

Employment, Facilities and Services

- Preliminary Draft -

Objective

To encourage and support development appropriate to and that reflect the Vision of Stratfield Mortimer sustaining a prosperous economy.

NPPF and WBC LPR Policies

Employment - WBC DM32, 35, 36

Facilities – WBC DM 3/p154, 11, 14, & 39.

Policies

Change of use involving a potential loss of existing land or premises currently in employment development applications shall:

- demonstrate that there is no reasonable prospect of continued viable use and is demonstrated through:
 - i) twelve months of marketing in appropriate publications, for the permitted and similar uses, using an appropriate agent
 - ii) confirmation that it has been offered on a range of terms (including price) agreed to be reasonable on the advice of an independent qualified assessor
 - iii) details of marketing accompany any development proposal
- demonstrate an increase in energy efficiency and suitable zero carbon energy generation [Do building regulations cover this?, to be checked]
- New retail/services developments shall be directed towards the commercial centre of the village (see map on page 44)

- Creation of additional business accommodation through small scale expansion of existing employment premises, the conversion of existing buildings and new premises will:
 - i) be within the Mortimer Settlement Boundary, are the reuse of farm or rural buildings or existing brownfield sites
 - ii) adhere to the design codes and guides set out in this development plan
- 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

Local Community Facilities

- Extension to the station car parking will be promoted and encouraged

ACTION - Ask St Mary's school if they would like to add anything to the NDP in regard to parking

Non-designated Heritage Assets

No additional NP policies proposed

Historic Environment

No additional NP policies proposed

Digital Infrastructure

No additional NP policies proposed