

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
----------------------	-----	--------------------	----------	----------------	---------------------

Site ID:	MOR006	Site Address:	Land to the south of St John's Church of England School, Victoria Road, Mortimer
-----------------	--------	----------------------	--

Development Potential:	177 dwellings (5.89ha at 30dph) 110 dwellings	SHLAA Assessment:	Potentially Developable
-------------------------------	--	--------------------------	-------------------------

Summary of Site Assessment

Key Issues:

- Greenfield
- Surface water flood risk
- Access
- Overhead cables
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	<p>This site is seen as the most logical site for the village. Access to the site is ok. Tower House, The Street immediately to the north of the site have been demolished and there is planning permission to replace them with 4 new detached dwellings (applicant is T.A. Fisher). The proposed 170 dwellings are considered too many for the site. Traffic is not seen as a huge issue, as long as a smaller number of houses were proposed. Access to the railway station is not great.</p> <p>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.</p>
--	--

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	
	Grade 1 / II* Park and Gardens	N	
Landscape	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		
Highways / Transport	Access issues	¥ N	Access to the site is a significant constraint. There is no obvious access to serve this site unless more land is acquired. The Avenue is a private street at is unsuitable for additional traffic unless it is brought up to adoptable public highway standard. Sight lines are also limited. Access arrangements to the site have been agreed with neighbouring site, access will be through the TA Fisher site to the north east of the site.
	Highway network suitability	N	Development would be likely to generate approximately 600 daily vehicle movements, including 60 during the 08:00 to 09:00 AM peak.

Site Selection – Site Assessment

B) Considerations			
Criteria		Yes / No / Unknown	Comments
			Concern regarding traffic impact in close proximity to the school. The Avenue, is a private street that is unsuitable for additional traffic unless brought up to adoptable public highway standard.
	Public Transport network	Y	30 min bus service between Mortimer Station and Reading station (Monday to Saturday)
	Footways/Pavements	Y	There are narrow pavements throughout Mortimer
Landscape	Located in AONB	N	
	Located within an area of High Landscape Sensitivity (<i>from Core Strategy LSS</i>)	No Assessment	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space	Y	Site is close to the recreation ground
	Rights of Way	A	A right of way runs along the eastern boundary of the site
	Play areas	Y	Site is close to play facilities within the recreation ground
Ecology / Environmental / Geological	Protected species	A	Site is close to Great Crested Newt site.
	Ancient woodland	N	
	Tree Preservation Orders	A	A TPO exists to the west of the site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (<i>eg. BOA</i>)	N	
Relationship to surrounding area	Relationship to settlement	Y	Well related to the village
	Incompatible adjacent land uses	N	
Heritage	Archaeology	N	
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
Utility Services	Presence of over head cables / underground pipes	Y	Telecom masts
	Water supply	U N	TW have concern regarding water supply capability
	Wastewater	N	TW have concern regarding wastewater capability
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2, ordinary watercourse present on the site
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: MOR007</i>		
Other (anything else to be considered)			