



# Stratfield Mortimer Neighbourhood Development Plan

Pre-Submission Consultation



October 2015

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## Introductory Statement

The Stratfield Mortimer Neighbourhood Development Plan is one of the most important documents ever produced on behalf of the Parish Council; if approved it will shape the future of the parish for the decade to come. The plan is a positive one with land use allocations and a list of projects that enable the delivery of the community's Vision of Mortimer and their aspirations for the parish's development and improvement over time.

The responses to the various consultations on the plan have shown how much people care about the future of their community. Naturally the views expressed in the consultations have been incorporated in the plan wherever possible.

Finally I would like to express my thanks to all those who have given their time and energy to producing this plan. Without this plan we would, I am sure, be a much poorer community.

Mike Dennett

A handwritten signature in dark ink that reads "M. D. Dennett". The signature is written in a cursive, flowing style.

*Chairman of Stratfield Mortimer Parish Council*

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## Acknowledgements

The Mortimer NDP Steering Group (Tennant Barber (Vice-chairman), Mike Dennett, Dudley Ives, Neil Kiley, Danusia Morsley and Pat Wingfield (Chairman)) thank all those who have so generously given of their time to make it possible to develop the Mortimer NDP:

- John Cornwell as volunteer planning advisor to the Steering Group
- All those in the community who took the time to come to public events and answer the questionnaire
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## Introduction

This Neighbourhood Development Plan (NDP) covers the whole of the parish of Stratfield Mortimer and contains policies that are in general conformance with West Berkshire Council's (WBC) Core Strategy. The period covered by the plan is from now until 2026.

Following an executive summary the plan outlines background facts and figures that influence life in Mortimer, before summarising the process that has been followed to formulate this plan. Emphasis is especially given to the consultation that has taken place with the community to help formulate the policies contained in the plan.

The general vision which has driven the plan is described followed by a chapter on each of 15 policy areas. Each of these chapters contains the policies themselves along with the justification for each policy and how they will be delivered and monitored on the ground. Throughout the document reference is made to the Stratfield Mortimer Evidence Base (henceforth referred to as the Evidence Base) which can be found at <http://www.mortimer-ndp.org.uk/Evidence/index.htm>

It is emphasised that the NDP policies are in general conformity with the National Planning Policy Framework and the West Berkshire Core Strategy.

In general in this document the term *parish* is used when the whole area of the civil parish of Stratfield Mortimer is intended and the term *village* to indicate the largely built-up area within the Settlement Policy Boundary. *Village* can also mean the whole community or whole settlement; this usage is generally clear from the context.



## Executive Summary

The Introduction to this plan has described the form of this document. This summary is intended to emphasise the major elements of the plan and, in particular, the core policies put forward for adoption.

The various sections at the start of the plan give a picture of Mortimer as seen through the eyes of the community. A number of positive and negative factors which have informed this Plan were identified by means of a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis.

The overwhelming view is that Mortimer is a rural village with a distinctive identity and character, and a good community spirit. It is this view that people want to be able to keep going forward. This is not to say that they are opposed to change but rather that change should be managed sensitively in order to improve matters where possible and to mitigate any downsides to development.

This view was summarised and supported through the consultation process in the form of three principles. These are:-

- 1. The NDP must make it possible for people to live the whole of their lives in the parish if they so wish**
- 2. The NDP will ensure that new residential developments will be within or adjacent to the existing Settlement Policy Boundary and, ideally, close to the centre of the village (the centre is taken to be St John's Church)**
- 3. The NDP will allocate and reserve land to make provision for the future needs of the parish with respect to schools and health/welfare infrastructure**

These principles have been taken forward by way of policy statements that:

- Allocate land behind St John's Infant School for 110 homes that will have a mix of types and tenures
- Allocate part of this site for a new St John's Infant School and doctors' surgery

In order to protect the village feel of Mortimer, specific policies have been included to address design features of new development, for example:

- Propose relevant housing densities that retain the village feel
- Require new developments to be designed in sympathy with the village ethos
- Are not lit or only lit at a low level
- Have sensible parking standards that allow cars to be parked in garages
- Reduce the risk of flooding
- Produce net environmental gains by increasing biodiversity

All of these requirements have been developed for the allocated site in The Site Design Brief. Site Design Briefs and Development Applications, Proposals and Plans for any future development will conform to all the policies in the Plan in their totality.

There is a strong desire to ensure that Mortimer continues to be a thriving rural service centre. To this end policies encourage the retention of existing facilities, and the introduction of new facilities, where these will not damage the village/rural feel of the parish.

To assist with the retention of such services and to improve the lifestyle of the community it is proposed to encourage the provision of better superfast broadband, schools, health and welfare, parking and reduced flood risk.

There is also an emphasis on retaining and improving the biodiversity of the area by requiring new developments to provide green spaces and green routes along with other wildlife friendly features. The protection of existing green spaces by designating a number of spaces including the Fairground, the Alfred Palmer Memorial Field and the southernmost part of the allocated development site as local green spaces is also included.



Finally the rich heritage of Mortimer is recognised in a proposal to create a Heritage Trail which will take in many sites of historical interest.





Parts of Mortimer Common started to be developed as a residential area from about 1870; by 1911 the population for the parish had reached 1,423. The houses built during the Victorian and Edwardian eras, most of locally made bricks, still cluster around the nucleus of the village in Windmill Rd, King St., Victoria Rd, West End Rd, St. John's Rd. and St. Mary's Rd.



Further development came to the parish in the 1950s with the building of Stephens Road and Stephens Firs estates. Two large old houses were demolished in the early 1960s to build the Croft Road estate, and the Crescent development and the College Piece council estate were built on woodland about the same time. In 1961 the population was 2,267 and by 1991 3,498. More recently new estates have been built at Groves Lea and Strawberry Fields and significant infill building has taken place. By 2011 the population had reached 3,807.

The centre of the village is now in what was Mortimer Common, with Post Office, bank, shops, St. John's Infant School, village hall, and churches all close together. St. Mary's Junior School is located over a mile from the centre of the village, nearer the station. For secondary schooling, students usually attend Willink School in the neighbouring parish of Burghfield.



Housing for the elderly has been provided with Windmill Court, Glenapp Grange and Badgers Croft. The village has an active community life with many clubs and societies for all ages and several annual village events.

The northeast, east and southeast of the parish is still generally arable farmland with some pasture for cattle; some fields nearer to the centre of the village are used by livery stables. Coniferous woods remain to the north and west. There is a network of well-used footpaths through the fields and woods. All roads coming into Stratfield Mortimer pass through either open farmland or woodland, thus all the approaches to the parish are rural.

## Current Situation

As has been demonstrated in the previous section the parish has developed over time and the population is now approximately two and a half times that of 1950. Despite this the parish is still largely rural in nature with the overall population density of the parish being 3.94 persons per hectare. The village of Mortimer occupies the north-western corner of the parish and the rest is farmland, woods and scattered dwellings associated with the rural economy. This preponderance of rural activity is also true for the neighbouring parishes so that Mortimer is surrounded with farmland, woods or commons. This imparts a rural ambience to the village as well as the parish as a whole and is a feature much-treasured by the community.

Because Mortimer has a long history and an increasing population it has managed to retain most of its traditional facilities and to develop some new ones. As such it continues to act as a small rural centre for itself and other villages nearby. This role has been recognised in West Berkshire Council's Local Plan where Mortimer has been designated a rural service centre.

The age structure of the parish is slightly older than the average for West Berkshire and there are fewer persons in the 13 to 30 year age groups than on average in West Berkshire. However, there are slightly more children below the age of 13 than the average for the wider area. Of particular note is the age band of 25 to 30 where Stratfield Mortimer has only some 62% of the wider average.

The population is formed into households of, on average, 2.42 persons. This is the same as the West Berkshire figure. Owner occupation is average at 70.1% but social housing plays a slightly higher part, than for West Berkshire as a whole, in the housing mix and private rented property plays a slightly lower part; the figures are 15.65% and 11.51% respectively.

As far as the health of the population is concerned, a slightly greater percentage of people in Stratfield Mortimer than the West Berkshire average report themselves to be in very good health, but more people report themselves as being in bad or very bad health.

The level of qualifications for those over 16 in the parish is considerably higher than the average for West Berkshire with 38.61% being qualified to level 4 or higher compared to the average of 32.11%

The types of houses in Stratfield Mortimer, compared to West Berkshire, comprise 4% more detached and semi-detached, and consequently fewer terraced houses, and flats. The numbers of houses with particular numbers of bedrooms are remarkably close to the West Berkshire averages.

As may be expected in a rural community there are some differences between the travel-to-work patterns of the residents of Stratfield Mortimer and those of West Berkshire as a whole. More people work from home, travel by train and drive to work. Conversely less people travel by bus, are a car passenger, cycle or walk. It should also be noted that slightly more people than average are not in employment. None of these facts are surprising bearing in mind the rural nature of the parish, its age make up and the fact it has a train station.

The statistics on which this section is based are from census data and may be found in the Evidence Base.

## SWOT analysis

The following SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) has been compiled following feedback via the various consultation exercises that have been carried out as part of the formulation of this plan. It indicates that Mortimer is a place which is thriving and a good place to live but that this very desirability may pose a future threat of a loss of its historical identity. It is seen that the NDP can be a catalyst to mitigate some of this threat while positively creating opportunities for benign development which will improve further the standard of life in the parish.

The SWOT is a useful tool to judge the policies of the plan against. As such each policy reflects points contained in the SWOT so as to deliver a better future for the parish. Further explanation of some of the points can be found in the [Evidence Base](#).

