

Schedule of modifications to the Stratfield Mortimer Neighbourhood Plan

Ref	Page/Chapter/ Paragraph number	Modification	Justification	Examiner report paragraph
M1	Pg. 1	<i>Change date:</i> February 2016 Modifications December 2016	Update date to current date	
M2	Pg 6, 1 st paragraph	<i>Modification to text:</i> This Neighbourhood Development Plan (NDP) covers the whole of the parish of Stratfield Mortimer and contains policies that are in general conformance conformity with the strategic policies of the development plan, namely all the policies of West Berkshire Council's (WBC) Core Strategy; have regard to National (NPPF) policies policy and guidelines guidance (NGPG) and are appropriate. West Berkshire Council's (WBC) Core Strategy. The period covered by the plan is from now until 2026.	Examiner modification	156
M3	Pg. 6, 4 th paragraph	<i>Delete paragraph:</i> It is emphasised that the NDP policies are in general conformity with the National Planning Policy Framework and Guidelines and the West Berkshire Core Strategy.	Examiner modification	156
M4	Pg. 8, 7 th Paragraph	<i>Modification to text:</i> All of these requirements have been developed for the allocated site in The Site Design Brief. Site Design Briefs and Development Applications, Proposals and Plans for any future development will conform to all the policies in the Plan in their totality accord with the policies of the Plan as a whole.	Examiner modification	157
M5	Pg. 9, 2 nd paragraph	<i>Modification to text:</i> There is also an emphasis on retaining and improving the biodiversity of the area by requiring new developments to provide green spaces and green routes along with other wildlife friendly features. The protection of existing green spaces by designating a number of spaces including the Fairground and , the Alfred Palmer Memorial Field and the southernmost part of the allocated development site as local green spaces is also included.	Examiner modification	157

M6	Pg 10, 1802 map	Map enlarged	Examiner modification	158
M7	Pg 18, section 6.1 & NDP1	<p><i>Delete text:</i> 6.1 Future NDP Developments.</p> <p>The policies in this Plan have been developed to deliver the Vision of Mortimer (see page 16). Inevitably they reflect the vision and development demands at a particular moment in time. Circumstances will change, new requirements will emerge. Some will be relatively small and will be adequately covered by the policies that have been developed. Others will involve material and significant changes to the policies and/or development demands, residential and commercial, in particular (but not only) those outside the settlement boundary. In the spirit of localism encouraging local people to produce their own distinctive neighbourhood plans on an on-going basis, which reflect the needs and priorities of the community, this Plan includes a policy, NDP1, to ensure such changes are based on a community consultation as has been this NDP. This might be undertaken either through a review or a partial review of the NDP followed by either an update of the plan or a new plan.</p> <p>It is inappropriate to define a 'significant' change as this will depend on what is required, where, for what purpose and the immediate or future impact on the parish. The decision as to whether a change is 'significant' will be determined by Stratfield Mortimer Parish Council. Any change to a policy other than for the purpose of clarification or to make compliant with changes to NPPF or local authority policies, alteration to the settlement boundary or a development greater than 10 new homes, will be designated 'significant'.</p> <p>NDP1 – Any future policy development or significant development which affects the parish will be subject to an update of this NDP involving community consultation.</p>	Examiner modification	164
M8	Policy RS3, 4, 5	<i>Add full stop to end of each policy</i>	Examiner modification	175 (i)
M9	Policy RS5 (pg. 19)	<p><i>Modification to text:</i></p> <p>RS5 Housing development in the plan period will be enabled by utilising the Land to the South of St John's Church of England Infant School (shown on Map 2 - Site Allocated page 20), WBC SHLAA site reference MOR006, henceforth in this Plan referred to as The Site for the provision of up to 110 homes. Access to, and t The</p>	Examiner modification	172 (ii) & (iii)

		<p>layout of; the development, including internal highways, be designed so as to provide safe and suitable access for all people. proposed site allocation will need to take account of Manual for Streets, or any West Berkshire Council highway design guidance if more up-to-date at the time;</p> <ul style="list-style-type: none"> • Provide safe and suitable access for all people • Accord with Policies CS13 and CS14 of the Core Strategy and Quality Design SPD. 		
M10	Policy RS6 (pg.19)	<p><i>Modification to text:</i></p> <p>Residential developments on windfall sites within the MSB will be supported as long as they are well-designed and meet all the relevant requirements set out in the totality of this Plan. comply with the policies of this Plan.</p>	Examiner modification	172 (iv)
M11	Map 1 (pg. 20)	<p><i>Updated Map:</i></p> <p>Base mapping updated and map shown at A4 size</p>	Examiner modification	172 (v)
M12	Map 2 (pg. 20)	<p><i>Updated Map:</i></p> <p>Base mapping updated and map show at A4 size</p>	Examiner modification	172 (v)
M13	Pg. 21, 1 st paragraph	<p><i>Modification to text:</i></p> <p>The submitted draft West Berkshire Housing Site Allocation DPD (paragraph 2.38) requires 110 houses to be located in Mortimer. The DPD goes on to state that these will be identified through the Neighbourhood Development Plan (NDP) for Stratfield Mortimer in general conformity with the policies of the Core Strategy, and that the NDP will also include a review of the settlement boundary of Mortimer. These requirements are satisfied through the residential policies RS1 and RS5.</p>	Examiner modification	172 (vi)
M14	Pg. 21, 2 nd paragraph	<p><i>Modification to text:</i></p> <p>Policy RS1 establishes the key spatial priority for Mortimer, within which context all its other policies are based and defines a Mortimer Settlement Boundary (MSB). Essentially it directs all development in the plan period to minimise the extension of the existing Settlement Boundary of the village of Mortimer that lies at the heart of the Parish and serves the wider rural area which will remain open countryside. It defines the MSB as the furthest extent of development planned for the period to 2026. The extension of the present (2015) Settlement Policy Boundary to form the</p>	Examiner modification	172 (vii)

