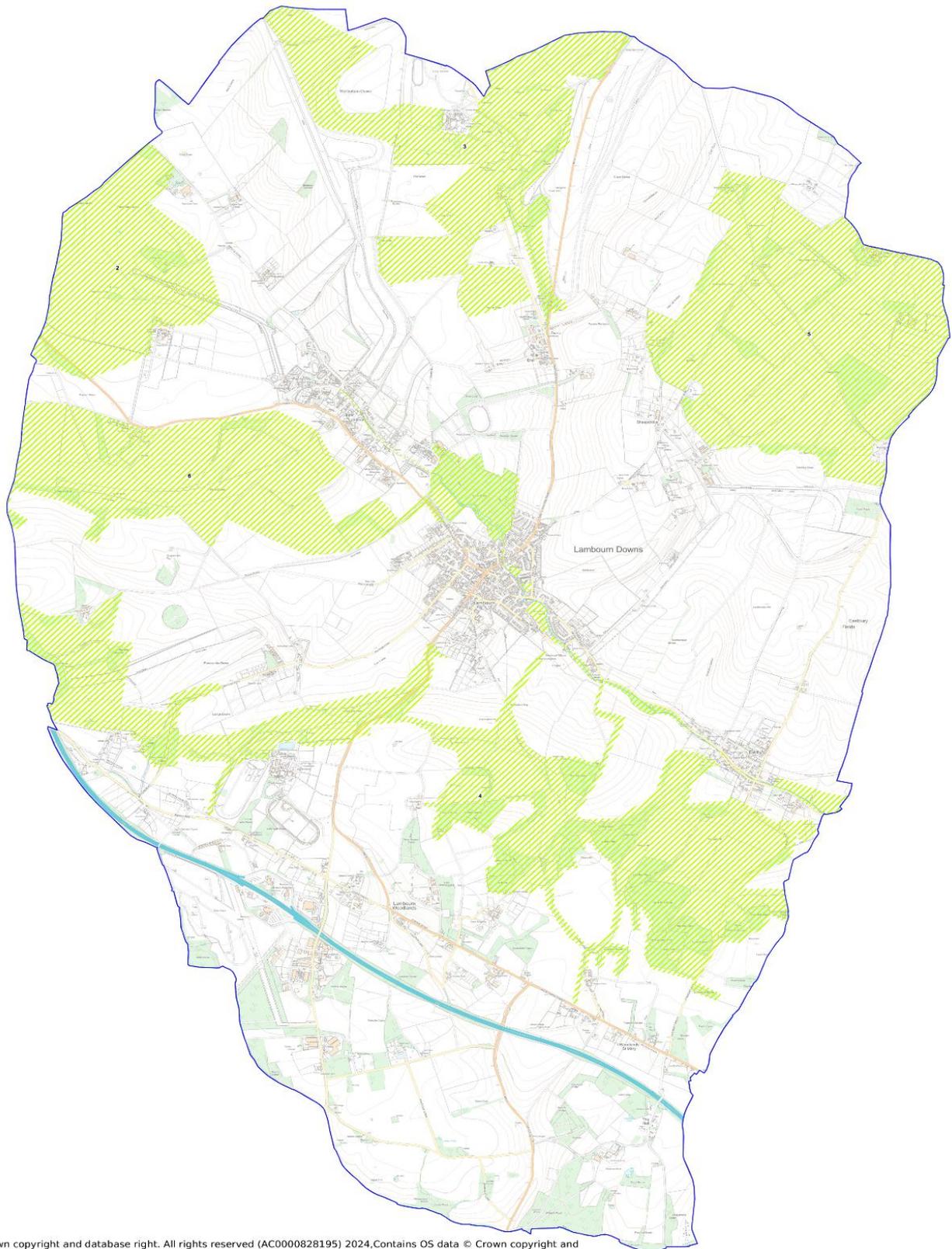


Figure 30. Environmental Designations in the Parish



- 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.

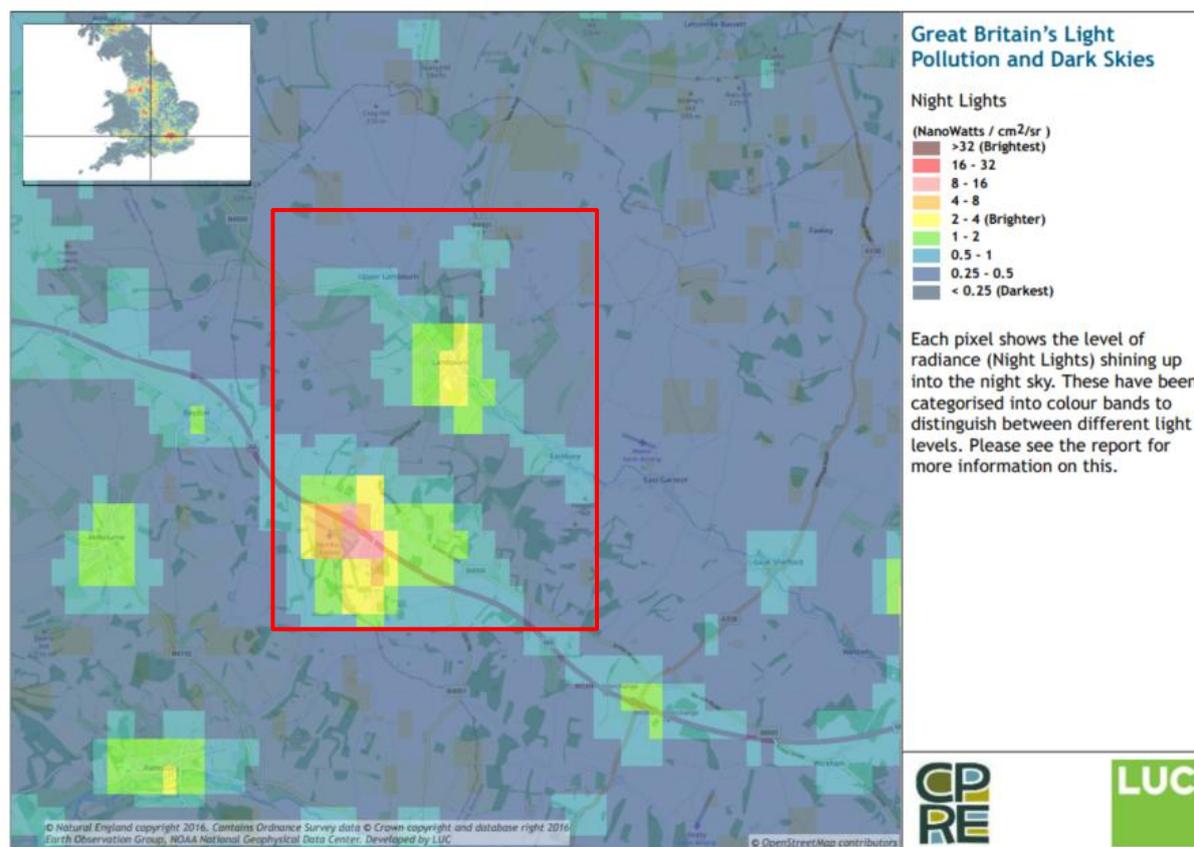


Figure 32. CPRE Dark Skies Mapping for the Parish

- 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.

