

Summary of representations received by West Berkshire Council made in relation to the Regulation 16 version of the Stratfield Mortimer Neighbourhood Development Plan pursuant to Paragraph 9 of Schedule 4B to the 1990 Act

1. Introduction

- 1.1. This document provides a summary of the representations submitted in relation to the submission version (Regulation 16) of the Stratfield Mortimer Neighbourhood Development Plan (NDP).
- 1.2. In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations, West Berkshire District Council (WBDC) carried out a period of public consultation from 4 March to 22 April 2016 on the submission version of the Stratfield Mortimer NDP. The consultation documents consisted of the submission version (Regulation 16) of the Stratfield Mortimer NDP, a Consultation Statement and a Basic Conditions Statement.
- 1.3. The representations submitted during the consultation period have been published on the council's website, and can be viewed at:
<http://consult.westberks.gov.uk/portal/smnp?tab=list>.
- 1.4. A total of 18 representations were received from 18 individuals, organisations and statutory consultees.
- 1.5. Set out below is a summary of the issues raised during the consultation:
 - Site allocation evidence is insufficient
 - Access to the allocated site behind St John's School is not specified in the NDP. Concern that access is not available or that it will be inadequate and unsafe.
 - Policy NDP1 is not a development policy and should be omitted.
 - The affordable housing mix is not in accord with West Berkshire Core Strategy policy CS6.
 - The parking policy is not in accord with WBDC policy.
 - Policy SDB1 concerning a review after 5 years of the reservation of land for St John's School and Doctor's Surgery if the developments had not progressed was considered unclear as to what area of the site was covered by the policy and what constituted 'progress'.
 - Biodiversity and environmental gain policy (B1) is contrary to the Core Strategy policy CS17.
 - Commercial policy CS7 limiting expansion of existing rural buildings to 30% is too restrictive
 - Commercial policy CS8 does not conform with the National Planning Policy Framework (paragraphs 18-22 and 28).
 - A number of suggested wording amendments were proposed to improve the clarity, meaning and appropriateness of the NDP.
 - A small number of representations (four) considered the consultation process inadequate, some of whom challenged the integrity of the whole process.

- Stratfield Mortimer Benefice, St Mary School Governor's and individual responses considered that the option/opportunity of relocating St Mary's Junior school to the centre of the village should be a part of the Plan.
- Two submissions suggested changes to the proposed settlement boundary.
- The flooding section should be upgraded in the light of recent events (e.g. flooding in north west England).
- The heritage section should be rewritten as more information from WBDC is now available.
- The designated green spaces section needs examination to ensure the proposed spaces are correct and the evidence for their inclusions is available.
- The design sections and the Site Design Brief should be re-written so as to place in the design sections the many design policies and guidelines that will apply to all developments.
- Funding for a new expanded and relocated St John's Infant School and doctor's surgery is not available; reserving land is therefore not required and should not have been a criteria for selecting a site.