

Lambourn Parish Neighbourhood Plan

Consultation Statement

Version 4.0 October 2025



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Introduction

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

Aims of the Consultation

The consultation process aimed to:

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

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

A summary of consultation activities is provided in Table 1.

Background

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

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

Consultation Methods

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

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

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

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

It was the intention of the Steering Group that:

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

Phases of Preparing the Plan

Community Engagement

Community engagement continued, identifying issues and developing policies.

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

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

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

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

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

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

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

Preparation of Policies

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

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

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

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

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

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

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

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

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

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

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

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

Regulation 14: Pre-Submission Public Consultation

Consultation

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

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

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

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

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

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

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

Review and Response to Regulation 14 Consultation Feedback

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

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

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

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

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

Strategic Environmental Assessment and Habitats Regulations Assessment

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

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

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

Meeting Statutory Requirements

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

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

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

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

Conclusion

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

Appendices

Supporting Materials



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

will be on display at

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

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

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

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



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

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

Tuesday October 30th
Memorial Hall Lambourn
7.30pm

Figure 1ii – Public Meeting Invitation Poster (2018)



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



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

Proposed Neighbourhood Development Plan for Lambourn Parish

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

Date: 25th – 27th August 2018

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

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

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

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

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

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

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

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

APPLICANT:

Lambourn Parish Council

APPLICATION:

Application for the Designation of Lambourn Neighbourhood Area.

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

DECISION:

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

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

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

Signed:

Gary Lugg
Head of Development and Planning

Dated: 7 December 2018



Figure 2i – Area Designation Letter

This is NOT an Election communication

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



QUESTIONNAIRE FOR RESIDENTS

Have Your Say

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

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

Figure 3i – Neighbourhood Development Plan Residents' Questionnaire

Q18.4. Our Downland Landscape is a major asset

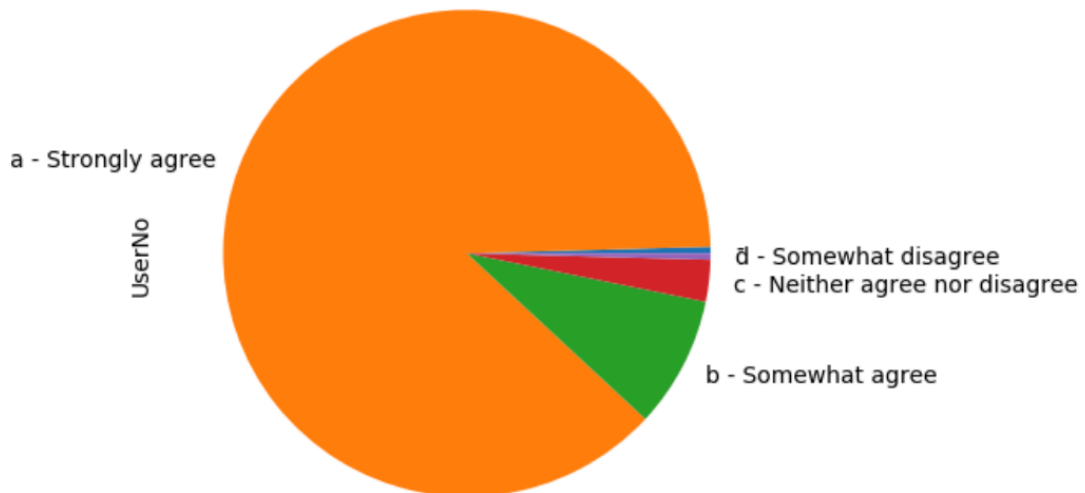


Figure 4i – River Lambourn, Eastbury (Photographer: Simon Godfrey)

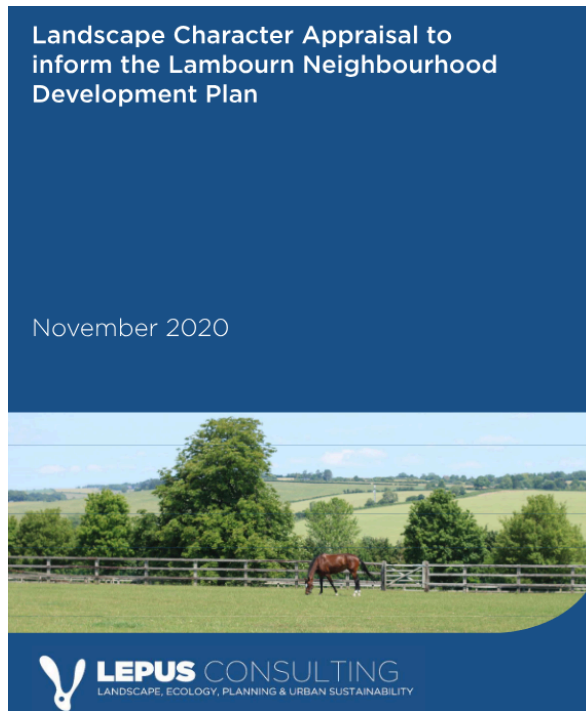


Figure 4ii – Landscape Character Appraisal

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



Dear Business Owner

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

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

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

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

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

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

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

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

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

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

Many thanks for your support and input.

