

Residential Development

Objectives:

Mortimer will accommodate its appropriate share of housing development while maintaining its distinctive rural character.

Housing developments in Mortimer will provide a mix of dwelling types and make efficient use of land while respecting the overall character and housing density of the area.

Younger residents of the village and other eligible residents will be able to obtain housing in the village, should they wish to.

The West Berkshire Council's spatial strategy allocated 800 new homes to be built between 2006 and 2026 in the East Kennet Valley. About 270 remain to be given planning permission and built by 2026.

The West Berkshire Local Plan states:

- *The two identified rural service centres of Burghfield Common and Mortimer will be the focus for development in this area (East Kennet Valley), together with the more modest development of the service village of Woolhampton.*
- *Development may take the form of small extensions to these villages, based on information set out in the SHLAA*
- *Greenfield sites will need to be allocated adjoining settlements in all four spatial areas to accommodate the required housing.*
- *Such sites will be selected to achieve the most sustainable pattern of development consistent with other policies in the Core Strategy.*
- *All settlement boundaries will be reviewed in the Site Allocations and Delivery DPD.*
- *Residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements.*
- *Developments will make efficient use of land with greater intensity of development at places with good public transport accessibility*
- *In order to address the need for affordable housing in West Berkshire a proportion of affordable homes will be sought from residential development. The Council's priority and starting expectation will be for affordable housing to be provided on-site in line with Government policy*
- *In the areas outside town centres, new residential development will predominantly consist of family-sized housing which should achieve densities of between 30 and 50 dwellings per hectare, and should enhance the distinctive suburban character and identity of the area*
- *Lower density developments below 30 dwellings per hectare will be appropriate in certain areas of the District. Some parts of the urban areas and some villages are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport*