

Site Selection – Site Commentary

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

Recommendation:

The site is not recommended for allocation

Justification:

Other sites within the village are close to local services and facilities. Development of this site would have an impact on the character of the landscape as it is surrounded by countryside on three sides.

[Mortimer Parish Council are in the process of producing a Neighbourhood Development Plan which will allocate a site or sites within Mortimer for approximately 100 dwellings. The Council are not looking to allocate sites in Mortimer.](#)

Discussion:

Site Description:

The site is located to the eastern edge of Mortimer, quite close to local services and facilities within the village, including the junior school which is approximately 800m from the site, recreation ground and local shop. A footpath crosses the site, which would need to be preserved should the site be developed.

[The development potential has been reduced as a result of the preferred options consultation as the site promoter has confirmed they would like the site considered for 110 dwellings.](#)

Landscape:

The site is surrounded on three sides by countryside, meaning that there could be an impact on the character of the landscape without appropriate mitigation.

Flood Risk:

The site is within FZ1. ~~Additionally,~~ It is adjacent to an area at risk from surface water flooding.

Highways /Transport:

Traffic generation from the site is expected to be limited. Access to the site could be provided with appropriate sight lines onto The Street.

There are bus stops near to the site with a regular bus service to ~~Tadley, Burghfield, Mortimer train station~~ and Reading.

There is a footway opposite the site, which is narrow in places.

A Transport Assessment would be required.

Ecology:

There are no known ecological issues on the site. ~~although an extended phase 1 habitat assessment would be required.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

Archaeology:

The site is within a sensitive HLC type of early enclosure, adjacent to a former brickworks. Further assessment would be required, but it is unlikely to impact on deliverability.

Education:

The Infant school in Mortimer is at capacity. There is a small amount of capacity at the Junior School. Secondary school provision is provided by The Willink in Burghfield Common which is close to capacity.

Environmental Health:

No known air quality, noise or contamination issues.

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Minerals and Waste:

No known mineral deposits

No known waste issues.

Land use planning consultation zone:

The site is within the outer AWE consultation zone. The development potential of the site is below the threshold for consultation with ONR.

~~General consultation with ONR on the principle of development within Mortimer will take place as part of the Preferred Options consultation.~~ [ONR have not raised any concerns regarding the proposed level of development in Mortimer.](#)

Environment Agency:

The site is within SPZ2.

Thames Water:

No comments received on this site.

Parish Council:

The Parish Council see this site as extending the boundary of Mortimer. Access is poor and could only be gained from The Street, which would be on a bend. A drain runs through the site taking water to the brook to the south of the site resulting in drainage issues on the site.

[At preferred options the Parish Council did not comment specifically on this site. However, they stated that the allocation of development should be done through the Neighbourhood Development Plan, rather than through the DPD.](#)

Preferred Options consultation key issues:

- [Access onto The Street](#)
- [Portable water across the site](#)
- [Overhead cables/potential buried electricity cable](#)
- [Flooding](#)
- [Impact on ecology \(badgers, owls, deer\)](#)

[Detailed comments were received from the site promoter requesting that the site be reconsidered with a reduced development potential of 110 dwellings.](#)

[For the consultation responses and the Council's response, please see the Statement of Consultation.](#)

SA/SEA:

The SA/SEA indicates a predominantly neutral impact and does not highlight any significant issues, [whether the development potential is assessed as 150 as in the original assessment or for the 110 dwellings promoted by the site promoter](#). Development could have a negative impact on the character of the landscape as it is surrounded by countryside on three sides. Mitigation would be required to minimise this impact. There are a number of positive impacts on sustainability due to the site's location in relation to accessibility to local services and facilities. [The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.](#)

Proposed development (from SHLAA submission):

~~No specific proposals for the site have been submitted.~~ [Site promoted for up to 110 dwellings through the Preferred Options consultation.](#)