Sue Cocker, Chairman, Lambourn Neighbourhood Development Plan

Figure 5i – Business Survey

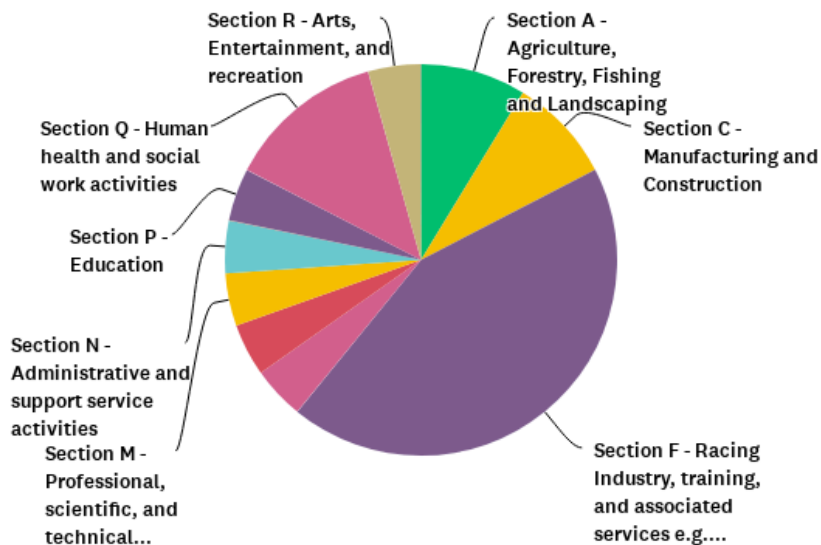
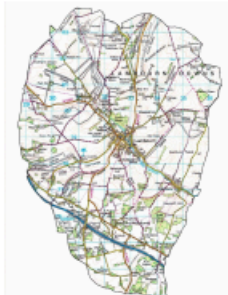


Figure 5ii – Business Survey Response

Lambourn Neighbourhood Development Plan



Have your say

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

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

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

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

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

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

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

We look forward to seeing you

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



Figure 6ii – Progressing the Plan Exhibition, Lambourn Woodlands



Figure 6iii – Progressing the Plan Exhibition Poster, Lambourn

Housing Site Allocation

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

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

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

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

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

Allocated Housing Sites in Lambourn

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

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

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

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

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

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

Figure 6v – Housing Site Explanation

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

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

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

Figure 6vi – Progressing the Plan Exhibition Responses



Figure 7i – View of Lambourn



Figure 7ii – Racehorses, Upper Lambourn

Q8 Please identify your Land Use

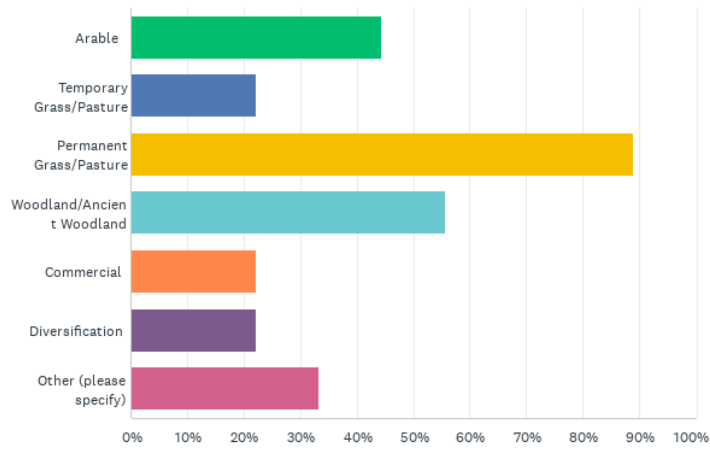


Figure 7iii – Landowner Survey Results



Figure 7iv – Youth Survey



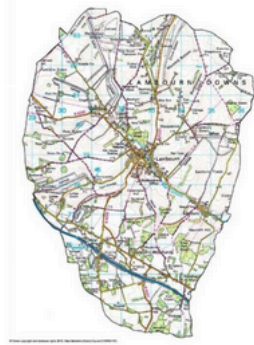
Housing Land Availability Assessment - Site Submission Form

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

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

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

Catch up with the Lambourn Neighbourhood Development Plan



Exhibitions to introduce proposed policies will be held in:

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

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

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

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



Figure 8ii - Writing the Plan Eastbury Exhibition

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

Figure 8iii – Example of Feedback

Lambourn Neighbourhood Development Plan
Informal Public Consultation: January 2023

“Have your say”

