

Stratfield Mortimer Parish Council

Minutes of the Neighbourhood Plan Steering Group Meeting held at Methodist Church Hall, Mortimer on Tuesday 20 January 2026 19:30

Steering Group Attendees

Joanne Emberson-Wines– Meeting Chair (JW); Tennant Barber (TB); Graham Bridgman (GB); Bob Coe (BobC); Doug Overett (DO), Jayne Todd (JT); Sallyann Taylor (ST – Minute Taker)

1. Apologies

Neil Kiley (NK)

2. Declarations of Interest

None were declared.

3. Approval of Minutes of Last Meeting

The minutes of 16 December 2025 were agreed with no amendments.

4. NDP and Reserved Land

Planning Application 25/02941/FULMAJ was received by Stratfield Mortimer Parish Council on Friday 16 January. GB and JT extended an invite to the Steering Group to attend the Planning and Highways meeting on 19 February where the planning application will be discussed, and comments prepared for West Berkshire Council.

5. Basingstoke and Deane Local Plan SG update

DO reported that a 88-page objection from the SG for SPS5.15 – Land at West End Farm had been submitted to Basingstoke and Deane. The total number of objections submitted is expected to be around 800. JT thanked all the people and especially Cllr Morsley for helping people with their objections.

DO reported that the SG will take a month's leave, and that three quotes will be sought from planning consultants for support ahead of Regulation 19.

JW suggested conducting a reflection exercise to identify whether the policies require anything further.

JW also reported that she, along with several others, attended the Mortimer West End Parish Council (MWEPC) meeting on 15 January, where they offered support in the preparation of a Neighbourhood Plan. This offer was well received by the Chair of MWEPC, who indicated that they would like to begin discussions with the SG. JW to send a formal email to MWEPC offering a meeting and/or advice.

Actions: JW

6. Neighbourhood Plan updates

BobC reported that TB and himself had met with Bell Cornwell last week. BobC and TB will be updating the document they sent out with suggested changes to the policies. The SG reviewed the suggested changes. It was agreed to finalise those after the SG meeting with Bell Cornwell on 3 February. Main points raised by Bell Cornwell: -

- They strongly recommend we do not include contingency sites.

- Bell Cornwell is also going to write an introduction which sets out our legal framework of the NP to ensure WBC planning officers pays attention to NP policies.
- They have also suggested to downgrade the Conformance Policy to Guidance.
- They suggested for DC2 (Design Codes) to upgrade the appendix from Guidance to Policy.
- Bell Cornwell suggested a section 106 legal agreement for the over 55 houses to say they cannot be inherited.
- They suggested we make a list of assets of community value.
- With regards to density Bell Cornwell suggests that developers must assess the density of surrounding houses and take this into account in their planning application. Bell Cornwell will add this to the policy.

In relation to the Natural Environment Policy, JW will discuss with Stewart Child the significant sewage impacts that would arise if a development exceeded 10 dwellings, as this would take discharges above the permitted allowance.

BobC will put the latest document with proposed changes on the SharePoint and members of the SG should add comments before the meeting on 3 February.

JW reported that we had heard back from WBC regarding the policies we had sent them and as the policies were quite technical, they had to pass them onto their Flooding and Drainage and Environment Delivery Teams. Both Teams are experiencing capacity issues. They hope to come back with comments soon, but they may not be as comprehensive as originally hoped. ST to respond to them to convey we appreciate the help from their teams and ask them if they foresee any issues with what we have sent.

Actions: TB, BC, JW, ST

7. Regulation 14 tasks

The group reviewed the Regulation Task 14 task list, and the current status is as follows:

- By 3 February we hope to have the policies signed off.
- JT to distribute full NP draft by 13 February to discuss at the meeting on 17 February.
- Full NP to be given to Bell Cornwell after 17 February for review.
- ST to put evidence base on website.

Actions: JT, ST

8. AOB

None.

Close

Meeting ended 21:00

Next meeting 03-02-2026 at 19:30 at Methodist Church Hall will be a presentation by Bell Cornwell.