

Site Selection – Site Commentary

Spatial Area:	EKV	Settlement:	Mortimer	Parish:	Stratfield Mortimer
Site ID:	MOR008	Site Address:	Land to the north east of Spring Lane, Mortimer	Development Potential:	15 dwellings (0.5ha at 30dph)

Recommendation:

The site is not recommended for allocation

Justification:

[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 proposing to allocate sites in Mortimer.](#)

~~While the site is well related to existing services and facilities and well related to existing development surface water flooding is a concern. There are other sites within the village which do not have the same level of flood risk, or history of flooding which are considered more appropriate for development in line with the sequential approach.~~

Discussion:

Site Description:

The site is located to the north of Mortimer and is well related to the existing settlement of Mortimer. There is good access to local services and facilities, including access to the countryside.

The footpath along the eastern boundary of the site.

Landscape:

No landscape assessment work has been carried out for this site.

Flood Risk:

The site is within FZ1. The site is at risk from surface water flooding and Spring Lane has a history of flooding, including of properties. An FRA would be required and appropriate mitigation could reduce this risk.

[An FRA was submitted as part of the preferred options consultation, this has been reviewed by the Council's Highways Drainage Team and is considered acceptable.](#)

Highways /Transport:

It is anticipated that the impact of additional traffic generation would be limited.

Regular bus services to Tadley, Burghfield, ~~Mortimer train station~~ and Reading pass near to the site.

Ecology:

~~There are no known ecology issues on the site. An extended phase 1 habitat survey would be required.~~ [An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected](#)

There are trees protected by TPOs adjacent to the site. With appropriate buffers it is not considered that this would impact on deliverability.

Archaeology:

There is possible archaeology on the site, but no previous work has been done.

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

Minerals and Waste:

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No known mineral deposits.

No known waste issues.

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 and has an ordinary watercourse [is present on the site](#).

Thames Water:

No water supply infrastructure issues envisaged.

No wastewater infrastructure issues envisaged.

Parish Council:

The parish council are concerned about flood risk on this site. Flooding occurred in 2007 with water flowing down spring lane. EA drainage works are proposed for part of this site.

[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:

- [Site does not suffer from surface water flooding \(when ditches maintained\)](#)

[The Site promoter submitted comments and a FRA, asking the site to be reassessed in light of the FRA.](#)

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

SA/SEA:

The SA/SEA indicates a predominantly neutral sustainability impact does not highlight any significant sustainability issues. 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.](#)

Proposed development (from SHLAA submission):

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