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

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

Your input is essential

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

You asked, we listened and have responded

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

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

We need to ensure that we get this right

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

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

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

Your Parish, Your Plan

Figure 9i - Informal Public Consultation Poster

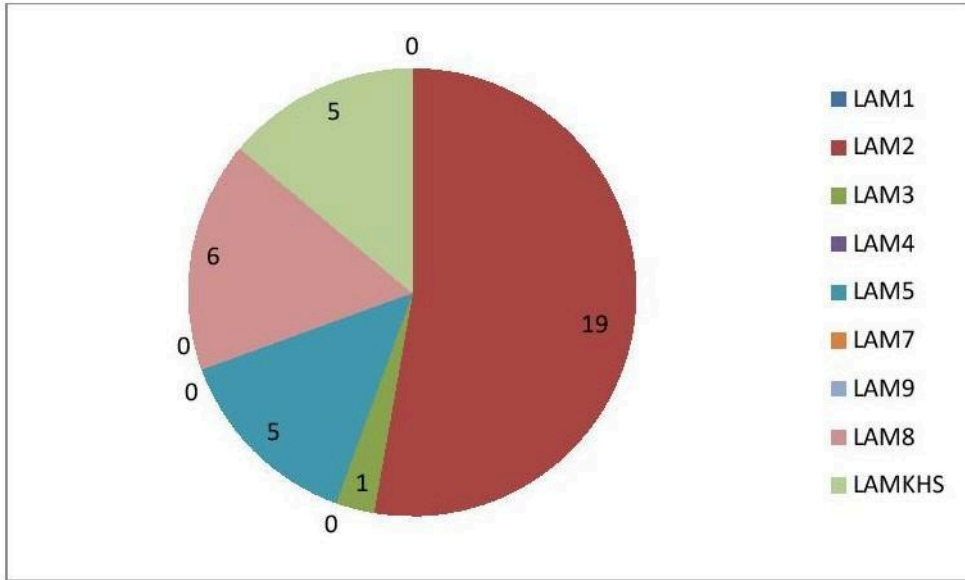


Figure 9ii - Location of Sites Poster

Allocated Housing Sites: public response

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

Preferred sites (Choice 1)



Choice 1 + 2

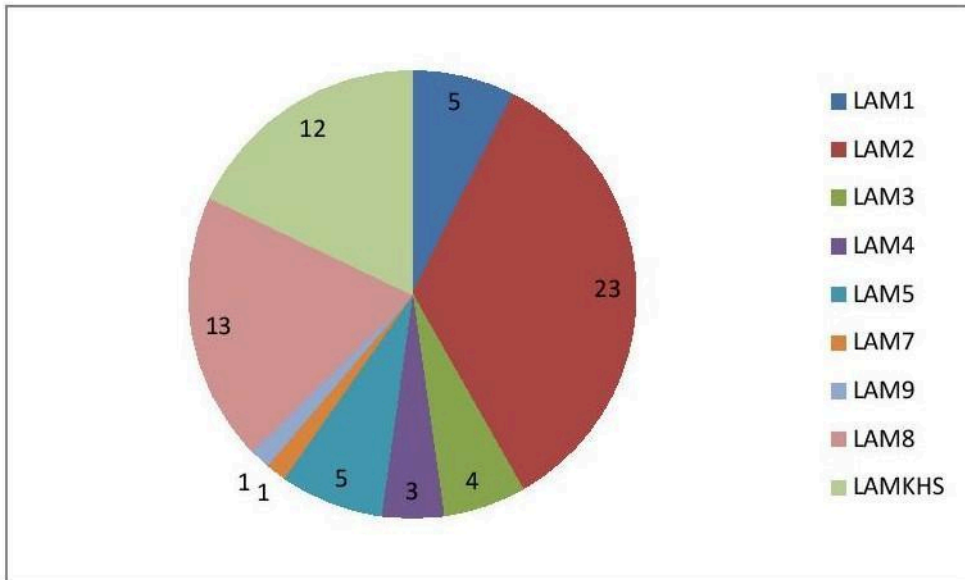


Figure 9iii - Survey Results for Allocated Housing Sites

Potential Themes



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

Board 15

Figure 9iv – Potential Themes Poster



Thank you for your feedback!

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

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

Four general themes were identified:


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

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

Figure 9v – Consultation Event Results Poster

Lambourn Neighbourhood Development Plan
Informal Public Consultation: April 2024

**Planning
Beyond Pollution**



**Pop-Up
Exhibition**

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

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

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

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

Figure 10i - Planning Beyond Pollution Exhibition Poster



Figure 10ii - Lambourn Wildlife Corridors Visual



Figure 10iii - John Carter Gravestone, Lambourn. NDHA



Figure 10iv – Old Cricket Field, Lambourn. LGS

Could the existing allocation be changed?

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

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

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

Where could additional allocation be made?

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

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

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

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

Points to consider:

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

Drainage issues to be addressed.

