

# Site Selection – Site Assessment

<b>Spatial Area:</b>	EKV	<b>Settlement:</b>	Mortimer	<b>Parish:</b>	Stratfield Mortimer
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<b>Site ID:</b>	MOR005	<b>Site Address:</b>	Land adjoining West End Road, Mortimer
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<b>Development Potential:</b>	47- 50 Dwellings (1,57ha at 30dph)	<b>SHLAA Assessment:</b>	Potentially Developable
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## Summary of Site Assessment

Key Issues:	<ul style="list-style-type: none"> <li>- Greenfield</li> <li>- Surface water flood risk</li> <li>- AWE outer consultation zone</li> </ul>
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## Site Assessment

<b>Parish Council consultation response:</b>	<p>This site would extend the village to the west. Not considered to be well related to the main area of the village.</p> <p><a href="#">At preferred options the Parish Council did not comment specifically on this site. They stated that they would like the allocation of sites in Mortimer to come through the Neighbourhood Development Plan.</a></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 / Unknown	Comments
Land use	Previously Developed Land	N	Greenfield
	Racehorse Industry	N	
Flood risk	Flood Zone 2	N	
	Groundwater flood risk	N	
	Surface water flood risk	Y	
	Critical Drainage Area	N	
Contamination / pollution	Air Quality	N	
	Contaminated Land	N	
	Other	N	
Highways / Transport	Access issues	N	Appropriate sight lines could be achieved onto West End Road.
	Highway network suitability	N	Development would generate approximately 282 daily vehicle movements, including approximately 28 during the 08:00 to 09:00 AM peak. IT is considered that this would have a limited impact on the highway network. A transport assessment would be required.
	Public Transport network	Y	30 min bus service between Mortimer Station and Reading station ( <a href="#">Monday to Saturday</a> ).
	Footways/Pavements	Y	There are narrow pavements throughout Mortimer
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Close to recreation ground
	Rights of Way affected	A	Right of way runs along the western boundary of the site
	Play areas nearby	Y	Site is close to play facilities for children at the

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B) Considerations			
Criteria	Yes / No / Unknown	Comments	
		recreation ground	
<b>Ecology / Environmental / Geological</b>	Protected species	N	
	Ancient woodland	N	
	Tree Preservation Orders	A	Adjacent to site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	A	<a href="#">BOA</a> adjacent to site
<b>Relationship to surrounding area</b>	Relationship to settlement	Y	The site is well related to the settlement
	Incompatible adjacent land uses	N	
<b>Heritage</b>	Archaeology	Y	The site is close to prehistoric burial mounds and archaeological features.
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
<b>Utility Services</b>	Presence of over head cables / underground pipes	N	
	Water supply	Y-N	<a href="#">TW have concern regarding water supply capability</a>
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	SPZ3, High risk to groundwater.
<b>AWE consultation Zone</b>	Middle	N	
	Outer	Y	
<b>Proximity to railway line</b>		N	
<b>Minerals and Waste</b>	Minerals preferred area	N	
	Mineral consultation area	N	
	Minerals/Waste site	N	Site is partially underlain by gravel deposits. Policies 1 & 2 of the RMLP need to be considered.
	Other		
<b>Relationship to / in combination effects of other sites</b>	<i>List of neighbouring sites:</i>		
<b>Other (anything else to be considered)</b>			