<p style="text-align: center;"><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Identity <ul style="list-style-type: none"> <li>◦ Vibrant community spirit</li> <li>◦ Obvious village boundary</li> <li>◦ Its history gives its distinctive identity</li> </ul> </li> <li>• Rural setting &amp; extensive footpath network</li> <li>• Generally thriving village amenities</li> <li>• Desirable state schools</li> <li>• Varied housing stock</li> <li>• Proximity to <ul style="list-style-type: none"> <li>◦ National rail &amp; road network</li> <li>◦ Heathrow &amp; Gatwick</li> <li>◦ Employment opportunities</li> <li>◦ London</li> </ul> </li> <li>• Developing an NDP</li> </ul>	<p style="text-align: center;"><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Village remote from railway station</li> <li>• Limited bus service</li> <li>• Village centre lacks some attractive features</li> <li>• Housing <ul style="list-style-type: none"> <li>◦ Accelerating housing cost</li> <li>◦ Lack of affordable housing to buy</li> <li>◦ Lack of affordable housing to rent</li> </ul> </li> <li>• Infrastructure <ul style="list-style-type: none"> <li>◦ Schools at capacity</li> <li>◦ Flooding and wastewater drainage</li> <li>◦ Lack of parking - both at the station and in the village</li> <li>◦ Lack of cycle routes</li> <li>◦ Restricted sewage capacity</li> </ul> </li> <li>• Perceived dangerous walking/cycling route to St Mary's School and station</li> <li>• Shortage of 20-30 year olds living in parish</li> </ul>
<p style="text-align: center;"><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• The power of an approved, comprehensive NDP to influence and shape: <ul style="list-style-type: none"> <li>◦ Future housing numbers</li> <li>◦ Future development</li> <li>◦ Housing mix</li> <li>◦ Parking</li> </ul> </li> <li>• Improvements to rail service</li> <li>• Site for new school/surgery</li> <li>• Manage growth to retain viability of services</li> <li>• Enhance village centre</li> <li>• Traffic management</li> </ul>	<p style="text-align: center;"><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Location <ul style="list-style-type: none"> <li>◦ Proximity to employment, national rail &amp; road networks leading to development pressure and increase in house prices</li> </ul> </li> <li>• Over development leads to identity loss <ul style="list-style-type: none"> <li>◦ Urbanisation e.g. loss of green space, light pollution</li> <li>◦ Becomes a Reading suburb</li> </ul> </li> <li>• Lack of investment leading to <ul style="list-style-type: none"> <li>◦ Possible closure of Post Office</li> <li>◦ Cuts to bus services</li> <li>◦ No traffic management</li> <li>◦ No solution to parking problems</li> </ul> </li> <li>• National policy changes re NDPs</li> <li>• National housing shortage leading to imposition of too many new homes by WBC</li> <li>• Speculative planning applications for unallocated sites</li> </ul>



## Consultation Process

The Plan was prepared by the Steering Group in conjunction with the Parish Council, WBC planning officers and a team of volunteers. A recently retired planning consultant provided advice and guidance.

### Key Events

Date	Event
March 2014	Parish council launched the NDP at a public meeting.
July 2014	Exhibition to advise the community on progress and to obtain opinions on a range of ideas structured into 9 themes
September – December 2014	Meetings with interested parties e.g. Mortimer schools, medical surgery, WBC officers (planners, education etc.) and owners of possible development sites or their agents
February/March 2015	Four week exhibition to inform the community on options that had been developed and to seek opinions. Six discussion groups were held. The exhibition was attended by over 280 households (see Where Do You Live Pin Map in <a href="#">The Evidence Base</a> ). 783 feedback cards were returned
24 April - 22 May 2015	<p>A questionnaire was distributed to every household and business in the parish. Anyone 16 years of age and over and who lived in or worked in Mortimer were entitled to complete a questionnaire either on-line or in paper form. 1285 questionnaires were completed, representing approximately 40% of those on the electoral role for Stratfield Mortimer and approximately 36% of the total estimated number of eligible people. 1259 comments/opinions/suggestions were returned. Many of these addressed several different points in a single response.</p> <p>In parallel with the questionnaire a 'Housing Needs Survey' was undertaken. A survey form was delivered to every household at the same time as the questionnaire. 517 were returned representing 31% of households.</p>
June 2015	Draft policies were published on the NDP website for comment.
August 2015	First draft of NDP published on the NDP website for comment
21 September 2015	A public meeting was held to obtain community comment and input into the Site Design Brief for chosen site; approx. 80 people attended
8 October 2015	Stratfield Mortimer Parish Council accepted the final Plan and agreed for it to go forward to WBC for consideration

A team of volunteers contributed to and scrutinised draft NDP options and policies before these were put before the public.

A full account of the consultation process can be found in the [Evidence Base](#).

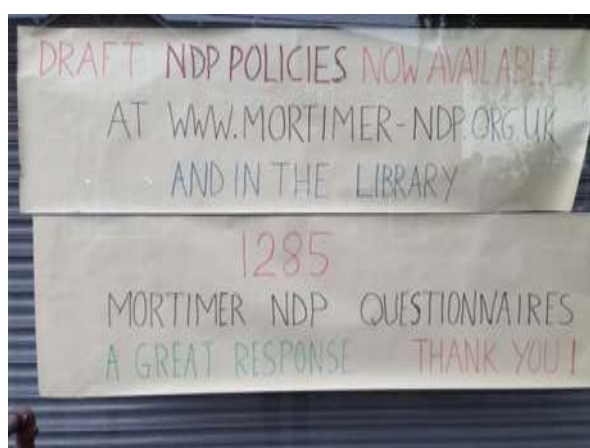


## Communications

The Steering Group meetings, held in the Parish Office, were open to the public and the minutes were published. Throughout the development of the NDP progress was reported to the Parish Council at their regular meetings and, councillors were asked to ratify key proposals as they were developed. Progress reports were published in the quarterly parish council newsletter.

Advertising boards on the parish Fairground and in a local closed shop window, flyers delivered to every household, notices on the parish notice boards, the NDP and parish council websites, and the NDP and Mortimer Village Partnership Facebook pages were used to keep the Mortimer community informed of progress and up-coming events. The community was able to ask questions or comment via email or in writing throughout the whole process.

The results of the exhibitions and the questionnaire were published on the NDP website and in paper form in the local library.



## Vision and Strategy

### Introduction

Mortimer has both a distinctive rural character stemming from its long history and its setting within woodland and agricultural land and a strong sense of community with a wide range of services and thriving small business economy. It is this vision of Mortimer, now and in the future, that forms the fundamental and distinctive focus for the Neighbourhood Development Plan and informs all the policies of this Plan. In order to deliver such a vision it is also necessary to have a strategy. After widespread consultation the following strategic statements have been derived which sum up this vision in a practical sense.

### The Vision

**The Plan will make it possible for people to live the whole of their lives in the parish if they so wish.**

**The rural character and setting of the parish will remain with the minimum of intrusion on the existing surrounding green and agricultural space.**

**To deliver the vision now the policies set out in this Plan will be followed and in the future the following policy will be applied:**

**Any future policy development or significant development which affects the parish will be subject to an update of this NDP and only after a community consultation.**

The Vision picks up on the themes of:-

- Enhancing the range of housing to allow all types and ages of residents to be catered for
- Retaining the rural approaches to the parish
- Retaining open space between the Mortimer and other parishes
- Retaining the best landscape and architectural features of the parish
- Retaining easy access by non-motorised means within the parish and to the surrounding countryside
- Retaining and enhancing Mortimer's role as a rural service centre so that all the basic needs of the population can be met within the parish

### Strategy

To deliver this vision, after widespread consultation, the following strategies have been developed:

- Provide a range of homes matching the needs of people in the various stages of their lives – starter



homes, homes for rent, shared equity, family homes and smaller homes/bungalows for older people to downsize

- Provide new developments close to the centre of the village (near St John's church) to encourage walking and cycling
- Promote the infrastructure services of a modern and attractive parish – superfast broadband, schools, health and welfare services
- Encourage local employment opportunities and successful businesses
- Promote an attractive village centre to increase footfall to support the success of local shops
- Minimise extension to the existing Settlement Boundary and disallow further ribbon-style developments, thereby maintaining a compact village
- Avoid creeping urbanisation
- Encourage/enable walking and cycling within the village and reduce the need for car usage
- Enable new school and surgery provision, as required, at the heart of the village
- Maintain the rural approaches to the parish
- Retain the gaps between Mortimer and adjacent settlements



Keep it green, keep it a village.  
Do not join Mortimer up with  
surrounding villages.

*Questionnaire comment*

## Neighbourhood Development Plan Policies

The next pages of this document comprise the policies which have been developed to bring forth the Vision described in the previous section. In particular the specific policies for the allocated site are given on page 29.

**NDP1 - Any future policy development or significant development which affects the parish will be subject to an update of this NDP and only after a community consultation.**

Throughout the Context and Justification sections of the policies, references are made to the responses and comments obtained in the questionnaire returned by 40% of the electorate.

The questionnaire, all the responses and analyses of the responses to particular questions can be found in the Evidence Base, along with all the other evidence collected through consultation as well as links to all the external evidence used. The contents list of the Evidence Base is in Appendix A.

It is envisaged that the monitoring of the delivery of all policies and the Site Design Brief will be via an annual report to the Parish Council detailing progress on all aspects of this NDP. In addition WBC will be using their monitoring systems to check on the delivery of planning policies of which the NDP is a part.

## Residential Site Allocation

### Objective

**New residential developments will retain the existing compact nature of the village and minimise the expansion of the existing Settlement Boundary while providing 110 new homes and will, ideally, be close to the centre of the village (the centre of the village being taken as St. John's Church)**

To do this Mortimer will accommodate its appropriate share of housing development but needs to maintain its distinctive rural character. Housing developments in Mortimer will also make efficient use of land while respecting the overall character and housing density of the area.

### Policies

The policies to meet these objectives are:-

**RS1** The Plan defines the new Mortimer Settlement Boundary (MSB) to replace the existing Settlement Boundary for the period to 2026, as shown on *Map 1 – Mortimer Settlement Boundary* below.

**RS2** Proposals for housing development outside the MSB will only be granted in exceptional circumstances. Any new dwelling required to serve the essential uses of agriculture or forestry shall be sited within or immediately adjacent to an existing group of dwellings suitably located to serve the purpose, unless it can be shown that there are overriding reasons why it must be built elsewhere.

**RS3** New residential developments will be allowed within the new MSB on sites that meet the policies of this Plan

**RS4** The rural edge of any development will be carefully designed and landscaped to blend into the surrounding rural landscape rather than creating the effect of a hard edge

**RS5** Housing development in the plan period will be enabled by utilising the Land to the South of St John's Church of England Infant School (shown on *Map 2 - Site Allocated* below), WBC SHLAA site reference MOR006, henceforth in this Plan referred to as The Site for the provision of 110 homes.

