

Stratfield Mortimer Neighbourhood Development Plan (NDP)

Pre-Submission Consultation

Stratfield Mortimer Parish Council, as the qualifying body, conducted the pre-submission consultation in accordance with paragraph 14 of the TOWN AND COUNTRY PLANNING, Neighbourhood Planning (General) Regulations 2012 for 6 weeks from Monday 9th November 2015 to midnight Monday 21st December 2015.

Background

Stratfield Mortimer Parish Council, at the full council meeting of 9th October 2015 accepted the Pre Submission Plan and agreed for it to go forward for consideration.

The guidance of West Berkshire Council was sought in regard to procedure, statutory consultees, other suggested consultees and best advice on the conduct of the pre-submission consultation.

Publicising the Pre-Submission Consultation

The consultation was advertised to the people who live, work or carry on business in the parish by way of

- Communication on the NDP and Parish Council websites
- Advert on the railings of the Fairground and in Budgens store window both in the centre of the village (see Appendix 1)
- Notices on the village and parish council noticeboards
- Placements on the village and parish council Facebook services.

Statutory bodies, other parish councils in West Berkshire, adjacent local authorities, St John's and St Mary's schools, Doctors' surgery, Oaktree dental practice, local churches, local charities together with an electronic address list supplied by West Berkshire Council were contacted by email. In all over 1400 emails were sent out.

The full communication check list is given Appendix 2.

Details of the NDP Proposals

An electronic copy of the NDP document was made available on the NDP website together with the evidence base. Paper copies were also available in the local Mortimer library.

An electronic copy of the NDP document was sent to West Berkshire Council.

Representations

Representations could be made electronically by email to the NDP email service or in writing to the Stratfield Mortimer Parish Council office.

Representations and Responses

The representations received together with the considered NDP response are available on the NDP website. The names of the individuals who made representations have not been published. The organisations that made a representation are identified.

The representations together with the NDP response are summarised by theme in the table below.

Following receipt of West Berkshire Council's (WBC) submission in which they pointed to a number of non-compliant items a meeting was held with Planning Policy officers to review these elements. The notes of this meeting at which the non-compliant issues were resolved have been attached to the WBC submission. The amendments to make the NDP compliant with the National Planning Policy Framework and guidelines, and WBC Core strategy policies are identified in the table below.

Representations Summary by Theme and NDP Response

Ref	Representation	Stratfield Mortimer NDP Response
1	Site Allocation Evidence is insufficient	Additional site allocation evidence is included in the Evidence Base
2	Access to the allocated site behind St John's School (MOR006) is not specified in the NDP. Concern that access is not available or that it will be inadequate and unsafe.	<p>The NDP amended to specify the access and a plan included which shows the access to be via the access road for the 'Tower House' site.</p> <p>This site assessment summary by West Berkshire recorded that the "site promoter had confirmed access will be gained to the site via the TA Fisher site to the north of the site. Furthermore this access point is away from the infant school and therefore, would reduce any possible road safety issues with having access close to the school."</p> <p>Detail design of site access will be addressed at the Planning Application stage to ensure safe access to and from The Street</p>
3	Policy NDP1 is not a development policy and should be omitted.	<p>The policy provides for the management of future developments in the parish. This policy ensures that the community will be properly consulted about future developments or NDP policy changes.</p> <p>The policy has been retained.</p>

