

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR001	Site Address:	Land at Kiln Lane, Mortimer
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Development Potential:	151 Dwellings (5.04ha at 30dph) 110 dwellings	SHLAA Assessment:	Potentially Developable
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Summary of Site Assessment

Key Issues:

- Surface water flood risk
- Right of way crosses the site
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	<p>This site is seen as extending the boundary of Mortimer. Access to the site is not good, and cannot see how access to the site could be gained except via The Street, which would be on a bend. There are drainage issues on the site as a drain runs through the site to the brook south of the site.</p> <p>At preferred options the Parish Council did not specifically comment on this site. They stated in their comments that they would like the Neighbourhood Development Plan to allocate the sites within the village.</p>
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A) Automatic exclusion

Criteria	Yes/No*	Comments
Less than 5 dwellings	N	
Planning Permission	N	
Within flood zone 3	N	
Within significant national or international habitat / environmental / historical protection	SSSI	N
	SAC	N
	SPA	N
	Registered Battlefield	N
Landscape	Grade 1 / II* Park and Gardens	N
	Adverse impact on the character of AONB (from LSA)	N
SHLAA Assessment	Not Currently developable	N
Land Use	Protected Employment Land	N
AWE consultation zone	Inner	N
Relative scale in relation to settlement role and function	Inappropriate in scale to the role and function of settlement within the settlement hierarchy	N
Within settlement boundary		N
		Adjacent to the settlement boundary

* Any Yes response will rule the site out

B) Considerations

Criteria	Yes / No / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N
	Racehorse Industry	N
Flood risk	Flood Zone 2	N
	Groundwater flood risk	N
	Surface water flood risk	A
	Critical Drainage Area	N
Contamination / pollution	Air Quality	N
	Contaminated Land	N
	Other	
Highways / Transport	Access issues	N
	Highway network suitability	N
	Public Transport network	Y
	Footways/Pavements	Y
Landscape	Located in AONB	N
	Located within an area of High Landscape Sensitivity (from Core	Not Assessed

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B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
	<i>Strategy LSS)</i>		
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to recreation ground
	Rights of Way affected	Y	Right of way crosses the centre of the site
	Play areas nearby	Y	Close to play facilities at the recreation ground
Ecology / Environmental / Geological	Protected species	N	None known. An extended phase 1 Habitat survey required
	Ancient woodland	N	
	Tree Preservation Orders	N	
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	N	
Relationship to surrounding area	Relationship to settlement	Y	Site is on the edge of the settlement, close to local services and facilities.
	Incompatible adjacent land uses	N	
Heritage	Archaeology	Y	Archaeological potential within the south of the site. There is a former brick making archaeology site adjacent to the south east of the site.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	N	
	Water supply	U	TW did not make any comments relating to this site
	Wastewater	U	TW did not make any comments relating to this site
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2
AWE consultation Zone	Middle	N	
	Outer	Y	
Proximity to railway line		N	
Minerals and Waste	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	
	Other		
Relationship to / in combination effects of other sites	<i>List of neighbouring sites:</i>		
Other (anything else to be considered)			