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

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

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

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

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

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

Figure 10v - Housing Site Alternatives Information

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

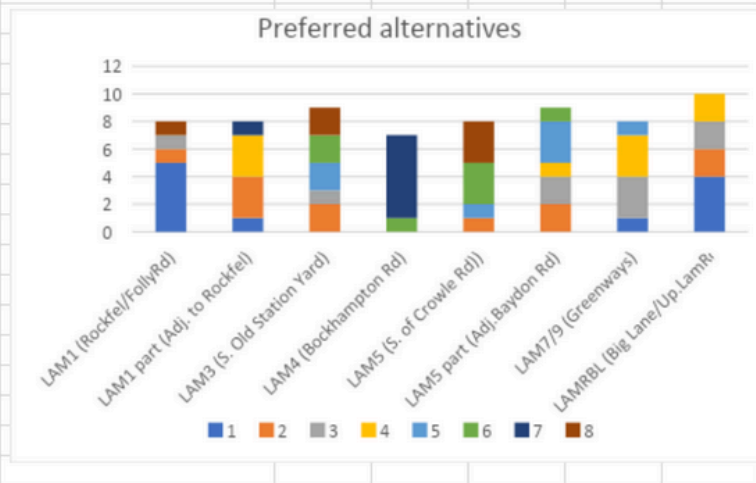


Figure 10vi - Housing Site Preferred Alternatives (Results)

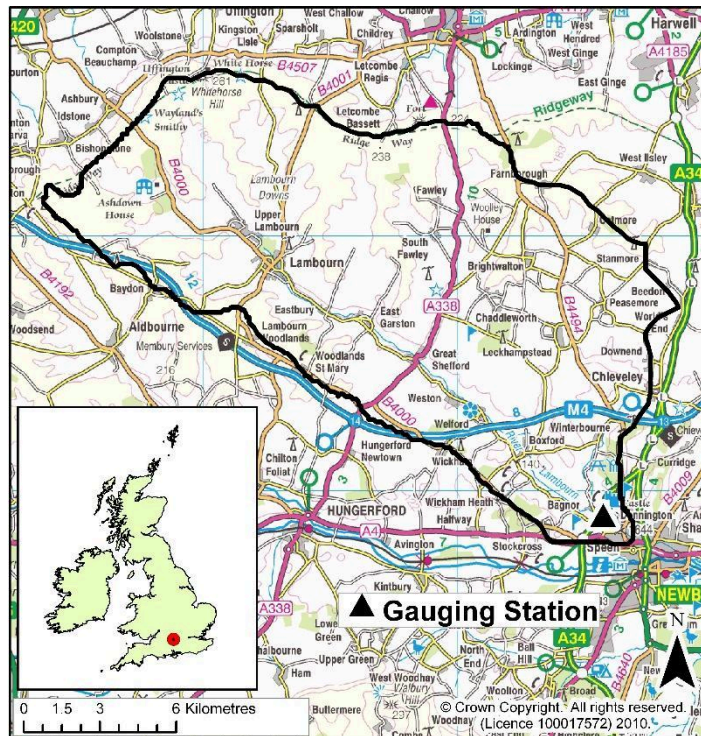


Figure 10vii – River Lambourn Catchment Area

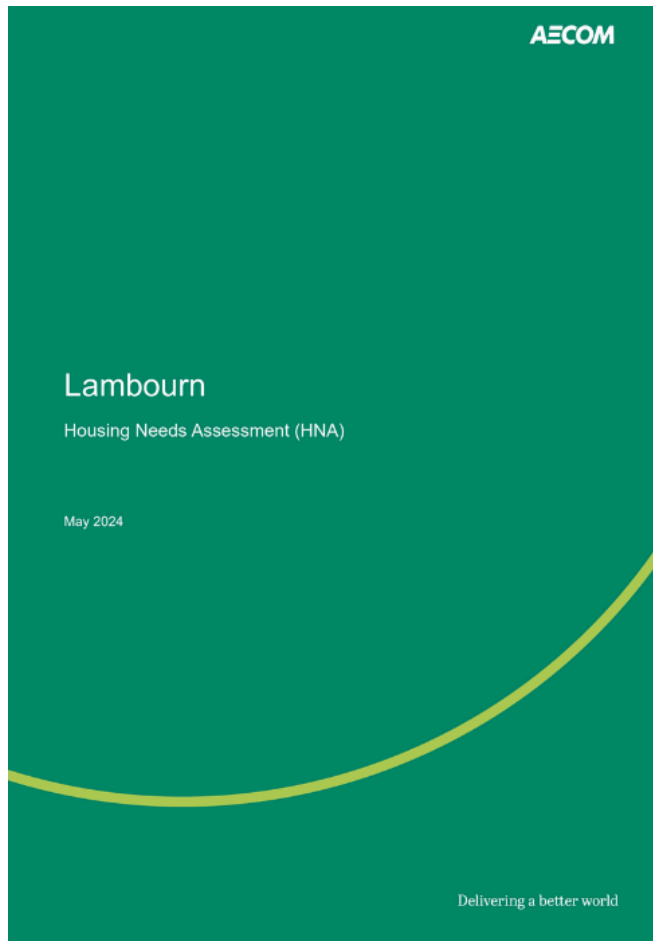



Figure 10viii - Housing Needs Assessment

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

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

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

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

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

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

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

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

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

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

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

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

Responses can be submitted:

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

Figure 11i - Regulation 14 Poster



Lambourn Parish Neighbourhood Plan

Pre-Submission Draft to 2040
V5.5 September 2024

Prepared by Lambourn Parish Council

In conjunction with
Bluestone Planning LLP



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

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Figure 11ii - Pre-Submission Neighbourhood Plan Cover

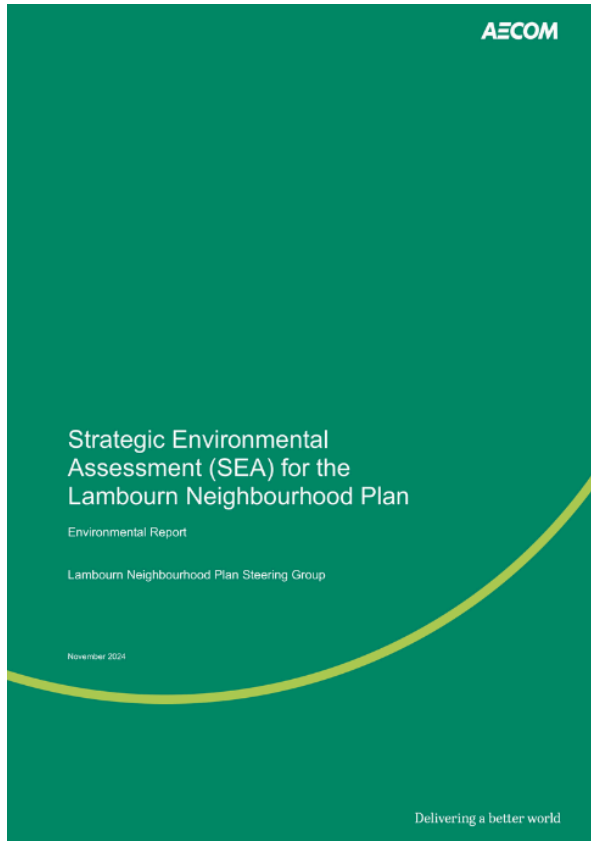


Figure 12i - SEA Cover

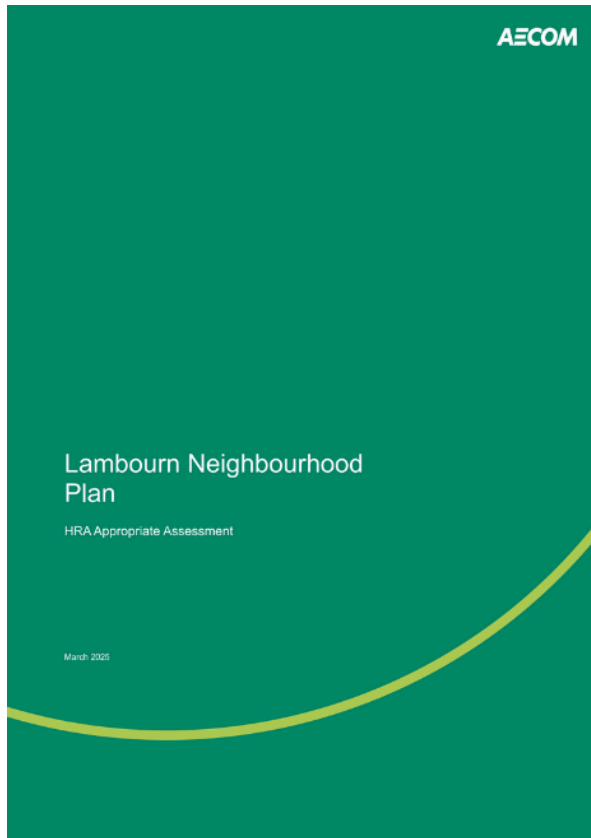


Table 1: Consultation Events

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

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

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

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

Regulation 14 Public Consultation: Statutory Consultees

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

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

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

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

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

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

Table 3: Review and Response to Regulation 14 Consultation Feedback

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
284	pg. 126 and pg. 127	<p>The description of Designated Employment Areas needs to be amended to ensure factual accuracy:</p> <p>Lamborn Parish contains 8 Protected Employment Areas (or Designated Employment Areas (DEAs) as they are referred to in the LPR. DEAs are specific locations that are designated in the strategic policies of the development plan for business uses / development to promote sustainable economic growth. These areas host a diverse range of businesses from large multi-national companies to small and medium sized enterprises, all of which contribute to a strong and resilient local economy. Such areas contribute significantly to the supply of employment land across the district, and provide further opportunities for regeneration and intensification of use.</p>	Noted.	No Action.
285	pg. 126 and pg. 127	<p>Paragraph 8.2.9 refers to 'preserving the natural beauty' of the National Landscape. As mentioned earlier in this response, to have regard to the NPPF, the phrase that should be used is 'conserve and enhance the natural beauty...'</p>	Action.	Plan amended as per comment.
286	pg. 126 and pg. 127	<p>Paragraph 8.2.10 implies that greater weight should be given to the impact of traffic generation over the impact on the AONB – is this correct? If not, we suggest using a new sentence. Nonetheless, paragraph 115 of the NPPF outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.</p>	Action.	Paragraph removed from the supporting text.
287	pg. 126 and pg. 127	<p>Paragraph 8.2.10 comments that rural industries and community facilities will be supported where there is a limited impact on the National Landscape. The emphasis should instead be on ensuring proposals conserve and enhance the National Landscape.</p>	Action.	Plan amended as per comment.
288	pg. 127 and pg. 128	<p>Policy CS9 and SP20 have regard to the location and type of business development. These policies identify that offices, industrial, distribution and storage uses (planning use classes B2, B8 and E(g)) will be directed to Protected Employment Areas (or Designated Employment Areas as they are referred to in the LPR), and existing suitable located employment sites and premises. Outside of these areas, consideration must be given to compatibility with and impacts on surrounding uses in addition to the capacity and impact on the road network, and access by sustainable modes of transport.</p>	Noted.	No Action.
289	pg. 127 and pg. 128	<p>Policy L16 does not acknowledge Designated Employment Areas, of which there are several within Lambourn Parish. Nor does it acknowledge existing suitably located employment sites. Instead, it talks about 'appropriate locations'.</p>	Action.	Policy L16 supporting text amended to include information on DEAs, including a map.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
290	pg. 127 and pg. 128	Both the NPPF and policy CS10 of the Core Strategy have regard to the rural economy. Lambourn Parish is a predominantly rural parish. Paragraph 88 of the NPPF requires planning policies to enable the sustainable growth and expansion of all types of business in rural areas, through the conversion of existing buildings and well-designed new buildings. It also identifies that policies should enable the diversification of agricultural and other land-based rural businesses. In addition, the NPPF seeks to support a prosperous rural economy, and paragraph 89 states that "the use of previously developed land, and sites that are physically well-related to the existing settlements, should be encouraged where suitable opportunities exist."	Noted.	No Action.