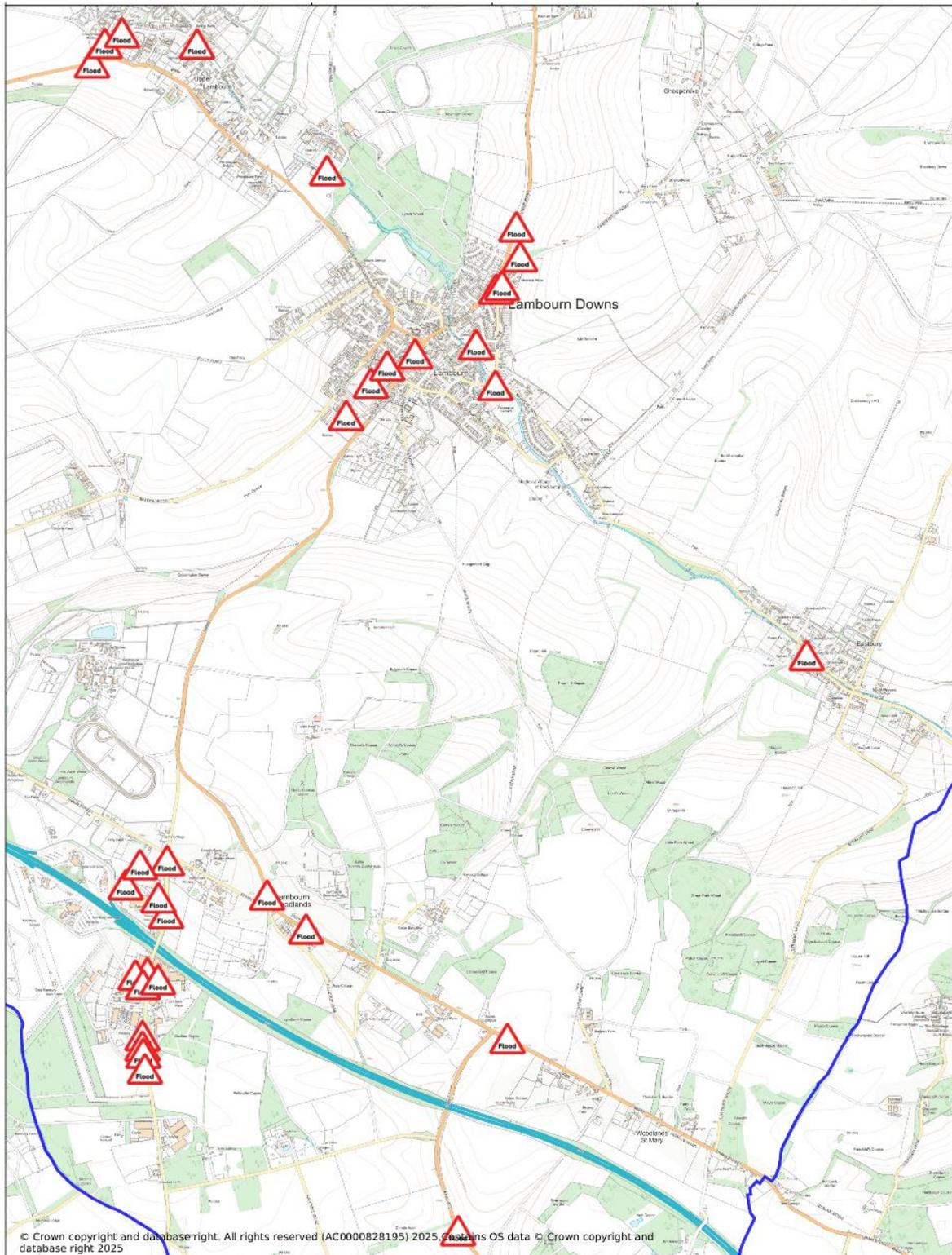


Figure 33. Map of Reported of Floods During 2024

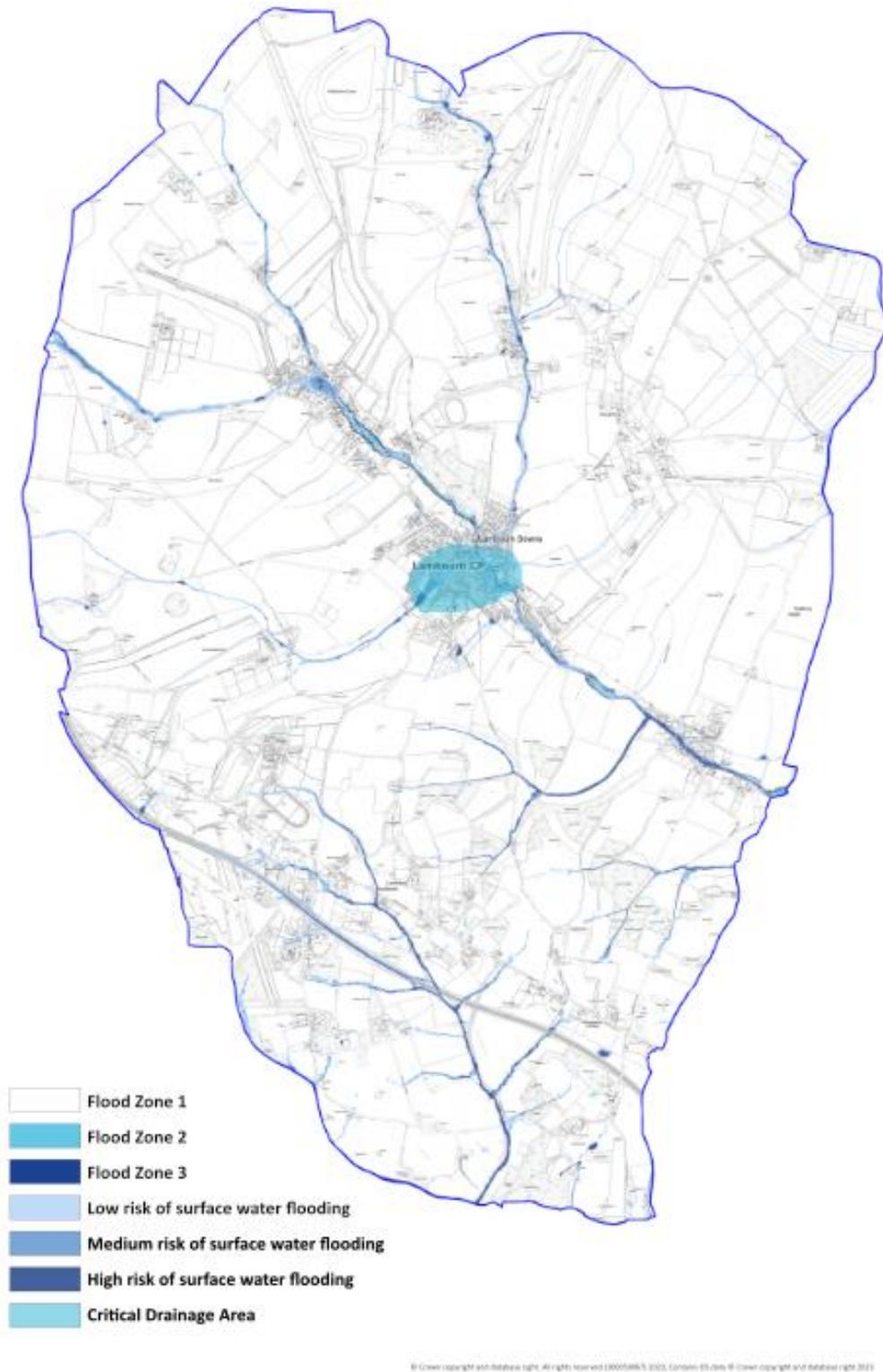


Figure 34. Flooding and Drainage Overview Map

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).

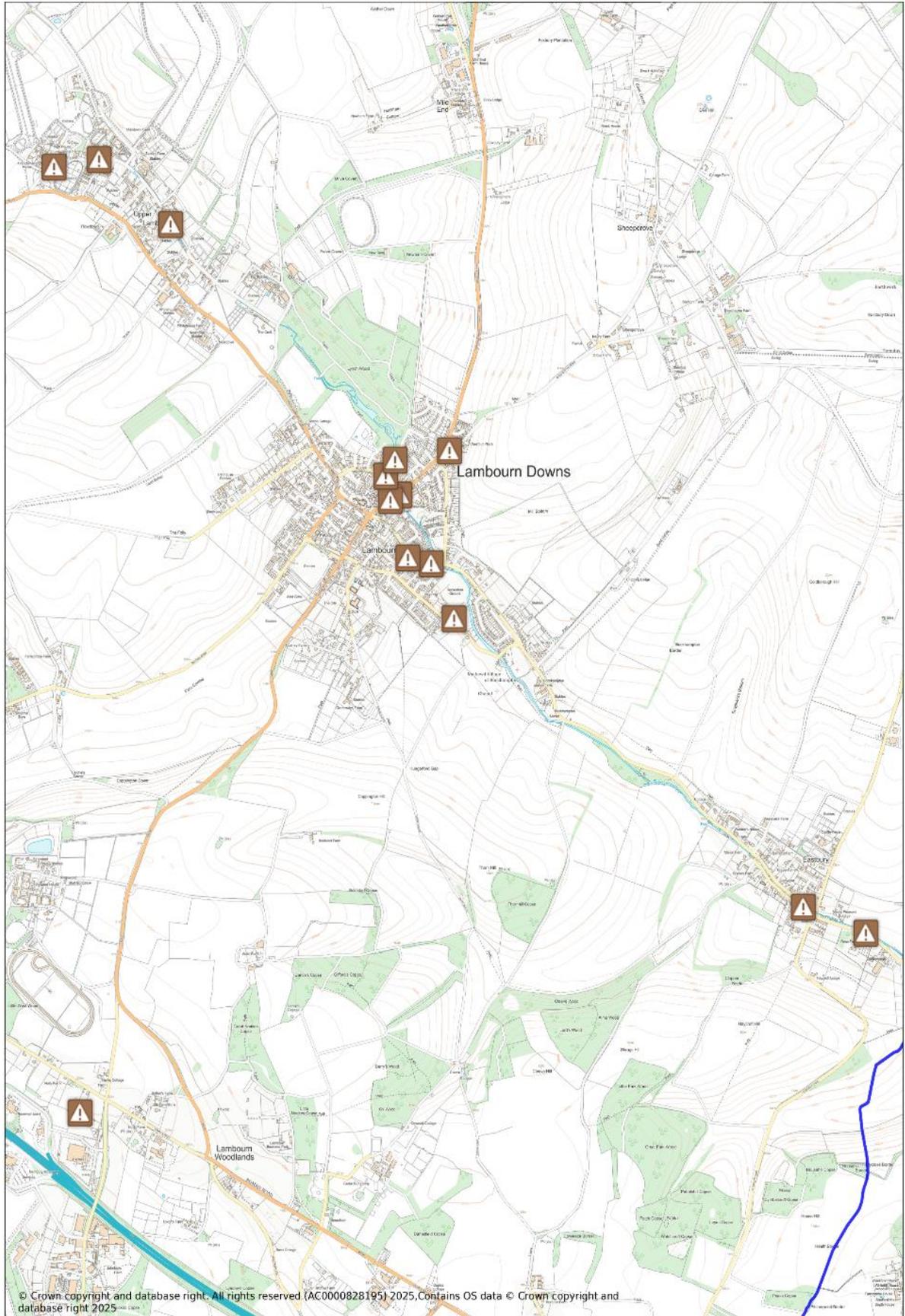


Figure 35. Map of Reported Sewage Problems During 2024



- 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.

