

# Site Selection – Site Assessment

<b>Spatial Area:</b>	EKV	<b>Settlement:</b>	Mortimer	<b>Parish:</b>	Stratfield Mortimer
----------------------	-----	--------------------	----------	----------------	---------------------

<b>Site ID:</b>	MOR008	<b>Site Address:</b>	Land at north east corner of Spring Lane, Mortimer
-----------------	--------	----------------------	--

<b>Development Potential:</b>	15 Dwellings (0.5ha at 30dph)	<b>SHLAA Assessment:</b>	Potentially Developable
-------------------------------	-------------------------------	--------------------------	-------------------------

## Summary of Site Assessment

### Key Issues:

- Greenfield
- Surface water flood risk
- AWE outer consultation zone

## Site Assessment

<b>Parish Council consultation response:</b>	<p>The site is located on the edge of the Common. Flooding occurred here in 2007 as water flows down Spring Lane. Part of the EA's drainage works are proposed for this location.</p> <p><u>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.</u></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 / Adjacent / Unknown	Comments
Land use	Previously Developed Land	N	Grassland
	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 can be obtained from Spring Lane.
	Highway network suitability	N	Development would be expected to generate approximately 60 daily vehicle movements, including 6 during the 08:00 to 09:00 AM peak. This is expected to have a limited impact on the highway network
	Public Transport network	Y	30min 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 (from Core Strategy LSS)	Not Assessed	
	Other		
Green Infrastructure	Open Space / Playing field / Amenity Space nearby	Y	Site is close to recreation ground
	Rights of Way affected	A	Right of way adjacent to the site
	Play areas nearby	Y	Site is close to play facilities at the recreation

## Site Selection – Site Assessment

B) Considerations			
Criteria	Yes / No / Adjacent / Unknown	Comments	
		ground	
<b>Ecology / Environmental / Geological</b>	Protected species	N	An extended phase 1 habitat survey required.
	Ancient woodland	N	
	Tree Preservation Orders	A	Right of way passes along the eastern boundary of the site
	Local Wildlife Site	N	
	Nature Reserve	N	
	Other (eg. BOA)	Y	Within BOA
<b>Relationship to surrounding area</b>	Relationship to settlement	Y	The site is well located to the existing settlement pattern
	Incompatible adjacent land uses	N	
<b>Heritage</b>	Archaeology	N	Possible archaeological interest although no previous work
	Conservation area	N	
	Listed buildings	N	
	Scheduled Monument	N	
<b>Utility Services</b>	Presence of over head cables / underground pipes	N	
	Water supply	Y	TW do not envisage any infrastructure concerns
	Wastewater	Y	TW do not envisage any infrastructure concerns
	Groundwater Source Protection Zone (SPZ)	Y	SPZ2, ordinary watercourse
<b>HSE Hazard 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	Y	
	Minerals/Waste site	N	
	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>			