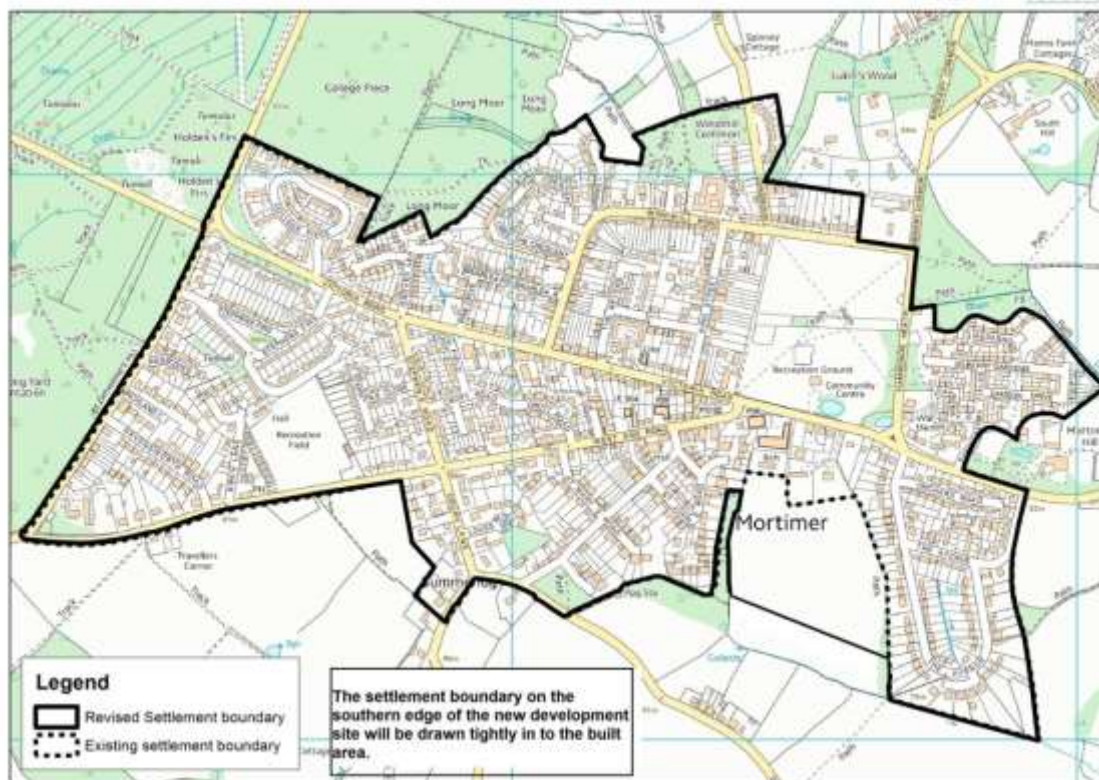
**RS6** Small residential developments on windfall sites within the MSB will be supported as long as they are well-designed and meet all the relevant requirements set out in the totality of this Plan.





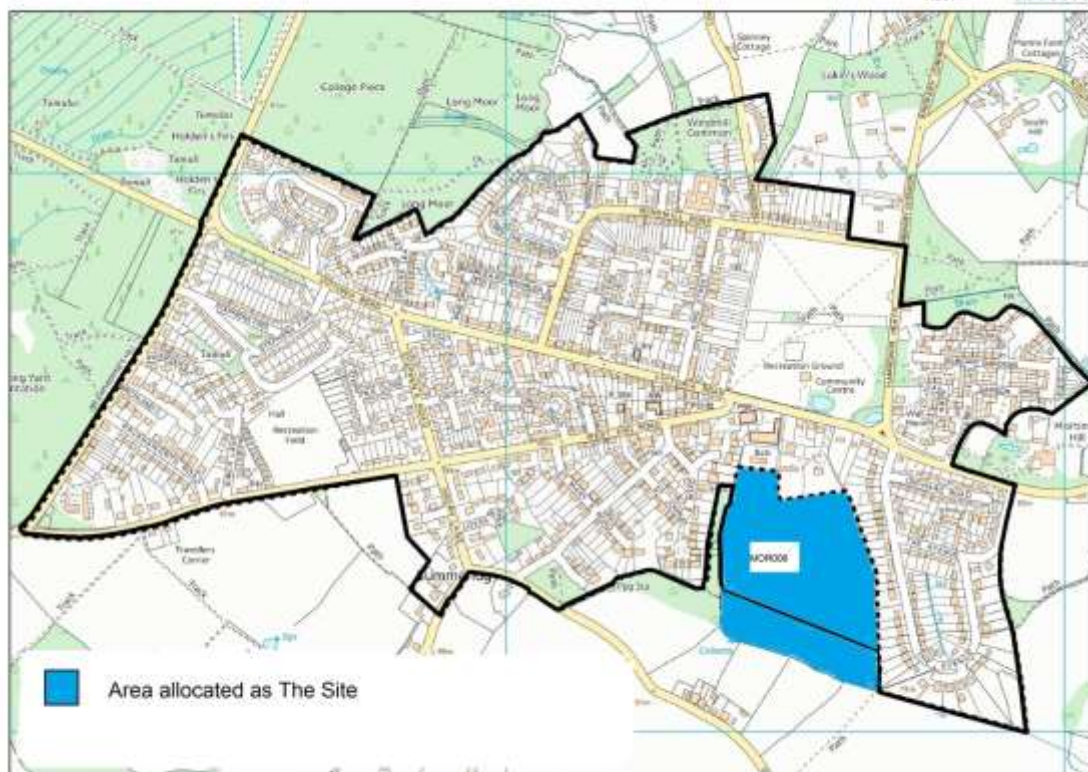
Map 1:  
Mortimer Settlement Boundary

15/09/2015  
1:6971



Map 2:  
Site Allocated

15/09/2015  
1:6971



## Context and Justification

Policy RS1 establishes the key spatial priority for Mortimer, within which context all its other policies are based and defines a Mortimer Settlement Boundary (MSB). Essentially it directs all development in the plan period to minimise the extension of the existing Settlement Boundary of the village of Mortimer that lies at the heart of the Parish and serves the wider rural area which will remain open countryside. It defines the MSB as the furthest extent of development planned for the period to 2026. The extension of the present (2015) Settlement Policy Boundary to form the MSB has been drawn tightly into the allocated development for the provision of 110 new homes.

These policies have been derived to meet the expressed desire of the community that Mortimer should retain its village identity.

To retain the village feel it is felt that any extension of the Settlement Boundary should be restricted so as to retain, as far as possible, the existing size of the village. Any development should also be as close to the village centre as possible so as to aid sustainability and to promote/retain the village lifestyle of being able to easily walk to essential services such as Doctors, shops and Post Office. These concepts were supported by a substantial majority of respondents.

A village identity is also formed, in part, by the approaches to the village. Not simply access by road but views of the village from adjoining land. It is therefore important to retain those views which help form this identity. This approach was supported by the overwhelming majority of respondents. Where those views must change because of new development the edge of the development must be designed sympathetically so as to ameliorate any loss of view and where possible improve the aspect of the village.

The same argument applies with views from the village out into the wider rural landscape and hence the edge treatment of new development must take both aspects into consideration in equal measure.

It is therefore important that the edge of the MSB is drawn tightly to the development so that the edge can be specifically designed as part of that development and not left vulnerable to other unrelated development pressures.

Taking all the above criteria into account the preferred site allocation for new residential development is the Land to the South of St John's Church of England Infant School (WBC SHLAA site reference MOR006), henceforth in this Plan referred to as The Site. A majority of respondents supported this site as the sole new residential site.

It is emphasised that the above policies are in general conformity with the National Planning Policy Framework, the West Berkshire Core Strategy and with WBC's stated intent in their Housing Site Allocations Development Plan Preferred Options Consultation document that site(s) should be allocated for 110 homes.

## Projects

None

## Housing Mix and Density

### Objectives

**To provide the mix of types of homes and tenure that make it possible for people to live the whole of their lives in the parish if they so wish with a focus on the provision both starter homes and down-sizing homes as indicated in the consultation responses.**

**To have a pattern of housing on new residential sites that maintains the essential nature of the village and the immediate surrounding area.**

To do this Mortimer will accommodate its appropriate share of housing development which must provide a mix of dwelling types suitable for residents at all stages in their life. In particular a range of housing types and tenures must be provided. The housing should include small and large homes and both open-market and all types of affordable housing.

New housing development will have a flexible approach to densities, using those which are appropriate for a rural village and are directed by the Vision statement, the current adjoining densities where they abut existing properties and avoiding a harsh transition between agricultural land and the outer edge of a new development

### Policies

The policies to meet this objective are:-

**HD1** Affordable housing will be provided on new residential developments in accordance with the policy requirements set out in West Berkshire's District Local Plan. Affordable homes will be integrated into developments in design, layout and location so as not to be distinguishable from other homes on the development.

**HD2** The majority of affordable homes will be on some form of ownership basis.

**HD3** The mix of home types shall be provided as specified in site design brief and will reflect the assessed needs of Stratfield Mortimer

**HD4** The density of homes on new developments abutting existing residential areas (2014) will be in keeping with the character, scale and grain of that existing development.

**HD5** The density will respect the semi-rural nature of the parish and will be designed to give an impression of spaciousness with uniform houses and plots being avoided.

**HD6** The density of buildings will diminish as the development approaches the open countryside, blending in seamlessly.

### Context and Justification

As part of fulfilling the objective to make it possible to live in the parish for the whole of one's life it is necessary to provide a range of housing to suit all types of people at all stages of their life cycle. In particular it is noticeable that the parish has a lower representation of people in the 20 to 30 age bracket and a higher representation in the over 65s, compared to the rest of West Berkshire or indeed the whole of South East England.

From the Housing Needs Survey (Community Council for Berkshire 2015) it is clear that there is a shortage of certain types of housing in the parish and that this shortage not only



drives up prices but prevents people who would like to remain in the parish from staying. This price differential has been shown by the work undertaken by WBC to determine the correct level of CIL across the district. (The West Berkshire CIL Viability Study (January 2013)).

In this regard the two types of housing which are most frequently mentioned are 'starter homes' and 'downsizing' homes. In this context the downsizing includes moving from relatively large houses to smaller, but not very small homes.

The role of the NDP, in this regard, is to start to redress the balance of the mix of properties available to purchase on the open market, and that are available as part of the wider definition of affordable homes.


The community also believes that social housing should be primarily for 'Mortimer people'. When asked to rank the allocation priority for affordable homes the results were as shown below being those that were awarded the top three priorities.

- Living in the parish (overwhelming majority of respondents)
- A member of a family living in the parish (substantial majority of respondents)
- Currently employed in the parish (almost half of respondents)
- Previously lived or worked in the parish but moved away because of lack of suitable housing (almost half of respondents)
- Working or wishing to work in the parish on a priority task such as teaching or firefighting (almost half of respondents)
- Resident of adjacent parish (very few respondents)
- Resident of West Berkshire
- Resident outside West Berkshire (very few respondents)

And it is requested that WBC take into the account the wishes of the community in allocating affordable housing

The density of homes on new residential developments is a sensitive issue. The density of houses is an important feature that influences the nature of the parish and whether the evolution of the parish delivers Mortimer's Vision of retaining its distinctive rural character. The wholesale introduction of higher densities more appropriate to urban and semi-urban environments is to be avoided.

The pattern of density in Mortimer is much lower density as the outer edges of the Settlement Boundary are approached and notably more so where it abuts farmland than in the heart of the village. All the potential sites identified in the West Berkshire Strategic Housing Land Availability Assessment in Mortimer and as part of the formulation of this NDP abut existing residential properties with low densities per hectare or back on to open agricultural land. To maintain the rural character of Mortimer and to achieve the vision of



"... importantly a non urbanised feel. Sadly many of the newer developments in the village have introduced some of the very things we don't want such as street lighting and dense housing"

*Comment from Questionnaire*

itself it is important to reflect the current pattern of housing density and specifically that of existing properties local to the proposed new development. It is also important that there is a gradual transition from a development to the adjoining agricultural land with lower density housing and larger gardens echoing the open spaces of farmland or nature of the adjacent woodland.

The Site Design Brief for any future site will include:

- the mix of housing types and tenures which will be determined in accordance with these general policies.
- the housing density pattern.