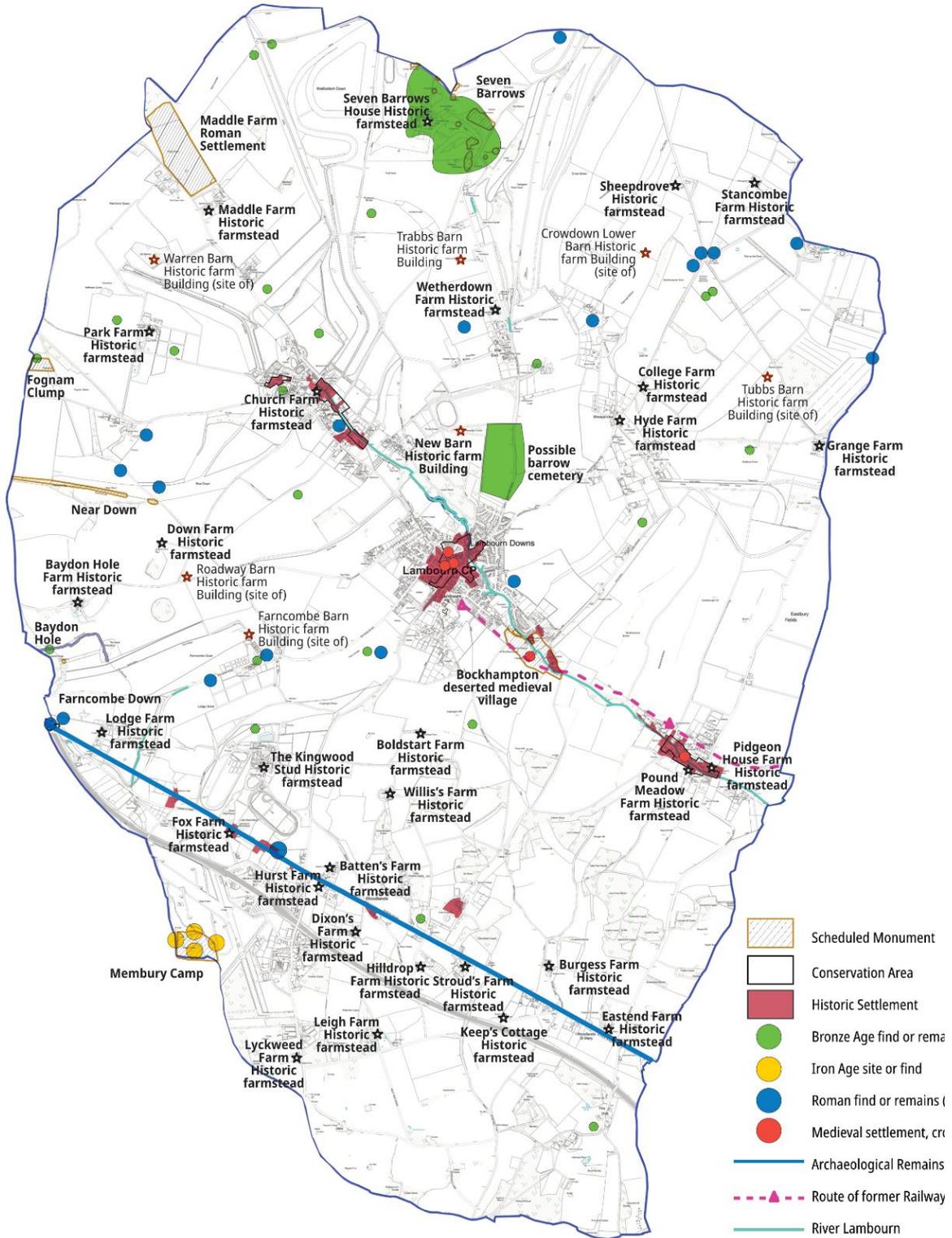


Figure 36. Heritage Overview Map



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

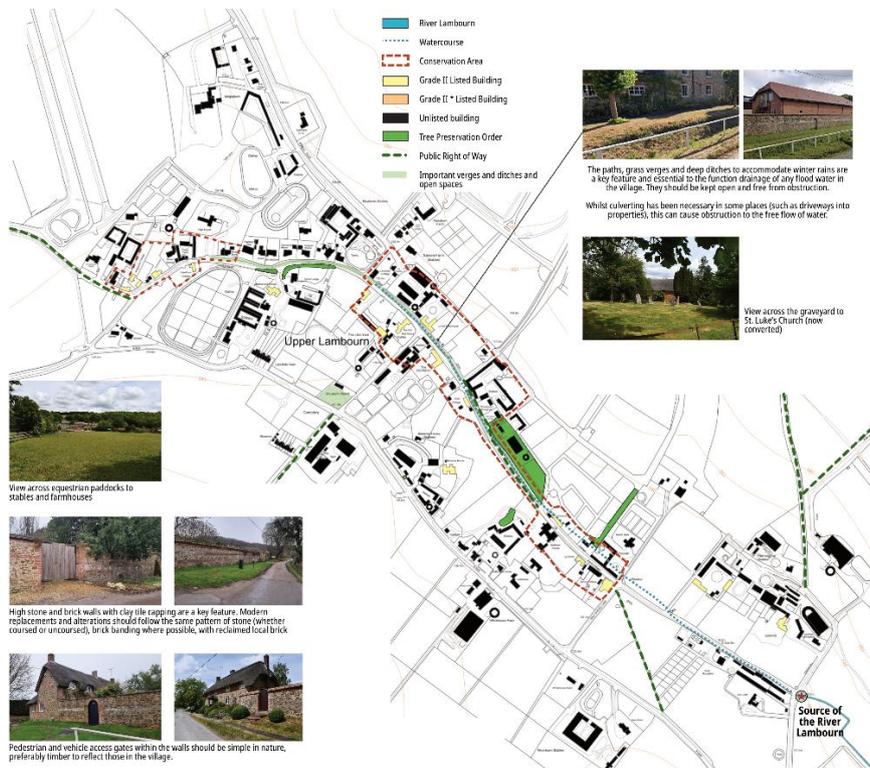


Figure 40. Designated Heritage Assets in Upper Lambourn



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.

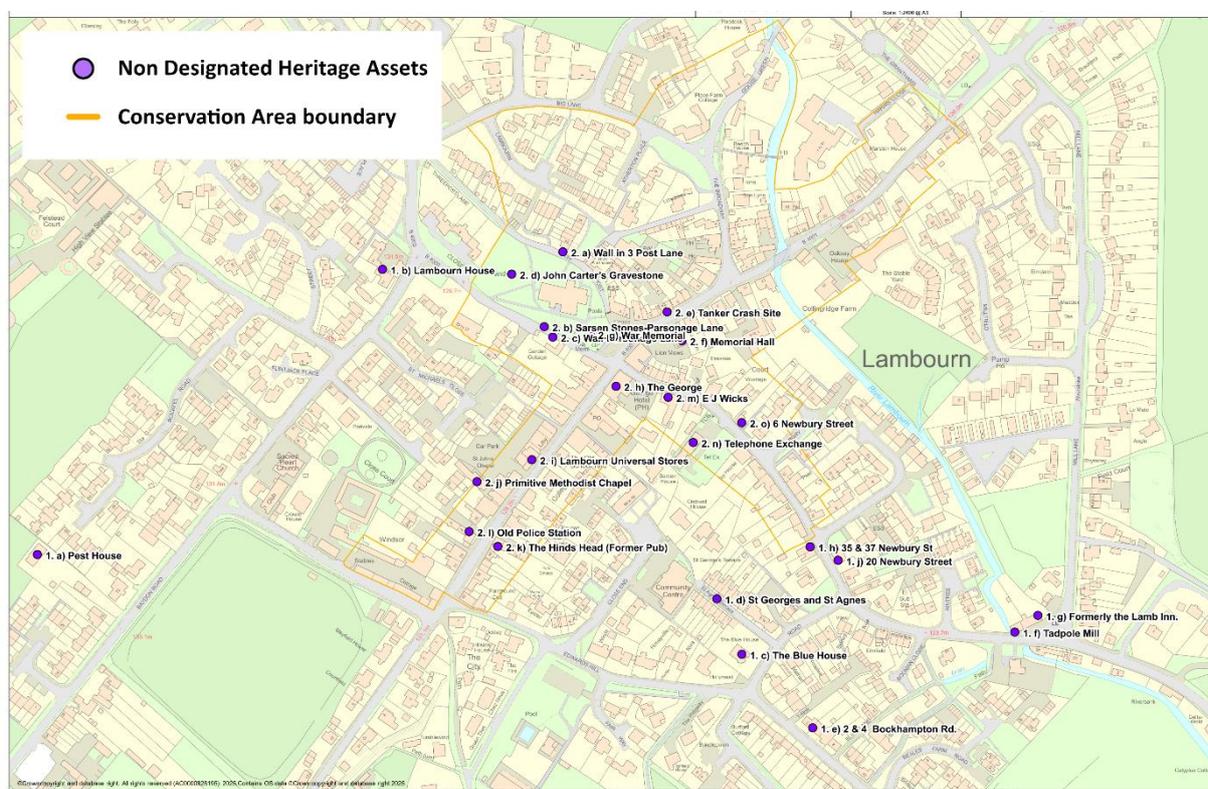


Figure 41. Lambourn Non-Designated Heritage Assets Map

- 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 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

