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Stratfield Mortimer Parish Council Neighbourhood Development Plan

**Record of Public Meeting held on 20
March 2014 at St John's Hall Mortimer**

Present: Cllrs Neil Kiley (Chairman),
Tracy Audsley, Mike Dennett, Danusia
Morsley, Mr Tennant Barber and Mrs
Jayne Kirk. Mr Bryan Lyttle (WBC)
attended by invitation.

Between 130 and 150 Parishioners
attended. The meeting started at 1930.

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Aims of the Meeting

What is a Neighbourhood Development Plan?

How does it fit with West Berkshire Council's Local Plan?

What can an NDP do? (and not do!)

Why a plan for Stratfield Mortimer?

What could an NDP do for Mortimer?

What are your issues and views?

What are the next steps?

How can you get involved?

Cllr Neil Kiley introduced the
Neighbourhood Planning Group and
stated that the aim of the meeting was
to provide answers to these questions.
He then asked Cllr Mike Dennett to
speak on: **Some misconceptions and
what the WBC Local Plan means for
Mortimer.**

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**Stratfield Mortimer
Neighbourhood Development Plan**

Do you know what this is and how it will affect Mortimer for
the next 20 years or more?

Do you want it to reflect your views?

Do you think Mortimer needs...

- many more houses?
- to be combined with Burghfield?
- less green space?
- more traffic through the village?

Would you like Mortimer to have...

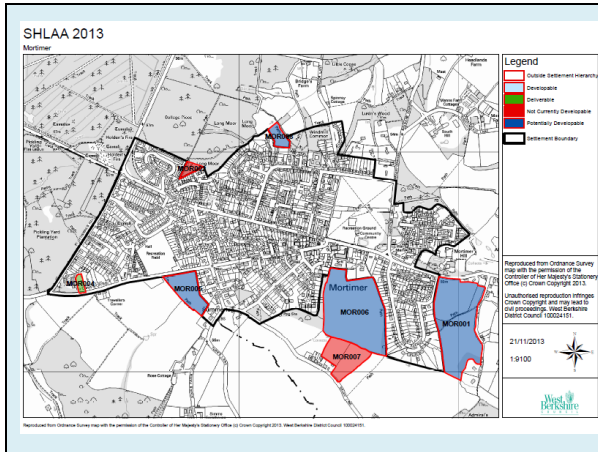
- more jobs?
- better broadband?
- a new primary school?
- better public transport?

**All, some, or none of these could happen.
Act now to have an influence.**

"Your village, your views"

Cllr Dennett welcomed the large number
of attendees and suggested that they
might be here either because of this
flyer – which had been deliberately
provocative – to get people to the
meeting

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or because of this map. This map from West Berkshire had been referred to in the SMPC Newsletter and had gone 'viral' in parts of the village - however it had been misunderstood. Rumours that 300 houses were about to be built behind the Horse and Groom or that the Parish Council had sold out to developers were completely false.

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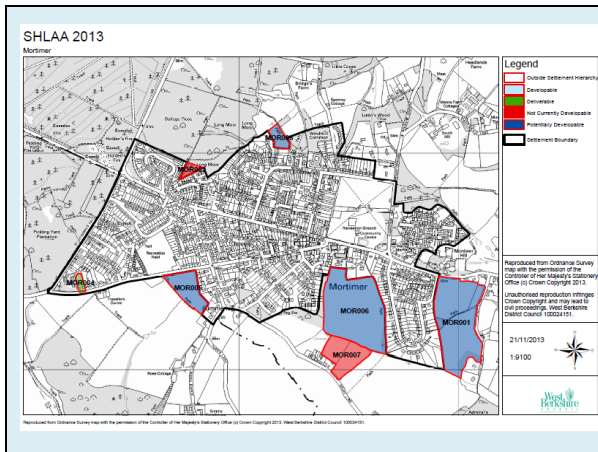
SHLAA 2013 - WBC
Strategic Housing Land Availability Assessment

- Sites put forward by developers and landowners
- Not new - 2009 updated 2010, 2011 and 2013
- Aim to identify as many potential sites as possible to meet 10 to 25 year needs
- Does **NOT** allocate sites for development
- This will be done through Local Plan Documents subject to public consultation - the SAD DPD (Site Allocations and Delivery Development Plan Document)

The SHLAA does NOT allocate sites for development

This will be done through the Local Plan and will be open for public consultation by West Berkshire

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The dark blue means potentially developable at some time in the future.

