

# Residential - Site Selection

## What is this about?

Where the new homes will be built?

Which of the three strategic options is the preferred one?

Is there another option?

## Background

Mortimer has to accommodate up to 110 new homes by 2026\*.

Where these are located is to be determined as part of the Mortimer

Neighbourhood Development Plan (NDP)\*.

The NDP becomes a statutory planning document if approved by referendum. As such it is a powerful means by which the community can ensure that new homes are built in the most appropriate places for the benefit of the whole community.

## What will it mean to me?

Depending on the views expressed the site or sites selected will have a significant effect on whether the centre of the village can be improved and new schools and surgery accommodated.

The choice of sites will also have an effect on the form and nature of the new homes.

## Specific Considerations

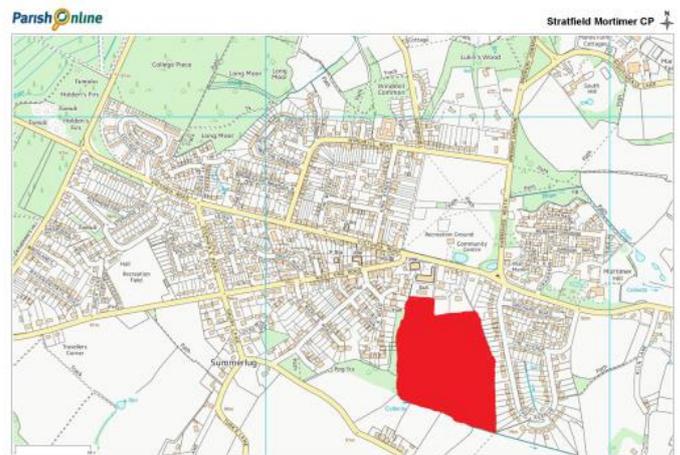
One of the strategic decisions is where will the new homes be located. Three options have been developed for consideration.

The first option is for new homes to be provided on a single central site behind St John's School (Shown in Red). If it is thought desirable, the relevant authorities agree and funding is available, this site is enough to accommodate a new enlarged St John's School, a relocated St Mary's School and a new and larger surgery if desirable. It is anticipated it would also create the opportunity to improve and make more attractive the centre of the village.

At the exhibition in July 2014 there was a significant body of opinion that new homes should be provided on a series of smaller

dispersed sites rather than one large one. This has been pursued and a dispersed site strategy has also been developed. Possible sites are shown on the map (Shown in Blue). This option would not support the school and surgery opportunities that the single large site offers.

The third option is a mix of Options 1 & 2 – i.e. development on the land behind St John's School and also a series of dispersed sites around the village.



## Example NDP policies

### The Strategic Options

The development of the land behind St John's school and the Horse & Groom linked with enhancing/improving the centre of the village to make it a more attractive place for the community.

The development of a series of smaller dispersed sites.

Undertaking a mixture of the above two options.

No development will be allowed on the open spaces of The Fairground, Alfred Palmer Memorial Field, Windmill Common or Summerlug nor any that detract from the contribution these sites make to the life of Mortimer.

Any extensions to the settlement boundary will be limited to the inclusion of sites approved for development up to 2026.

### Pros and Cons

Selecting one of the options Mortimer can strongly influence where new homes are located and whether space for new schools and surgery be provided.

Not determining which sites are developed leaves the decision with West Berkshire and developers.

### Discussion Sessions

Sat 21<sup>st</sup> Feb 10–12am  
Sat 21<sup>st</sup> Feb 2 – 4pm  
Thu 26<sup>th</sup> Feb 7-9pm  
Sun 1<sup>st</sup> March 11am-1pm

***Please use the postcard***

*Please use the postcard to express your views on the Residential site selection options*