## **Projects**

None

## **Delivery and Monitoring**

The delivery of these policies for The Site will be via the Site Design Brief and in consultation with WBC and housing associations. It should be emphasised that while this plan can state a preference for housing allocation it will, in reality, be in the hands of WBC whose overriding priority will be fulfilling housing need.

In addition to usual monitoring WBC will also report on the delivery of affordable housing.



## Design

### Objective

**All new developments will have design solutions that reflect and enhance the rural character of Mortimer in their scale, siting, features, layout, materials, landscaping and design details as expressed by the community in this plan.**

To have a set of policies that governs the design and delivery of new developments. These policies together will maintain and enhance the rural character set out in The Vision of Mortimer.


### Policies

**D1** All developments on allocated and windfall sites will conform to the design policies

**D2** New developments on allocated and windfall sites will be designed to deliver the Building for Life 12 principles

### Context and Justification

Despite residential expansion and urban influences which have continued since Victorian times, the village retains a distinctive rural identity. It is recognised that though development in the parish is inevitable, the people of Mortimer value their environment and landscape, and wish to ensure that its rural character will be retained. There is a significant, general and widely held unease that new developments have been and will be detrimental and that without care will lead to further urbanisation of the parish. These concerns find their expression in how new developments will sit in the broader rural landscape, how they will relate to the rest of the parish, the loss of green spaces, the design of the site, whether and how it is lit.



People \*need\* places to live in and also have aspirations about the kind of place in which they would \*like\* to live. Village Development is a ratchet which inexorably satisfies the former at the expense of the latter. So when development is essential we should absolutely prioritise features which support and grow the existing sense of community and the value of living in this place rather than another

NDP Questionnaire respondent

For Mortimer to continue to be a successful parish and village a mix of home types must be provided - starter homes, family homes, homes suitable for 'downsizers'. The mix of home types included in the Site Design Brief is based on housing needs analysis and in accordance with the Housing Mix and Density policies.

The policy regarding the preparation of Site Design Briefs (see Site Design policy DS1) will be the process for bringing together these separate policies into a coherent whole for each new development site. This NDP sets out robust and comprehensive policies that set out the quality of development that will be expected for new developments in Mortimer. These

policies are based on stated objectives for the future of the area (Vision Statement and the three Principles approved in the questionnaire) and an understanding and evaluation of its defining characteristics. The community also identified a number of significant design features as important to them. These are addressed in specific policy statements on street lighting, flooding prevention measures, off-road parking and telecommunications.

Design policies D1 and D2 together with the specific policies regarding Site Design, Building Design, Street Lighting, Flood Management, and Parking are intended to ensure that new developments:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Create a strong sense of place by using streetscapes and buildings to create attractive and comfortable places to live, work and visit
- Optimise the potential of the site to accommodate development, creating and sustaining an appropriate mix of uses (including incorporation of green and other public space)
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation
- Are safe and accessible environments so that crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Are visually attractive through good architecture and appropriate landscaping.

To ensure the NDP policies will be observed and quality site designs are delivered, the Building for Life 12 (3<sup>rd</sup> Edition) industry standard for the design of new housing developments published by the Design Council will be implemented; it was supported by the overwhelming majority of respondents to the questionnaire. A summary of Building for Life 12 is available in the [Evidence Base](#) as well as a link to the full guide.

## Projects

None

## Delivery and Monitoring

All new development planning applications, designs and delivery will be assessed for adherence to the design policies, including the production of Site Design Briefs and adoption of the '*Building for Life 12 principles*'.

## Site Design

### Objectives

**While achieving the overall design policy objective, new sites will incorporate the essential features that in the expressed view of the community will maintain and enhance the rural character set out in the vision of Mortimer.**

**Innovative designs that enhance the distinctive identity of Mortimer and avoid urban or semi-urban characteristics will be encouraged.**

### Policies

The policies to meet this objective are:-

**DS1** Any site including windfall or brownfield developments will prepare a Site Design Brief that adheres to the policies set out in the Plan in totality. This brief will be included in any planning submission after consultation via the parish council

**DS2** New development will consider the amenity of existing residents adjacent to the new development

### Context and Justification

The design of new developments' site layout and the design of the buildings, street furniture, lighting, footpaths, roads etc. fundamentally influence how the community perceive the quality and appropriateness of each new development.

The National Planning Policy Framework (paragraph 69) emphasises the importance of

- creating healthy, inclusive communities
- promoting opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments ... and active street frontages which bring together those who ... live and play in the vicinity;
- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- safe and accessible developments, containing clear and legible pedestrian routes and high quality public space that encourage the active and continual use of public areas.

Throughout the consultation a consistent concern has been expressed that creeping urbanisation could lead to the loss of the character that makes Mortimer what it is, a rural village. The responses to the consultation identified key features that people consider should be included in any new substantial (larger) developments to mitigate that possibility.

The provision of rural footpaths and cycle ways



which link to the centre of the village is supported by the overwhelming majority of respondents, encouraging healthy lifestyles and to reduce car usage.

The overwhelming majority of respondents see provision of open green spaces within a development as a very important and also support the provision of wildlife habitat e.g. ponds, wetlands, bird and bat boxes. The use of Sustainable Drainage Systems is an essential part of flood risk policies; the overwhelming majority of respondents supported the use of these systems to provide ponds and wetland amenities.

The transition from the boundary of a development and the adjoining countryside should be natural and seamless to maintain the rural feel of the village and residential developments.

Concern was expressed that the design of a site would be 'formulaic', based on developers standard models more suited to urban or semi-urban situations.

The responses to the questionnaire regarding the detailing of new buildings gave strong support for features that echo the character of the older buildings central to Mortimer (see the [Evidence Base](#)) Though these design characteristics are well-supported this is not considered a prohibition on innovative designs which sit well with those characteristics and those of the surrounding properties.

"With regard to the design of any homes built I would like to see some elegant, new design solutions ..."

*NDP Questionnaire Respondent*

New developments can be perceived to have detrimental impact on existing residential properties abutting the new development and without care this impact can be genuine and significant. If a new development is to be supported, it is vital that all reasonable effort is taken in the site design to reduce such detrimental impact. Provision of natural screening



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such as tree belts and hedging using native species, avoidance of light, noise or dirt pollution and the design of attractive views and landmarks can all play their part in making new developments less of a threat.

The National Planning Policy Framework recognises the importance of involving all sections of the community in the development of Local Plans. The overwhelming majority of respondents support the use of a Site Design Brief to achieve their aspirations of a new development site. Developing this as part of the NDP is seen as the way that all interested parties can achieve a common vision of how new sites will integrate with the surrounding landscape and existing properties, how these sites will be laid out and the features they will incorporate. The Site Design Brief for The Site has been produced by the NDP Steering Group with input from residents and supported by independent professional planners. 'Planning and Development Briefs: A Guide to Better Practice' published by Department for Communities and Local Government and provides a useful basis for the development of these Briefs. See the [Evidence Base](#). These guidelines will be supplemented by latest best practice advice provided by independent professional planners.

## Projects

None.



## The Site Design Brief for “The Site”

### Objectives

To set out the principles and criteria to be used to prepare the design of The Site so as to ensure the development conforms to the requirements of this plan and the expressed views of the community with regard to development.

### Policies

The policies to meet this objective are:-

**SDB1** The Site must provide 110 dwellings

**SDB2** The Site must include an area of at least 1.0 hectare for community facilities, to be used for the relocation of St John’s Infants School, a new doctors’ surgery and associated shared parking/drop off area.

**SDB3** Such land shall be allocated for a period of 5 years from the formal adoption date of this NDP. If no progress has been made at the end of that period in providing the facilities, a review of the allocation shall be carried out.

**SDB4** The Site shall incorporate a satisfactory means of vehicular, pedestrian and cycle access from The Street to the residential areas, community facilities and open space,

**SDB5** At least 3 hectares of publically accessible landscaped open space must be provided within The Site, incorporating an area of retained trees and enhanced natural habitat on its eastern boundary.

**SDB6** A detailed design brief must be prepared by the developer. This brief must be subject to discussion and agreement with Stratfield Mortimer Parish Council within a reasonable period prior to the submission of a planning application to West Berkshire Council, as an essential part of the pre-application process. The brief will include all parts of The Site and the development must be implemented in accordance with these policies, all the policies set out in the NDP in their totality and the agreed principles set out in The Site Design Brief below.

### Context and Justification

The context and justification for these policies is largely the same as that contained in the previous policy area of Site Design. This is not surprising as the above policies are really an interpretation of those contained in Site Design for the one allocated new residential site in this plan. What they do is clearly set out the essential requirements for The Site to meet the demands of the rest of this plan.

However, there are specific allocations of land for a new school and doctors’ surgery on this site. The context and justification for this are that St John’s Infant School is under pressure as it does not have the required area for outside activities and has had to restrict its intake of pupils because of capacity restrictions. Because of the constrained site there is minimal scope to enlarge the school. At the same time an extra 110 homes will add to the pressure on the



school. The logical way forward is to build a new school on the land behind the existing school.

Such an approach has the advantages that:-

- The infant school will remain close to the village centre
- It can be designed to meet the needs of the increased population
- It can be designed to meet the requirements for outdoor activities
- Parking can be taken away from the main road of the village

The same logic applies to the Doctors' surgery which is also on a very cramped site with insufficient off-street parking. In addition the existing surgery is not as close to the centre of the village as the proposed site. It is considered that the co-location of the surgery and the new school would act as a beneficial focus for the village close to the existing centre.

Naturally the same arguments apply to St Mary's Junior School. However it is recognised that St Mary's can expand on its existing site and hence it is unlikely to be a priority, in funding terms, to move the school towards the centre of the village. For these reasons a policy for the move is not included in this plan but it remains a longer term aim and the examination of the option has been included as a specific project

When these proposals were put to the community as part of the questionnaire they were endorsed by a large majority. The overwhelming majority of respondents wanted space reserved for a new St John's Infant School and space reserved for a new Doctors' surgery. The further question about moving St Mary's Junior School closer to the village centre in the fullness of time was not so well supported with a majority agreeing or strongly agreeing while a minority were against the idea.

These policies reserve the land for a new St. John's Infant School and for a possible new medical services facility. In doing so the Plan seeks to send a clear signal to education authorities and healthcare service providers and investors of the need and opportunity for the proposal and lowers planning risk by allocating suitable land for this purpose.

### **Site Design Brief**

Because of all the factors listed in the context and justification for Site Design and the need for the school and doctors' it is considered essential that a Site Design Brief is included as part of this plan to guide development. The following is such a brief.

This Site Design Brief sets out the principles and design criteria for development on The Site.

The Site Design Brief includes all parts of The Site and the development must be implemented in accordance with the policies and design criteria set out in this Brief.

In addition to the Policies above, the Site Design Brief includes the following design and layout principles for The Site:

### **General Features**

- Create a strong 'sense of place', conveying the feeling of a comfortable place which has evolved over time in which to live, work and play.

