5.2 Rural Service Area: Lambourn

Observations on the Assessment of Settlement and Key Landscape, Visual and Settlement Characteristics

There is no assessment of the Landscape Sensitivity of the AONB land surrounding the settlement.

Site Assessments

Overleaf
SITE: LAM 002A East

Photographs

002A – Looking north west from the bridleway on the eastern boundary of LAM 002A
### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside

Agree with observations in Kirkham/Terra Firma report with the addition of:
- The site is important to the rural setting of the large individual house/farm located to the south west, although access to the property is via the conifer hedge on the western boundary of LAM 002A (See Photograph LAM 002a).

### Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key settlement characteristics
- Agree with observations in Kirkham/Terra Firma report

### Summary of compliance with PPS 7 paragraph 21
- Development would result in the loss of open countryside and would harm the setting to the house/farm on the hillside.
- The site is enclosed on one side by development and further development is planned on adjacent brownfield land to the north east.

### Recommendations
- Agree with observations in Kirkham/Terra Firma report.
SITE: LAM 002B West

Photographs

002B – Looking north east from Greenways
**Relationship with adjacent settlement**

Agree with observations in Kirkham/Terra Firma report with the addition of:

- Access to the site would be via the steep and narrow Greenways and would run past the school entrance.

**Relationship with wider countryside**

- Agree with observations in Kirkham/Terra Firma report.

**Impact on key landscape characteristics**

Agree with observations in Kirkham/Terra Firma report with the addition of:

- Greenways is a steep narrow lane, sunken in places with a rural character.

**Impact on key visual characteristics**

Agree with observations in Kirkham/Terra Firma report with the addition of:

- The site occupies a prominent location on the crest of the ridge above Lambourn.

**Impact on key settlement characteristics**

- Agree with observations in Kirkham/Terra Firma report.

**Summary of compliance with PPS 7 paragraph 21**

- The site is already enclosed by built development and does not link strongly with the wider countryside. As such the existing site does not conserve or enhance the natural beauty of the AONB to any significant degree. The site is, however, located on the crest of a ridge and is visible in distant views, albeit the site is relatively small and enclosed by built development. Access to the site is via a narrow country lane.

**Recommendations**

- The whole of the site is considered inappropriate for development and should not be pursued as a SHLAA Site.
SITE: LAM 003

<table>
<thead>
<tr>
<th>Relationship with adjacent settlement</th>
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<tbody>
<tr>
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### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside
- Agree with observations in Kirkham/Terra Firma report

### Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key settlement characteristics
- Agree with observations in Kirkham/Terra Firma report

### Summary of compliance with PPS 7 paragraph 21
- Agree with observations in Kirkham/Terra Firma report

### Recommendations
- Agree with observations in Kirkham/Terra Firma report
SITE: LAM 005

Photographs

005 – Looking north west from Lynch Close
### Relationship with adjacent settlement
Agree with observations in Kirkham/Terra Firma report with the addition of:
- There has been informal (possibly unauthorised) access to this land and it is regularly used by local dog walkers. It is understood the land owner is in the process of fencing the land.

### Relationship with wider countryside
Agree with observations in Kirkham/Terra Firma report with the addition of:
- The site is an integral part of the enclosed pasture land which forms the valley floor of the River Lambourn.

### Impact on key landscape characteristics
- Much of the existing scrub vegetation across the site has recently been removed. The site borders the River Lambourn Site of Special Scientific Interest (SSSI) a feature which contributes to the natural beauty and biodiversity of the AONB.

### Impact on key visual characteristics
Agree with observations in Kirkham/Terra Firma report with the addition of:
- Views from the surrounding roads and built development over the site to the River Lambourn and Lynch Wood are highly attractive and contribute significantly to the setting of the settlement (see Photograph LAM 005a).

### Impact on key settlement characteristics
- Development of LAM 005 would be out of keeping with the existing settlement pattern. This area of open land flowing in towards the old heart of the settlement is an integral part of the relationship between the settlement of Lambourn, the river and the surrounding countryside. The argument given in the Kirkham/Terra Firma report for the exclusion of sites LAM 003 and LAM 004 also applies in the case of LAM 005. The Newbury District Landscape Character Assessment notes that 'large-scale developments are not appropriate in this narrow river valley'.

### Summary of compliance with PPS 7 paragraph 21
- The site has a strong relationship with the surrounding countryside and borders the River Lambourn SSSI. The land is also integral to the setting of the settlement. Development of the land would not conserve or enhance the natural beauty of the AONB.
Recommendations

- The whole of the site is considered inappropriate for development and should not be pursued as a SHLAA Site.
- As stated in the Conclusions to the Kirkham/Terra Firma Site Assessment (p.58) 'It is recommended that development within the valley floor… is avoided and that the settlement pattern is maintained along the direction of the valley’. This recommendation should be applied to the whole of LAM 005.
SITE: LAM 006

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</table>
SITE: LAM 007

Photographs

007 – View over the valley northwards to LAM 0007 from PROW
### Relationship with adjacent settlement
- Agree with observations in Kirkham/Terra Firma report

### Relationship with wider countryside
Agree with observations in Kirkham/Terra Firma report with the addition of:
- The upper sections of the slope appear as a continuation of the rural ridge breaking up the settlement edge, despite the presence of the intrusive conifer hedge (see Photograph LAM 007a). This part of the site has a strong relationship with the wider countryside.

### Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics
- The site upper sections of the slope are prominent in views across the valley from the south and east. Although the site contains few features characteristic of the natural beauty of the AONB, there is a strong visual relationship between the site and the surrounding countryside.

### Impact on key settlement characteristics
- As highlighted in relation to sites LAM 003, LAM 004 and LAM 005 the retention of green wedges of open countryside is integral to the settlement pattern and setting of Lambourn.

### Summary of compliance with PPS 7 paragraph 21
- Development of the upper sections of this site would have a strong visual impact and would not conserve or enhance the natural beauty of the AONB or the setting of Lambourn. A limited amount of development could be accommodated on the lower slopes as this would relate to the existing built development.

### Recommendations
- Development of the lower eastern sections of the site would not harm the natural beauty of the AONB and would relate to the existing settlement pattern. Development of this land should be subject to the conditions set out in the Kirkham/Terra Firma Report.
- Development of the central and upper sections of the site, including the land bordering Folly Lane, should not be pursued as a SHLAA site. As stated in the Summary of Key Characteristics section of the Kirkham/Terra Firma (p. 42) report ‘It is recommended that development … on open bluffs is avoided’
SITE: LAM 009

Photographs

009 – Looking south east towards LAM 009 from hill opposite on Folly Road
### Relationship with adjacent settlement
Agree with observations in Kirkham/Terra Firma report with the addition of:
- The site extends to the crest of the ridge

### Relationship with wider countryside
- There is a strong relationship between this site and the surrounding countryside as shown in Photograph LAM 009a taken from the opposite side of the valley from Folly Road. The fields are enclosed by dense hedgerows and woodland are of a similar scale and character (pasture) to that of the surrounding countryside. Although on plan Upshire Farm appears to enclose and separate the site from the surrounding countryside, this is not reflected in the overall character, field pattern and appearance of the site.

### Impact on key landscape characteristics
- Agree with observations in Kirkham/Terra Firma report

### Impact on key visual characteristics
- The site is highly prominent in views in views across the valley from the west. In these views the land is highly important in breaking up the settlement edge and contributes significantly to the setting of Lambourn and links strongly to the wider countryside.

### Impact on key settlement characteristics
- Development of this site would be out of keeping with the existing settlement pattern. As highlighted in relation to sites LAM 003, LAM 004, LAM 005 and LAM 007 the retention of green wedges of open countryside is integral to the settlement pattern and setting of Lambourn.

### Summary of compliance with PPS 7 paragraph 21
- Development of this site would not conserve or enhance the natural beauty of the AONB. Development would result in significant harm to the countryside, to views over the valley from the west and the setting of Lambourn.

### Recommendations
- This site should not be pursued as a SHLAA site. As stated in the Summary of Key Characteristics section of the Kirkham/Terra Firma (p.42) report ‘It is recommended that development … on open bluffs is avoided’
Conclusions and Observations on Cumulative Impacts

The 2011 assessment does not benefit from an initial landscape sensitivity assessment.

The conclusions to the Kirkham/Terra Firma report states:

'It is recommended that not all three sites south of the village LAM 002 A and B and 009 be developed as the cumulative effect on this more open loosely developed part of the village would be detrimental'.

We would agree with this conclusion and have recommended the exclusion of 009 due to the high level of visual impact associated with the development of this site, and 002B due principally to impacts on the access from Greenways. All three site assessments in the Kirkham/Terra Firma report conclude that development could be accommodated subject to constraints.

The Summary of Key Characteristics as set out in the Kirkham/Terra Firma report includes the statement ‘It is recommended that development within the valley floor and open bluffs is avoided’. Two of the sites (LAM 007 and LAM 009) would in our view constitute development of ‘open bluffs’ and one (LAM 005) ‘development within the river valley’. We have recommended that these sites should not be taken forward as part of the SHLAA (partial development of the lower slopes of LAM 007 may be possible).
A comparison of our recommendations on sites and the anticipated numbers of dwellings with those put forward in the 2011 Kirkham/Terra Firma report are summarised below:

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<th>Site</th>
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<td>LAM 002A</td>
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<td>LAM 002B</td>
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<td>LAM 005</td>
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<td>LAM 007</td>
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<td>LAM 009</td>
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<tr>
<td><strong>Total net dwellings</strong></td>
<td><strong>189</strong></td>
<td><strong>57</strong></td>
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* Net Dwellings estimated by Land Management Services Ltd