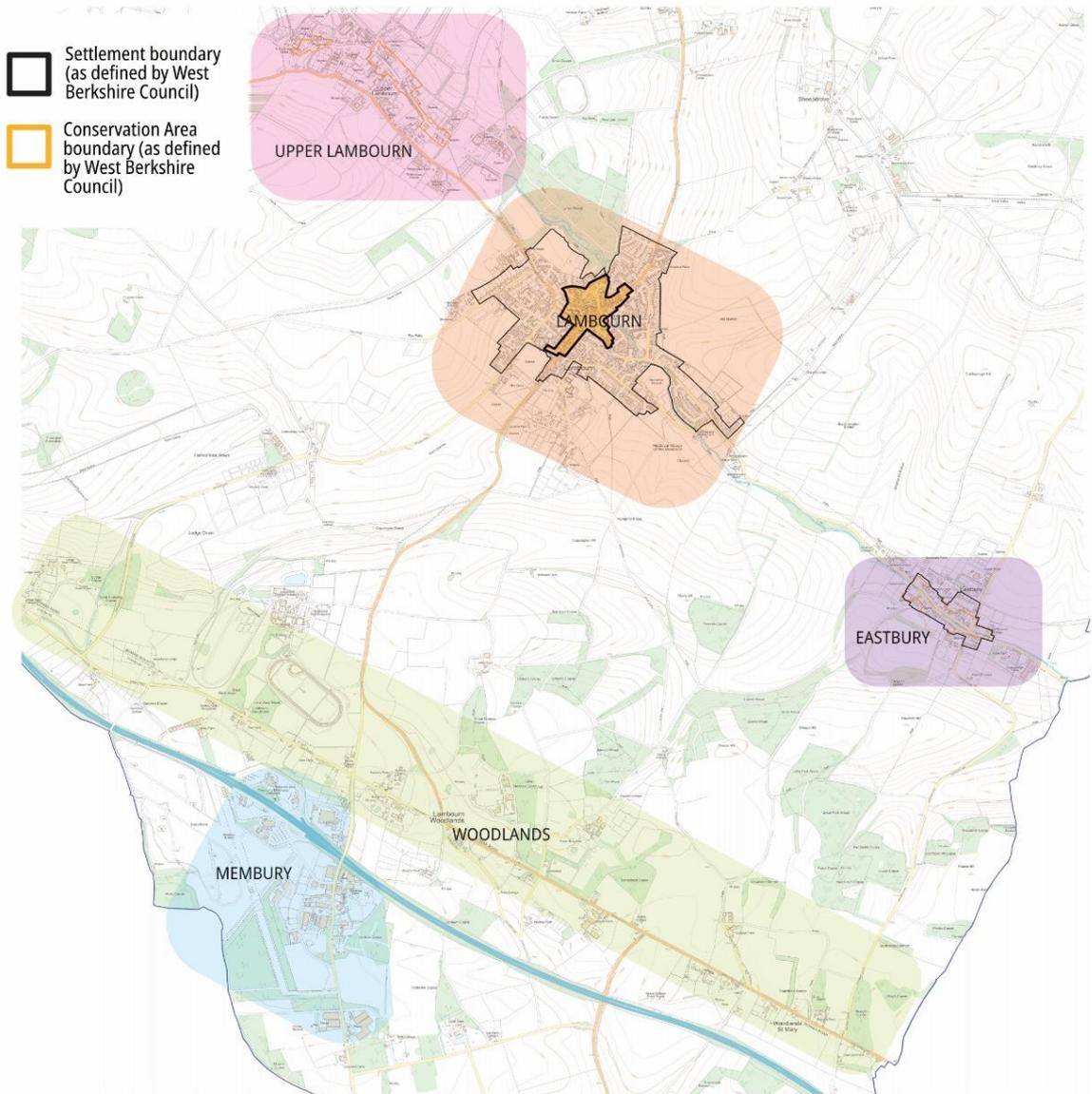


Figure 42. Built Character Areas in the Parish

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.

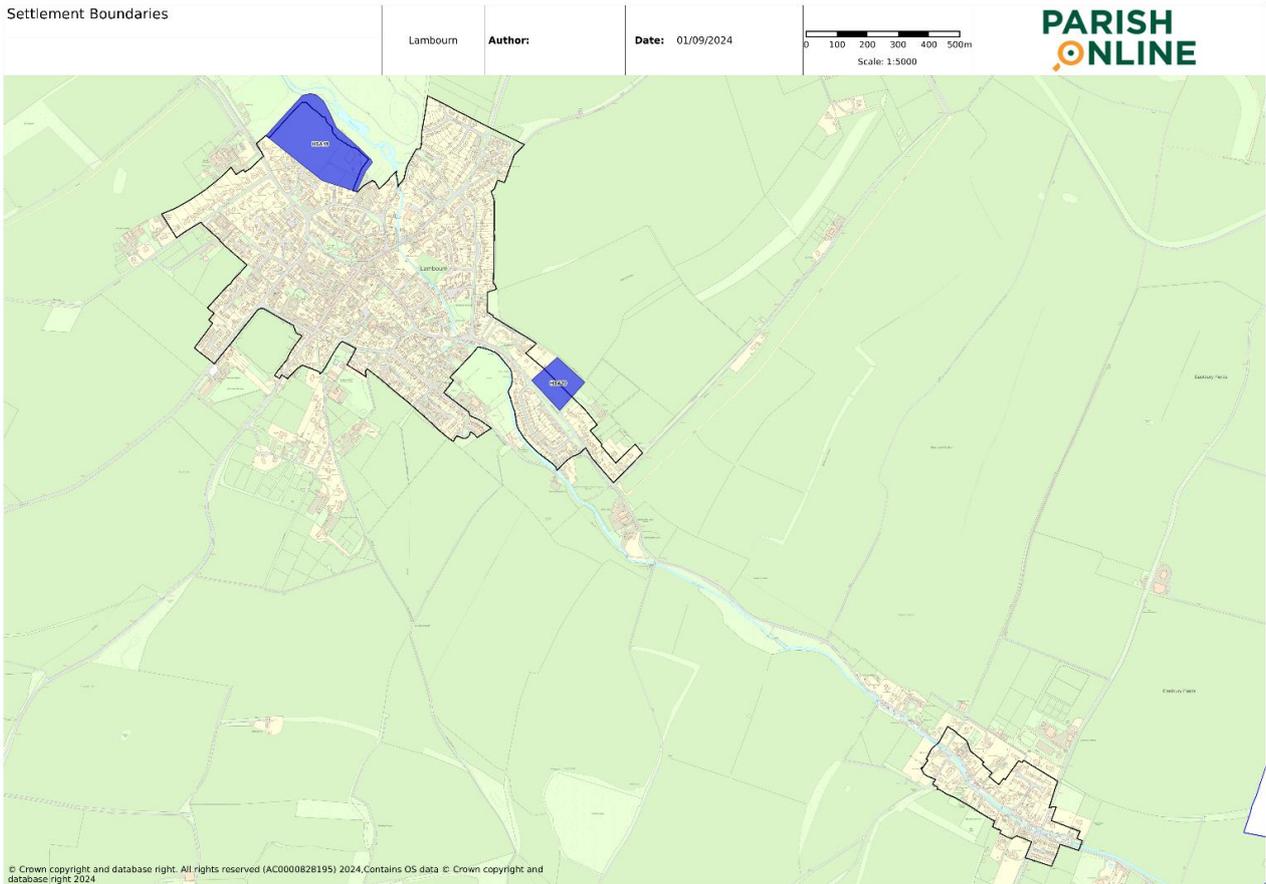


Figure 43. Map of Defined Settlement Boundaries for Lambourn (Left) and Eastbury (Right) with the LPR Housing Allocations Shown in Blue

- 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).

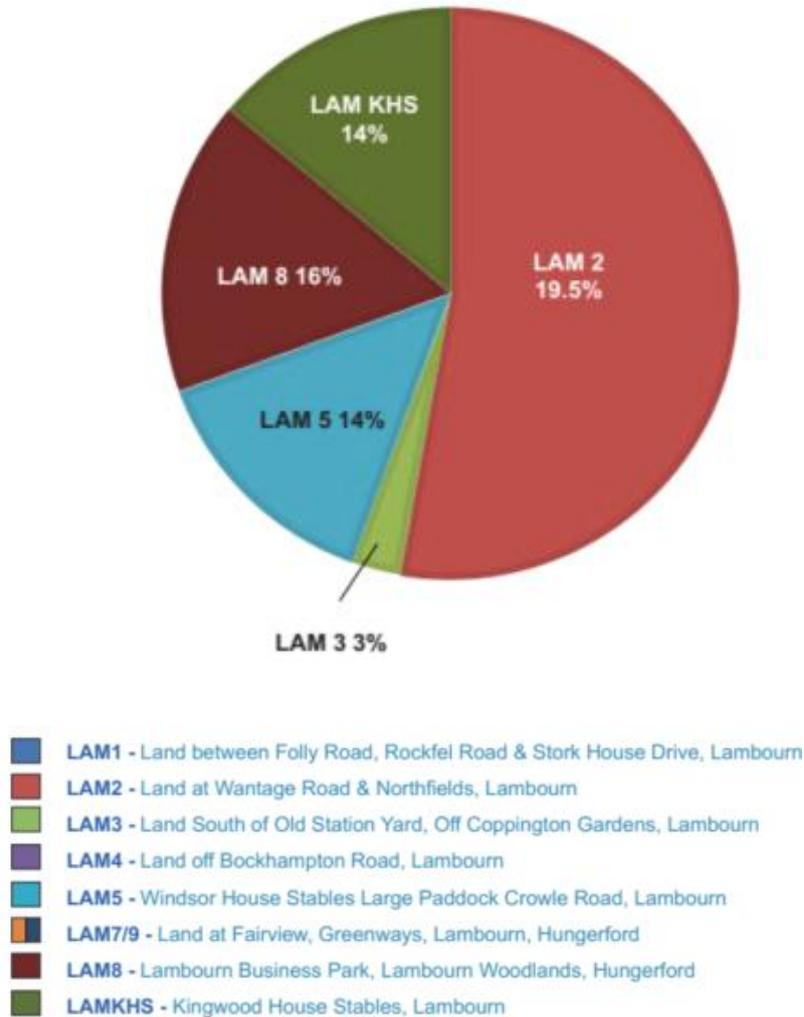


Figure 44. Results of Community Consultation on Potential Housing Sites

- 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.

