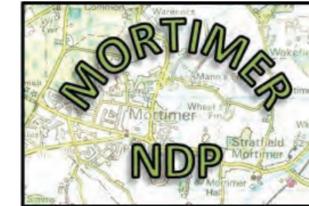


The NDP and a Site Design Brief



Background

The Mortimer NDP, when it is ratified, will become a planning document and will have the same status as any other document in the Development Plan. It is important to build into the NDP sufficient detail about the form of development to make sure that the community's aspirations which have been expressed through exhibitions and the questionnaire are met. The details will be set out in a Site Design Brief.

There is only one proposed residential site in the Mortimer NDP and hence only one Site Design Brief is being prepared. The Site Design Brief will bridge the gap between the Development Plan and a planning application. The Site Design Brief will consist of policies and guidance setting out what will be an acceptable form of development on The Site.

The intention of the Site Design Brief will be to achieve a quality development that responds to the character of Mortimer.

At this stage what is displayed is only indicative (that is, it may yet change in some details) as the NDP has not yet been completed or ratified. Greater detail will follow when a developer enters into pre-planning application consultations with the West Berkshire Council.

The Aims of this evening:

The displays have been produced to illustrate what the NDP Steering Group think the development of The Site should be like taking into account all the feedback we have had from the various exhibitions and questionnaires. We have also taken advice from consultant town planners to turn those ideas into a workable document.

These are draft ideas at this stage and it is hoped that the feedback received tonight will help us refine the ideas for The Site.

Essential Components

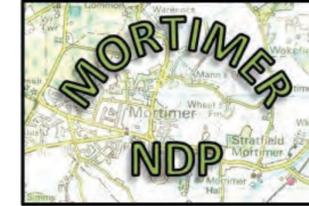
The development must include the construction of 110 homes on The Site

The Site must also include an area of at least 1 hectare for community facilities: a new St. John's Infant School, a new doctors' surgery and associated shared parking/drop off area

At least 0.75 hectares of publically accessible landscaped open space must be incorporated into the layout plus areas of retained trees and enhanced natural habitat of the eastern boundary.

There must be good vehicular, pedestrian and cycle access from The Street to the development.

Initial development concept



The proposed school and surgery should be located together in the north-western portion of the site to maintain a link to the village centre.

Access should be taken off The Street, and through the site formerly occupied by Tower House and Fairwinds.

The new housing should be located to the south of the school site and between the existing development in The Avenue and St. Johns Road.

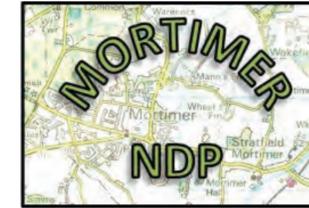
Open space should be incorporated within the site and to the south of the development to ease the transition into the countryside.