4	The Affordable Housing Mix is not in accord with West Berkshire policy CS6.	The NDP Housing Mix and Density policies have been amended and are now compliant with West Berkshire policy.
5	The Parking Policy is not in accord with West Berkshire policy.	The NDP Parking policies have been amended and are now compliant with West Berkshire's 'Residential Parking Policy for New Development'
6	Policy SDB1 concerning a review after 5 years of the reservation of land for St John's School and Doctor's Surgery if the developments had not progressed was considered unclear as to what area of the site was covered by the policy and what constituted 'progress'.	This has been re-drafted to state "The site shall be allocated for a period of 5 years from the formal adoption dates of this NDP. If, at the end of this period, outline planning permission has not been obtained for the development required by policy SDB1 a review of the allocation shall be carried out via a review or partial review of the NDP. In addition, if within 5 year period outline planning permission for the development has been obtained, but no progress has been made to secure a new St John's Infant School or the doctor's surgery, a review of that part of the allocation shall be undertaken through a review or a partial review of the NDP"
7	Biodiversity and Environmental Gain policy (B1) is contrary to the Core Strategy policy CS17.	The NDP Biodiversity policies have been amended and are now compliant with West Berkshire policy.
8	Commercial Policy CS7 limiting expansion of existing rural buildings to 30% is too restrictive	This restriction has been removed.
9	Commercial Policy CS8 does not conform with National Planning Policy Framework (para 18 – 22 and 28)	The NDP Commercial policies have been amended and are now compliant with the NPPF and West Berkshire policy CS9
10	A number of suggested wording amendments were proposed to improve the clarity, meaning and appropriateness of the NDP.	The majority of these are included in the revised NDP.

11	A small (4) number of representations considered the consultation process inadequate, some of whom challenged the integrity of the whole process.	The concerns of the respondents were reviewed. The process, consultation and communications were extensive and provided all those who live, work or carry on business in the neighbourhood area the opportunity to make their concerns and ideas known to the Steering Group and/or the Parish Council. (See Consultation Statement in the Evidence Base)
12	Stratfield Mortimer Benefice, St Mary School Governor's and individual responses considered that the option/opportunity of relocating St Mary's Junior school to the centre of the village should be a part of the Plan.	<p>Though the benefits of relocating St Mary's Junior school, close to the centre of the village and adjacent to St John's Infant school are recognised the low probability of funding being available during the period of this NDP the reservation of land could not be justified. However, the pre-submission NDP included a project to 'To try and develop a plan to move St Mary's Junior School nearer to the centre of the village'. The NDP has been amended to state</p> <p>"Representations from the Stratfield Mortimer Benefice and St Mary's school suggested that St John's Infant and St Mary's junior schools work together to assess the benefits and practicality of a co-operative development of the two schools including co-location for the benefit of future generations of children. St Mary's requested that the reservation of land for a relocated school be included in the NDP. At this time there is no evidence that the position on funding has changed and therefore land is not reserved for a relocated St Mary's school. However if after discussions between to the schools and the Benefice a reasonable prospect of funding is identified then the Parish Council would investigate the potential of such a scheme with all the interested parties. Such a project has been included in the Infrastructure section of this Plan."</p>

13	Two submissions suggested changes to the proposed settlement boundary.	These were reviewed by Stratfield Mortimer Parish Council and it was agreed not to alter the proposed settlement boundary.
14	The Flooding section should be upgraded in the light of recent events (e.g. flooding in NW England)	A revised flood management policy has been included in the NDP and much firmer rainfall criteria have been put forward for design purposes
15	The Heritage section should be rewritten as more information from WBC is now available.	A revised Heritage section has been included in the NDP. No additional policy is now included in the NDP as it is judged that WBC policy CS19 meets all the Mortimer NDP requirements
16	The Designated Green Spaces section needs examination to ensure the proposed spaces are correct and the evidence for their inclusions is available.	The evidence has been reviewed, the green spaces for designation are judged to comply with the criteria for such designation, this review has been included in the NDP Evidence Base.
17	The Design sections and the Site Design Brief (SDB) should be re-written so as to place in the Design sections the many design policies and guidelines that will apply to all developments.	These sections have been completely re-written so as to ensure that items that were previously only in the site design brief section, but had general applicability, are now included in the general design section.
18	Funding for a new expanded and relocated St John's Infant School and doctor's surgery is not available, reserving land is therefore not required and should not have been a criteria for selecting a site.	<p>Throughout the preparation of the NDP it has been made clear that a new school and/or a new surgery depended on funding being available. All the NDP can do is reserve land to keep open the opportunity for those developments to proceed if and when funding becomes available. Either or both projects would be a great asset to the community so all steps should be taken to give them every chance of fruition.</p> <p>West Berkshire Council (WBC) and St John's Infant School Governors were consulted about the possibility of building a new school. Both parties recognise the school is at capacity and the external play area is below the recommended standard. WBC advised that a new infant</p>

