

Residential – Design and Sustainable Construction

What is this about?

The design of new development, including the buildings, the layout and the facilities provided.

Creating safe and attractive environments that are good places in which to live and which fit into the village.

The environmental performance and energy efficiency of new buildings.

Background

The NDP enables the Mortimer community to influence the design of new developments within the Parish.

It is also possible to influence details of construction and energy efficiency

Specific Considerations

West Berkshire policies

state that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of an area. Development shall contribute positively to local distinctiveness and sense of place.

What will it mean to me?

The design of new developments will affect the visual scene in parts of the village and views of the village from the surrounding countryside.

Aspects of the design, such as good pedestrian and cycle routes to the village centre, will influence future levels of traffic in the village.

Good design and facilities, energy efficiency and mix of housing sizes could make new developments attractive to current residents.



New development should also be appropriate in scale and design in the context of the existing settlement form, pattern and character.

Design covers all those aspects that impact on the built environment. It covers not only the style of

individual buildings but the space around them and the way that space is arranged and managed.



Good design relates not only to appearance but also to the way in which a development functions, for example new developments must be safe environments, addressing crime prevention and community and road safety.



The Mortimer Village Design statement has provided guidance on new development since 2007. A revision of this would be a valuable addition to the NDP.





Cars are the dominant form of transport for the residents of Mortimer; new developments should encourage other, more sustainable forms of transport, but also recognise that sufficient parking be incorporated.



West Berkshire Council have stated that from 2016 all residential development will meet the Code for Sustainable Homes Level 6. Are there specific additional requirements for Mortimer?

The Options

Do nothing and rely on West Berkshire to approve design of developments.

Develop Mortimer specific policies to enhance the design of developments, incorporating an updated Village Design statement.

One such policy would be to have a locally produced Site Development Brief for any site with more than five proposed dwellings

Develop additional requirements for sustainable construction for Mortimer

Example NDP policies

The design of new developments will be sympathetic to the Mortimer style and in conformity with the (updated) Village Design Statement.

Developments of more than five houses will have a Site Development Brief drawn up by the NDP Steering Group and residents living near to the proposed site. This brief will be adhered to by the developer.

Developments shall reflect the rural nature of Mortimer and in particular buildings shall not exceed three stories in height.

Pros and Cons

Do nothing means the village will have little impact on what dwellings are like and how a site is developed, but might mean houses are slightly cheaper.

Developing Mortimer specific policies would give more control on the future appearance and structure of Mortimer

Developing additional requirements for sustainable construction for Mortimer – this is a balance between cost and desirability

Any street lighting on new developments must minimise light pollution and maintain the nature of Mortimer as a ‘dark village’.

Discussion Sessions

Sat 21st Feb 10am - 12pm

Sat 21st 2pm - to 4pm

Thu 26th Feb 7 - 9pm

Sun 1st Mar 11am - 1pm

Please use the postcard:

Please use the postcard to give your views on Residential Design and Sustainable Construction