291		Core Strategy policy CS10 (The Rural Economy) supports proposals to diversify the rural economy particularly if they are located in or adjacent to Rural Service Centres and Services Villages.	Noted.	No Action.
292		Policy L16 does not include any consideration of diversification, the relationship to existing settlements, nor does it encourage the use of previously developed land.	Noted.	No Action.
293		Policy L16 states that new development proposals should be 'screened appropriately'. It may not always be necessary to screen proposals. Also, depending on the type of screening, this could result in harm to the character of the area.	Action.	Policy L16 amended to clarify what is meant by screened appropriately.
294		The policy requires proposals to be accompanied with an Air Quality Assessment where 'levels are high'. The supporting text does not provide any indication of where air pollution levels are high in the Parish. It should be noted there are no Air Quality Management Areas within the Parish. As the policy already covers in the fourth bullet point nuisance to adjoining uses, we feel air quality could be covered within this.	Action.	Supporting text added to Policy L16 detailing air quality/pollution in the parish.
295		The policy covers new proposals, but what about the redevelopment / regeneration proposals?	Action.	Plan amended as per comment.
296		The 6th bullet point of the policy, which has regard to currently constrained junctions, cross refers to Figure 65. Figure 65 shows the location of public and private gallops. It should be Figure 66 that is referred to.	Action.	Plan amended as per comment.
297		The 5th bullet points requires that proposals should not have a significant traffic impact. This needs to be amended to have regard to paragraph 115 of the NPPF and be in general conformity with the strategic policies of the development plan (Core Strategy policy CS13 and Local Plan Review policy SP23, i.e.. no unacceptable impact on highway safety.	Action.	Clarified what constitutes an acceptable impact.
298		The 7th bullet point talks about steady traffic flows. There will not be steady traffic flows from a development – there will always be variances, particularly at peak times. Neither the NPPF nor the strategic policies of the development plan place emphasis on their needing to be steady traffic flows. Instead, the focus is on highway safety and mitigating adverse impacts on the strategic and local road network.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
299		<p>The following amendments need to be made to the policy:</p> <p>Proposals for new or expanded employment development (use classes B2, B8 and E(g)) will be supported within Designated Employment Areas, existing suitably located employment sites, and within the settlement boundary of Lambourn, or where they help to diversify the rural economy where the following criteria are met</p> <p>(a) Encourage the re-use of previously developed land where opportunities exist. (b) Prevent significant harm to identified heritage and the local biodiversity assets. (c) Have regard to the Lambourn Design Code and take opportunities to enhance the local landscape. (d) Are compatible with surrounding uses and do not cause a nuisance with regard to noise, air quality, lighting, vibration, smell or visual impact (including important views). (e) Does not result in an unacceptable impact upon on highway safety, either on its own or cumulatively. (f) Do not exacerbate issues at currently constrained junctions (see Figure 65). (g) Do not result in adverse impacts upon the local road network.</p>	Action.	Policy L16 edited to include reference to classes B2 and E(g).
300	8.3.2, pg. 128	It is policy DM37 and not DC37 of the LPR that has regard to the equestrian and racehorse industry.	Action.	Plan amended as per comment.
301	8.3.19, pg. 133	The reference to nutrient neutrality in this section is welcomed. It could be considered whether nutrient neutrality requirements are included in the policy itself (L17).	Action.	Plan amended as per comment.
302	pg. 134	Para 8.3.2 refers to policy DC37 of the LPR. Within the submission version of the LPR, the policy has the reference DM37.	Action.	Plan amended as per comment.
303	pg. 134	Strategic policy CS12 of the Core Strategy and paragraph 89 of the NPPF seek to diversify the rural economy and ensure rural economies are prosperous. Policy L17 needs to reflect this, and a new criterion should be added.	Action.	Plan amended as per comment.
304	pg. 134	The 3rd bullet point needs to refer to the tests of suitability and necessity as outlined in policy CS12 of the Core Strategy and policy DM37 of the Local Plan Review.	Action.	Plan amended as per comment.
305	pg. 134	The 4th bullet point needs amending – rather than refer to 'rejected' we suggest instead 'will not be supported'.	Action.	Plan amended as per comment.
306	pg. 134	Include the flow diagram within the supporting text rather than after the policy.		RTI Flowcharts removed from supporting text for Policy L17.
307	pg. 134	Viability and piecemeal development is covered in both bullet points 3 and 5. To avoid duplication, we suggest viability is covered in just the 3rd bullet point.	Action.	Plan amended as per comment.
308	pg. 134	This policy should follow on from Local Plan Review policy DM37 – policy DM37 will provide the context for policy L17, and the two should complement each other.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
309	pg. 134	<p>Proposals regarding the horseracing industry will be supported where development helps strengthen the rural economy and conserves the quality of the environment and the local character, and satisfies the following criteria:</p> <ul style="list-style-type: none"> - (a) Supports the racehorse industry and allows sustainable and appropriate growth including associated businesses in conjunction with the findings of the Landscape Character Appraisal (see Appendix H); - (d) Protects the racehorse industry from development which is incompatible with existing uses such as those which are noise generating, would increase pollutants to unacceptable levels, or would reduce access (all modes), both physically to a site or to associated facilities; - (c) Suitable existing establishments and facilities should be retained unless it is proven to be no longer viable. Regard should be given to the RTI Flowcharts included within the supporting text and the tests of suitability and necessity as outlined in the supporting text of Core Strategy policy CS12 and Local Plan Review policy DM37; - (d) Sites should not be subject to piecemeal redevelopment that could undermine their viability and function. The integrity of these sites must be maintained to prevent fragmentation and ensure they remain capable of supporting RTI activities effectively. When assessing whether a site remains viable, regard should be had to the availability to both private and public facilities (as shown in figure 85 of the supporting text); e) Where existing sites and facilities are proven to be no longer viable sites currently dedicated to racing or supporting the Racing-Related Industries (RTI) are presumed to continue serving these purposes. Proposals for repurposing these sites will not be supported. 	Action.	Plan amended as per comment.
310	pg. 134	<p>Housing</p> <p>As one of the main challenges of sustaining the horseracing industry, high quality housing for RTI staff will be supported where proposals comply with the following criteria, in addition to complying with other relevant policies of the Development Plan:</p> <ul style="list-style-type: none"> (a) Contributes towards a balance of hostels, flats, houses and retirement accommodation that serves the diverse needs of RTI staff. (b) Supports the creation of hostels on yard sites. Where planning permission is required for the provision of accommodation for racehorse industry workers, in addition to complying with other relevant policies of the Development Plan: <ul style="list-style-type: none"> a) the need for it must be demonstrated as being essential to the current or future operation of the business to which it relates; and b) the accommodation must be secured via a legal obligation to the business concerned for the purposes of staff accommodation. 	Action.	Plan amended as per comment.
311	pg. 144	Need to add 'L' in front of 18 so it reads L18.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
312	pg. 144	It needs to be recognised that parking standards for new residential developments are set out within the Local Plan.	Action.	Plan amended as per comment.
313	pg. 144	The third bullet point includes the requirement for sustainable transport within and between Lambourn and the surrounding settlements. This echoes policy SP23 of the LPR and policy CS13 of the Core Strategy. However, these two policies are only applicable to development that generates a transport impact.	Noted.	No Action.
314	pg. 144	Traffic calming measures fall outside the scope of the NDP.	Action.	Included as an aspiration.