		<p>school is close to the top of their priorities. St John's Governors are positive about the idea. At no time have WBC or St John's school stated that funding would not be available. Both WBC and the school supported the reservation of land so that the opportunity to build a new school at the centre of the village would not be lost. (See Evidence Base Evidence for reserving space for a new St John's Infant school and theme 12 above)</p> <p>Relocating the doctors' surgery would allow better parking and possibly future expansion to cater for additional and/or devolved services. NHS England are a year or so into a 5-year study into devolving certain services currently provided by hospitals out to doctor's surgeries. At this stage feasibility studies and fund sourcing for the surgery are ongoing. It is prudent to reserve land at this stage.</p>
--	--	---

Noticeboards



**Mortimer
Neighbourhood
Development Plan
Statutory
Consultation**

9th November 2015 –
21st December 2015

The NDP can be viewed at
www.mortimer-ndp.org.uk
or in the library.

Comments to
mortimerndp@gmail.com
or in writing to the Parish Clerk.

Posters

Appendix 1



SMPC Statutory Consultation

Appendix 2

Consultees	Details of who, where, how
(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area	Fairground railings, noticeboards, websites, Facebook, emails WBC Announcement
(i) details of the proposals for a neighbourhood development plan	NDP website, Parish Council website, Mortimer library (paper copies)
(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;	NDP website, Parish Council website, Parish Council noticeboards
(iii) details of how to make representations	Email to , or post to SMPC office
(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised	6 weeks from Monday 9 th November – midnight Monday 21 st December 2015
(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan For the purposes of regulations 14 and 16, a “consultation body” means the following:	
i. where the local planning authority is a London borough council, the Mayor of London;	Not applicable
ii. a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	
iii. the Coal Authority(a);	Not applicable
iv. the Homes and Communities Agency(b);	
v. Natural England(c);	
vi. the Environment Agency(d);	
vii. the Historic Buildings and Monuments Commission for	

	England (known as English Heritage)(e);	
viii.	Network Rail Infrastructure Limited (company number 2904587);	
ix.	the Highways Agency;	
x.	the Marine Management Organisation(f);	Not applicable
xi.	any person who: <ul style="list-style-type: none"> ○ to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and ○ who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority; 	List of broadband / phone suppliers: BT, Sky, Plusnet, Hybeam, Pop Telecom, Tentel, Fuel broadband, SSE broadband, EE, John Lewis,
xii.	where it exercises functions in any part of the neighbourhood area: <ul style="list-style-type: none"> ○ a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section; ○ a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b); ○ a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c); ○ a sewerage undertaker; and ○ a water undertaker 	Mortimer Surgery Oak Tree Dental practice NHSCC, NHS local health authority – Thames Valley Area Team, List of electric & gas suppliers to Mortimer: British Gas, e-on, First-utility, npower , Scottish power, SSE, better energy, the co-op energy, daligas, ebico, economy energy, ecotricity, edf energy, extra energy, flow energy, GB energy supply, Gnergy, Good energy, green energy, Green star, supply energy, Planet, M&S Energy, Oink Energy, OVO energy, robinhood energy, Sainsbury’s energy, Spark, SSE Atlantic, Utilita, the Utility warehouse, Woodland Trust energy, Zog energy

	Thames Water – any other water / sewerage undertakers?
xiii. voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	<ul style="list-style-type: none"> • Mortimer Playgroup Association • Stratfield Mortimer Relief In Need Charity • Parents And Friends Of St John's Mortimer • St Mary's School Mortimer Charity Fund • The Stratfield Mortimer Fair Ground Charity • Mortimer And Burghfield Age Concern • Mortimer (St John's) Village Hall • St Mary's Junior School Parent Teacher Association (Pta), • Tadley And District Citizens Advice Bureau
xiv. bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;	WBC advised Email address list
xv. bodies which represent the interests of different religious groups in the neighbourhood area;	WBC advised Email address list
xvi. bodies which represent the interests of persons carrying on business in the neighbourhood area; and	WBC advised Email address list
xvii. bodies which represent the interests of disabled persons in the neighbourhood area.	WBC advised Email address list
(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.	West Berkshire Council