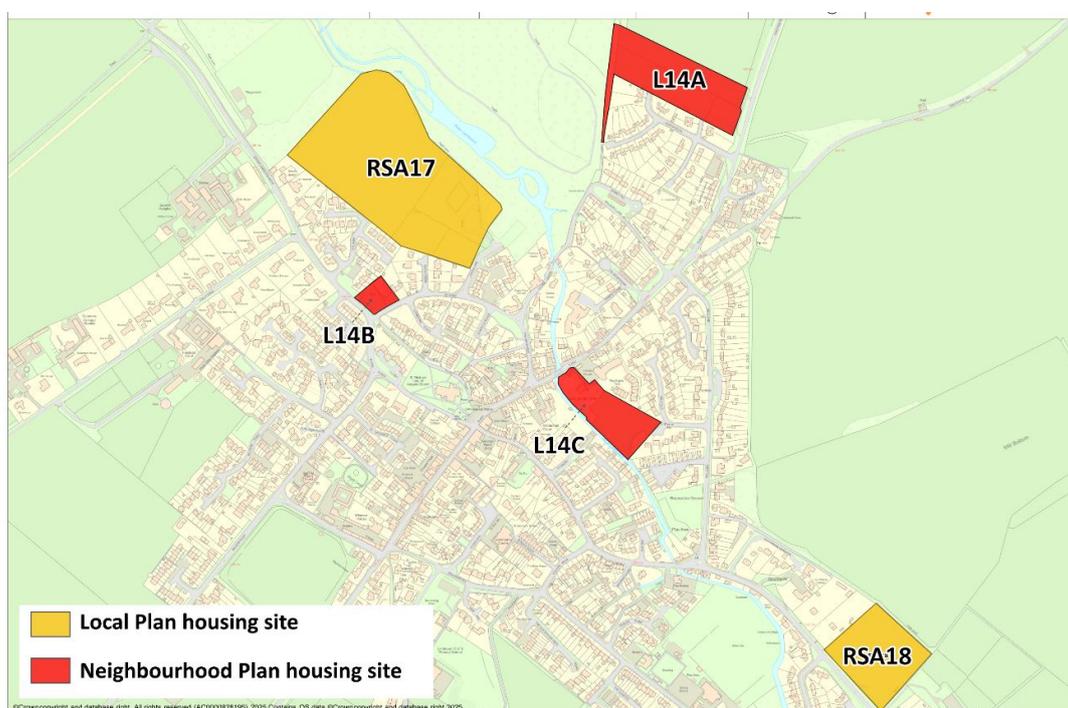


Figure 45. Map of Local Plan and Neighbourhood Plan Housing Sites



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 (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.
- 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.

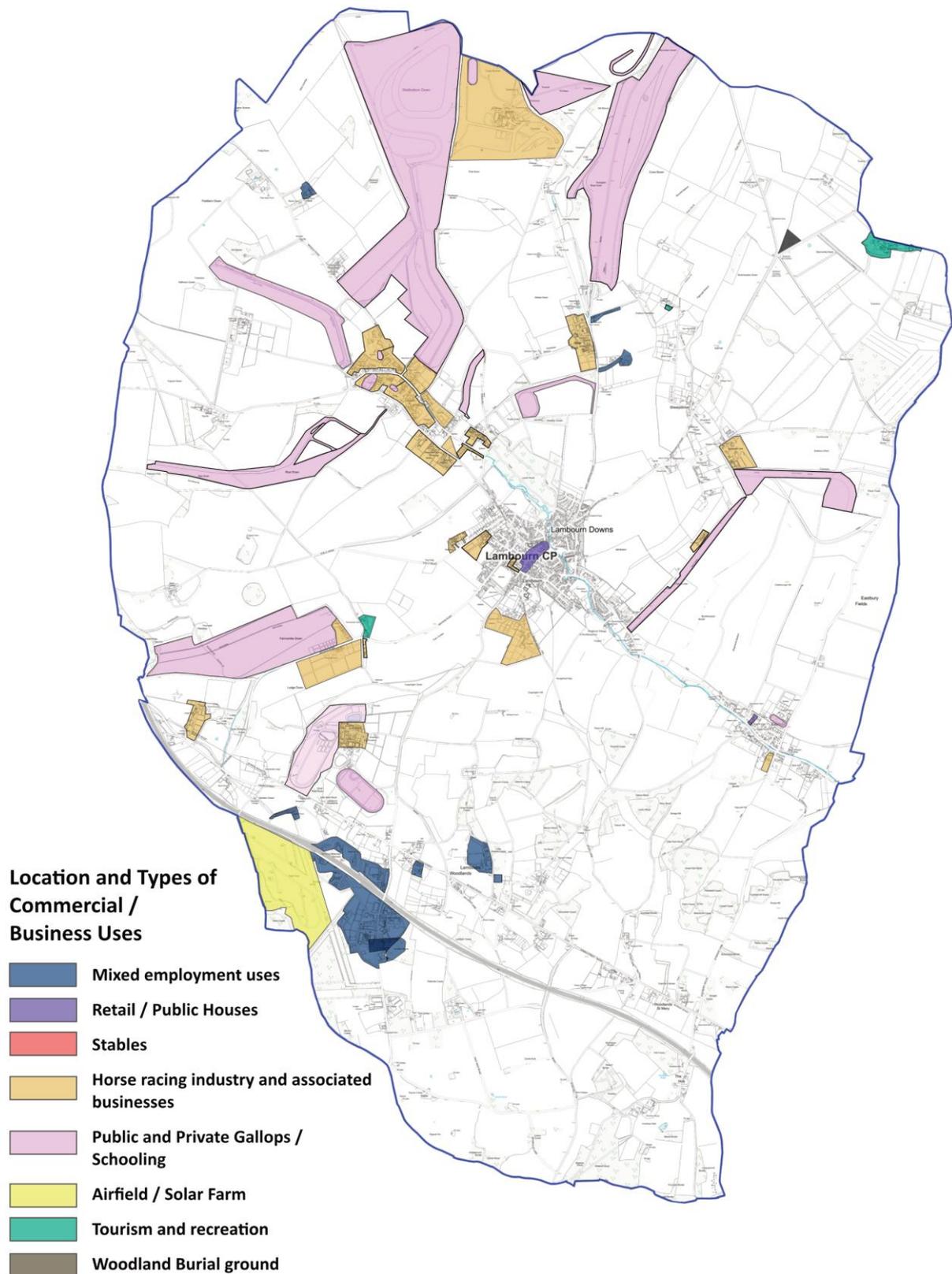


Figure 46. Map of Location and Types of Business Clusters

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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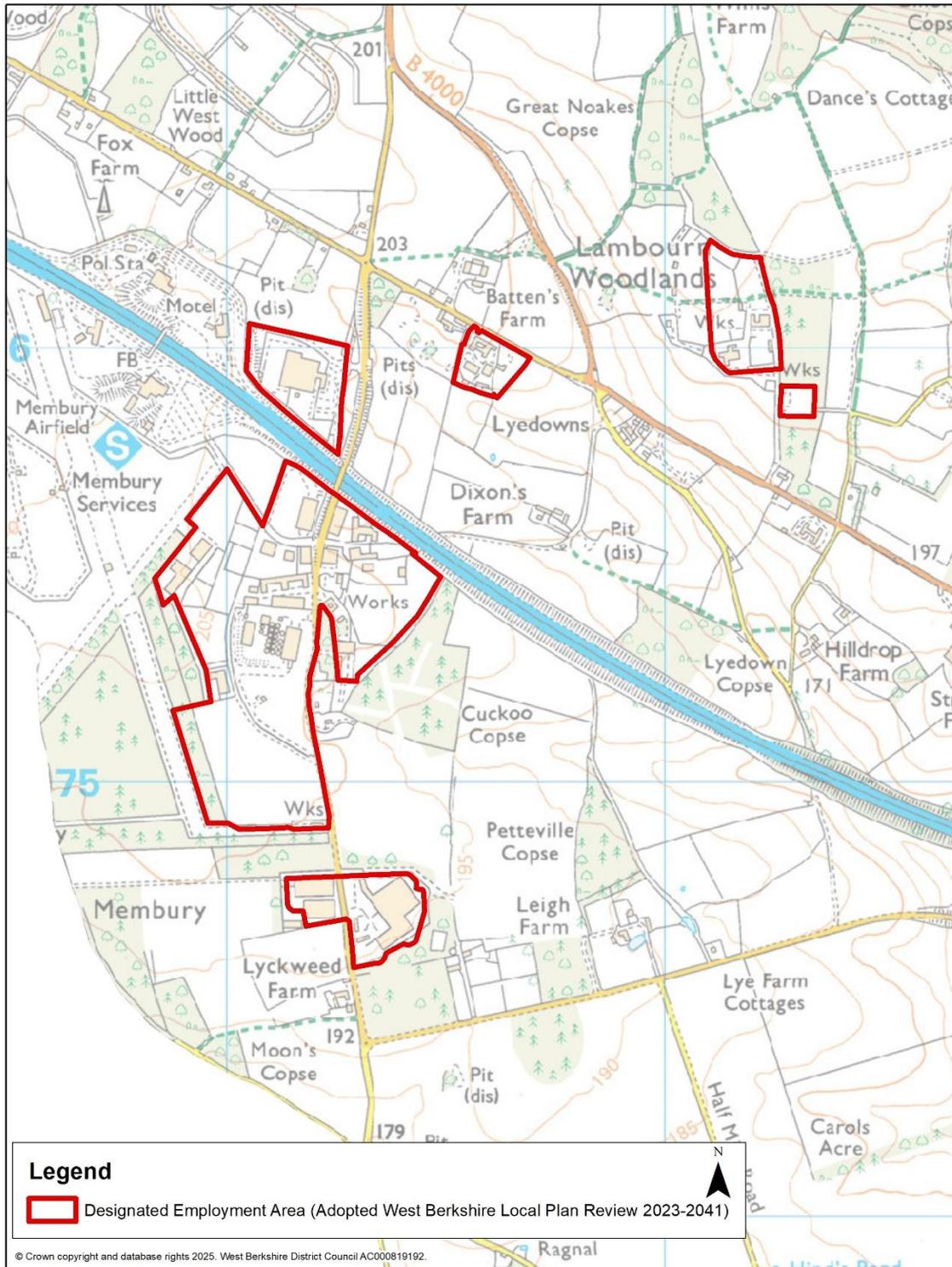


Figure 47. Lambourn Parish - Designated Employment Areas

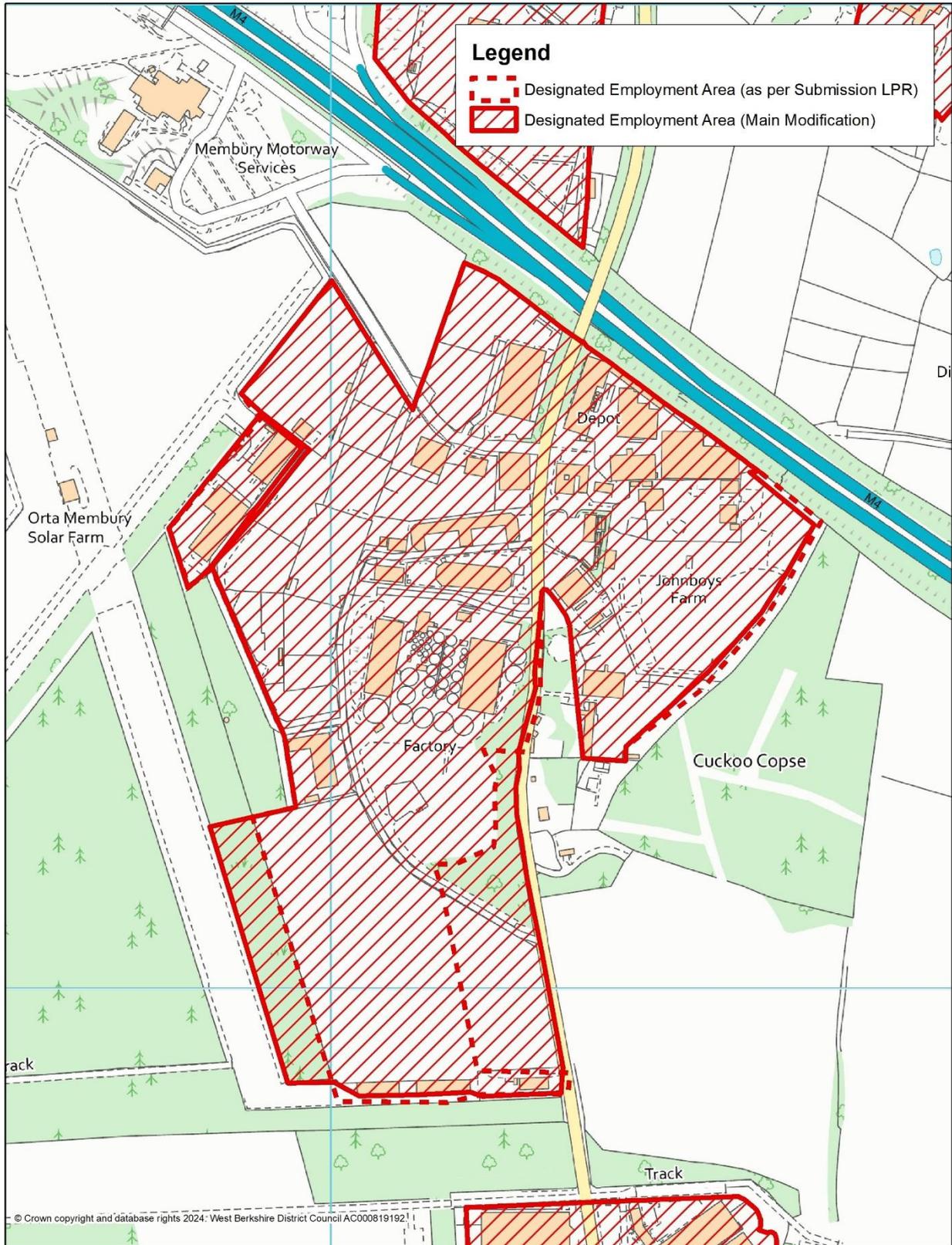


Figure 47.1. Membury Industrial Estate - Designated Employment Areas inset



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.

