

LAMBOURN NEIGHBOURHOOD PLAN

Basic Conditions Statement - Addendum

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Prepared by Lambourn Parish Council

In conjunction with
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1 INTRODUCTION

The Lambourn Neighbourhood Plan was submitted to West Berkshire Council on 16 February 2026 together with a Basic Conditions Statement. That statement considered whether the draft Neighbourhood Plan met the Basic Conditions set out in the Town and Country Planning Act 1990 (as amended).

On 25 March 2026, Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 came into effect. These provisions introduced changes to the legislative requirements for neighbourhood plans by amending both the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 in relation to legal compliance and the Basic Conditions.

In broad terms, the additional legal requirements mean that, where considered appropriate by the qualifying body and having regard to the subject matter of the plan, the neighbourhood plan should:

- be prepared so that development and land use within the neighbourhood area help support climate change mitigation and adaptation; and
- take into account any Local Nature Recovery Strategy prepared under Section 104 of the Environment Act 2021 that applies to all or part of the neighbourhood area.

A new Basic Condition has also been introduced requiring that:

- the making of the neighbourhood development plan must not lead to less housing being delivered across the authority's area than would be provided if the plan were not made.

This requirement replaces the previous Basic Condition that neighbourhood plans should be in general conformity with the strategic policies of the development plan.

A further Basic Condition connected to the new environmental assessment framework has also commenced. However, as the framework for Environmental Outcome Reports has not yet been fully implemented, compliance with that requirement cannot currently be assessed.

As no transitional arrangements accompanied the introduction of Sections 98 and 99, the Lambourn Neighbourhood Plan must also be examined against these updated legislative provisions.

This addendum to the Lambourn Basic Conditions Statement explains how the policies contained within the draft Neighbourhood Plan address and satisfy the requirements introduced through Sections 98 and 99 of the Levelling-up and Regeneration Act 2023.

NP Policy Number and Title	Does the policy support the mitigation of, and adaptation to, climate change?	Does the policy account for any local nature recovery strategy* under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area?	Would the policy lead to less housing being delivered in the area than would occur if the Plan were not made?
Policy L1 - Landscape Character	Yes. Indirectly supports adaptation by requiring the protection of the historic pattern of watercourses, woodland and grassland, which function as natural carbon sinks and flood mitigators.	Yes. The policy explicitly requires development to demonstrate consideration for the "protection of the historic pattern of watercourses, woodland, grassland and existing wildlife sites" supporting broader nature recovery goals.	No. The policy outlines landscape and design criteria to ensure development is contextually appropriate. It does not cap or restrict housing numbers.
Policy L2: Development within the North Wessex Downs	Yes. By mandating respect for the natural tree canopy and coverage, the policy helps retain mature vegetation that provides cooling, shading and carbon sequestration.	Yes. It requires rigorous environmental impact assessments to ensure that development does not "adversely affect the area's ecological integrity", aligning with habitat and nature recovery objectives.	No. The policy manages the visual and landscape impact of housing in a protected landscape (National Landscape) but does not prevent housing delivery.
Policy L3: Green and Blue Infrastructure, Landscaping and Planting	Yes. Directly supports adaptation by safeguarding "features that provide natural flood defences" and mandating a 2:1 replacement ratio for felled trees, requiring 1,100 saplings per hectare to offset carbon and manage water runoff.	Yes. It protects existing watercourses, water bodies, trees and woodlands. It explicitly prioritises the planting of "native deciduous trees and hedgerows... to contribute to biodiversity".	No. The policy establishes landscaping, biodiversity and tree-retention standards for new developments; it does not restrict housing.
Policy L4: Local Green Spaces	Yes. Designating 19 Local Green Spaces preserves unbuilt land that aids in local temperature regulation and natural surface water drainage.	Yes. Preserving these specific green spaces protects habitats and ecological stepping stones within the settlement boundaries, aiding local wildlife networks.	No. It does not result in a reduction in housing supply.
Policy L5: Important Views	Neutral. This is primarily a visual and landscape amenity policy.	Neutral. This is a landscape and visual amenity policy, though preserving open views often correlates with preventing the loss of greenfield land.	No. The policy regulates the height, scale and massing of developments to protect 23 specific vistas; it does not restrict the overall number of homes to be built.
Policy L6: River Lambourn	Yes. It requires developments adjacent to the river to avoid adverse flood risk impacts and mandates that SuDS schemes contribute to landscaping and river biodiversity.	Yes. Strongly aligns with nature recovery by protecting the River Lambourn SAC / SSSI. It mandates Nutrient Neutrality, which requires developments to protect the river as a "wildlife corridor" and preserves the winterbourne nature of the watercourse.	No. The policy sets environmental and ecological parameters for developing near a sensitive chalk stream but does not constrain the overall delivery of the housing requirement.
Policy L7: Biodiversity	Yes. Protecting and enhancing natural habitats like ancient woodlands and lowland calcareous grasslands improves environmental resilience to climate extremes.	Yes. The Plan explicitly maps Biodiversity Corridors (Figure 31), encourages a minimum 10% Biodiversity Net Gain (BNG) and protects local SSSIs and ancient woodlands.	No. The policy requires ecological mitigation and BNG (in line with national requirements) but does not reduce the number of housing.

Policy L8: Dark Night Skies	Yes. Encourages the use of energy-efficient lighting (such as LED), automatic timers and dimming, which reduces overall energy consumption and carbon emissions.	Yes. Limits light spill into rural, unlit areas and key habitats, protecting nocturnal species (like bats and owls) and supporting the integrity of local wildlife corridors.	No. The policy dictates lighting design standards to prevent light pollution; it does not restrict housing delivery.
Policy L9: Flooding and Drainage	Yes. Directly addresses climate change adaptation. It identifies 33 areas vulnerable to flooding and mandates SuDS to manage rainfall runoff to pre-development rates, factoring in climate change allowances.	Yes. Requires SuDS to contribute to the biodiversity of the River Lambourn and mandates Nutrient Neutrality to protect local water systems and soil health from pollution.	No. The policy ensures homes are built safely without increasing flood risk elsewhere; it does not reduce housing targets.
Policy L10: Non Designated Heritage Assets	Yes. Indirectly supports mitigation by encouraging the retention and conservation of existing structures, which preserves embodied carbon compared to demolition and rebuilding.	Neutral. The policy focuses on the historic built environment rather than the natural environment.	No. The policy requires Heritage Impact Assessments and justification for harm to specific local assets, which shapes rather than prevents housing delivery.
Policy L11: Character and Design	Yes. Explicitly requires the use of "energy efficient materials" and the integration of trees and hedgerows to support sustainable design.	Yes. Requires the "integration, retention and enhancement of trees and hedgerows, with a focus on the use of native species", supporting local ecological networks.	No. The policy sets out design code requirements (height, scale, massing, plot coverage) to ensure good design, but does not limit housing numbers.
Policy L12: Sustainable Construction, Resources and Climate Change	Yes. Directly aimed at climate change. It requires all new development proposals to incorporate measures that mitigate the effects of climate change in accordance with the Lambourn Design Code.	Neutral. Focuses on the built fabric, energy and resource efficiency of developments rather than habitat recovery.	No. Mandates sustainable construction practices without restricting the amount of housing that can be delivered.
Policy L13: Housing Development	Neutral. Relies on Policies L11 and L12 for climate change requirements.	Neutral. Ecological protections are covered by other policies.	No. This policy supports housing delivery, specifically guiding developers to provide a mix of homes (first-time buyers, racehorse industry workers, over 55s, extra care) to meet identified local needs.
Policy L14: Site Specific Housing Allocations	Yes. Requires Flood Risk Assessments (inclusive of groundwater flooding) and compliance with the Design Code for sustainable development on all allocated sites.	Yes. Requests an Ecological Impact Assessments (EclA), Habitats Regulations Assessments (HRA) and Nutrient Neutrality Assessments to ensure designated sites (River Lambourn SSSI/SAC) are not adversely affected.	No. The policy increases delivery. It allocates three specific sites (LAM2 for 25 homes, British Legion for 10 homes, and Collingridge Farm for 10 homes) providing roughly 45 homes, well above the Local Plan requirement of 25.
Policy L15: Community Facilities	Yes. By protecting local facilities within the settlement, it reduces the need for residents to travel outside the parish for essential services, thereby reducing transport emissions.	Neutral. Primarily protects built community infrastructure (schools, surgeries) though it does include some green infrastructure like the Community Orchard and Woodland.	No. Focuses on retaining community infrastructure. Does not restrict housing delivery.

Policy L16: Economy	Yes. Requires developments to be "sustainably located such that they are accessible by non-car modes," and requires Travel Plans for major developments to reduce carbon footprint.	Yes. Requires developments to "prevent significant harm to identified heritage and the local biodiversity assets" and mandates native landscaping and Nutrient Neutrality.	No. Regulates commercial and employment developments; does not restrict residential housing delivery.
Policy L17: Racehorse Training Industry	Yes. Balances the economic needs of the industry with environmental regulations, supporting water efficiency measures and sustainable waste management.	Yes. Specifically acknowledges the challenge of Nutrient Neutrality for the River Lambourn SSSI/SAC and requires development to mitigate runoff and protect soil health/ ecosystems.	No. Actively supports housing delivery by encouraging high-quality housing for racehorse training industry (RTI) staff, including hostels, flats and houses.
Policy L18: Accessibility, Road Safety and Sustainable Transport	Yes. Strongly supports climate mitigation by requiring "greater opportunities for sustainable transport", connecting to walking/cycling networks and providing Travel Plans to "reduce reliance on private cars".	Neutral. Focuses on the highway network, parking and active travel routes rather than nature recovery.	No. Requires safe access, parking standards and active travel connections, which are standard developmental requirements and do not reduce housing capacity.
Policy L19: Community Infrastructure	Yes. Supports sustainable and eco-friendly practices such as "community gardens and natural play areas" which contribute to local adaptation.	Yes. Explicitly supports the development of "recreational green facilities" and green areas that encourage outdoor spaces while fostering environmental stewardship.	No. Guides the provision of infrastructure for youths, older people and the racing community. Does not limit housing delivery.