

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR005	Site Address:	Land Adjoining West End Road, Mortimer	Development Potential:	47- 50 dwellings (1.57ha at 30dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is opposite the recreation ground and within walking distance of local services and facilities.		The site is located on the edge of Mortimer, but within walking or cycling distance of local services and facilities and open countryside that would help to support an active healthy lifestyle, therefore, the site would have a positive impact on social and environmental elements of sustainability.
	Will it increase opportunities for access to sports facilities?	+	The site is opposite the recreation ground.		
	Will it protect and enhance green infrastructure across the district?	0	A right of way runs along the western edge of the site.	Right of way would need to be protected though site design	
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	There are a range of services and employment opportunities close to Mortimer, although employment facilities within Mortimer itself are limited.		The proximity to local employment opportunities means that the site should have a positive impact on economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	Regular bus services pass through the village. There is a station close to the village, although not within the village itself. There are local facilities and services within walking or cycling distance of the site.		The site has regular bus services and a railway station close to the village, therefore, along with opportunities for walking and cycling there should be a positive impact on environmental sustainability.
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	-	The site is adjacent to a BOA and trees protected by TPOs.	Appropriate buffers for the TPOs would be required. The location of the BOA means that there would be opportunities on the site to improve biodiversity.	With appropriate mitigation development is unlikely to have an impact on any element of sustainability. Without mitigation there would be a negative impact
	Will it conserve and	0	The site would extend the boundary		

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	enhance the local distinctiveness of the character of the landscape?		of the village slightly into the countryside, however, it is unlikely that this would have an impact on the character of the landscape, as the field is well contained and screened.		on environmental sustainability.
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	+	Site is well related to the existing settlement		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	The site is close to pre-historic burial finds, but the site itself is unlikely to have an impact on heritage assets		
	Will it promote, conserve and enhance the District's cultural assets?	0	Unlikely to have an impact on cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	Unlikely to have an impact on the historic environment.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will there be an impact on air quality?	0	Unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability
	Will there be an impact noise levels?	0	Unlikely to have an impact on noise levels		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land and buildings?	-	Site is Greenfield		The Greenfield nature of the site means that there could be a negative impact on environmental sustainability.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.

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	Will the site be subject to / at risk from flooding	-	Southern half of the site is within an area of surface water flood risk.	An FRA and appropriate mitigation including SUDs would need to be provided.	Part of the site is subject to flood risk, which could lead to a negative impact on social and environmental sustainability should any future development on the site flood. Appropriate mitigation should reduce this impact.
11. To ensure a strong, diverse and sustainable economic base	Will it enable the provision of high quality economic development which responds to business needs and delivers a range of employment opportunities?	<u>0</u>	Not considered relevant		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.
	Will it promote and support key business sectors and utilise employment land effectively and efficiently?	<u>0</u>	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	Will it promote and support the vitality and viability of the District's commercial centres?	<u>0</u>	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site scores positively in relation to the promotion of active, healthy lifestyles as it is close to local services and facilities. The southern part of the site is an area of surface water flood risk which could have a negative impact on any development that may take place on the site, without appropriate mitigation provided. There is also a potentially negative impact on biodiversity and geodiversity unless appropriate mitigation is provided.

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[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.](#)

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: East Kennet Valley

Duration: Permanent

Timing: Short to Long term.