

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
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Site ID:	MOR008	Site Address:	Land at north east corner of Spring Lane, Mortimer	Development Potential:	15 dwellings (0.5ha 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 within walking distance to local services and facilities as well as open countryside		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?	+	Site is close to sports facilities at the recreation ground, rights of way and open countryside.		
	Will it protect and enhance green infrastructure across the district?	0	Right of way runs along the north eastern boundary of the site	Right of way would need to be preserved should development of the site take place	
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 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?	0	The size and location of the site is unlikely to impact on 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 within a BOA and adjacent to TPOs	TPOs would need appropriate buffers, the BOA provides opportunities to enhance biodiversity. An extended Phase 1 Habitat Survey would be required.	Development could have a negative impact on environmental sustainability unless appropriate mitigation is provided.
	Will it conserve and	0	The site is an enclosed field.		

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	enhance the local distinctiveness of the character of the landscape?				
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?	+	The site is well related to the existing development.		Unlikely to have an impact on any element of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	?	The is potential for archaeology on the site, although no work has been done.	Heritage impact assessment would be required should the site be considered for allocation.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is unlikely to have an impact on the District's cultural assets		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is unlikely to have an impact on the enjoyment of the historic environment		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	The site is unlikely to have an impact on air quality		Unlikely to have an impact on any element of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	The site is unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	The site is unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	The site is 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?	-	The 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	-	The site is in area at risk from surface water flood risk. Flooding has occurred to properties along Spring Lane. Water runs along the lane towards the site.	An FRA and appropriate mitigation, including SUDs would be required.	Flooding can have a negative impact on all element of sustainability. Mitigation may be able to minimise some of 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

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

There are a number of positive impacts as the site is close to local services and facilities and well related to existing development. The main negative impact of the site is that there is a risk and history of surface water flooding. Mitigation measures could help to reduce this risk. ~~The NPPF sequential test requires that where there are options without a risk of flooding these are considered before sites with a risk of flooding.~~ Development without appropriate mitigation could also have a negative impact on ecology and biodiversity. [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