

# **Stratfield Mortimer Parish Council**

**Full Council 11/07/2024**

## **Neighbourhood Plan – Reserved Land Proposed Amended Resolution**

**Agenda item 24-044 3b: To resolve the Resolution passed on 14 September 2023 relating to the Stratfield Mortimer Neighbourhood Development Plan and the Review and use of the Reserved Land, is amended to: (1) remove b iii; (2) edit b iv to become b iii; and (3) add the words “at least” in front of the words in the (new) b iii.**

### **BACKGROUND**

#### **Report from the Neighbourhood Plan Steering Group (“NPSG”)**

On 14 September 2023, following a report from the NPSG, SMPC resolved (“the September 2023 Resolution”), in respect of the Stratfield Mortimer Neighbourhood Development Plan (“NDP”), that:

- a the terms of Review of Reserved Land, as set out in 10.2.1 paragraph 3 of the NDP, have been met in full;
- b the use of the Reserved Land on the MOR006 site be modified to provide:
  - i an outdoor play space for St John’s School with staff car parking;
  - ii a new dental practice for Oaktree Dental Surgery;
  - iii reserve space for a possible medical surgery in the future;
  - iv 20 new homes reserved for Senior residents (over 55 / 65 TBA);
- c this plan will be achieved through the combination of the reserved 1ha of land specified in the current Neighbourhood Plan and the site known as Redwood. This site will be purchased by TA Fisher;
- d to progress this change through a Planning Application submitted by TA Fisher.

Since the September 2023 Resolution it has become (even more) apparent that there is no appetite on the part of Mortimer Surgery, nor on the part of the NHS more generally, to take up the land set aside for the purpose so as to construct a new surgery or new medical facilities generally. Further, the response by West Berkshire Council to T A Fisher’s pre-planning application enquiries as to the layout of (in particular) the proposed housing, coupled with the financial viability of the purchase of Redwood and construction of that housing, indicates that, (a) at least a further four dwellings (making a total of 24), and (b) more amenity space per dwelling, will be needed for the scheme to be acceptable/viable. In turn this means that either

the setting aside of land for a new medical surgery needs to be removed, or the land available for the outdoor play space for the school would have to be significantly reduced.

The NPSG and the school wish to retain the proposed outdoor play space (the whole of the Redwoods site) as currently proposed, and therefore asks SMPC to put a Resolution to its meeting on 11 July 2024 to amend the September 2023 Resolution to (1) remove b iii from it, and (2) edit b iv to “at least 20” (and renumber it).

Given that the setting aside of land for a possible medical surgery is/was a key element of the reserved land issue within the NDP, the NPSG wishes for parishioners to be fully aware as to what is proposed so that, should they wish to, they can attend the meeting of the Council at which the Resolution is discussed and put their views forward. The NPSG therefore asks SMPC to publicise the above reasoning and the proposed Resolution (and will do so itself as well).

*DO and Cllr G Bridgman 03/07/2024*