But constraints are considered as part of the preparation of the SAD DPD

Black line is current settlement boundary

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As an example: MOR006

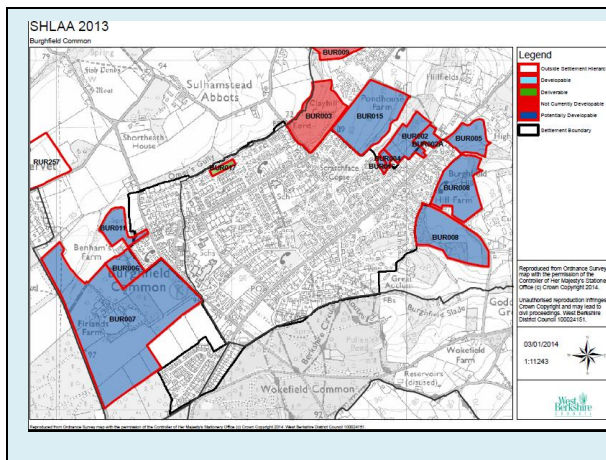
- Potentially Developable - in 11-15 years – suitability to be assessed through Local Plan
- Constraints:
 - Tree Preservation Orders, Public Right of Way, Historic Environment, Landscape Character, Loss of Agricultural Land
- Would require access solution
- Potential 177 dwellings but size would depend on allocation of review settlement boundary through SAD DPD

Important to read the 'small print'

No decisions have yet been made

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This exercise has been done for all of West Berkshire

This is the corresponding map for Burghfield

(which has more sites than Mortimer)

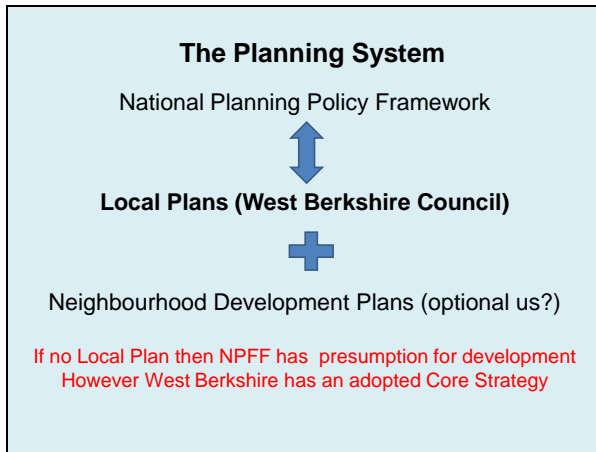
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Shows the importance of the Local Plan - produced by WBC

- Local Plan consists of:
 - Core Strategy (2006-2026) – adopted July 2012
- Other documents – such as the SAD DPD being prepared
- But a Neighbourhood Development Plan could influence the allocation of sites and many other planning issues
- How?

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NPPF requires Planning Authorities to produce Local Plans

'Local' in this context means the whole of West Berkshire

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No Local Plan (from Basingstoke Gazette)

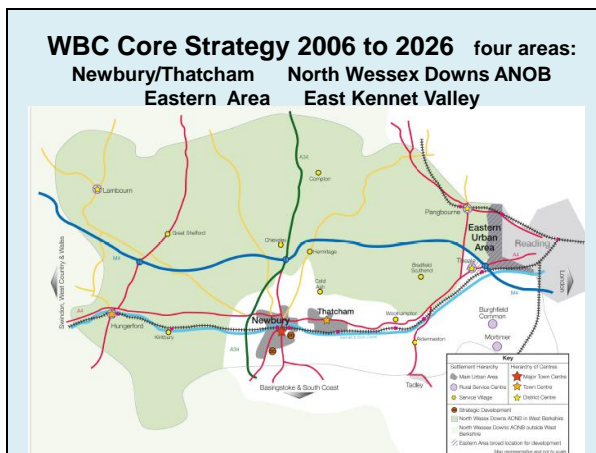
TWO new housing estates look set to be built in Hook. The planning committee at Hart District Council recommended for approval a plan to build 60 homes at High Ridge Farm, in Newnham Road, and 70 homes at Reading Road. The plans submitted by...

But he said councillors had little choice but to approve the plans as Hart's Local Plan, which earmarks where future development should take place, was rejected by a planning inspector last year. He said: "I can see the residents' concerns, but the problem is we have no Local Plan. I'm really hacked off, but all I can do is say to them is that the Local Plan that used to protect is not here any more."

