

Stratfield Mortimer Parish Council

Minutes of the Neighbourhood Steering Group Meeting held at Methodist Church Hall, Mortimer on Thursday 17 December 2024 at 19:30

Attendees

Joanne Emberson-Wines – Meeting Chair (JW); Tennant Barber (TB); Graham Bridgman (GB); Nick Carter (NC); Bob Coe (BC); Sabina Netherclift (SN); Doug Overett (DO); Sallyann Taylor (ST – Minute Taker)

1. Apologies

Amanda Marsden (AM); Neil Kiley (NK)

2. Declarations of Interest

None

3. Approval of Minutes of Last Meeting

Agreed with no amendments

4. NDP - Reserved Land

DO reported that a planning application should be submitted before Christmas. It was agreed it would be good for the Planning Committee and NDPSG to coordinate a response to the planning application.

5. Neighbourhood plan

AECOM/Locality

Housing Needs Assessment (HNA)

BC reported that the HNA is still ongoing, and we are expecting a report next month. They have mentioned that the output areas for the statistics don't sit within the Parish boundary. They will therefore exclude one area of 30 houses.

Action TB & BC

Design Codes

BC and TB had a meeting with AECOM regarding Design codes on 12 December 2024.

BC reported that the Design code report structure and content will be similar to the Sherborne St John Design Code report, so will revert to defining 'Character Areas' rather than 'Area Types'.

The current Area Type grouping needs amending. BC and TB to undertake and advise AECOM.

AECOM's advice is not to include the HELAA sites in the new NP.

It was agreed there will be design codes for certain areas and a generic set of design codes for any future developments.

It was agreed unanimously to not include the HELAA site in the new NP and to write something in the new NP where if the Parish needs to take on more housing the Parish will be able to choose the site.

It was decided that if we had an adopted NP we would tell WBC that, in the event their attitude changed and (e.g.) they went out on a further hunt for sites (or just looked back at the HELAA to identify potential sites), we would need to consult the community and seek an amendment to the NP.

Policies

AECOM are also reviewing all the policies in the current NDP. In addition, with the release of the updated NPPF on 12 December they are reviewing our five policy areas and how to write those in a concise way. AECOM won't be writing the policies for us as it is considered undemocratic but will provide recommendations. They will also provide advice on how not to write it.

A new target date for completion of a draft report and consideration by the SG is for the February 2025 meeting; a fallback is the March meeting.

We will need to find a consultancy to write the policies and follow the guidelines set by AECOM. TB and BC to collate all the guidelines received so far from AECOM.

Action: TB & BC

7. Report to SMPC

JW

8. AOB

None.

9. Close

Meeting ended 20:30

Next meeting 21.01.2025 at 19:30 at Methodist Church Hall, Mortimer