- Provide direct, safe and convenient pedestrian and cycle links to the village community facilities and the wider countryside, to encourage visual and social integration.
- Incorporate areas of usable, publically accessible open space, utilising the natural topography to create a 'soft' edge to the residential development with attractive views into and from the surrounding countryside.
- An appropriate amount and type of affordable housing must be provided, in accordance with the policies HD1 to HD5 of this plan.

### ***Access & Parking:***

- The main access to the site should not be via a traffic-controlled junction as this would be counter to the rural ethos of the village
- The highway and pedestrian layout will include readily identifiable focal points, to provide easy vehicle and pedestrian navigation.
- Speed inhibitors - not humps – are to be integrated into the road design such that the whole road layout could be designated a 20mph zone.
- An acceptable system of controlling access to the school at drop-off and collection times will have to be devised to avoid road safety issues on the site and on The Street while allowing unrestricted access to the doctors' surgery for patients.
- The use of kerbs and tarmac surfacing will be limited, using alternative surface materials wherever possible.
- Shared space roads will be used wherever practicable, including safe 'play streets'.
- Dwellings should face, rather than back onto, the public open space areas.
- No street lighting will be installed, unless required for safety reasons
- The use of street furniture will be minimized.
- The existing public footpaths are to be maintained, with new landscaped connections into The Site and the wider footpath network.
- A separate non-vehicular pedestrian and cycle access must be provided to the village centre, as shown *The Site – Initial Development Concept* on page 32.
- During construction all construction vehicles will be parked on site and not in the village.

### The Site - Initial Development Concept



### Building Design and Style

- All dwellings shall be no more than two storeys in height, or three storeys where roof space is utilized;
- There will be a mix of house types, with an emphasis on smaller starter homes and units that are suitable for local residents who wish to downsize. An indicative mix of dwellings to make up the total of 110 required on the site is 1 or 2 bed apartments 24, 2 bed starter homes 23, 3 bed houses 25, 4 bed houses 21, 5 bed houses 3 and 2 or 3 bed bungalows 14.
- Residential density shall vary across the site with the highest density being at the centre of the developed site and lower densities around the eastern, western and southern edges of the site.
- The overall net density of the developed part of the site will be no more than 32 dwellings per hectare.

- The layout should have a spacious feel, incorporating informal courtyards, avoiding uniform house types and plot sizes.
- Sufficient space must be provided for the storage and collection of refuse and recycling for each dwelling.
- All car parking must be conveniently located and well screened.
- Garages must have minimum dimensions of 3.0 metres x 6.0 metres, and a doorway design that will accommodate larger cars.
- House types should be in sympathy with the local vernacular, where appropriate, as illustrated by the images below



### ***Landscape & Environment***

- An integrated SUDS drainage strategy will be adopted, taking account of sewage system capacity, flood risk and water quality.
- Brick or natural boundaries and/or landscaping will be preferred, rather than standard fencing panels.
- The local pattern of trees and hedgerows will be reflected in the landscaping which will feature native trees.
- The landscaping to the Eastern boundary should always exceed 20m in depth
- The landscaping to the Eastern boundary should be designed to shield the existing dwellings from the development but still allow open vistas to the further views.
- The use of native trees and hedging will be provided to soften and screen the surgery, school and parking spaces.



- Existing natural environment and biodiversity features on The Site shall be maintained and enhanced,
- Environmentally friendly features - such as bat boxes and hedgehog gates- shall be specified in the ecology strategy and included in the landscape and building design.
- The open space on the southern part of The Site, as shown in *The Site – Initial Development Concept* on page 32, shall be laid out as an informal recreation and play space.

## Projects

To try and develop a plan to move St Mary's Junior School nearer to the centre of the village.

Organise an area TPO on the existing trees on the western flank of The Site.

## Delivery and Monitoring

The delivery of these policies for The Site will be via a detailed design brief and in consultation with WBC and housing associations.



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However, with regard to the new school and doctors' surgery it must be emphasised that all the plan and the Site Design Brief can do is to allocate land, it cannot make them happen. The actual implementation is in the hand of others and is dependent on funds being available.

We moved in to the village last year and could not initially get a school place for our son within the village.

*Questionnaire response*

It is because of this uncertainty of delivery that policy SDB4 has been included so that a reasoned judgement can be taken as to the appropriate way forward after a reasonable time has elapsed since the inception of this plan.

The intent is the Parish Council will do all in its power to encourage and support the delivery on these proposals.

## Building Design

### Objective

To develop homes which meet the requirements of 21<sup>st</sup> century lifestyles and improve the overall quality of the housing stock in the parish while remaining sympathetic to the older building styles at the heart of the village.

### Policies

**DB1** Innovative designs which respect and are in sympathy with the rural vision of Mortimer and the vernacular style of the surrounding homes will be encouraged

**DB2** The adoption of energy management technology will be encouraged in all new home developments

### Context and Justification

A significant amount of local work has taken place to identify the features that make Mortimer unique. In 2007 the parish council published the Village Design Statement, founded on a detailed understanding of the village's landscape setting, its shape and grain and the style and nature of its buildings. The Village Design Statement describes the distinctive surroundings and character of the District, with clear guidance that all new developments must follow to be successfully accommodated into the Parish. Though 8 years old, much of the statement continues to be supported.

Designs with decorative features common to the older buildings in the village and red/orange bricks, red tiles or grey slates are thought to compliment the original architecture better than the designs from the 1950s; this is supported by the responses in the parish-wide survey (May 2015)



The following building design features all had overwhelming support from respondents to the questionnaire:

- Have no buildings higher than 2 principal storeys (or 3 if using roof space)
- If bricks are used these will be red/orange in colour, similar to those of the Victorian buildings in the village
- Have roofs of red tile or grey slate
- Have gabled or hipped roofs rather than flat roofs
- Use details such as coloured brick inserts, mouldings or patterns of raised brick around windows or between levels, similar to those on existing buildings in the village.



Mortimer, like most villages has developed over time with different designs reflecting the period in which they were built. Some of the more modern ones are thought to sit somewhat uncomfortably with the predominant core village style. Though there is strong support for the propositions put forward in the questionnaire, concern was expressed that slavish adherence to those guidelines could inhibit the evolution of the nature and character of the parish. It is thought appropriate that proposals for innovative design that are aesthetically a natural evolution of Mortimer should be encouraged and certainly not prohibited.

The National Planning Policy Framework (paragraph 95) emphasises the importance of energy efficient designs to support government's zero carbon buildings policy. The overwhelming majority of respondents support the proposition to '*Encourage energy management technology*' in the design of new homes.

## Projects

None

## Street Lighting

### Objective

#### To avoid light pollution and intrusion

The presumption is in favour of no lighting on new developments.

### Policies

**DL1** New roads will not have street lighting unless exceptional circumstances dictate that lighting should be provided.

**DL2** Low level lighting for pedestrians may be used if it avoids light pollution and intrusion, and the design retains the rural feel of the site.

### Context and Justification

Mortimer is a rural parish and is largely unlit. Except for key warning signs and at the four mini-roundabouts, the old roads of Mortimer are unlit. In the older residential parts of the village there is no street lighting. The more recent residential developments are lit and have introduced light pollution in this rural settlement. It is the stated preference of parishioners, according to the Parish Plan, to minimise detrimental environmental factors, to preserve an unspoilt and dark night sky, and to ensure that electrical energy is not wasted. A majority of those parishioners who expressed a preference for street lighting said they would prefer lighting standards which were in keeping with the Victorian nature of the core village (Village Design Statement, 2007).

The more recently developed residential sites and new road junctions have had lighting provided as standard. The sodium lamps used tend to create light pollution both of individual homes and in general cast a yellow glow in the night sky.

The street lighting in the parish was provided when no thought was given to light pollution and energy efficiency. The NPPF paragraphs 95 and 97 support a drive to a low carbon future by reducing unnecessary energy. West Berkshire Council has a programme of replacement of sodium lamps by LEDs which will help reduce energy consumption.

The NDP questionnaire conducted in April/May 2015 asked the parish for its opinion on street lighting with the following options:

- No public lighting
- Ground level lighting on pavements and paths
- Lamp post lighting at junctions only

"I believe the issue of street lighting should be re-addressed. There must surely be a compromise in the current age of technology with the consideration of led/ low emission lighting that can be switched off in the late evening to conserve costs. To be in keeping with the village 'dark' feel, to provide strategically placed low level lighting ... "

*NDP Questionnaire Respondent*

- Lamp post streetlights throughout

A majority of respondents preferred ‘*no public lighting*’ or ‘*ground level lighting on pavements and paths only*’. A small minority want street lighting throughout



Accordingly, this Neighbourhood Plan requires that all new developments within the parish shall feature either no lighting or only low-level lighting for pedestrians. (Low-level lighting refers to the height of the lighting source, not the strength of the light, and is set in the ground or less than approximately 1 metre) The presumption will be in favour of no lighting. This decision will pay particular attention to the impact on light pollution and intrusion, wildlife, safety of pedestrians, power consumption in the context of a rural village with a tradition of no street lighting

Where lighting is provided it shall be in accord with the most up to date lighting standards to minimise light pollution and power consumption.

### Projects

The design, need for and use of existing lighting will be reviewed to determine the benefit of bringing that lighting into line with the lighting policies in this plan.

“Care should be taken to avoid light pollution and intrusion, particularly in rural areas. In some cases it may not be appropriate to provide lighting, for example in a new development in an unlit village.

*Manual for Street, Communities and Local Government*



## Flood Management

### Objective

**To ensure that flooding risk is not increased, and ideally is reduced, taking into account climate change.**

To take the opportunity provided by new developments to include adequate anti-flooding measures as an integral part of any development site's design.

### Policies

**DF1** In addition to having well designed and constructed flood prevention measures to reduce the overall level of flood risk in accordance with West Berkshire Council's policy CS16, all Planning Applications shall include agreements for the adoption of the anti-flooding systems establishing the permanent owner, and practical management and maintenance regimes to ensure that they continue to operate effectively and efficiently.

### Context and Justification

Mortimer suffers from flooding. This occurs when the drains are unable to cope with heavy rainfall. In particular, the eastern end of The Street close to the station is flooded after exceptionally heavy rainfall.

The Flood Report following the 2007 storm (See [Evidence Base](#)) identifies the nature and distribution of flooded properties and damage.



The Environmental Agency maps of surface water and river flooding identify several areas at high risk of flooding on The Site. The run off from the site enters the water course on the Southern edge of the site which, in parts, is also identified as at high risk from surface water flooding. This water course broke its banks in the storm of 2007 flooding properties. The development of the site should alleviate these risks.



Surface Water Flood Risk  
*Courtesy Environmental Agency*

### Projects

None

### Delivery and Monitoring

Assess planning applications flood management strategies and designs to confirm these will meet the objectives of the flooding policy.

It is envisaged that the monitoring of the delivery of the above policies will be via an annual report to the Parish Council detailing progress on all aspects of this NDP. In addition WBC will be using their monitoring systems to check on the delivery of planning policies of which the NDP is a part.