Hart District Council's Local Plan was rejected by the Inspector, so there is a presumption for development

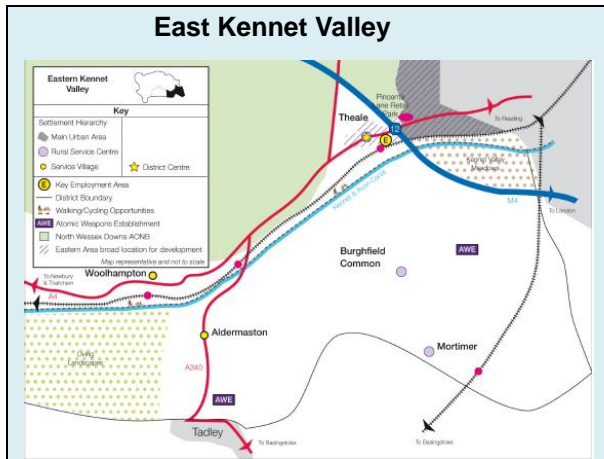
But West Berkshire has an adopted Core Strategy which determines broadly where development will take place

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The Core Strategy divides West Berkshire into four areas

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We are in the East Kennet Valley
along with Burghfield Common,
Aldermaston, Woolhampton, Beech Hill
and Wokefield

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District Settlement Hierarchy

Urban Areas	Wide range of services and the focus for the majority of development	Newbury, Thatcham, Eastern Urban Area (Tilehurst, Calcot and Purley on Thames)
Rural Service Centres	Range of services and reasonable public transport provision - opportunities to strengthen role in meeting requirements of surrounding communities	Burghfield Common, Hungerford, Lambourn, Mortimer , Pangbourne, Theale
Service Villages	More limited range of services and some limited development potential	Aldermaston , Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury, Woolhampton

Mortimer and Burghfield Common are
Rural Services Centres in the East Kennet
Valley

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Below the settlement hierarchy there are two additional types of area where there will be more limited development, including affordable housing for local needs:

smaller villages with settlement boundaries - suitable only for limited infill development subject to the character and form of the settlement,

open countryside - only appropriate limited development in the countryside will be allowed, focused on addressing identified needs and maintaining a strong rural economy.

Smaller villages – such as Beech Hill

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Key Aspect of Core Strategy is Housing Distribution - 2006 to 2026

Spatial Area	Approx Total
Newbury/Thatcham	6,300
Eastern Area	1,400
AONB	Up to 2,000
East Kennet Valley	800
Total	At least 10,500

The Core Strategy split the Government requirement of at least 10,500 dwellings in the period 2006 to 2026 between the four areas as shown

The East Kennet Valley had an allocation of 800 dwellings

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Key Aspect of Core Strategy is Housing Distribution - 2006 to 2026

Spatial Area	Approx Total	Completions to March 2012	Commitments at March 2012	Approx Additional Requirement
Newbury/Thatcham	6,300	1,492	2,594 + 1,000 at Sandeford	1,220
Eastern Area	1,400	230	478	700
NWD AONB	Up to 2,000	816	496	690
East Kennet Valley	800	344	186	270
Total	At least 10,500	2882	4,754	2,880

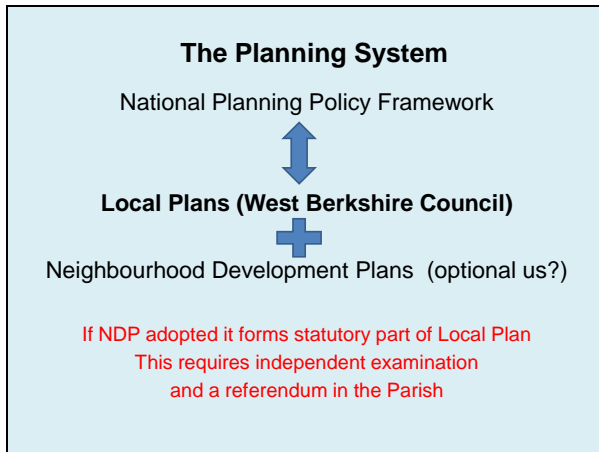
But houses already built and those with planning permission leaves only 270 to be built in the East Kennet Valley between now and 2026

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Questions

Cllr Dennett and Mr Lyttle answered questions on the above

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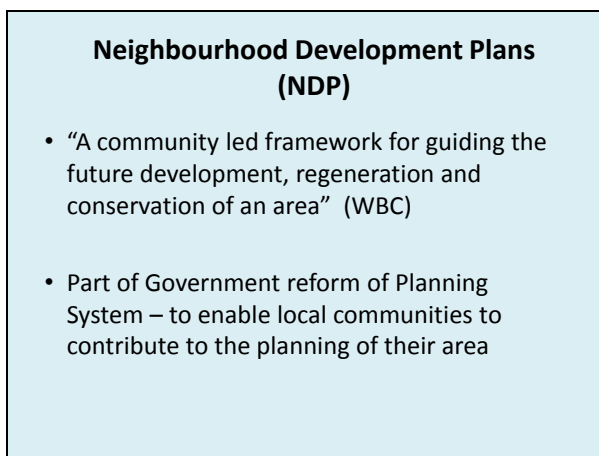


Cllr Dennett then spoke on:

What is a Neighbourhood Development Plan and what can it do for Mortimer?

An NDP is optional but if adopted is a statutory part of the Local Plan

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What is a NDP?

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To help guide development and shape the future of our village

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Why a plan for Stratfield Mortimer?



2007

Village Design Statement

A Community View of The Character and Identity of Stratfield Mortimer



Stratfield Mortimer
Village Design Statement



Stratfield Mortimer

Parish Plan Refresh 2009



Parish Plan 2004

As an NDP will be a part of statutory plan for the area it has more weight in planning than Parish Plans and Village Design Statements

Also to continue the Parish's proactive involvement

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What's been done?

- NPD will be a statutory part of the planning system so the process is rather complex!
- Only the Parish Council can lead the process, but community involvement is essential – it's a Community Plan

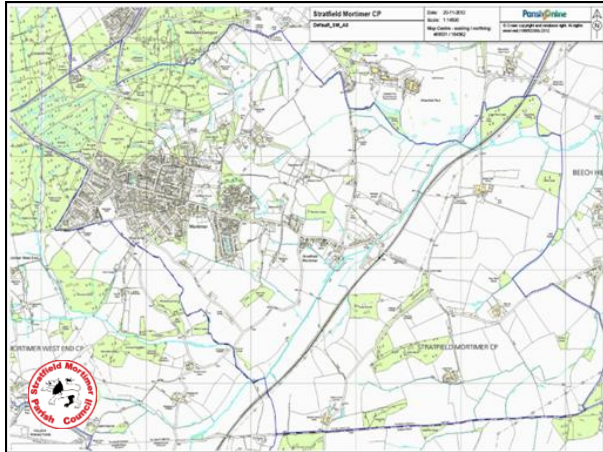
1. Determined desirability of a plan – **the Parish Council resolved to do this to give the community a say in its future development**

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What's been done?

2. Gained support of the local community – Presentation at Annual Parish Meeting (April 2013) and articles in Newsletter - **have demonstrated support and no opposition**
3. Made an application to West Berkshire Council to define the area – **made in September 2013, the area being the whole Civil Parish. This was open to consultation for 6 weeks and approved by WBC in February 2014**

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The blue boundary shows the Parish of Stratfield Mortimer – the area for the plan

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We are the first Parish in West Berkshire to start an NDP

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But 1000 have started throughout England

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What must a NDP do?

- must contribute to the achievement of sustainable development
- be in general conformity with strategic policies in the development plan for the local area (i.e. such as in a core strategy)

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What can't a NDP do?

- It cannot veto development that is in the Local Plan
- It must not conflict with the strategic policies in the West Berkshire Core Strategy / Local Plan
- It can not deal with matters that are not "planning matters"

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What can a NDP do?

- Include policies on any aspect of land use planning (subject to previous slide)
- Provide more detail than the Local Plan such as:
 - ❖ Opportunity to specify sites for development
 - ❖ Protect important local green spaces
 - ❖ Local businesses and employment
 - ❖ Local infrastructure and transport
 - ❖ Biodiversity and landscape character
 - ❖ The design of buildings, energy efficiency

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Format of an NDP

Normally define a vision for the future

Then objectives

And then policies to achieve these

But

An NDP must add to the Local Plan

An NDP will only apply in our Parish

Can address one or many topics

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The Sub Committee has produced:
A Draft Vision for Stratfield Mortimer
Draft Objectives for groups of topics in the Core Strategy

Would like **your** comments on the draft vision
What is **your** vision for Mortimer?

Members of the team will then give examples of the types of objectives and policies that could be developed on some topics

We would like feedback and views on each of these
We need to know which topics/ issues you think should be taken forward and then opened for community consultation

We are not making decisions or developing policies tonight

What is in the rest of the meeting?

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Questions

Cllr Dennett and Mr Lyttle answered questions on the above

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Draft of The Mortimer Vision

Mortimer retains a distinctive rural character and a strong sense of community while providing a wide range of services and a thriving small business economy.

Development is in harmony with this vision and ensures that Mortimer's distinctive character is retained.

This is the first draft of the Vision for Mortimer

Comments please?

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Commercial Development

Objective:

Mortimer will have a thriving economy while retaining the existing rural character of the area

Policies to define how this is to happen could include:

- Appropriate locations for business development
- The scale and type of business development
- Services/infrastructure required to support the local economy

Cllr Morsley then spoke on **Commercial Development**

This covers land use for commercial as opposed to residential purposes so it includes agriculture, retail, manufacturing, service industries, forestry – all forms. Cllr Morsley then outlined the types of things that could be included in a NDP and gave examples of policies that had been developed in other plans. Full details in the document **'Commercial Development'**.

The presentation was followed by questions.

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INFRASTRUCTURE

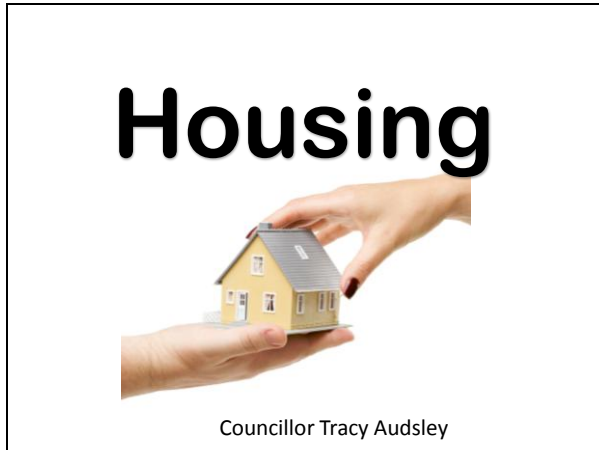
- Includes 4 of West Berkshire Core Strategy Policies
 - Infrastructure Facilities and Amenities
 - Transport
 - Green Infrastructure
 - Flooding
- Initial Mortimer objective shown together with exemplars/questions of what might be included

Mr Tennant Barber then spoke on **Infrastructure** which included four topics.

Tennant's slides are available in the **'Infrastructure'** Document

The presentation was followed by questions.

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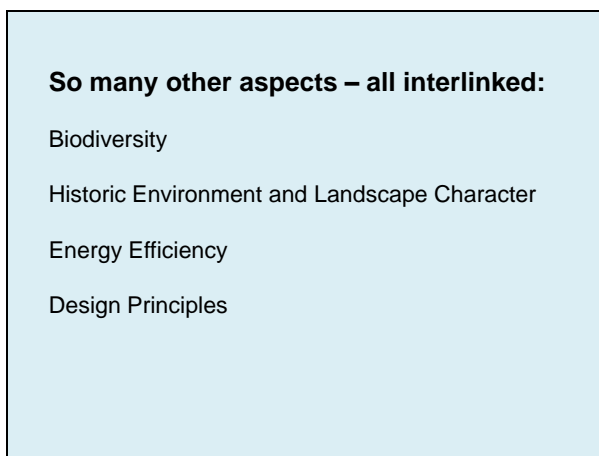


Cllr Tracy Audsley then spoke on **Residential Development**

Tracy's slides are available in the **'Residential'** document.

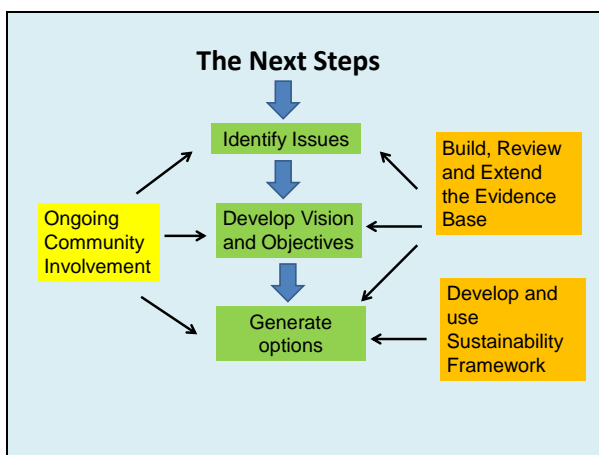
The presentation was followed by questions.