		MSB has been drawn tightly into the allocated development for the provision of up to 110 new homes.		
M15	Pg. 21, 4 th paragraph	<p><i>Modification to text:</i></p> <p>To retain the village feel it is felt that any extension of the Settlement Boundary should be restricted so as to retain, as far as possible, the existing size of the village. Any development should also be as close to the village centre as possible so as to sustain shops and services aid sustainability and to promote/retain the village lifestyle of being able to easily walk to essential services such as Doctors, shops and Post Office. These concepts were supported by a substantial majority of respondents.</p>	Examiner modification	172 (viii)
M16	Policy HD2 (pg. 23)	<p><i>Modification to text:</i></p> <p>HD2 Stratfield Mortimer will seek a mix of home types of approximately 40% 1 or 2 bed dwellings split between apartments and houses, 20% 2 and 3 bedroom bungalows and the remainder being 3 and 4 bed houses. Identified local need and the site specifics and the character of the surrounding area, funding and the economics of provision will be taken into consideration.</p>	Examiner modification	176
M17	Pg. 24 final paragraph	<p><i>Modification to text:</i></p> <p>The starting point for the tenure split for affordable homes is West Berkshire's policy CS6, 70% social rented and 30% intermediate affordable units. Local opinion favours equity-based tenures. Current reporting in national media suggests that government thinking has a preference for ownership while recognising the need for affordable rented housing. However the housing survey points to the fact that despite the high level of aspiration for ownership or shared ownership there is little evidence of sufficient savings or earnings to make that a possibility. The Parish Council will work with West Berkshire Council to determine the split of tenures at planning application stage, to take into account local, identified requirements, any changes in government or West Berkshire policy and the economics of providing starter homes at a price that can be afforded.</p>	Examiner modification	179
M18	Pg. 25, 2 nd paragraph	<p><i>Modification to text:</i></p> <p>The housing needs survey identified that here is a potential requirement for a rural exception site of up to 12 homes. This is an attractive idea but at the time of writing</p>	Examiner modification	181

		a suitable site <u>has</u> not been identified. However a project is included to investigate this option. Similarly a self-build option was suggested, as for an exception site, a suitable site has not been identified but is included as a project.		
M19	Policy GD3 sub points 2 and 3 (pg. 26)	<p><i>Modification to text:</i></p> <ul style="list-style-type: none"> rain falling on saturated ground or dry compacted ground (<u>100% runoff</u>) a peak intensity rainfall over a 30 minute period of 20mm within the standard 6 hour period <u>critical event duration</u>¹ the higher of either the rainfall assumptions in the standard calculations or the maximum rainfall recorded <u>at the closest approved weather station to Stratfield Mortimer</u> in West Berkshire over the last 20 years with an allowance of +30% for climate change. <p>¹<u>As referred to in “Delivering Benefits through Evidence: Rainfall Runoff Management for Developments Report” – SC03219. Environment Agency – October 2013: ISBN 978-1-84911-309-0 (https://www.gov.uk/government/publications/rainfall-runoff-management-for-developments)</u></p>	Examiner modification	188
M20	Pg. 32, 2 nd paragraph	<p><i>Modification to text:</i></p> <p>The calculations for determining flood risk require that climate change shall be taken into account. <u>In addition to the high volume of rainfall over a long period</u>, R recent events demonstrate that storms causing severe flooding are in part because they fall on saturated ground and in the case of the Mortimer 2007 floods exacerbated by intense rainfall for a short period. To allow for these climate change induced storms in addition to the standard storm assumptions the developer shall consider the management of surface water flooding based on the higher of either:</p> <p>(i) maximum recorded rainfall over a 6 hour period <u>critical event duration</u>² <u>at the nearest recognised official weather station to Mortimer</u> in Berkshire in the last 20 years + 30%; or</p> <p>(ii) the rainfall in the standard calculations + 30%, falling on saturated or compacted ground and within the 6 hour period <u>and within the critical event duration</u> a short intense period of rainfall of 20mm in 30 minutes.</p> <p>² <u>As referred to in “Delivering Benefits through Evidence: Rainfall Runoff</u></p>	Examiner modification	189