## Parking

### Objective

To provide private parking space that matches the needs of a community that has most of its employment outside the parish, the great majority of which cannot reasonably be reached using public transport.

To have parking space policies which reflect the needs of Mortimer residents.

### Policies

**DP1** The Mortimer standard is shown as Level 3 in the new WBC standards. Namely:-

Bedrooms	Flats (+1 space per 5 flats)			Houses			
	1	2	3+	1	2	3	4+
Zone 3	1.5	1.75	2	1.5	2	2.5	3

**DP2** All developments will have a further one visitor parking space per 5 dwellings

**DP3** Garages must be large enough to be useable - internal dimensions of 6m x 3m with adequate sized doors (2.0m high x 2.3m wide) to enable modern cars and 4 x 4s to enter and set back from the street frontage.

### Context and Justification

Though Mortimer is a semi-rural parish, the majority of residents commute to their place of work outside of the parish. The latest official data (Census 2011) showed that 76% of the working population travelled to work by private transport. This travel is often to locations that are not easily reached by public transport. Only a minority of residents work in rural and local businesses

Because of the rural and commuter characteristics of Mortimer, the standard should be the same **overall** as the new Zone 3 WBC standards. Where it can be identified that these standards are, in exceptional circumstances, not sufficient then further provision should be made. In addition all dwellings should have a further one visitor space per 5 dwellings, which may be provided communally or as an addition to the normal parking standard for individual dwellings.

On the most recent residential developments though garage dimensions have been adequate, the garage door size has severely limited the ability to get a car into the garage. Garages must be designed to



accommodate modern cars (4 x4) with the required door size (suggested to be 2.0 m high and 2.3 m wide).

### Projects

Establish the specific residential off-road parking space standards that shall be applied on new developments and incorporate them in Site Design Briefs.

### Delivery and Monitoring

Planning applications will be scrutinised to ensure the off-road space standards and the minimum garage and door sizes have been provided; applications that do not meet the standards will be rejected



## Commercial

### Objective

**To have a thriving parish economy and village centre of local retail outlets, small businesses, services (e.g. pubs, cafes) and social amenities providing local employment opportunities.**

Progressively enhancing the village centre encouraging greater use of the local shops and services with an increased range of shops, clear and attractive signage, clear safe pedestrian and cycle routes, appropriate traffic management and a welcoming green spaces away from traffic is seen as an attractive means of achieving the objective.

### Policies

#### General

**C1** Development of the centre of the village as an increasingly attractive place for residents and businesses will be sought and encouraged.

**C2** Local economic innovation that creates a range of job types and create higher added value employment will be encouraged.

**C3** Applications for the conversion of existing buildings to use for retail, services or business will be approved)

**C4** All developments will adhere to all policies in the Plan and will not add to the urbanisations of Mortimer – perceived or real.

#### Retail/Services Development

**C5** Applications by and for new independent local retail/services outlets and expansion of existing outlets will be supported

#### Local Businesses and Office Space

**C6** The creation of additional business accommodation through small scale expansion of existing employment premises and the conversion of existing buildings will be supported if they

- are within the Mortimer Settlement Boundary or are the reuse of farm or rural buildings (see policy C7 below);
- adhere to the design policies set out in this plan

#### Use of Farm Buildings

**C7** Conversion of redundant farm and rural buildings to commercial use will be supported. Proposals will

- respect the surrounding rural landscape and be sensitive to the amenities of neighbouring residents and other users and its setting in regard to size, light pollution, noise, dirt, loss of wildlife habitat.
- not have any unacceptable impact on the local road network.
- work in harmony with agriculture and other land-based activities and maintain habitats and rural recreational activity.

The buildings will not be extended by more than 30% of the net floor area

## Other

**C8** Applications/proposals for larger commercial/industrial activity/warehousing development, light industrial units, solar farms or businesses requiring large purpose-built buildings will not be supported.

## Context and Justification



Historically farming has been the key driver behind the prosperity of the parish. But in line with experiences across the British countryside employment opportunities in the agricultural sector have reduced. Mortimer parish has seen a steady growth in population with a substantial number of working outside the parish commuting to the local towns of Reading, Basingstoke, Newbury and to London. Despite the rise of the commuting population Mortimer village has retained a successful retail and service centre including a bank, post office, two general purpose grocery shops, hardware store, chemist, travel agent, dentist, doctors surgery and services of a pub and cafe. The parish has over 100 small businesses and many farm buildings now converted and used for a range of business enterprises.

There is a strong desire among the local community to retain a vibrant and prosperous retail, service and business activity for the convenience they represent to local residents and the economic and social benefits they bring.



The principle of maintaining local employment and encouraging successful business is supported by the overwhelming majority of respondents. The overwhelming majority of respondents also supported the principle of making the village centre increasingly attractive encouraging more people into the local shops and services, and attracting small/micro businesses (employment up to 10 is appropriate).



However when asked for their opinion on specific proposals for the development of office and retail space, the community was more hesitant. A minority of respondents supported the conversion of existing buildings in the village to office space with small minority of respondents disagreeing with the proposition. Just under half of respondents supported the conversion of existing buildings in the village to retail while a minority disagreed. Similarly applications for new retail outlets by independent and local

businesses would be supported by almost half of respondents while a minority disagreed. This hesitation appears to be due to an underlying concern that over development and influx of more retail outlets and business would bring about urbanisation that the community is strongly against.

Supported by a substantial majority is the approval for the conversion of redundant farm buildings to office space.

The people of Mortimer are much clearer what they do not want:

- Large commercial or industrial activity, or warehousing (overwhelming majority of respondents against)
- Applications for retail space by high street chain businesses (overwhelming majority of respondents against)
- A small number of small light-industry units (just under half of respondents against)

The community does not support either:

- The allocation of land for new retail units (a majority of respondents against), or
- The allocation of land for a small number of small office units (a minority of respondents against and a smaller minority of respondents for)

Before we moved here we lived in Bracknell ... which was once a village!! The facilities being suggested are the type available in towns,

*NDP Questionnaire respondent*



Therefore this Plan has not allocated land for either new retail or office space

## Projects

Local businesses will be encouraged to contribute to the setting up of a Mortimer specific business directory and website.

Develop an overarching vision for the progressive development of the village centre.

## Infrastructure Development

### Objectives

**To provide the infrastructure services and amenities required in a modern rural parish.**

**To ensure that any new development has good and sustainable water and waste water services.**

The opportunity provided by the new development, the Community Infrastructure Levy and other financial sources, will be exploited to extend and improve the infrastructure services of the parish.

### Policies

#### IS1 Telecommunications

A superfast broadband strategy statement will be expected with all planning applications. The statement shall outline how the developer will provide a development which provides the maximum broadband speed currently feasible in Mortimer, show how predicted future speeds will be obtained and explains what discussion have taken place with the operators in advance of submitting a formal planning application.

#### IS2 Community Infrastructure Levy (CIL) Projects

The potential infrastructural enhancements, listed under projects, will be pursued within the limits of budget and resources available with the priorities determined by Stratfield Mortimer Parish Council.

#### IS3 Station Car Parking

Extension to the station car parking will be promoted and encouraged

#### IS4 Day Nursery

The NDP will support a proposal for a day nursery to open a facility during the plan period, reusing an existing property. The amenities of adjoining residential properties must not be harmed by the proposed location, design, and car-parking/drop-off arrangements.

**IS5** Proposals for new developments that accord with the policies in the Plan and result in improvements in the management of traffic, in particular contributing to appropriate traffic calming measures in the village, will be encouraged and supported.

**IS6** Agreed water supply and waste water drainage strategies to inform the provision of adequate infrastructure for both water supply and wastewater provision shall be prepared prior to the submission of planning applications; these shall include agreements for the adoption of the waste water systems establishing the permanent responsibility for the management and maintenance regimes to ensure that they continue to operate effectively and efficiently.

### Background and Justification

For a rural parish to continue to be an attractive location requires the infrastructure to continuously to evolve and the introduction of new modern services and amenities. This

This is the opportunity to modernise and future proof the village; aside from simply expanding it. Things like superfast broadband should be a given.

*Questionnaire comments*

principle is supported by the overwhelming majority of questionnaire respondents.

The Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis identified several weaknesses of the present parish including lack of parking notably at the station

An advanced telecommunications infrastructure is an essential pre-requisite for sustainable economic growth and in facilitating the provision of local community facilities and services. The availability of very high speed telecommunications infrastructure capable of supporting future services was supported by an overwhelming majority of respondents as the most important service for local business activity – home working and office based businesses. The lack of public Wi-Fi in the parish was next most important service identified by a little less than half of respondents.

The space for car parking at the station has not kept pace with demand and is routinely at capacity early in the morning. This lack of parking space at the village station is unsurprisingly a major issue for the community, the overwhelming majority of respondents to the questionnaire support the enlargement of the available space. Several sites have been suggested and as part of this NDP a project is included to identify a site. The site selection and design will conform to all relevant policies in the Plan.



The questionnaire suggested a number of possible projects that could be supported using the financial gain accruing from the Community Infrastructure Levy (CIL) of which the following received majority support:

- More bike racks at the station (a substantial majority of respondents)
- Contribute to the development of a community/sports centre on the Alfred Palmer Memorial Field (a majority of respondents)
- Provision of Allotments (a majority of respondents)

The provision of public toilets in the centre of the village sharply divided respondents with similar minorities of respondents in favour and against provision; a proposal for their provision is not built into this plan. The provision of a new village hall was rejected by a majority of respondents and similarly is omitted.

A little less than half of respondents were in favour of a policy to support the building of a commercial day care nursery with a small minority against. Policy IS4 has been developed to help find a local solution for working parents; current provision in the village is of the pre-school type with very limited hours and nothing for children under 2 years of age.

A major concern expressed repeatedly throughout the responses to the questionnaire related to traffic levels; 68 traffic comments were received. The concerns related to existing traffic levels (volume, movement and speed) and the impact new developments will have on what are considered to be difficult traffic conditions in the village. Making the village safer for

pedestrians and cyclist is vital particularly to address concerns about the danger to children walking to and from the schools. It is considered important therefore that opportunities to manage and reduce traffic movement and speed are identified and pursued. This will encourage increased walking and cycling with the associated health and welfare benefits and will give Mortimer a more enjoyable and congenial environment.

The respondents suggested a number of other possible projects; the most popular are listed in the projects section.

The number and range of possibilities is more than the CIL can finance. This plan establishes the policy for determining how the CIL finance and any other source of funding will be distributed to the greatest benefit of the community.

Both sewage and rain water drainage networks are at capacity and in some places with heavy rainfall are unable to pass the volume of water safely with consequent flooding at the east end of the parish by the station. Any new developments should not place additional load on the system until capacity problems have been addressed.

Thames Water has raised concerns regarding water supply capability and wastewater services. Therefore a water supply strategy and a drainage strategy policy is required. (See Evidence Base).