315	pg. 144	<p>We recommend that the following amendments are made to policy L18:</p> <p>All development proposals should:</p> <p>(a) Provide adequate off-road parking on every new development (see The Lambourn Parish Design Code). In particularly in locally constrained areas there may be a need for additional parking, in which case a parking survey may be required as part of any application. The number of car parking spaces must meet the requirements of policy DM44 of the Local Plan Review.</p> <p>(b) Not cause an unacceptable reduction in road safety including that of pedestrians, cyclists, and other road users;</p> <p>(c) Provide greater opportunities for sustainable transport both within and between Lambourn and the surrounding settlements, as proportionate to the scale of development.</p> <ul style="list-style-type: none"> - Ensure safe vehicular and pedestrian access, egress and appropriate visibility to serve all new developments, as set out in the Lambourn Parish Design Code. - Where appropriate, new development should connect to, and where possible, improve Lambourn Parish's walking and cycling network. - Provide sustainable means of transport to reduce reliance on private cars, recognising the limitations of public transport within the Parish. - Not detrimentally increase traffic flow. - Include a travel plan for all new commercial, community or residential developments of 10 dwellings or more. - Provide safe and appropriate access for the racehorse industry (including access to public gallops as appropriate to the location). - As appropriate to their scale, nature and location, mitigation measures to improve road safety should be designed so as not to urbanise the rural landscape, and should not increase noise nor have an adverse impact on pedestrians, cyclists or horse-riding users of the route (see The Lambourn Parish Design Code). 	Action.	Plan amended as per comment.
316	pg. 146	1st paragraph, final two sentences under the sub-heading 'Provisions for Older People and those with Additional Needs'. This is outside of the scope of planning policy, and such a requirement could be included as a non-policy action.	Noted.	No Action.
317	pg. 146	It would be helpful if it is mentioned that the facilities should be accessible and inclusive to the community it serves.	Noted.	No Action.
318	pg. 148	The community aspirations could be developed further by the inclusion of the organisations that the Parish Council will need to work with to try and deliver these aspirations.	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
319		The 'key themes' identified within this chapter come across as a mix of non-policy actions (for example, ensure there are adequate public transport links to the Designated Employment Areas) and aspirations (for example 'the community want to see rigorous application of the National Landscape policies'). They don't really explain how the Plan will be delivered and monitored.	Noted.	No Action.
320		<p>Most NDPs contain a chapter on delivery and monitoring. The purpose of such chapters is to set out how the performance of the Plan will be assessed over its course, and help to address questions such as:</p> <ul style="list-style-type: none"> o Are the policies achieving their purpose? o Are the policies having unintended consequences that were originally not anticipated? o Are the assumptions and objectives underpinning the policies still relevant and applicable? o When might a review take place? <p>The above questions will help to identify when a review might be required. We suggest having a look at such chapters within adopted NDPs, e.g. Cold Ash.</p>	Noted.	No Action.
321	pg. 153	<p>The definition of the National Landscape needs to be amended to ensure accuracy:</p> <p>An AONB is a nationally important landscape protected by the Countryside and Rights of Way Act 2000. Each AONB has its own natural beauty and distinct characteristics that are recognised as so outstanding that they should be protected for the nation and future generations. The North Wessex Downs was designated as an AONB under the National Parks and Access to Countryside Act 1949.</p> <p>On 22 November 2023 AONBs across England and Wales became known as National Landscapes but the formal designation, and the legal protections, remain the same.</p>	Action.	Plan amended as per comment.
322	pg. 154	The last part of this chapter includes advice from West Berkshire Council Archaeology – Assessment of Archaeological Potential. It does not sit particularly well within this chapter – could it be included within an appendix?	Action.	Plan amended as per comment.
323		There needs to be a consistency check throughout this. Some of the codes refer to 'must', 'should', 'SHOULD', 'SHOULD', 'should', 'must not', 'is preferable'. In other codes, a series of questions are posed, e.g. 'are the buildings visually prominent or do they blend seamlessly with the topography or tree cover?'. Capitalisation and/or underlining should not be used.	Noted.	No Action.
324			Noted.	No Action.
325	Design Code, pg. 3	There is a typo within the 1st sentence on the 2nd line: '...dwellings must to be based on an understanding of Lambourn Parish.'	Action.	Plan amended as per comment.

ID	Reference	Comment	Steering Group Response to Comments	Changes to Plan
326	pg. 58	The paragraphs on page 58 provide very detailed information on specific road traffic accidents. This is too detailed for a design code and should be removed.	Noted.	No Action.