

# Mortimer NDP, Principles, Vision and Policies

## The Three Principles

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

## 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.

## The Policies

### Residential Site Allocation Policies

**RS1** The Plan defines the new Mortimer Settlement Boundary (MSB) to replace the existing Settlement Boundary, as shown on Map 1 – Mortimer Settlement Boundary page 19.

**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 within the new MSB, for which there is a presumption in favour, must comply with 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 page 19), WBC SHLAA site reference MOR006, henceforth in this Plan referred to as The Site for the provision of up to 110 homes. The layout of the development, including internal highways, be designed so as to provide safe and suitable access for all people and Accord with Policies CS13 and CS14 of the Core Strategy and Quality Design SPD.

**RS6** Residential developments on windfall sites within the MSB will be supported as long as they are well-designed and comply with the policies of this Plan.

### Housing Mix and Density Policies

**HD1** Affordable housing will be provided on new residential developments in accordance with the policy requirements set out in West Berkshire's District Development 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** Stratfield Mortimer will seek a mix of home types of approximately 40% 1 or 2 bed dwellings split between apartments and houses, 20% 2 and 3 bedroom bungalows and the remainder being 3 and 4 bed houses. Identified local need and the site specifics and the character of the surrounding area, funding and the economics of provision will be taken into consideration.

**HD3** A proportion of the new homes will be 'Starter' homes, the number and type taking into consideration identified local need, site specifics, including funding and the economics of provision and availability of government subsidies.

**HD4** The density of homes on new developments shall:

- where they abut existing residential areas, be similar in character, scale and grain of that/those existing developments (densities as in 2014)
- respect the semi-rural nature of the parish and be designed to give an impression of spaciousness with uniform houses and plots being avoided
- diminish as the development approaches the open countryside, blending in seamlessly.

### **General Design Policies**

**GD1** In order to provide high quality developments in the Parish, all developments of any sort shall comply with the following parameters

- New developments on allocated and windfall sites will be designed to deliver the Building for Life 12 principles
- New development will consider the amenity of existing residents adjacent to the new development
- Any new development within the settlement boundary will be encouraged to prepare a Site Design Brief, including community involvement, which reflects the policies set out in this Plan. This brief would then be included in any planning submission after consultation via the parish council. For any housing development proposals outside the settlement boundary, in addition to satisfying the requirements of WBC policy C1, the applicant shall prepare a Site Design Brief, including community involvement, which reflects the policies in this Plan and will include it in any planning submission after consultation via the Parish Council.

**GD2** In order to provide high quality developments in the Parish, all developments of any sort shall comply with the following parameters

- Developments shall provide direct, safe and convenient pedestrian access to the village community facilities and the wider countryside, and will similarly seek cycle links, to encourage walking, cycling and social interaction (see also policy GS2)
- Speed inhibitors - not humps or other sharply raised surfaces – are to be integrated into the road design of any development such that the whole road layout could be designated a 20mph zone and where appropriate allow them to function as social spaces.
- Shared space roads will be used wherever practicable, including safe ‘play streets’.
- The use of full height kerbs and asphalt surfacing will be limited, using alternative surface materials wherever possible such as paviers.
- The use of street furniture will be minimized.
- Dwellings should face, rather than back onto, the public open space areas.
- Existing public footpaths are to be maintained.
- Parking design and layout should be provided in line with Manual for Streets. In particular car parking should be located close to the main access to the dwellings, and should be overlooked by habitable rooms
- 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.
- The Mortimer parking standard is shown as Zone 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

- The figures given in the above table are the number of parking spaces that must be provided for each dwelling. It should be noted that a garage does not qualify as a parking space for this standard.

**GD3** In order to ensure that flooding risk is not increased, and ideally is reduced, taking into account climate change, all developments of any sort shall comply with the following parameters:

- In addition to having well designed, constructed and managed flood prevention measures to reduce the overall level of flood risk in accordance with West Berkshire Council’s policy CS16, developers will be encouraged to adopt a worst case scenario to manage surface water run off :
  - rain falling on saturated ground or dry compacted ground (100% runoff)
  - a peak intensity rainfall over a 30 minute period of 20mm within the critical event duration

- the higher of either the rainfall assumptions in the standard calculations or the maximum rainfall recorded at the closest approved weather station to Stratfield Mortimer over the last 20 years with an allowance of +30% for climate change.
- 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.