## **Projects**

1. Investigate Mortimer becoming a connected village through public Wi-Fi
2. More bike racks at the station
3. Investigate options for increasing car parking provision at the station and identification and allocation of land for this.
4. Contribute to the development of a community/sports centre on the Alfred Palmer Memorial Field
5. Provision of Allotments
6. Extension of Fairground facilities (various see questionnaire feedback)
7. Extension of sports facilities (various see questionnaire feedback)
8. Traffic management features.
9. Several biodiversity suggestions
10. Improvement to the footpath to St Mary's school and the station.

## **Delivery and Monitoring**

The Community-Led Plan which will be commencing in January 2016 may be able to help the Parish Council develop these ideas, involve the community in determining priorities and feedback to the Parish Council for decisions re spending the CIL.



## Biodiversity and Environmental Gain

### Objective

**To maintain and where possible enhance the quality and diversity of the natural environment of the parish.**

To achieve this it will be necessary to ensure that new developments do not threaten biodiversity and positively encourage it. The opportunity provided by new developments will be used to enhance the wild life habitats of Mortimer. At the same time existing areas and corridors in the parish could be enhanced to aid biodiversity.

### Policies

The policies to meet this objective are:-

**B1** No development will be allowed in that part of Biodiversity Opportunity Area 13 as identified by the Berkshire Local Nature partnership

**B2** All new developments must provide a wildlife friendly environment by installing such things as hedgehog gates, bat roosts and incorporating habitat-rich wildlife areas which deliver net gains in biodiversity

**B3** All new developments must provide wildlife corridor links to green space or other wildlife corridors and enhance existing wildlife corridors

**B4** Wherever possible new development should enhance existing wildlife corridors.

### Context and Justification

To change the biodiversity of the area for the better it is necessary to increase the area of species-rich land and to link such areas to allow animals, birds and insects etc. to travel from one habitat to another.

The plan area only contains one area of particular national importance in terms of biodiversity. This is Biodiversity Opportunity Area 13 as identified by the Berkshire Local Nature partnership. This area lies largely to the west of the plan area but does wrap round the northern edge of the parish. Bats and the Great Crested Newt are the only protected species that have been identified in the plan area.

#### Area 13 Biodiversity Opportunity Area



However, the rest of the plan area also contains a wide range of mixed habitats which does support a wide spectrum of fauna and flora. It is to protect this existing biodiversity, both within Area 13 and without that policies should be directed.

In addition it is accepted that the opportunity may well arise in the course of development to create further enhancements to biodiversity.

These proposals are consistent with The

National Planning Policy Statement which says at para 109:

*The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

In particular the Lawton Report in 2010 identified the following action plan to help with the national decline in biodiversity:-

*Improve the quality of current sites by better habitat management (and enhance heterogeneity)*

- *Increase the size of current wildlife sites*
- *Create new sites*
- *Enhance connections between, or join up, sites, either through physical corridors, or through 'stepping stones'*
- *Reduce the pressures on wildlife by improving the wider environment, including through buffering wildlife sites*

Clearly not all of the above is achievable in this NDP but several of the points are relevant. In particular:-

- Enhance connections between, or join up, sites, either through physical corridors, or through 'stepping stones'
- Reduce the pressures on wildlife by improving the wider environment, including through buffering wildlife sites

New development, can, by definition reduce the areas of species-rich land and can block existing wildlife routes. Similarly the sub-division of existing large gardens in the parish reduces wild life habitat. As such it is essential that while improving existing areas that new development is made as environmentally friendly as possible. Indeed in many cases a well-planned new development may be better for biodiversity than an area of monoculture.

The idea of improving biodiversity was supported by the results of the questionnaire where all the relevant propositions had a large majority that were in agreement. The only exception to this was when respondents were asked if "Existing green spaces may be used for development as long as more than equivalent provision is provided close at hand." The majority of respondents disagreed with this concept and hence it has not been included in the plan.

National policy is to minimise impacts on biodiversity and to provide net gains in biodiversity where possible. The objective is to halt the overall decline in biodiversity, by establishing coherent ecological networks that are more resilient to current and future pressures. (NPPF Paragraph 108 page 25). The planning policy goes on to say opportunities to incorporate biodiversity in and around developments should be encouraged.



It is essential therefore that new developments, at a minimum, replace the loss and wherever possible further enrich the wild life habitat features. Indeed in many cases a well-planned new development may be better for biodiversity than an area of monoculture.

An overwhelming majority of respondents support the proposition that all new developments should be wildlife friendly with a range of wildlife areas.



Sustainable Drainage Schemes (SuDS) can include features such as ponds, swales, and wetlands as an integral part of the site design all of which can achieve enhanced wild habitats. The adoption of SuDS to enhance biodiversity was supported by the overwhelming majority of respondents to the questionnaire.

Open spaces and community woodland can be provided in new developments, and connect these spaces with others in the parish which deliver environmental gains for residents and wildlife.

## Projects

- Identify and map existing wildlife corridors
- Identify and map existing corridors that have the potential to be 'greened'
- Identify and map gaps in the existing and potential wildlife corridors
- Seek funds to enhance the existing network of wildlife corridors and to fill in any gaps
- Organise such enhancement

## Delivery and Monitoring

Many of the policies can be delivered directly by this plan in that they relate to the design and form of development. Site Design policies DS1 and 2 refer to the requirement for a Site Design Brief to be agreed before any new development is allowed. Site Design Briefs will be in conformity with the relevant biodiversity policies and will include provision for biodiversity enhancement.



The specific projects listed above are not, in the main, deliverable by this NDP but are reliant on other bodies or groups to take matters forward. In this regard the prime mover would be the Parish Council, either directly or via the Community-Led Plan which is due to commence early in 2016.

It may well be the case that some new wildlife corridors or enhancements to existing corridors will involve negotiation with landowners to allow such improvements to take place. Equally, if such enhancements are to be organised they will only happen if agreement is reached with third parties, such as the Parish Council, to fund these activities.

The monitoring of the Community-Led Plan would be via the twice yearly monitoring report to WBC.



## Green Spaces

### Objective

**To maintain and, where possible, improve green spaces and green routes.**

To achieve this it will be necessary to ensure that new developments incorporate green spaces and routes within them that link to the wider network of such features in the parish. At the same time existing green spaces and routes in the parish could be enhanced, in part to aid biodiversity.

### Policies

The policies to meet this objective are:-

**GS1** Designate the following as Local Green Spaces:

- The Fairground, the Pound and Heath Elm Pond (pond outside the fence) and War Memorial island
- The Alfred Palmer Memorial Field
- Foudry Brook - the watercourse and footpath and 10m strip either side from St. Mary's Church SW to the parish boundary
- Summerlug Common
- Windmill Common
- Brewery Common
- Bronze Age Barrows and surrounding land (Holden's Firs)
- The green space along the southern side of The Site

**GS2** Connect new development sites into the wider area with pedestrian footpaths and where appropriate cycleways and link them with the existing network of green spaces and routes in the parish

**GS3** All new cycle or pedestrian routes will be green e.g. they could have green margins and where possible will be surfaced with porous material