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Cllr Dennett briefly mentioned that many other topics were possible in an NDP

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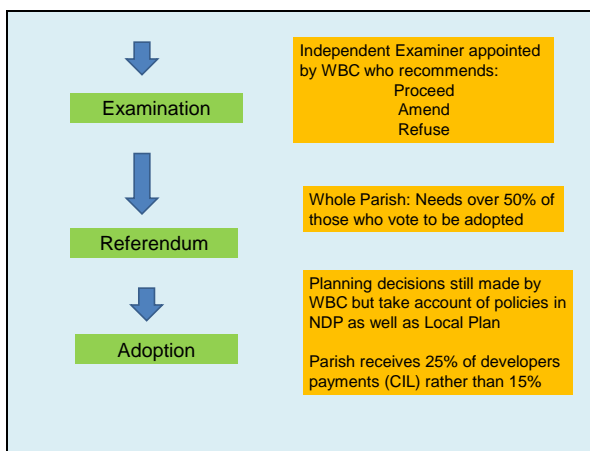
Cllr Dennett outlined the next steps in developing an NDP, stressing the need for community involvement, the need for evidence

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The final submission would require not only the plan but a statement of how the community has been consulted and a sustainability analysis

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The examination and referendum would be paid for by WBC, using funds allocated by the government.

Referendum is based on electoral roll for the Parish. Plan need 50% of those who vote to be adopted

If an NDP is in place Parish receives more of the Community Infrastructure Levy that is replacing developers S106 contributions

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What can you do now?

Please leave your contact details if:

If you are interested in joining working groups to gather evidence, consider options and develop policies,

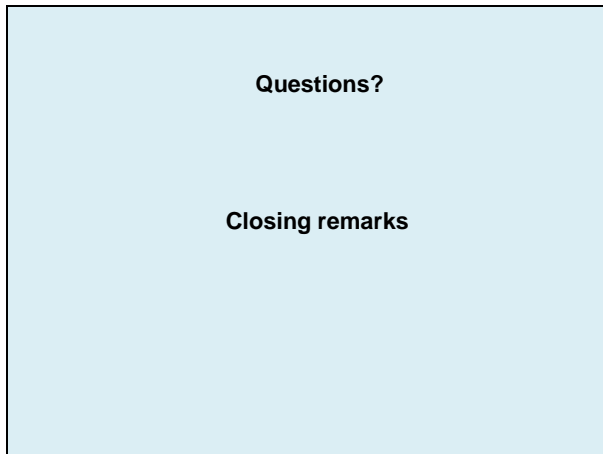
or you are willing to contribute specific skills (eg: consultation, communication) or specialist knowledge to the project (eg: biodiversity, energy efficiency, building design)

Please write on the cards any issues you think the NDP should consider and place in the box

The audience were asked to leave contact details if they wished to get involved or to help with the work.

They were asked to write any issues or comments for the NDP on the cards (put on every seat) and place these in the sealed box.

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There was then another session of questions.

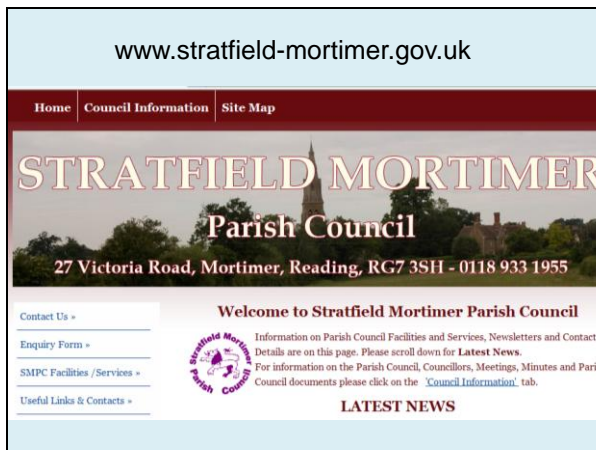
Cllr Kiley asked for a show of hands for:

a) the meeting was worthwhile; met your expectations and left you happy that we should proceed along the lines outlined in the meeting?

b) the meeting was either not worthwhile, didn't meet expectations or that you think we're not progressing as you would like.

There appeared an almost unanimous show of hands (possibly a few abstentions) for (a) with no hands raised for (b). The meeting closed at 2120.

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There is information about the NDP on the Parish Council website.

Proceedings and slides from tonight's meeting will be placed on the NDP page

You can still volunteer or make comments by contacting :

the.clerk @stratfield-mortimer.gov.uk

or by contacting any member of the NDP group (see SMPC website for contact details).