

Stratfield Mortimer Parish Council

Minutes of the Neighbourhood Plan Steering Group Meeting held at Methodist Church Hall, Mortimer on Tuesday 21 January 2025 19:30

Attendees

Joanne Emberson-Wines – Meeting Chair (JW); Tennant Barber (TB); Graham Bridgman (GB); Bob Coe (BC); Neil Kiley (NK); Doug Overett (DO); Sallyann Taylor (ST – Minute Taker)

1. Apologies

Nick Carter (NC), Sabina Netherclift, (SN) Amanda Marsden (AM)

2. Declarations of Interest

None

3. Approval of Minutes of Last Meeting

The minutes of 17 December 2024 were agreed with no amendments.

4. NDP - Reserved Land

DO reported that we are still waiting on the planning application for the reserved land. It is expected end of January/early February. Just waiting for final designs to be submitted.

5. Neighbourhood plan

AECOM/Locality

Policies

BC reported that on 28 February we should receive the draft report for the policies for discussion at the 18 March meeting.

BC also needs to go back to AECOM to seek advice on whether we keep the WBC settlement boundary in the NP.

We will need to find a consultancy to write the policies and follow the guidelines set by AECOM. We may be able to get funding for this from Locality from April 2025.

Action TB & BC

Design Codes

BC reported that TB and BC had revisited the Design Codes and concluded that it would be better to have one generic Design Code and to specify that if there is any development or redevelopment in these areas that it must fit in with its immediate locality. For green field sites there would be additional enhancements. AECOM will provide an updated document for discussion.

BC and TB also spoke to AECOM about including density in the NP. AECOM can review each site and see if there are grounds for arguing a density different to the 30 dwellings per hectare (dph) in a rural area set by WBC.

6. Review the draft Housing Needs Assessment (HNA) report from AECOM

BC mentioned he would have liked a summary of what the HNA means for Mortimer.

TB mentioned that in the report it says that there should be 17 affordable houses per year, which over the 15-year period would equate to 255 houses, which seems a lot.

Also, the housing need and linked care for older people was not clear.

The draft HNA was then discussed further and the following points raised: -

- Clarification is needed for point 1.2.4 for the 13% inflation calculations for the 9-year period 2013-2024. GB did some analysis based on Rightmove data and reached a figure of 60%.
- Under section 4.5.4 – Affordable Housing - it does not appear to include 24 affordable houses for Windmill Court (23/01859) and for Tower House Farm phase 3 – 27 houses.
- Table 6.3 mentions a figure of '28' under 'Adaptations, sheltered or retirement living'. The reserved land by Tower House gardens will provide 25.
- Under section 6.5.1 they mention 34 units from a sheltered housing scheme. Is this Windmill court?
- Appendix B: Local Plan Context says that Stratfield Mortimer does not have a settlement boundary.
- Appendix E: Windmill Court – 34 dwellings is out of date.

TB and BC will feed this back to AECOM

Action: TB & BC

7. Steering Group Terms of Reference

The draft Neighbourhood Plan Steering Group Terms of Reference was reviewed, and it was agreed to remove any references to the old Neighbourhood Development Plan.

Action: GB

8. Report to SMPC

It was decided moving forward that we will submit the draft minutes of last meeting to the SMPC clerk for the Full Council meeting instead of the previous report. JW and DO had been asked to provide an article for the next parish newsletter.

Actions: ST; JW & DO

9. AOB

None.

10. Close

Meeting ended 21:05

Next meeting 18.02.2025 at 19:30 at Methodist Church Hall, Mortimer