**GD4** In order to avoid light pollution and intrusion, all developments of any sort shall comply with the following parameters:

- No street lighting will be installed, unless required for safety reasons
- 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.

**GD5** In order to develop homes which meet the requirements of 21st 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, all developments of any sort shall comply with the following parameters:

- New developments on allocated and windfall sites will be designed to the Lifetime Homes standard
- The adoption of energy management technology will be encouraged in all new developments
- 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
- All dwellings shall be no more than two storeys in height, or three storeys where roof space is utilized; any apartment buildings should respect the scale of the surrounding houses
- 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 appropriate amount and type of affordable housing must be provided, in accordance with the policies HD1 to HD4 of this plan (see page 24).
- For developments of more than 10 dwellings the minimum areas of usable, publically accessible open space will be 4.3 ha per 1000 population in accordance with WBC saved policy RL1. The plan will seek larger areas as is appropriate to maintain the rural nature and vision of Mortimer.
- The layout of any development should incorporate informal courtyards and avoid uniform house types and plot sizes in keeping with the size of the development.
- Sufficient space must be provided for the storage and collection of refuse and recycling for each dwelling
- House types should be in sympathy with the local vernacular, where appropriate, as illustrated by the images below:

**GD6** In order to complement the Building Design and Style parameters by carrying through those elements into the hard and soft landscaping, all developments of any sort shall comply with the following parameters:

- Brick or natural boundaries and/or landscaping will be preferred, rather than standard fencing panels.
- Any local pattern of trees and hedgerows will be reflected in the landscaping which will feature native trees.
- Environmentally friendly features - such as bat boxes and hedgehog gates- shall be specified in any ecology strategy and included in the landscape and building design.
- An integrated SUDS drainage strategy will be adopted, as part of these landscaping measures, taking account of sewage system capacity, flood risk and water quality.

### **Site Design Brief Policies for The Allocated Site**

**SDB1** The Site will deliver a high quality development in accordance with the following parameters:

- The Site must provide up to 110 dwellings, subject to the outcome of technical studies.
- 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 for staff and patients or visitors together with a drop off area for pupils.
- The Site shall be allocated for a period of 5 years from the formal adoption date of this NDP. If, at the end of this period, outline planning permission has not been obtained for the development required by policy SDB1 a review of the allocation shall be carried out via a review or partial review of the NDP. In addition, if within the same 5 year period outline planning permission for the development has been obtained, but no progress has been made to secure the relocation of St John's Infant School or the doctor's surgery, a review of that part of the allocation shall be undertaken through a review or a partial review of the NDP.
- A detailed design brief must be prepared by the developer. This brief must be subject to discussion with Stratfield Mortimer Parish Council and the community within a reasonable period prior to the submission of a planning application to West Berkshire
- Incorporate areas of usable, 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 integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy.
- The scheme will be informed by an archaeological desk-based assessment as a minimum and field evaluation, if required, to assess the historic environmental potential of the site.

**SDB2** The Site will deliver a high quality development in accordance with the following parameters

- The development should provide a safe and suitable access for all people from The Street to the residential areas, community facilities and open space, in particular a separate non-vehicular pedestrian and cycle access must be provided to the village centre
- The scheme will be supported by a Travel Plan and Transport Assessment
- The main access to the site should not be via a traffic light-controlled junction as this would be counter to the rural ethos of the village. See Access Plan on page 38 36
- The highway and pedestrian layout will include readily identifiable focal points, to provide easy vehicle and pedestrian navigation.
- 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.
- Existing public footpaths are to be maintained, with new landscaped connections into The Site and the wider footpath network. During construction all construction vehicles will be parked on site and not in the village. The scheme will be supported by a construction traffic management plan

**SDB3** The Site will deliver a high quality development in accordance with the following parameters

- 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 a total of 110 on the site is 24 one or two bedroom apartments, 23 two bedroom starter homes, 25 three bedroom houses, 21 four bedroom houses, 3 five bedroom houses and 14 two or three room bungalows.
- 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.

**SDB4** The Site will deliver a high quality development in accordance with the following parameters ♣ The scheme will comprise a development design and layout that will be further informed by a full and detailed Landscape and Visual Impact Assessment (LVIA).