		Management for Developments Report” – SC03219. Environment Agency – October 2013: ISBN 978-1-84911-309-0 (https://www.gov.uk/government/publications/rainfall-runoff-management-for-developments)		
M21	SDB1, point 1 (pg. 35)	<i>Modification to text:</i> The Site must provide <u>up to</u> 110 dwellings, <u>subject to the outcome of technical studies.</u>	Examiner modification	195
M22	SDB1, point 2 (pg. 35)	<i>Modification to text:</i> The <u>S</u> site shall be allocated for a period of 5 years from the formal adoption date of this NDP. If, at the end of this period, outline planning permission has not been obtained for the development required by policy SDB1 a review of the allocation shall be carried out via a review or partial review of the NDP. In addition, if within <u>the same</u> 5 year period outline planning permission for the development has been obtained, but no progress has been made to secure the relocation of St John’s Infant School or the doctor’s surgery, a review of that part of the allocation shall be undertaken through a review or a partial review of the NDP.	Examiner modification	196
M23	SDB4, point 5, 6, 7 (pg. 38)	<i>Modification to text:</i> <ul style="list-style-type: none"> • The provision of a landscape buffer to the Eastern boundary of the site is to be provided to shield the existing dwellings from the development but still allow open vistas to the further views; this should exceed 20m in depth • The landscaping to the Eastern boundary should be designed to shield the existing dwellings from the development but still allow open vistas to the further views. • <u>The landscaping to the Eastern and Western boundaries should be designed to shield the existing dwellings from the development but still allow open vistas to the further views.</u> 	Examiner modification	200
M24	C3 (pg. 41)	Delete wording: All developments will adhere to all policies in total in the Plan and will not add to the urbanisation of Mortimer – perceived or real	Examiner modification	204
M25	C4, final point (pg. 41)	<i>Add full stop to end of point 3</i>	Missing full stop – consistency	
M26	C5, point 3	<i>Add full stop to end of point 3</i>	Missing full stop	

	(pg. 41)		- consistency	
M27	C6, final point (pg. 42)	<i>Add full stop to end of point 4</i>	Examiner modification	205
M28	C7 (pg. 42)	<i>Add full stops to end of each point</i>	Examiner modification	205
M29	C7 point 4, sub point 2 (pg. 42)	<i>Modification to text:</i> the character (visual, use, feel) and the distinctive views of the surrounding countryside having regard to the in particular in areas identified in the West Berkshire Landscape Character Assessments* , and in particular areas identified in the Historic Landscape Characterisation Study assessment as having 'High' or 'Medium-High' sensitivity, *the Newbury District-Wide Landscape Assessment (1993) and the Berkshire Landscape Character Assessment (2003)	Examiner modification	206
M30	Map 3, pg, 43	<i>Updated map:</i> Base mapping updated and map shown at A4 size	Examiner modification	227
M31	Pg. 44, 4 th paragraph	<i>Modification to text:</i> The creation of new employment opportunities for up to 10 people is considered most...	Examiner modification	207
M32	Pg. 44, 5 th paragraph	<i>Modification to text:</i> The conversion and reuse of farm buildings is widely supported and this Plan seeks to enable appropriate farm diversification. However, re-use of rural buildings for residential purposes would not normally be supported.	Examiner modification	208
M33	Pg. 45, 4 th paragraph	<i>Modification to text:</i> The screening of new or redesigned businesses by vegetation will not normally be sufficient. Such enterprises must have well-designed premises that are suitably located and of appropriate scale, form and high quality design, having regard to the Landscape Character Assessments* in particular in areas identified in the Historic Landscape Characterisation Study West Berkshire Landscape Character Assessment as having 'high' or 'medium-high' landscape sensitivity. The location,	Examiner modification	209

		scale and nature of the business must pay due regard to the visual amenity, road network, residential amenity and the rural nature of the parish. The assessment of impact shall take into account potential cumulative impact of possible further development on the urbanisation of the countryside and public amenity value. *the Newbury District-Wide Landscape Assessment (1993) and the Berkshire Landscape Character Assessment (2003)		
M34	IS2 (pg. 47)	<i>Modification to text:</i> The potential infrastructural enhancements, listed under projects (at paragraph 12.4 below), will be pursued within the limits of budget and resources available with the priorities determined by Stratfield Mortimer Parish Council.	Examiner modification	213
	Map 4, pg. 51	<i>Update map:</i> Base mapping updated and map shown at A4 size	Examiner modification	227
M35	GS1 (pg. 55)	<i>Modification to text:</i> Designate the following as Local Green Spaces: 1. The Fairground, the Pound and Heath Elm Pond (pond outside the fence) and 1.2. War Memorial island 2.3. The Alfred Palmer Memorial Field 3.4. Foudry Brook - the watercourse and footpath and 10m strip either side from St. Mary's Church SW to the parish boundary 4. Summerlug Common 5. Windmill Common 6. Brewery Common 7. Bronze Age Barrows and surrounding land (Holden's Firs) 8. The green space along the southern side of The Site	Examiner modification	221 & 222
M36	Map 5/6, pg. 56/57	<i>Updated maps:</i> Base mapping updated and map shown at A4 size, site numbers added.	Examiner modification	227
M37	Appendix A (pg. 63)	Updated list of evidence base documents	Examiner modification	226