

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
Site ID:	MOR005	Site Address:	Land adjoining West End Road, Mortimer	Development Potential:	47 50 dwellings (1.57ha at 30dph)

Recommendation:

The site is [not](#) recommended for allocation

Justification:

The site is well related to the existing settlement, close to local services and facilities. There are no significant issues on the site.

The site is within FZ1. While the site is at risk from surface water flooding, there is no evidence of the site flooding. An FRA would be required, with appropriate mitigation including SUDs.

[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 south west of Mortimer. It is well related to the existing settlement with development on two sides. The site is close to local services and facilities (including the infant school, recreation ground and local shop).

A footpath runs along the eastern boundary of the site and would need to be preserved should the site be developed.

Landscape:

No assessment work has been carried out on the character of the landscape.

Flood Risk:

The southern part of the site is within a surface water flood risk area. The site is within FZ1. An FRA would be required and appropriate mitigation including SUDs provided. Careful design of any development will also help to reduce the risk of flooding.

Highways /Transport:

The impact of traffic generated from the site is considered to be limited, although a Transport Assessment would be required.

Access onto West End Road can be achieved with appropriate sight lines.

The site is close to bus stops with a regular service to Tadley, Burghfield, ~~Mortimer train station~~ and Reading.

Ecology:

There are no known ecological issues on the site. Adjacent to the site there are trees protected by TPOs, although with appropriate buffers this would not impact on deliverability. [The site is adjacent to a Biodiversity Opportunity Area.](#)

Archaeology:

Some archaeological features are present on the site, and the site is close to prehistoric burial mounds. However, this 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:

There are no known air quality, noise or contamination issues.

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Land use planning consultation zone:

The site is in the outer AWE consultation zone, but due to the development potential consultation with ONR is not required.

~~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 water supply infrastructure issues envisaged.~~ [Concern regarding Water Supply Capability. The existing network is unlikely to be able to support the demand. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.](#)

Concern regarding Wastewater services. The existing network in this area is unlikely to be able to support demand. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

A [water supply and](#) drainage strategy would be required

Parish Council:

The Parish Council sees this as extending the village to the west. The site is not considered to be well related to the main area of the village.

[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:

- [The NDP should allocate sites in Mortimer](#)
- [Impact on village community](#)
- [Spatial strategy of development in Mortimer](#)
- [Use of brownfield land first](#)
- [Impact on local character](#)
- [Impact on traffic/congestion](#)
- [Parking pressures](#)
- [Poor public transport services](#)
- [Pressure on infrastructure \(schools, doctors, sewage system\)](#)
- [Flood risk](#)
- [Impact on wildlife](#)

[Comments from site promoter supported the allocation of the site.](#)

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

SA/SEA:

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. [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):

The site is proposed for a mix of dwellings types and sizes, including affordable homes.

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