### Context and Justification



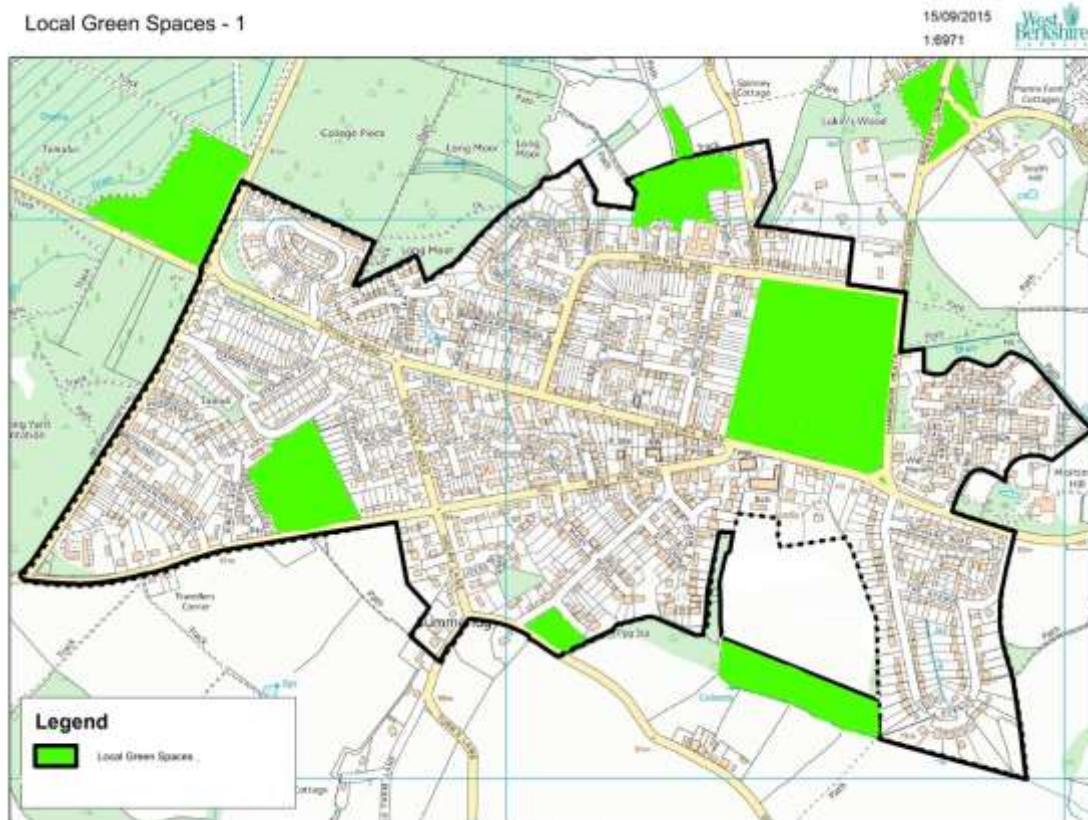
©Dara Portraits

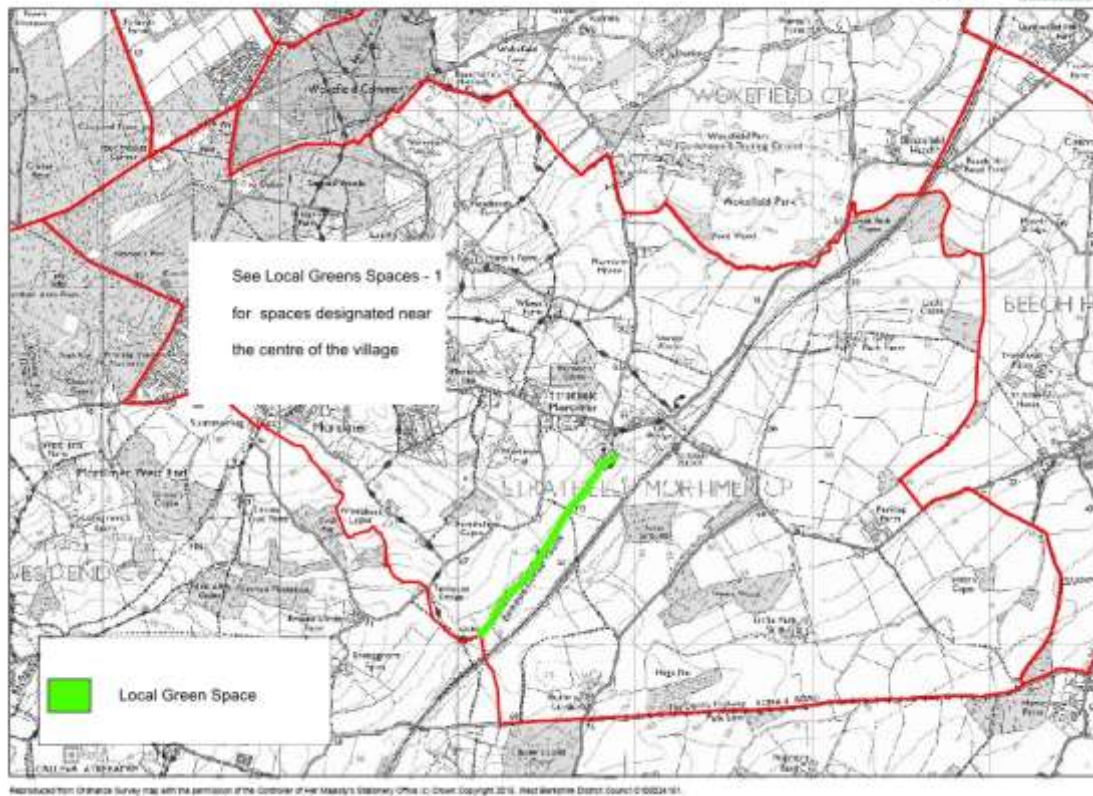


A person wearing a yellow safety vest and helmet is riding a bicycle on a paved path in a wooded area. The path is surrounded by trees and fallen leaves, suggesting an autumn setting. The person is facing the camera and appears to be moving towards the viewer.

Similar result was obtained for the Alfred

Community would like to see more open  
by significant new developments.





However, green spaces are of limited value if they cannot be accessed and so it is considered important that non-motorised access to these spaces is maintained and enhanced. In this a minority of the respondents to the questionnaire favoured more rural public footpaths as opposed to smaller number pf respondents who felt there was no additional need.

Keep schools accessible on foot/ by cycle to cut down on the need for travelling to school by car - encourage safe walking routes. This is our chance to incorporate these elements into the plans. I used to cycle to Willink School from my childhood home in The Street - enable this again for future healthy generations

*NDP Questionnaire comment.*

Two specific proposals for new footpath/cycleway routes were considered as part of the questionnaire and both the proposal for additional facilities, away from the existing road, linking the village to St Mary's school and the station, and a link between Burghfield and Mortimer were agreed with by the overwhelming majority of respondents and a substantial majority of respondents respectively.

A very important side effect of this sort of approach is that areas that support a diverse range of flora and fauna will become linked by what in effect may be considered as wildlife



corridors. This will assist in maintaining the biodiversity of the area. Such 'green' routes were positively supported by a majority of respondents to the questionnaire.

## Projects

- Identify and map existing green corridors
- Identify and map gaps in the existing green corridors
- Seek funds to enhance the existing network of green corridors and to fill in any gaps
- Organise such enhancement
- Develop parish cycleways, in particular investigate and if possible provide a pedestrian/cycleway:-
  - linking Burghfield & Mortimer
  - away from the road connecting the village with St Mary's Junior School and the station



## Delivery and Monitoring

Some of the policies can be delivered directly by this plan in that they relate to the design and form of development and its supporting infrastructure. Site Design policy SD2 refers to the requirement for a Site Design Brief to be agreed before any new development is allowed. These Site Design Briefs will contain and be in conformity with the relevant Green Space policies.

The policy to designate certain areas as Local Green Spaces is carried out as a function of this plan and if accepted will come into effect automatically.

The specific projects listed above are not, in the main, deliverable by this NDP but are reliant on other bodies or groups to take matters forward. In this regard the prime mover would be the Parish Council, either directly or via the Community-Led Plan which is due to commence early in 2016.

It will almost certainly be the case that some new footpaths/cycleways will involve negotiation with landowners to allow such facilities to cross their land. Equally, if such new facilities are to be procured they will only happen if agreement is reached with third parties, such as the Parish Council or developers, to fund them.

## Heritage

### Objective

**To develop the heritage of the parish and provide an added amenity for the community.**

To achieve this it will be necessary to negotiate with landowners to allow access and to provide information to the public.

### Policies

The policy to meet this objective is:-

**H1 Adopt and adhere to WBC policy CS19 Historic Environment and Landscape Character**

### Context and Justification

There are several sites in the parish which have an interesting history and it is considered useful to try and make this history better known. These sites include the station, which was Brunel's model rural halt for the Great Western, the churches, World War II defences, the war memorial, the old fire station as well as a set of Bronze Age barrows. There are some 20 historic sites or buildings on various data bases that are shown as being within the parish.

It should be noted that Mortimer has a good tradition of trails and there is considerable support for the Scarecrow trail which is held each year as well as the weekly walking groups which normally set off from the Fairground.

The development of the Bronze Age barrows, at the western end of the parish, as an attraction/amenity was supported by a minority of respondents to the questionnaire. A smaller number of respondents had no particular view and a small minority were against the idea.



The NDP's concept of recognising heritage assets is consistent with The National Planning Policy Statement which says at para. 126:-

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage

assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

## Projects

- Identify heritage sites
- Negotiate new or better access where appropriate
- Seek funds for information boards at sites where appropriate and erect such boards with the agreement of landowners
- Develop a Mortimer Heritage Trail: seek funding for the publication of a Mortimer Heritage Trail leaflet to identify and suggest routes for visiting heritage sites
- Seek funding and agreement to the installation of heritage trail signage



## Delivery and Monitoring

As identified above the specific projects are not deliverable by this NDP but are reliant on other bodies or groups to take matters forward. In this regard the prime mover would be the Parish Council, either directly or via the Community-Led Plan which is due to commence in early 2016.

It may well be the case that access to the sites could be improved in some cases but this will be dependent on negotiating better access with the landowner. Equally if information boards and trails are to be organised this too will only happen if agreement is reached with third parties, such as the Parish Council, to fund these activities.

It is envisaged that the monitoring of the delivery will be via an annual report to the Parish Council detailing progress on all aspects of this NDP.



## Appendix A – Stratfield Mortimer Evidence Base

All the evidence used in the preparation of this NDP can be found on the Stratfield Mortimer NDP website at <http://www.mortimer-ndp.org.uk/index.htm>. Here is the main contents list of the Evidence Base:

### Neighbourhood Plan Overview

[Application to designate a Neighbourhood Area - Stratfield Mortimer](#)

[Guide to Neighbourhood Planning CPRE](#)

[Neighbourhood Development Plan guidance – Hereford Council](#)

[Neighbourhood Planning Road Map Locality](#)

[Proposed Neighbourhood Plan Area West Berkshire Council](#)

### Stratfield Mortimer Parish Overview

[Background statistics of Stratfield Mortimer, March 2011](#)

[Census 2011 - Mortimer Key Data Statistics](#)

[Mortimer House type map](#)

[Mortimer Parish Map](#)

[Mortimer Ward Profile](#)

[Parish Boundaries map](#)

[Stratfield Mortimer Area Map](#)

[Stratfield Mortimer Parish Aerial Map](#)

[Stratfield Mortimer Village Aerial Map](#)

[West Berkshire District Profile 2013](#)

[Dataset for Mortimer Profile doc](#)

### Key Policies

[National Planning Policy Framework](#)

[West Berkshire Core Strategy \(2006-2026\) Development Plan Document Adopted July 2012](#)

[West Berkshire Council Strategic Housing Land Allocation Assessment Dec 2013](#)

[West Berkshire Council Strategic Housing Land Allocation Assessment Maps](#)

[Spatial Strategy The East Kennet Valley - The Vision](#)

[Housing Site Allocations DPD Preferred Options East Kennet Valley Spatial Area \(Mortimer\) Aug 2014](#)

[Neighbourhood Planning General Regulations 2012](#)

[West Berkshire Council Statement of Consultation App D \[Page 68\]](#)

### Consultation, Justification and Evidence

#### Summary Justification and Evidence

[Introduction](#)

[Consultation Statement](#)

[Policies - Summary of Evidence and Justification](#)

### Site Selection

Initial Public Meeting March 2014

Exhibition 6th July 2014

Exhibition February/March 2015

Questionnaire Consultation April/May 2015

Site Design Review September 2015

Housing Needs Survey Report

Designation of 'Local Green Spaces

Explanation of SWOT Points

NDP Steering Group Minutes

Stratfield Mortimer Parish Council Minutes

Stratfield Mortimer Parish Council Response to Consultation 2014

### **Residential Development**

Delivering New Homes and Retaining the Housing Stock CS 1 WBC

April 2007 Affordable Housing Supplementary Planning Document

Affordable Housing CS6

Housing Type and Mix CS 4 WBC

The West Berkshire CIL Viability Study (January 2013)

West Berkshire Community Infrastructure Levy (CIL) 2015

West Berkshire Housing Site Allocations DPD Housing in the Countryside Policies: Preferred Options Consultation September 2014

SA and SEA Assessment Mortimer (pp68) Site Assessment Forms

WBC Housing Site Allocation DPD Preferred Options - Stratfield Mortimer (PP4)

### **Design**

Design Principles CS 14 WBC

Building for Life 12 (3rd Edition)

HARAH-Rural-Design-Guide-Combining Policy and Quality May 2013

Quality Design Supplementary Planning Document (SPD) West Berkshire Council June 2006

Achieving Quality Design Part 1

Residential Developments Part 2

Residential Character Framework Part 3

Sustainable Design Techniques Part 4

External Lighting WBC Part 5

Stratfield Mortimer Village Design Statement 2007

Planning and Development Briefs: A Guide to Better Practice (2007)

Planning Practice Guidance - Design (National Planning Policy Framework)

### **Flooding**

Flooding Policy CS 16 WBC

[Environment Agency Surface Water Flood Map of Parish](#)

[Environment Agency Surface Water Interactive Flood Map](#)

**Stratfield Mortimer 2007 Flood Report**

[West Berkshire Council Flood Report](#)

[West Berkshire Council - Spring Lane Flood Map](#)

[West Berkshire Council - Eastern End of Village Flood Map](#)

**Commercial and Employment**

[Rural Economy CS10](#)

**Biodiversity**

[Making Space for Nature: A review of England's Wildlife Sites and Ecological Network  
Professor Sir John Lawton 2012](#)

[Biodiversity Area 13 Berkshire \(Berkshire Local Nature Partnership\)](#)

**Green Spaces**

[Local Green Space Designation](#)