- The scheme will be informed by a Flood Risk Assessment (FRA). The FRA will advise on appropriate mitigation measures.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and

mitigation measures will need to be implemented, to ensure any protected species are not adversely affected

- At least 3 hectares of publically accessible landscaped open space must be provided in the south of The Site as public open space in perpetuity, incorporating an area of retained trees and enhanced natural habitat on its eastern boundary.
- The landscaping to the Eastern and Western boundaries should be designed to shield the existing dwellings from the development but still allow open vistas to the further views.
- Existing natural environment and biodiversity features on The Site shall be maintained and enhanced.
- The use of native trees and hedging will be provided to soften and screen the surgery, school and parking spaces.
- The open space on the southern part of The Site, as shown in The Site – Initial Development Concept on page 29, shall be laid out as an informal recreation and play space.

## **Commercial Policies**

**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 higher added value employment will be encouraged.

**C4** Applications for new independent local retail/services outlets and expansion of existing outlets will be supported.

- The scale and nature of development will be appropriate to the size and character of the immediate surroundings.
- The business will not adversely affect the locality and the amenities of local residents.
- These developments will be directed towards the commercial centre of the village (see map on page Error! Bookmark not defined. )

**C5** The creation of additional business accommodation through small scale expansion of existing employment premises, the conversion of existing buildings and new premises will be supported. They will:

- be within the Mortimer Settlement Boundary or are the reuse of farm or rural buildings (see policy C6 on next page);
- adhere to the design policies set out in the development plan and the scale and nature is appropriate to the size and character of the immediate surroundings.
- not adversely impact the locality and the amenities of local residents and other countryside users. Developments within the settlement boundary should be close to the commercial centre of the village

**C6** 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 rural recreational activity.
- be accompanied by appropriate protected species and habitat surveys, and that avoid adverse impacts on biodiversity and seek to achieve a net gain through enhancements.

**C7** New, renovated or extended buildings for employment and commercial activity will be supported if they:

- add high value sustainable employment
- enhance the delivery of the Vision of Mortimer and preclude the characteristics and feel of creeping urbanisation
- retain and respect any architectural or historic features of the building(s).
- are sustainably located and of appropriate scale, form and high quality design so they do not adversely affect.
  - the setting of the village of Mortimer,
  - the character (visual, use, feel) and the distinctive views of the surrounding countryside having regard to the in particular in areas identified in the West Berkshire Landscape Character Assessments<sup>3</sup>, and in particular areas identified in the Historic Landscape Characterisation Study assessment as having 'High' or 'Medium-High' sensitivity,
  - views within the village,
  - the locality and the amenities of local residents and other countryside users.

Outside the settlement boundary priority will be given to protecting the countryside from inappropriate development. Such developments will be supported if, in addition to the above, they:

- make a long-term contribution to sustaining the agricultural enterprise or other landbased activities.
- are accompanied by appropriate protected species and habitat surveys, avoid adverse impacts on biodiversity and seek to achieve a net gain through enhancements.

Large commercial, office and Industrial activity, warehousing and distribution developments shall be directed towards Protected Employment Areas and existing suitably located employment sites and premises as set out in CS9 of the West Berkshire Core Strategy.

## **Infrastructure Development 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 (at paragraph 12.4 below), 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 Traffic 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 Water and wastewater** Agreed water supply and wastewater 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 wastewater systems establishing the permanent responsibility for the management and maintenance regimes to ensure that they continue to operate effectively and efficiently

### **Biodiversity and Environmental Gain Policies**

**B1** No development shall lead to a loss or deterioration of protected habitats including Ancient woodlands, Habitats of Principal Importance for the purpose of conserving biodiversity and Local Wild life Sites. Within the part of BOA13 identified by the Berkshire Local Nature Partnership such development will need to show positive changes for biodiversity. Opportunities will be taken to create links between natural habitats and biodiversity improvements will be actively pursued within Biodiversity Opportunities Areas. Opportunities will be sought to restore, expand, link and buffer existing priority habitats within the BOA including Ancient Woodland, Habitats of Principal Importance for the purpose of conserving biodiversity and Local Wildlife Sites.

**B2** All new developments shall provide an enhanced wildlife friendly environment by installing such things as hedgehog gates and bat roosts.

**B3** Developments with boundaries to green space shall augment and enrich wildlife corridors and seek to incorporate habitat-rich wildlife areas which deliver net gains in biodiversity

### **Green Spaces Policies**

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

1. The Fairground,.
2. War Memorial island
3. The Alfred Palmer Memorial Field
4. Foudry Brook - the watercourse and footpath and 10m strip either side from St. Mary's Church SW to the parish boundary
5. Windmill Common

**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