

Stratfield Mortimer Parish Council

Minutes of the Neighbourhood Steering Group Meeting held at Methodist Church Hall, Mortimer on Wednesday 27 November 2024 at 19:30

Attendees

Doug Overett – Meeting Chair (DO); Graham Bridgman (GB); Tennant Barber (TB); Amanda Marsden (AM); Sallyann Taylor (ST – Minute Taker)

1. Apologies

Joanne Emberson-Wines (JW); Sabina Netherclift (SN) Neil Kiley (NK); Bob Coe (BC); Nick Carter (NC)

2. Declarations of Interest

None

3. Approval of Minutes of Last Meeting

Agreed with no amendments

4. Budget

The budget for 2025/2026 was discussed and a figure of £25k was agreed to be proposed to SMPC - £5k for policy text, £15k for formal document, £2.5k for Regulation 14 Community Consultation, and £2.5k contingency. ST to check with LH how much we spent in 2016 on Reg 14.

Action: ST

5. NDP - Reserved Land

DO reported that he had had a note from Steve Davies at WBC. They are close to finalising the plans for the planning application. Some small adjustments need to be made on the apartment block and the dental practice. The majority of the supporting reports and surveys are done. The aim is to have the planning application supported before Christmas.

6. Neighbourhood plan

AECOM/Locality

TB presented a PowerPoint regarding AECOM progress.

Housing Needs Assessment

Reminder that this is a paper-based study, and the report is due end of the year/early 2025. To be reviewed at the January NPSG

Evidence Based and Policies Review

Locality have approved this work package

TB and BC had held a meeting with AECOM on 14 November. Meeting outcomes:

- Maximum 15 policies in the review.

- Review of current NDP Policies. Keep ones that have worked well. Rewrite or remove ones that have been ignored/not referred to. AECOM went back to planning applications from 2017 to check if they referred to the NDP. AECOM to check compliance with LPA and latest NPPF once published. Policies can not say 'must' if they are more demanding than LPA/NPPF.
- Review new NP Policies. Again, must be compliant with LPA and NPPF. Check evidence base is sufficient. Exclude Design codes and HNA as being done with different packages. Review the draft flooding policy and recommend professional technical assessment if needed to provide evidence.

Note AECOM will not write the policies in full or the NP. We need to find a third party and then apply for further funding. AECOM may identify a suitable outfit

Action TB & BC

Design Codes

The purpose of the codes is to reflect attributes of what makes for good design for future developments. The aim of the codes is to positively influence character and design of new developments, set out clear analysis of local context and focus on where improvements are needed.

An extension to the deadline has been requested.

TB presented the work AECOM had done for Sherborne St John on design codes. They created Character areas, where the different areas are based on 'Area Characteristics'.

AECOM has suggested that Mortimer adopt an approach based on village 'Area Types' and not area Characteristics. We have questions to AECOM:

- Descriptions not clear, meaningful - muddled.
- Classing St Mary's, Summerlug, St Catherine Hill, Stephens Firs, King St and Strawberry Fields as all the same type does not seem right.
- Should potential development sites in different part of the village (HELAA) be reflected in the design codes? It was agreed that they should be mentioned in the NP and mention that WBC is not intending to build on them at present.
- The settlement boundary is missing.
- How do area types translate into specific design codes?
- Will the design codes be of the same format and detail as in Sherborne St John. If not what will be the structure?

BC to go back to AECOM and raise issues

Action: TB & BC

Masterplan

AECOM are reviewing the potential for the NP to include a masterplan for the village centre, funded through Locality.

The NP will principally be a reactive document, so as to be able to respond to potential proposals. A masterplan would act as a positive planning tool, in that it would set out how the centre of the village might look in 15/20 years time, encouraging future developments to fit in with that strategy (a reminder - the community consultation identified that 70% of respondents would like to see a more cohesive centre, with more food options, EV charging, measures to encourage walking etc).

Discussion

The general consensus was that a classic masterplan is not really applicable to Mortimer. The village centre is quite small. We could reflect in the NP where the commercial area should be. Also, homes developed in the centre could be for downsizers and starters.

TB to feedback to AECOM

Action: TB & BC

7. Report to SMPC

JW

8. AOB

None.

9. Close

Meeting ended 21:00

Next meeting 17.12.2024 at 19:30 at Methodist Church Hall, Mortimer