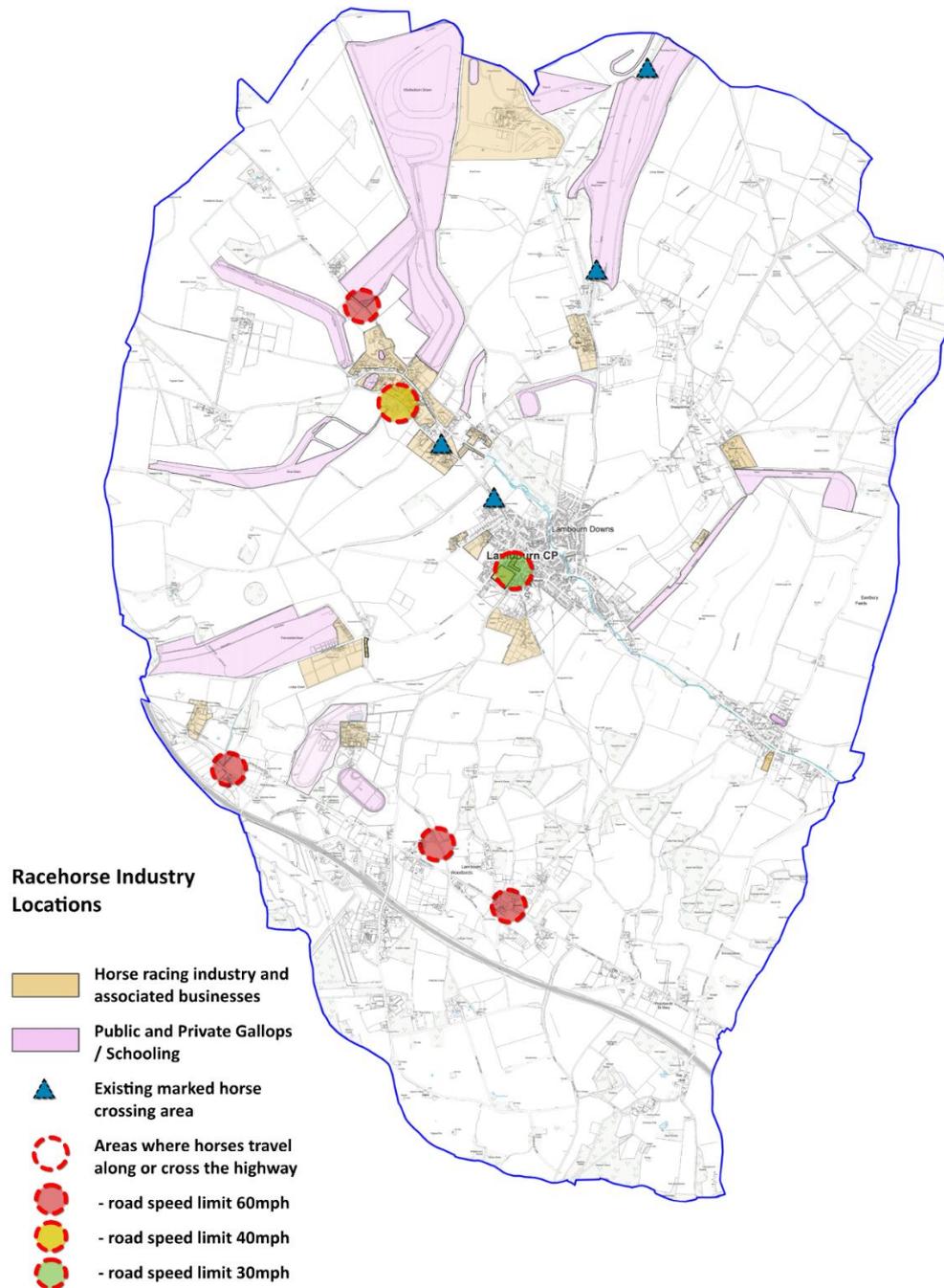


Figure 48. Map of Horse Crossing/Travel Areas



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.

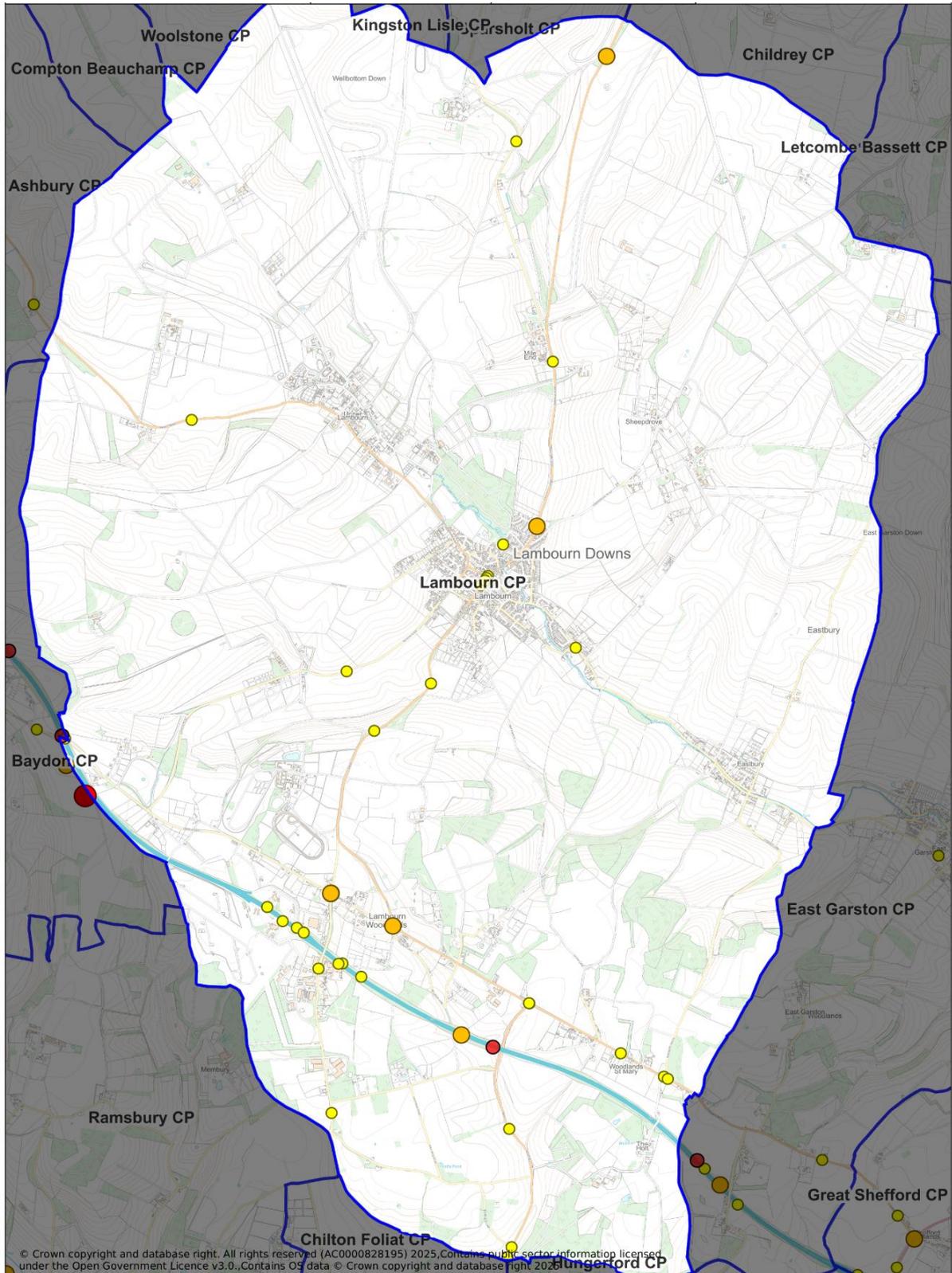


Figure 49. Map of Accidents (2019-2024) Highlighting Problem Areas in the Parish



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