

## Frequently Asked Questions

### **Why housing growth in our village?**

The West Berkshire Core Strategy (Adopted 2012) sets the overall planning strategy within the District until 2026. Policy CS1 of the Core Strategy seeks to ensure that at least 10,500 net additional new homes are built by 2026. Mortimer lies within the East Kennet Valley, and Policy ADPP6 of the Core Strategy identifies Mortimer as one of two rural service centres (Burghfield Common being the other). These two centres are to be the focus for development in this area.

The Housing Site Allocations Development Plan Document (HSADPD) is a daughter document to the Core Strategy and has been produced by West Berkshire Council. It is expected that this document will be adopted in 2017. The HSADPD allocates housing in the East Kennet Valley to deliver the Core Strategy housing requirement. It proposes to allocate 160 in Burghfield Common, 110 in Mortimer via a Neighbourhood Plan, and 30 in Woolhampton to meet the requirement.

### **How many homes are required in Mortimer?**

At least 110 new homes need to be delivered by 2026.

### **What is the status of the Stratfield Mortimer Neighbourhood Plan?**

A draft Neighbourhood Development Plan (NDP) was examined by an independent examiner in August 2016. The Examiner published a report in October 2016 which found that the draft NDP lacked an appropriate landscape assessment to support the site selection process and modifications were recommended.

The NDP was modified following the examination and a revised draft published for consultation in March and April 2017. The NDP was approved by West Berkshire Council on 9 May 2017. A referendum was held on 22 June 2017 and following a "yes" vote, the NDP was adopted as part of the Development Plan for the West Berkshire District.

### **What is the difference between this proposal and the earlier consultation in January 2017?**

In January 2017 a consultation event was held by T A Fisher to consider early proposals for development on MOR006, with the option of bringing forward MOR005 for development to ensure 110 homes could be delivered in Mortimer.

The responses received from that event generally indicated support for a development on MOR005 to make up any shortfall if necessary. There was also a clear indication of support for the NDP and for any proposals to come forward through the NDP.

In February 2017 the Parish Council resolved to proceed with a single allocation for the whole requirement (110 homes) on MOR006. The proposals have therefore been revised to reflect the modified NDP and the wishes of the community.

### **How is landscape impact considered?**

The relationship of the site to the existing settlement pattern is considered alongside the relationship to the wider countryside. We consider key characteristics and whether these would be changed by the proposed development. We also consider potential impacts and effects of development on existing views to and from the village from publicly accessible areas and vantage points. The degree of change as a result of the development is considered in terms of its potential significance of effect, i.e. is the impact major or minor? If it is likely to be major, we consider whether the impact can be mitigated by landscape buffers, such as new planting and/or reduced building heights. The assessment provided in a Landscape and Visual Impact Assessment submitted with the application.

### **Will affordable housing be provided?**

Yes - Our proposals include 40% affordable homes in accordance with West Berkshire Council Policy requirements. This would be made up of:

- Social rented and affordable rented housing provided to eligible households who are not able to rent on the open market.
- Shared ownership homes, which are available on a part-rent/part-buy basis to eligible households who are not able to buy on the open market.

Our proposals will provide a mix of affordable rented and shared ownership units in accordance with West Berkshire Council's policies, and the provision of these will be secured via a legal agreement between the Developer and the Council.

### **I am interested in an affordable home in Mortimer, how can I find out more?**

In West Berkshire District, you must be registered on the Common Housing Register to be eligible for an affordable home. To find out more, please visit <http://www.homechoicewb.org.uk/registration.aspx> or contact the Council's housing team on 01635 519530.

### **How will traffic impact be considered?**

We have considered the accessibility of the site and the existing traffic flows and highway network in the village, to determine the impact of the additional homes on the highway network and to determine the appropriate mitigation strategy. Our assessment will be presented within a Transport Statement submitted with the planning application. Our consultants will liaise with the Local Highway Authority (West Berkshire Council) to produce a suitable road design. This will include provision of a safe means of access into the site for both vehicles and pedestrians, and will ensure that the development will not adversely impact the surrounding road network.

### **What about Flood Risk and Drainage?**

The site is within Flood Risk Zone 1 and therefore has the lowest risk of flooding. A Flood Risk Assessment will accompany the planning application and a Drainage Strategy will also be prepared. We are intending to provide two pumping stations on site to deal with foul water/sewerage. These will connect to the existing main sewer in Mortimer. A detention pond will also be provided to the south of the site – this will cater for periods of heavy rainfall and enable storm water to be held on site and filter into the ground and nearby watercourses at a steady rate. The detention pond will be supported by swales and drainage ditches to assist in controlling the flow of water. This is known as a Sustainable Drainage System (SUDS).

### **What about the impact on facilities in the village?**

The proposal includes the provision of land for the relocation of St Johns Infant School. This will enable the school to have a larger site and expand to meet the influx of new residents. T A Fisher are also providing open space on site to support new residents, but this will also be available to existing residents. Land is proposed to enable the GP Surgery to relocate or for a new additional surgery to be built. As part of other planning requirements, T A Fisher will also pay the Council's Community Infrastructure Levy. This will provide funds for the improvement or expansion of health care, education, community facilities, and public transport within the village. The funds are managed by West Berkshire Council with 25% going directly to the Parish Council.

### **How can I find out more about the developer?**

The developer for the site is T A Fisher. T A Fisher is a privately-owned local house builder with over a century's tradition and a first-class reputation. The business is family run, having established a reputation for delivering high quality new homes that are sympathetic to their surroundings. For more information please visit: <http://www.tafisher.co.uk/>