

Stratfield Mortimer Parish Council

Minutes of the Neighbourhood Plan Steering Group Meeting held at Methodist Church Hall, Mortimer on Tuesday 3 February 2026 19:30

Steering Group Attendees

Joanne Emberson-Wines– Meeting Chair (JW); Tennant Barber (TB); Graham Bridgman (GB); Bob Coe (BobC); Neil Kiley (NK); Sallyann Taylor (ST – Minute Taker)

Other Attendees

Two representatives from Bell Cornwell (BC)

1. Apologies

Doug Overett (DO), Jayne Todd (JT).

2. Declarations of Interest

None were declared.

3. Bell Cornwell

- The Bell Cornwell Neighbourhood Plan (NP) Policy tracked changes were reviewed and agreed. Suggested changes to be sent to BC.
- There was a discussion on whether to include a Contingency Site Policy. It was agreed that, as the Neighbourhood Plan is protected from speculative development until May 2030 following the adoption of the West Berkshire Local Plan in June 2025, such a policy would not be included at this time. The need for a Contingency Site Policy in our NP will be reviewed from May 2029.
- There was a discussion on the proposed new draft National Planning Policy Framework (NPPF), which seeks to make development within 800 metres of a railway station acceptable in principle, and how this could affect future housing allocation by WBC. BC stated that the density of houses around a station is a minimum of 40.
- BobC reported that the suggested policy changes from the planning team at West Berkshire Council (WBC) were significant. He will forward the WBC policy recommendations to Bell Cornwell
- It is important to maintain the required density and limit development to 2.5-storey buildings within our NP.
- Bell Cornwell suggested a section 106 legal agreement for the over 55 houses to say they cannot be inherited.
- The Pre-amble for the NP was agreed.
- The NP document maps were reviewed, and it was agreed we did not need the contingency site map anymore. It was agreed to send key views in Mortimer to Bell Cornwell.
- The SG needs to develop a list of community interest facilities.
- The timetable for completion of Bell Cornwell Phase 1 was discussed, and it was agreed that BC would send a clean NP draft by 13 February 2026.

Actions: BobC

#Bell Cornwell left the meeting at 21:25.

4. AOB

GB asked if ST could create a list of community groups and businesses in Mortimer with email contacts.

The budget for Phase 2 of the planning consultants was reviewed. Phase 2 of the consultancy support to include: finalising the draft policies, the NP document itself and to progress through Reg 14 and 16. BobC will send out scope of works to Bell Cornwell.

Actions: ST, BobC

Close

Meeting ended 21:35

Next meeting 17-02-2026 at 19:30 at Methodist Church

DRAFT