KEY

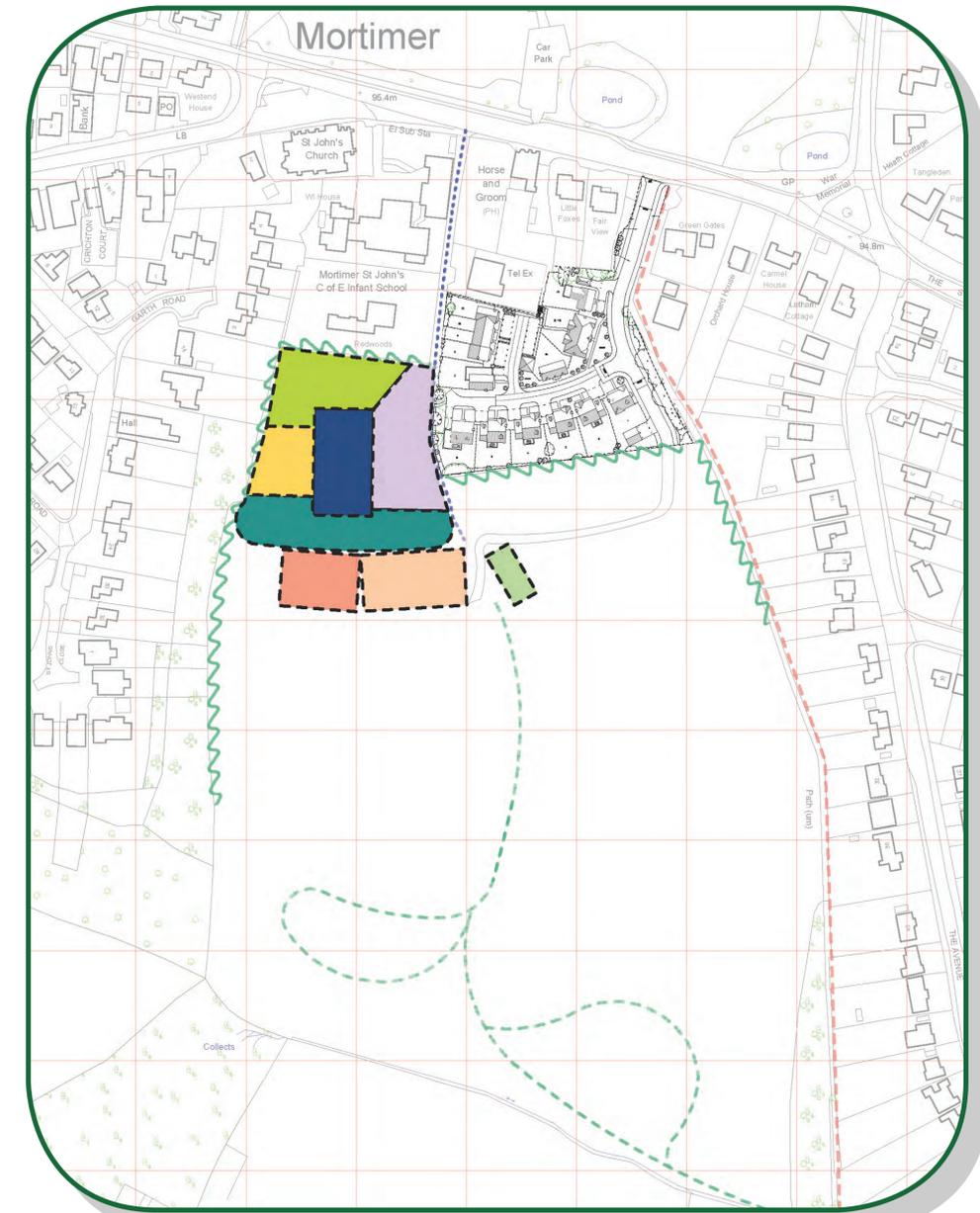
- | | |
|--|-------------------------|
| Infant School Site 0.7 ha | Vehicular Access |
| Residential 3.45 ha | Pedestrian Cycle / Link |
| Public Open Space 3.35 ha | Public Right of Way |
| Surgery Site 0.090 ha | Possible Landscaping |
| Shared Parking Area for school & Surgery 0.12 ha | Leisure Route |
| Social Area 0.030 ha | Feature / Focal Point |
| Proposed development site | |

Initial development concept



Key Features.....

- Residential development area of about 3.45ha, which equates to an average density of 32 dwellings per hectare - Higher density development would be concentrated around the centre of the site, closer to the village with density reducing towards the boundaries of the site to ease the transition into the countryside.
- Open space of about 3.35 ha located mainly to the south of the site to maintain the rural edge to the village, but also creating a swathe of open space through the centre of the site – this could form a leisure route, connecting the village centre, and recreation ground to the north of The Street with the existing public right of way to the south-east of the site. This would create a pleasant environment for future residents and existing villagers, and to promote access to the countryside.
- The school site equates to an area of about 0.7ha sufficient in size to accommodate a 3FE infant school, along with outdoor hard and soft play areas, to improve the educational offer for 4-6 year olds in Mortimer.
- A new surgery of about 900sqm.
- A shared parking area for the school and surgery of about 1200sqm, including a pick-up and drop-off area.
- A social area of approximately 300sqm which could form a meeting place for parents and children and residents of the development, and would likely have some seating and informal areas of landscaping.



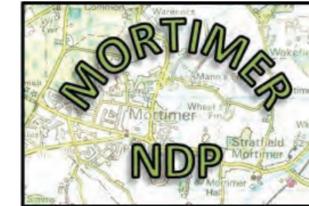
KEY

- | | |
|---------------------------------------|--------------------------|
| School Building (3FE) 1300 sq m | Doctors Surgery 900 sq m |
| Hard Informal & Social Area 1800 sq m | Shared Parking 1200 sq m |
| Soft Informal & Social Area 1675 sq m | Social Area 300 sq m |
| Hard Outdoor PE 1475 sq m | |
| Habitat 805 sq m | |
| Proposed development site | |

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Indicative Housing Mix



West Berkshire Council Policy CS4 of the Core Strategy states that:

"The mix on an individual site should have regard to:

- The character of the surrounding area
- The accessibility of the location and availability of existing and proposed local services, facilities and infrastructure
- The evidence of housing need and demand from Housing Market Assessments and other relevant evidence sources

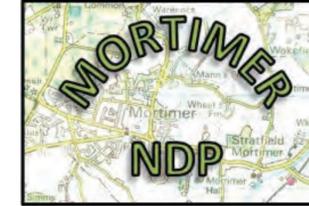
Development will be expected to demonstrate how these matters have been addressed within the proposed mix."

