

Site Selection – Site Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR007	Site Address:	Land behind Six Acre Cottage, Drury Lane, Mortimer Common
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Development Potential:	502 dwellings (1.72ha at 30dph)	SHLAA Assessment:	Not Currently Developable
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Summary of Site Assessment

Key Issues:

- Poorly related to the existing settlement, not adjacent to the settlement boundary.
- Greenfield
- Surface water flood risk
- No pavements
- AWE outer consultation zone

Site Assessment

Parish Council consultation response:	Parish Council agreed that this site is poorly related to the village and therefore, agree with the not currently developable assessment.
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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	Y	Detached and poor relationship to settlement.
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	

* Any Yes response will rule the site out