The indicative housing mix for the development would be:

• 1 /2 bed apartments	24
• 2 bed starter homes	23
• 3 bed houses	25
• 4 bed houses	21
• 5 bed houses	3
• 2/3 bed bungalows	14
.....	
Total	110

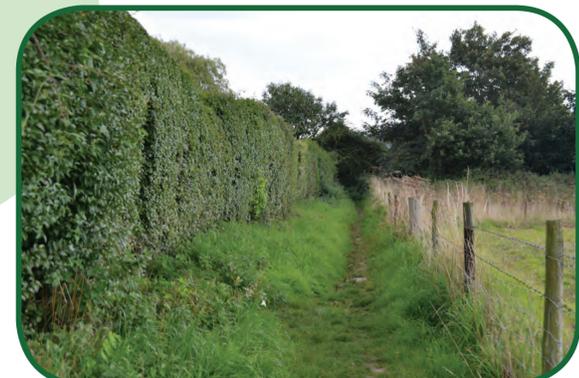
This mix would deliver a good balance of new homes including a significant provision of small units for starter-homes, downsizing etc.

Boundaries

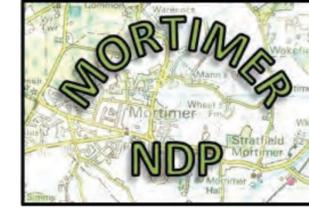


Brick or natural boundaries and/or landscaping are preferred, rather than standard fencing panels. Typical boundary features might be:

- Brick Walls
- Railings
- Post & Rail Fencing
- Picket Fencing
- Native Hedgerow
- Trees



The 'mood' of the development



Shared spaces
pedestrians, cyclists
and vehicles influence
the speed of traffic



Vernacular architecture
- both old and modern -
found in the immediate
surrounding area



"Different types of houses
alongside each other"



"Open spaces, smaller
streets, closes"



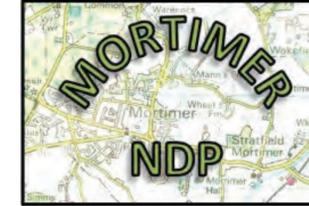
"Looks as if it evolved
over time"

Open Designated
Green Space



"Curves, no straight lines"

Design Features



Roads and Footpaths

The highway and pedestrian layout will include readily identifiable focal points.

Speed inhibitors – but not humps – will be part of the road design.

The use of kerbs and tarmac surfacing will be limited.

Shared space roads will be used wherever practicable, including safe 'play streets'.

Homes will face, rather than back onto, the public open space areas.

There will be no street lighting, unless required for highway safety reasons; ground level lighting for pedestrian and cycle routes might be used.

The existing public footpaths will be improved and maintained, with new landscaped connections into The Site and the wider footpath network.

Building Design and Style

Homes will 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.

Residential density will be in keeping with the immediate surroundings.

The layout will have a spacious feel, incorporating informal courtyards, avoiding uniform house types and plot sizes.

All car parking will be conveniently located and well screened.

Garages will have minimum dimensions of 3.0 metres x 6.0 metres, and a doorway design that will accommodate larger cars.

House types will be in sympathy with the local vernacular architecture.

Landscape & Environment

An integrated SUDS drainage strategy will be adopted.

Brick or natural boundaries and/or landscaping are preferred, rather than standard fencing panels.

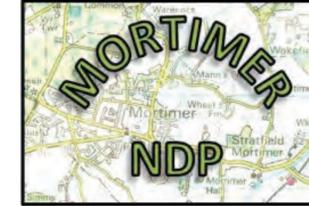
The local pattern of trees and hedgerows will be reflected in the landscaping.

Existing natural environment and biodiversity features on The Site are maintained and enhanced.

Environmentally friendly features - such as bat boxes and hedgehog gates- will be specified in the ecology strategy and included in the landscape and building design.

The open space on the southern part of The Site will be laid out as an informal recreation and play space.

What next?



All the ideas from tonight will be taken away and analysed and any changes that are necessary will be incorporated into the Site Design Brief. This document will then form part of the NDP. The NDP will then go to the Parish Council for ratification on 8th October and then onto West Berkshire Council.

West Berkshire Council need to agree the form of the document before it is then put out to formal consultation for six weeks. Anyone can comment on the document during that period.

At the end of the consultation period the Parish Council can amend the document in response to any of the comments, if they wish, before West Berkshire Council organise an examination of the NDP by an independent inspector. Any comments from the inspector are then taken on board and a referendum of the whole parish will be organised to seek ratification of the final version of the NDP.

It is hoped that the referendum will be held in the spring of 2016. When the NDP has been formally ratified it will become the Local Development Plan document for Mortimer for the next 10 years.