



**West Berkshire Local Plan Review 2022-2039**  
**Proposed Submission Representation Form**

**Ref:**

*(For official use only)*

<b>Please complete online or return this form to:</b>	<b>Online:</b> <a href="http://consult.westberks.gov.uk/kse">http://consult.westberks.gov.uk/kse</a>
	<b>By email:</b> <a href="mailto:planningpolicy@westberks.gov.uk">planningpolicy@westberks.gov.uk</a>
	<b>By post:</b> Planning Policy, Development and Regulation, Council Offices, Market Street, Newbury, RG14 5LD
<b>Return by:</b>	<b>4:30pm on Friday 3 March 2023</b>

This form has two parts:

- Part A - Your details: need only be completed once
- Part B - Your representation(s): please fill in a separate sheet for each representation you wish to make

**PART A: Your Details**

*Please note the following:*

- *We cannot register your representation without your details.*
- *Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*
- *All information will be sent for examination by an independent inspector*
- *All personal data will be handled in line with the Council's Privacy Policy on the Development Plan. You can view the Council's privacy notices at <http://info.westberks.gov.uk/privacynotices>*

	<b>Your details</b>	<b>Agent's details (if applicable)</b>
Title:		Mr
First Name:*		Owen
Last Name:*		Jones
Job title <i>(where relevant):</i>		Director
Organisation <i>(where relevant):</i>		LRM Planning Limited
Address* <i>Please include postcode:</i>		22 Cathedral Road Cardiff CF15 9ST
Email address:*		████████████████████
Telephone number:		██████████

\*Mandatory field

## Part B – Your Representation

**Please use a separate sheet for each representation**

The accompanying guidance note available at: <https://www.westberks.gov.uk/lpr-proposed-submission-consultation> will assist you in making representations.

*Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change(s) as there will **not normally** be a subsequent opportunity to make further representations, **further submissions will ONLY be at the request of the Inspector, based on the matters and issues they identify for examination.***

Your name or organisation (and client if you are an agent):	Hallam Land Management Limited
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**Please indicate which part of the Local Plan Review this representation relates to:**

Section/paragraph:	The Development Strategy and Delivering Housing
Policy:	SP12, SP14
Appendix:	
Policies Map:	
Other:	

### 1. Legally Compliant

*Please see the guidance notes for an explanation of what 'legally compliant' means.*

**Do you consider the Local Plan Review is legally compliant?**

Yes

 Yes

No

 No

*Please give reasons for your answer:*

## 2. Soundness

Please see the guidance notes for an explanation of what 'soundness' means.

### Do you consider the Local Plan Review is sound?

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF)

Please tick all that apply:

NPPF criteria	Yes	No
<b>Positively Prepared:</b> The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development		No
<b>Justified:</b> the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		No
<b>Effective:</b> the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground		No
<b>Consistent with national policy:</b> the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		No

Please give reasons for your answer:

Please see the attached representation.

## 3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

### Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

No

Please give reasons for your answer:

#### 4. Proposed Changes

**Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).**

*You will need to say why this change will make the LPR legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.*

The Local Plan should increase the housing requirement at Mortimer either by the allocation of land at Kiln Lane or by directing the Neighbourhood Plan to allocate additional land to that currently allocated.

#### 5. Independent Examination

**If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?**

Yes

Yes

No

*If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:*

To explain the matters raised in the attached representation.

*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

#### 6. Notification of Progress of the Local Plan Review

**Do you wish to be notified of any of the following?**

*Please tick all that apply:*

*Tick*

The submission of the Local Plan Review for Independent Examination	Yes
The publication of the report of the Inspector appointed to carry out the examination	Yes
The adoption of the Local Plan Review	Yes

*Please ensure that we have either an up to date email address or postal address at which we can contact you. You can amend your contact details by logging onto your account on the Local Plan Consultation Portal or by contacting the Planning Policy team.*

<b>Signature</b>	Owen Jones	<b>Date</b>	2 <sup>nd</sup> March 2023
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**Your completed representations must be received by the Council by 4:30pm on**

**Friday 3 March 2023.**



**LRM**  
PLANNING  
LIMITED

# **WEST BERKSHIRE LOCAL PLAN 2022-2039 REGULATION 19 CONSULTATION**

Response prepared on behalf of Hallam Land Management Limited

February 2023



## Report Control

Project: Mortimer

Client: Hallam Land Management Limited

Job Number: XXXX



### Document checking

Primary author: Owen Jones

Initialed: OJ

Review by: OJ

Initialed : OJ

Issue	Date	Status	Checked for issue
A	06.02.2023	Draft	OJ
B	28..2.2023	Final	OJ



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# 1 Introduction

- 1.1 These representations to the West Berkshire Local Plan 2022-2039 have been prepared on behalf of Hallam Land Management Limited.
- 1.2 Hallam control land at Mortimer in the east of the District that is eminently suitable for housing development, both in terms of the Plan's spatial strategy and its specific characteristics.
- 1.3 As drafted, the consultation document does not afford a role to Mortimer in providing additional housing over that which is allocated in the current Stratfield-Mortimer Neighbourhood Plan. Yet, that Neighbourhood Plan was prepared in the context of the 2012 West Berkshire Core Strategy and covered the period to 2026.
- 1.4 By simply rolling forward the current allocation to meet the new housing requirement to 2039, the growth of Mortimer is proportionately lower over the longer term.
- 1.5 The Neighbourhood Plan describes particular socio-economic characteristics that are prevalent locally; the affordability of housing; a shortage of certain types of housing in the parish; an ageing population and an under-representation of young persons and families.
- 1.6 Given that the existing allocation was to be developed by 2026 to assist in ameliorating these issues, the fact it is now proposed to be the only new housing over a much longer period will undermine its contribution. Those characteristics will endure and worsen unless a greater amount of new housing is provided in addition to the existing allocated site.
- 1.7 Moreover, whilst the delineation of Settlement Boundaries has been considered in the process of preparing the Local Plan Review, an objective examination of that drawn at Mortimer illustrates it is drawn tightly around the existing built-up area of the settlement. Consequently, there are no genuine opportunities for windfall development.
- 1.8 For these reasons, we consider the Local Plan should increase the amount of housing to be provided at Mortimer. This would be consistent with paragraph 66 of the NPPF.
- 1.9 In this context, our representations consider the following matters:
  - Chapter 4 The Development Strategy and the role of Mortimer in the east of the District
  - Chapter 6 Delivering Housing and the approach to Mortimer
  - The suitability of land at Kiln Lane, Mortimer



## 2 The Development Strategy

- 2.1 Consistent with the current Local Plan, the Development Strategy retains its Spatial Areas: (1) Newbury and Thatcham, (2) the Eastern Area and (3) the North Wessex Downs Area of Outstanding Natural Beauty.
- 2.2 We agree, as a matter of principle, that Newbury and Thatcham, as the main settlements in the District, should be a focus for new development. We similarly agree that, because of its valued landscape characteristics, only a modest amount of development should be directed to the AONB.
- 2.3 However, we consider that insufficient regard has been had to the role of the Eastern Area and its ability to accommodate new housing. Policy SP14 indicates that Theale is the only Rural Service Centre in the Eastern Area where new housing allocations are proposed (i.e., in addition to existing those identified in the Site Allocation DPD). As such, the suitability of other settlements, particularly Mortimer, is overlooked.
- 2.4 Mortimer is a Rural Service Centre. This is a group of settlements with a good range of key services and opportunities for employment, community and education. They serve a wide catchment area and contain reasonable accessibility and regular public transport to a number of destinations (Table 1 of the consultation document refers).
- 2.5 Paragraph 4.32 of the consultation document refers to these settlements in the following terms:
- 2.6 The Settlement Audit (Appendix 3) indicates the relative advantages of Mortimer in comparison with other locations generally in the rural parts of the District. Mortimer's scoring is comparable to other settlements where new housing allocations are proposed.
- 2.7 It is instructive to consider how the Neighbourhood Plan describes Mortimer.

*Rail and road links mean that people naturally look to Reading and then Newbury or Basingstoke for employment and town-based facilities. Mortimer has a railway station on the Reading to Basingstoke line but it is about 1.5 miles from the centre of the village.*

*The centre of the village is now in what was Mortimer Common, with Post Office, bank, shops, St. John's Infant School, village hall, and churches all close together. St. Mary's Junior School is located over a mile from the centre of the village, nearer the station. For secondary schooling, students usually attend Willink School in the neighbouring parish of Burghfield.*

*Because Mortimer has a long history and an increasing population it has managed to retain most of its traditional facilities and to develop some new ones. As such it continues to act as a small rural centre for itself and other villages nearby.*

*The age structure of the parish is slightly older than the average for West Berkshire and there are fewer persons in the 13 to 30 year age groups than on average in West Berkshire. However, there are slightly more children below the age of 13 than the average for the wider area. Of*



particular note is the age band of 25 to 30 where Stratfield Mortimer has only some 62% of the wider average.

*(Emphasis added)*

- 2.8 Identified “weaknesses” in the Parish are accelerating housing cost, lack of affordable housing to buy and lack of affordable housing to rent.
- 2.9 In these terms, Mortimer is a suitable location for new housing when viewed in the context of advice in the NPPF:
- “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs; and*
- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.”* (§78 and §79 refers)
- 2.10 Yet the consultation document does not intend that any additional housing is provided at Mortimer to that already allocated in 2017.
- 2.11 Paragraph 6.36 of the consultation document sets out the position for Mortimer as follows:
- “110 dwellings are already allocated up to 2026 in the Stratfield Mortimer Neighbourhood Plan. The Parish of Stratfield Mortimer contains the village of Mortimer which is identified as a Service Village within the settlement hierarchy meaning that it has a limited range of services and has some limited development potential. Given the outstanding dwellings still to deliver, no additional allocations in the plan period are proposed.”*
- 2.12 Table 2 of the consultation document indicates that of the 110 dwellings allocated for development up to 2026, only 28 have been built with a remaining 82 as at 31st March 2022. The rationale set out in paragraph 6.36 lacks logic as it dilutes the contribution it makes to new housing and in effect constrains the growth of the settlement, despite its status and suitability as a Rural Service Centre.
- 2.13 In effect it is simply reducing what was to be 110 houses built between 2017 and 2026 to 110 houses built between 2017 and 2039; in effect halving the amount of housing relative to the overall period of time. In the face of the characteristics of Mortimer, described by the Neighbourhood Plan, this is illogical.
- 2.14 In this context is instructive to consider the Housing Background Paper which reveals that housing completions from The Street are expected to be achieved by 2026. The effect of this is that for the remaining 13 years of the plan period, there would be no new planned housing at Mortimer despite its role and status in the Local Plan.
- 2.15 Accordingly, contrary to the established tests of soundness, in this respect, the Local Plan is not “positively prepared”.
- 2.16 Moreover, in the east of the District, these settlements are in close proximity to the District’s administrative boundary, and consequently related to a greater extent than other settlements to



the major urban area of Reading. Reading is a sub-regionally important settlement with exceptional linkages to London which have been enhanced by the recent opening of *Cross Rail*.

- 2.17 Successive assessments of how Reading is expected to meet its future development requirements have confirmed the likelihood of unmet need arising. In this regard, a new settlement concept at Grazeley, south of the M4, partly within West Berkshire and partly within Wokingham was considered as an option, although later the restrictions associated with the Atomic Weapon Establishment precluded this.
- 2.18 The locational attributes of a new settlement at Grazeley are of course shared by those existing settlements in close proximity to it, including Mortimer which is well related to the existing railway station. In these terms, those settlements could contribute to meeting future development needs with the benefit of accessibility to Reading.
- 2.19 Importantly, Mortimer is not constrained by the Emergency Planning Zone (DEPZ), shown at Appendix 3 of the consultation document, which covers a significant part of this spatial area.
- 2.20 For all these reasons, and in the context of the need for additional housing land, discussed in the following section, Mortimer represents an eminently suitable settlement for additional housing.



### 3 Delivering Housing

- 3.1 The Local Plan should, as a minimum, provide for objectively assessed needs for housing and other uses. It should be prepared with the objective of contributing to the achievement of sustainable development. In the context of the social element of sustainable development the planning system should support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. (§8, §11b, §16 of the NPPF refer).
- 3.2 At the outset it is necessary to consider the **plan period** itself; referred to as 2022-2039 and extending 17 years (§22). The NPPF indicates that Local Plans should cover a minimum of 15 years from adoption. In this instance, that would require the Local Plan to be adopted in 2024 to meet the bare 15 years. Experience suggests that the remaining stages of the plan making process are unlikely to be complete within that period of time, particular, if has been suggested, this consultation has to be revisited.
- 3.3 Consequently, the plan period should be extended. This has the effect of increasing the amount of future development land that needs to be identified.
- 3.4 A Local Plan's **strategic policies** should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for: a) housing (including affordable housing), employment, retail, leisure and other commercial development. (§18 refers)
- 3.5 We agree that the Local Plan should consider an **amount of new housing** which reflects the Government's Standard Method (i.e., 513 dwellings per annum). We also note that Policy SP12 expresses the housing requirement as a range, with a minimum requirement of 513 dwellings per annum meeting the 2022 LHN and the upper end of the range allows for approximately 5% additional homes (rounded to 538) on top of the 2022 LHN. This is said to support the government's objective of significantly boosting the supply of homes, which is set out in the NPPF.
- 3.6 Over the course of the 17 years of the Local Plan period, the upper end of the range amounts to an additional 425 new homes over the minimum requirement derived from 513 dwellings per annum.
- 3.7 To help understand the material benefit of the higher of the two requirements, the Council's evidence as to the **need for affordable housing** is instructive. This indicates a need for at least 330 affordable and social rented homes per annum. This is over 60% of the suggested housing requirements. On the basis that the delivery of affordable homes is through the allocation of market housing there is plainly a justification for adopting a higher housing requirement.
- 3.8 Already it is known that **Reading** is not able to provide sufficient housing land to meet its requirement (§6.5 of the consultation document refers). This is calculated by reference to the current Local Plan and SHMA and not the more recent Standard Method requirement which is higher, with almost 300 additional homes each year. On this basis the extent of unmet need from Reading is likely to be significantly higher than the current 230 dwellings which the consultation document refers to.
- 3.9 Given the circumstances associated with Grazeley referred to in the previous Section, the existing settlements that shared those locations characteristics but are not constrained by the



Emergency Planning Zone could contribute an amount of housing towards that. For this reason, additional housing to the residual 82 houses should be directed to Mortimer.

- 3.10 It is also instructive that the housing trajectory at Appendix 8 illustrates that over the plan period there is a continuous decline in housing completions over the longer term. This is likely to be exacerbated in the event Sandleford Park does not achieve the 1500 new homes allocated to it in Policy SP16 or that North Thattham similarly fails to deliver 1,500 new homes allocated to it in Policy SP17.
- 3.11 *Sandleford Park* comprises two areas of land in separate ownership. Planning permission has been granted for 1000 new homes on the main body of the site, but an application for the residual area, seeking permission for 500 new homes has not progressed for a number of years – the most recent submissions to the planning file appear to be from 2020.
- 3.12 *North Thattham* is similarly afflicted by a multiplicity of landownerships which requires a collaborative and comprehensive approach to its future development. We doubt it will therefore achieve the 1500 new homes intended to be provided in the plan period.
- 3.13 The spatial distribution of the allocations is shown in Table 4.2 of the Housing Background Paper; this illustrates that a very similar amount of new housing is proposed in the AONB in comparison with the Eastern Area. As the NPPF advises, great weight should be given to conserving and enhancing landscape and scenic beauty of such a designated landscape and the scale and extent of development should be limited. One would expect a material difference in the amount of housing to be provided between these two spatial areas. In fact, contrasting Policies SP14 and SP15 indicates that more “new” homes are allocated to the AONB than the Eastern Area.
- 3.14 When considered across the Eastern Area, Table 4.2 and Appendix 10 of the Housing Background Paper reveal that all housing sites are expected to be completed by 2031/32 with no housing completions after this year until the end of the plan period. Again, this aspect of the Local Plan is not “positively prepared”.
- 3.15 For these reasons, the amount of new housing in the Eastern Area, and at Mortimer specifically, should be increased.



## 4 The suitability of land at Kiln Lane, Mortimer

- 4.1 Located to the east of Kiln Lane and west of The Avenue, the land which Hallam control measures 7 hectares in size, and is comprised of a horse paddock and a single arable field.
- 4.2 Via The Street and the existing Public Rights of Way network, the Site is well located to existing facilities within the village centre (within 800m - 10 mins), whilst to the east is the Primary School and Mortimer train station, providing strong links to Reading and Basingstoke.
- 4.3 The Site could accommodate some 75 new homes which is consistent with the scale and role and function of a rural service centre. In addition, there is potential for elderly persons accommodation and the provision of a new early years facility, which reflects identified needs in the Neighbourhood Plan. Alongside new development would be accessible green space, potentially comprising children's / teenage play space, and allotment provision. These community facilities seek to compliment existing green spaces within the village.
- 4.4 Future development has the potential to establish an effective transitional edge to the east of Mortimer, to slow traffic speeds along The Street and to maintain an attractive gateway or sense of arrival to the village.



## 5 Summary

- 5.1 This response to the West Berkshire Local Plan 2022-2039 has been prepared on behalf of Hallam Land Management Limited.
- 5.2 We have identified that, irrespective of the current consultation relating to the NPPF, it is firmly the case that Local Plans should continue to provide a sufficient supply of housing land to meet identified needs.
- 5.3 In this regard, we agree with the Council that there is no basis to reduce the number of new homes that is planned for on the basis of the Government's Standard Method. In fact, because of the inevitable situation where unmet need will arise from Reading, the higher end of the range is still too low and should be increased.
- 5.4 Turning to spatial strategy and the distribution of new housing, to manage the pattern of growth and achieve the most sustainable pattern of development, an additional amount of housing should be provided in the Eastern Spatial Area. For the reasons set out herein, Mortimer is an eminently suitable location categorised as a Rural Service Centre and outside the Emergency Planning Zone which constrains other locations. It is not within the Area of Outstanding Natural Beauty which is subject to a high level of protection.
- 5.5 The notion of no additional housing at Mortimer to that allocated in 2017 and to be developed by 2026, fails to consider longer term needs to the end of this current plan period. In these terms, the Local Plan is not positively prepared.
- 5.6 Located to the east of the Kiln Lane and west of The Avenue, the land which Hallam control measures 7 hectares in size, and is comprised of a horse paddock and a single arable field. The Site could accommodate some 75 new homes which is consistent with the scale and role and function of a rural service centre. In addition, there is potential for elderly persons accommodation and the provision of a new early years facility, which reflects identified needs in the Neighbourhood Plan. Alongside new development would be accessible green space, potentially comprising children's / teenage play space, and allotment provision. These community facilities seek to compliment existing green spaces within the village.
- 5.7 Accordingly, the Local Plan should either allocate land at Kiln Lane or set out an additional amount of housing to be provided by additional allocations in a new Stratfield-Mortimer Neighbourhood Plan.

*LRM Planning Limited*  
*28<sup>th</sup> February 2023*





Land adjacent Kiln  
Lane, Mortimer  
**VISION  
DOCUMENT**

February 2023



Hallam Land  
Management

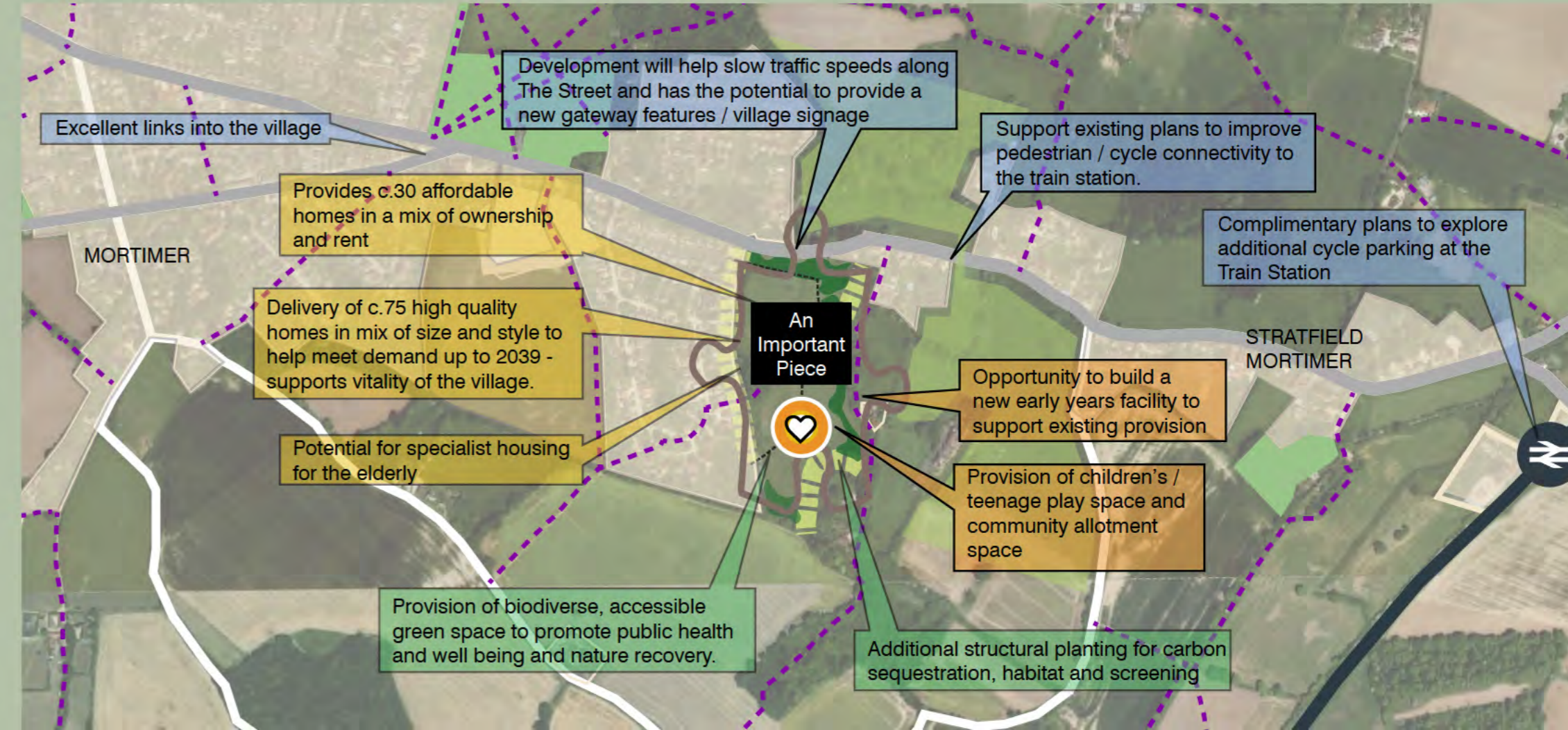
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# VISION STATEMENT

To create a sustainable, vibrant and well connected neighbourhood, embedded within generous Green Infrastructure which is accessible for all, and which provides an attractive, biodiverse and engaging setting for new high quality homes. New homes will be designed to meet local need, delivering up to 40% affordable housing, alongside opportunities for specialist housing for the elderly. Development will support local services and provide additional community infrastructure in order to maintain the vitality of village.

## KEY BENEFITS OF DEVELOPMENT INCLUDE:



# 1. SETTING THE SCENE



**INTRODUCTION**

- 1.1 This vision document describes our evolving concepts with regards to the potential of land adjacent to Kiln Lane, Mortimer (see F.1).
- 1.2 Hallam Land Management Ltd (Hallam) are pleased to promote this site within the context of the emerging West Berkshire Local Plan 2022-2039. As drafted, the emerging Local Plan does not afford a role to Mortimer in providing additional housing over that which is allocated in the current Stratfield-Mortimer Neighbourhood Plan (prepared in the context of the West Berkshire Core Strategy 2006-26).
- 1.3 The existing allocation of housing within the Neighbourhood Plan was to be developed by 2026. With no additional proposed allocations, existing development is to provide for the needs of Mortimer to 2039. The Neighbourhood Plan describes particular socio-economic characteristics that are prevalent locally; the affordability of housing; a shortage of certain types of housing in the parish; an ageing population and an under-representation of young persons and families. Should the existing allocation be the only new housing delivered over a much longer period to 2039, then these local challenges are unlikely to be resolved.

**Meeting Demand**

- 1.4 This Site has the potential to deliver up to 75 new high quality houses to support Mortimer's existing facilities. New housing could offer badly needed new family housing and 30 new affordable houses for the settlement.

1.5 In addition, the Site has the potential to deliver much needed housing to meet the unmet needs of Reading. Mortimer sits within the Eastern Spatial Area (identified within the Local Plan) in close proximity and well connected to Reading (see F.2).

**The Site**

- 1.6 We have evaluated the Site's known constraints, characteristics and context, to ensure that development can be delivered sensitively and in accordance with the National Design Guide (2021).
- 1.7 Development of this Site would be landscape and community led, delivering high quality community services for Mortimer and the wider area, within a robust and biodiverse Green Infrastructure network far exceeding policy requirements.
- 1.8 Moreover, development has potential to complement and help facilitate existing plans to improve access from the centre of Mortimer to the train station, thereby connecting people with services associated with nearby urban centres, and to strengthen links between local schools and open space.
- 1.9 The Housing Employment Land Availability Assessment (HELAA) published in January 2023 includes the Site at Appendix 4 ref area SM7. This assessment concludes that the Site has no constraints in relation to the North Wessex Downs Area of Outstanding Natural Beauty, no access or flooding constraints, it is not subject to groundwater flooding, has no notable ecological constraints, and is at low risk from contamination, noise, vibration or air quality problems. The HELAA does conclude that the Site is considered unsuitable in the context of the existing settlement form, pattern and character of the landscape. This assessment considered a development of 110 houses delivering only enough open space to meet policy requirements.

1.10 This document sets out a summary of how development reflects the historic settlement form and pattern of Mortimer, and how through sensitive siting and structural planting the Site can readily accommodate development without adversely affecting landscape character.

**An Emerging Vision**

- 1.11 This document explores two emerging designs which promote a new high quality residential environment that is walkable, healthy and attractive, ecologically diverse, and respectful of the Site's wider context. Interlinked open space is woven through the proposals, integrating walking routes, built development and play in a way which creates a transitional edge to the east of Mortimer, and strengthens local nature recovery networks.
- 1.12 Hallam wish to work collaboratively with local community, local stakeholders, the Parish Council and the Local Authority to further explore these options and would welcome the opportunity for further discussion.
- 1.13 We believe that land adjacent to Kiln Lane is eminently suitable for housing development, in terms of the Plan's spatial strategy, the Site's specific characteristics, and its ability to deliver wider community benefits.



Figure 1 Site Location Plan

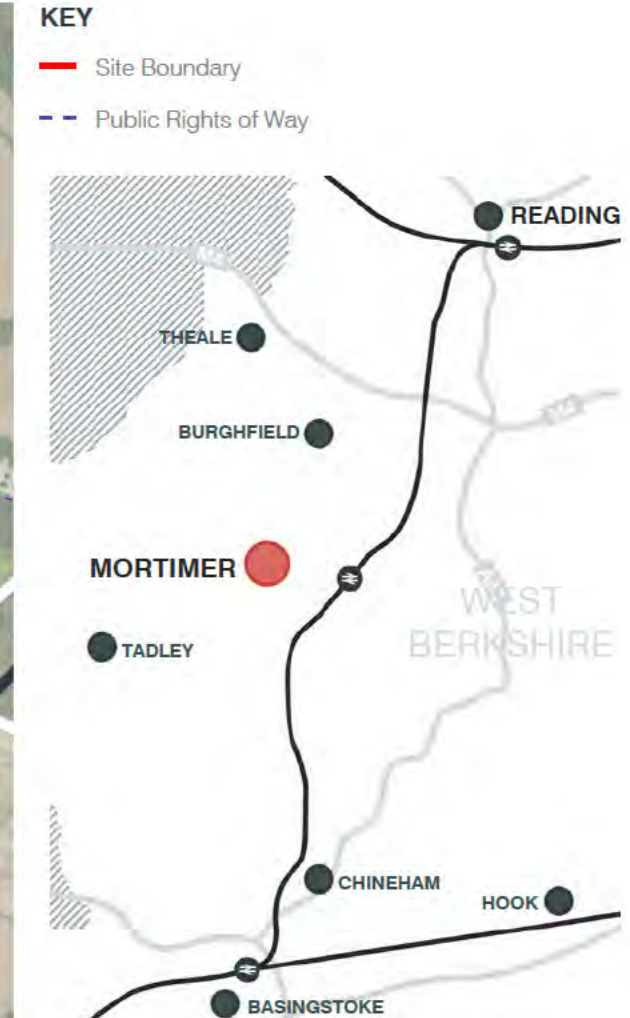


Figure 2 Mortimer Location Plan

**PLANNING CONTEXT**

**Mortimer**

- 1.14 Mortimer is identified as one of three Rural Service Centres within the Eastern Area, described as a sustainable location as a result of its good range of key services and opportunities for employment, community and education (Paragraph 4.32 of the Emerging Plan). The Rural Service Centres are identified as serving a wide catchment area and containing reasonable accessibility and regular public transport to a number of destinations including Reading.
- 1.15 Policy SP14 of the Emerging Plan indicates that Theale is the only Rural Service Centre in the Eastern Area where new housing allocations are proposed. Additionally the emerging plan allocates a comparable quantum of housing between the Eastern Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB) - see Housing Background Paper.
- 1.16 Representations by Hallam (March 2023) to the emerging local plan conclude that the suitability of settlements like Mortimer, which is unconstrained by the Emergency Planning Zone, and which fall outside of the AONB, where the landscape setting to existing settlements is considered of greater sensitivity to development, should be reconsidered.
- 1.17 When considering the Eastern Area, the Housing Background Paper reveals that all housing sites are expected to be completed by 2031/32 with no housing completions after this year until the end of the plan period. When looking at Mortimer specifically, the Emerging Plan identifies no new housing within the latter 13 years of the Plan period.

- 1.18 The Stratfield-Mortimer Neighbourhood Plan was prepared in the context of the 2012 West Berkshire Core Strategy and covered the period to 2026. By rolling forward the current allocation to meet the new housing requirement to 2039, the resultant growth of Mortimer is proportionately lower over the longer term.
- 1.19 It is our belief that the Site can be sensitively delivered in order to meet Mortimer's needs beyond the Neighbourhood Plan period and help sustain the village to 2039.
- 1.20 Successive assessments of how Reading is expected to meet its future development requirements have confirmed the likelihood of unmet need arising. In this regard, a new settlement concept at Grazeley, south of the M4, partly within West Berkshire and partly within Wokingham was considered as an option, although later the restrictions associated with the nearby Atomic Weapon Establishment site (AWE) precluded this. The locational attributes of a new settlement at Grazeley are shared by those existing settlements in close proximity to it, including Mortimer which is well related to the existing railway station. In these terms, Mortimer is well placed to contribute to meeting future development needs with the benefit of accessibility to Reading.
- 1.21 With the introduction of the Elizabeth Line (opened 24 May 2022) accessibility between Reading and London has been extended significantly improving the attractiveness of Reading and surrounding settlements as places to live. The cumulative impact of this and the introduction of greater agile working will inevitably put further pressure on the housing supply and affordability of housing in Mortimer which benefits from a station.

**Reading's Unmet Need**

- Strategic sites 
- Reading compromised by unmet housing need 
- Development constraint of Emergency Planning Zone with associated AWE Sites 
- Rural Service Centres within Eastern Area (Emerging Local Plan 2022-39) 
- No new housing for Mortimer within latter 13 years of the Plan period 
- Housing completions within Eastern Area finish 7 years prior to the Plan end 
- Similar quantum of residential development proposed in the AONB and Eastern Area 

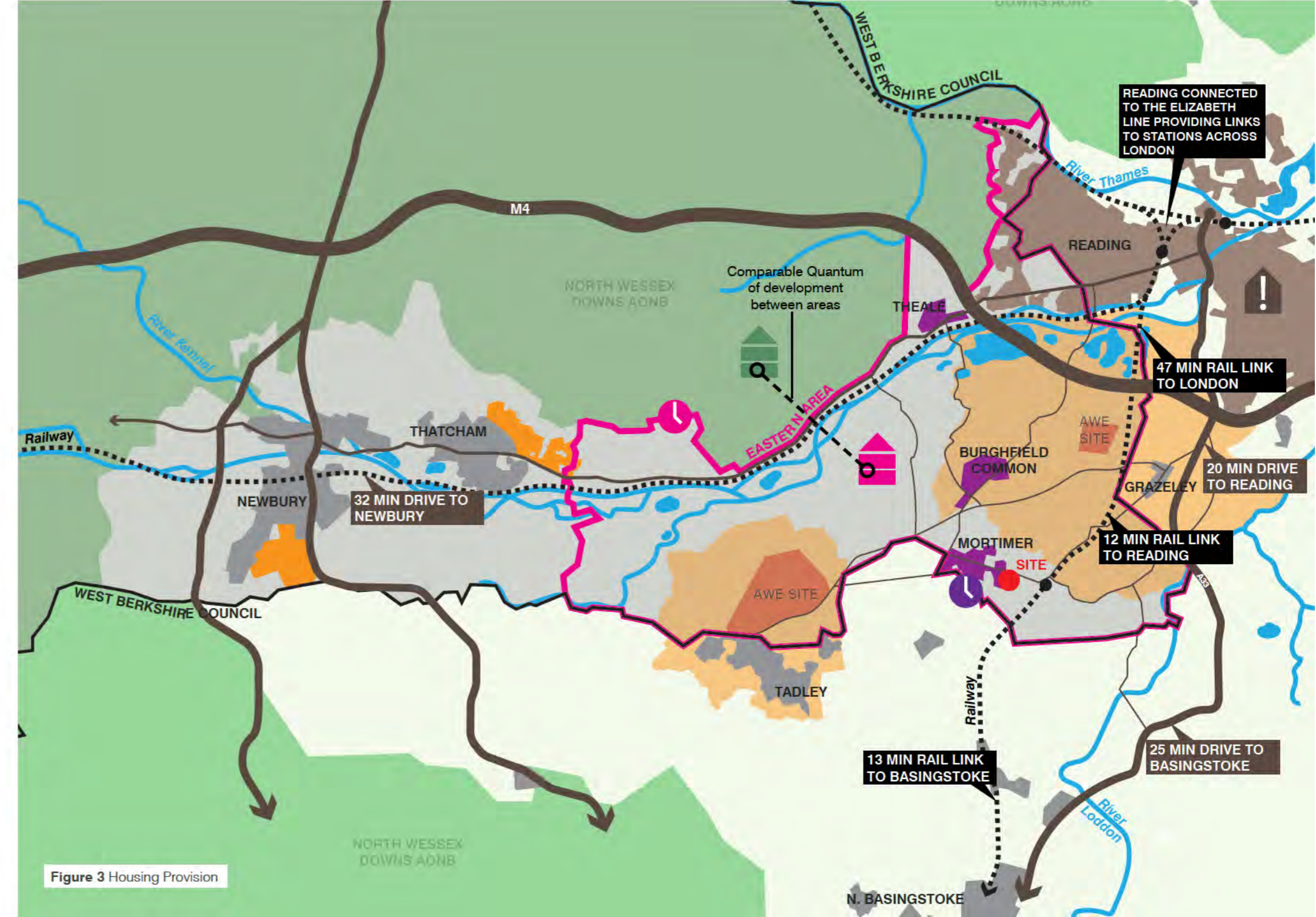


Figure 3 Housing Provision

## 2. SITE CONTEXT



## SITE AND LOCAL CONTEXT

2.1 The following sets out a selection of site photographs illustrating the nature of the Site and its immediate context

### The Street

View taken from the north eastern corner of the Site, looking west along The Street.



View east along The Street adjacent existing open space in the centre of Mortimer (c.300m to the west of the Site)



### To the South

View taken from PROW STRA/8/1 facing north towards the Site.



### East, West and Central

View north along Kiln Lane. Filtered views of the Site are possible through the vegetation on the left of the image.



View taken south along the Avenue. The site is visible to the right of the image defined by a native hedge and tree line.



View taken from within the Site along Public Right Of Way (PROW) STRA/9/4 towards the western Site boundary.



Figure 5 Site Photography



View looking across the north of the Site towards the Avenue from a location on the eastern Site boundary near Kiln Lane.

## TECHNICAL AND ENVIRONMENTAL CONSIDERATIONS

2.2 Successful development at Mortimer requires careful consideration of the following factors.

### Transport and Highways

2.3 Mortimer Train Station lies approximately 1.1km east of the Site, providing direct links to Reading (10.5km north) and Basingstoke (12km south).

2.4 The northern Site boundary is defined by The Street, which acts as the main vehicular and pedestrian connection between the centre of Mortimer to the west, and Mortimer Train Station to the east. The Street provides bus connections to Reading via Burghfield Common. The Street is characterised by development set back behind mature landscape buffers, thereby maintaining a well treed, semi rural approach to the village. Additionally as a relatively straight, wide route the Street regularly sees motorists exceed established limits.

2.5 The Avenue and Kiln Lane to the west and east respectively are both unadopted private roads. No vehicular access is to be taken from these routes.

2.6 A Public Right of Way (PRoW) passes through the centre of the Site linking Kiln Lane in the east with The Avenue and beyond to Drury Lane and Tower Gardens to the south west and north west respectively. This route is to be retained and enhanced.

### Heritage

2.7 Several historic assets are present within the wider environs of the Site, the nearest of which is Mortimer Hill, a Grade II hall located circa 50m to the north. The Site is not considered to form part of this building's setting being visually separated by dense mature tree planting to the north of the Street.

### Land Use, Landform and Views

2.8 The Site currently comprises of two small fields, a horse paddock to the north and a sloping arable field to the south. To the west the Site is defined by the existing urban extents of Mortimer, comprising of predominantly detached housing fronting The Avenue. To the south the landscape is characterised by large, irregular open and rolling arable fields, interspersed with pockets of woodland and isolated buildings. Fields to the east between Mortimer and Stratfield Mortimer are typically smaller featuring mature hedgerow and field trees. A group of large detached houses sit to the east accessed from Kiln Lane.

2.9 The topography of the Site falls from a high of approximately 95m Above Ordnance Datum (AOD) from the north west to approximately 70m AOD to the southern Site boundary. Site Drainage will need to be directed towards the south.

2.10 Both field compartments are well defined by existing mature vegetation which filters and screens views from the wider landscape. Some localised views towards the Site are possible from Drury Lane and PRoW STRA/8/1 to the south due to the Sites rising topography. Where these views are possible the Site is viewed in the context of existing urban development. Land to the south of Drury Lane falls away to the south and no further views are easily discernible.

2.11 To the east and west glimpsed views from the Avenue and from Kiln Lane are possible however both are filtered by mature vegetation along the Site's boundaries.

2.12 The Site's biodiversity is currently limited to its vegetated boundaries. The field compartments themselves hold limited value.

2.13 The most available views are available from the PRoW that crosses the Centre of the Site.

### Drainage and Hydrology

2.14 Two shallow ditches are present along the southern and western Site boundaries. These form part of a wider ditch network connecting to the Foundry Brook to the east, and West End Brook to the south.

2.15 The Site itself lies within Flood Zone 1 and is therefore considered at very low risk of flooding. Moreover, the Site is not subject to pluvial flooding.

### Local Facilities

2.16 A number of local facilities including cafés, restaurants and healthcare are present within Mortimer. These are typically concentrated along The Street and within the centre of the village to the west.

2.17 Prominent local green spaces which serve the community include Mortimer Cricket Club and Community Centre, Bilberry Gardens Playground and Mortimer Football Club playing fields.

### Planning Constraints

2.18 The Site is not covered by any landscape, ecological or planning designation. Notable planning considerations from the Emerging Local Plan in the vicinity of the Site include the Emergency Planning Zone associated with Atomic Weapons Establishment (AWE), approximately 0.75km north / north east of the site and an identified Biodiversity Opportunity Area to the immediate north of the Site.



Figure 4 Constraints Plan

### KEY

- Site Boundary
- Local Plan Boundary
- - - Site Study Area
- - - Public Footpath
- Existing grassland
- Existing arable land
- Development gap between site and Stratfield Mortimer
- Emergency Planning Zone
- Biodiversity Opportunity Area
- Existing woodland
- Urban Development
- Open Greenspace
- Ancient Woodland
- Community Centre
- Village Hall
- Primary School
- Train Station
- Grade II Listed Building
- Grade II\* Listed Building
- Scheduled Monuments
- Tower House Farm - TA Fisher Development



**SETTLEMENT PATTERN**

- 2.19 By the late 1800's, early 1900's, Mortimer had grown little beyond a small hamlet of houses, centred on the junction of The Street with West End. With the arrival of the rail line Mortimer grew slowly, initially spreading north to windmill Common and forming new clusters of housing to the west.
- 2.20 By the 1930's Mortimer had infilled available space to the west, up to the Pickling Yard plantation. The villages wooded context and local gravel pits did however restrict further growth. Thus followed a steady eastwards growth towards Stratfield Mortimer.
- 2.21 Eastward growth followed the broader growth pattern of Mortimer, with the construction of small clusters of houses within the landscape, subsequently infilled to expand the village.
- 2.22 Most recently development off Tower Gardens has / will infill the gap between The Avenue and St John's Road.
- 2.23 The resultant form of development has tended to result in a toothed or angular settlement edge created by each successive new neighbourhood projecting more or less north and south from a central spine through the centre of the village.
- 2.24 Each successive development has tended to link north or south onto The Street for its primary access.

- 2.25 Contrary to the findings to the HELAA new development to the east of the village reinforces this pattern of steady organic growth, east along The Street sympathetically infilling between The Avenue and Kiln Lane.
- 2.26 Historic development has tended to back onto open countryside, thereby presenting a relatively hard urban edge. With development kept to the north and to the south west of the Site, facing east and south east, a softer urban to rural transition between Mortimer and the wider countryside can be maintained.
- 2.27 Existing housing to the junction of Kiln Lane and The Street, further to the east of the Site, marks the eastern most extent of Mortimer. Further east a narrow but notable gap signifies that one has left Mortimer and arrived at the hamlet of Stratfield Mortimer. Due to intervening screening, and housing off Kiln Lane, the Site is not perceived as forming a part of this gap and as such development here would not compromise the individual identity of either settlement as being distinct from each other.

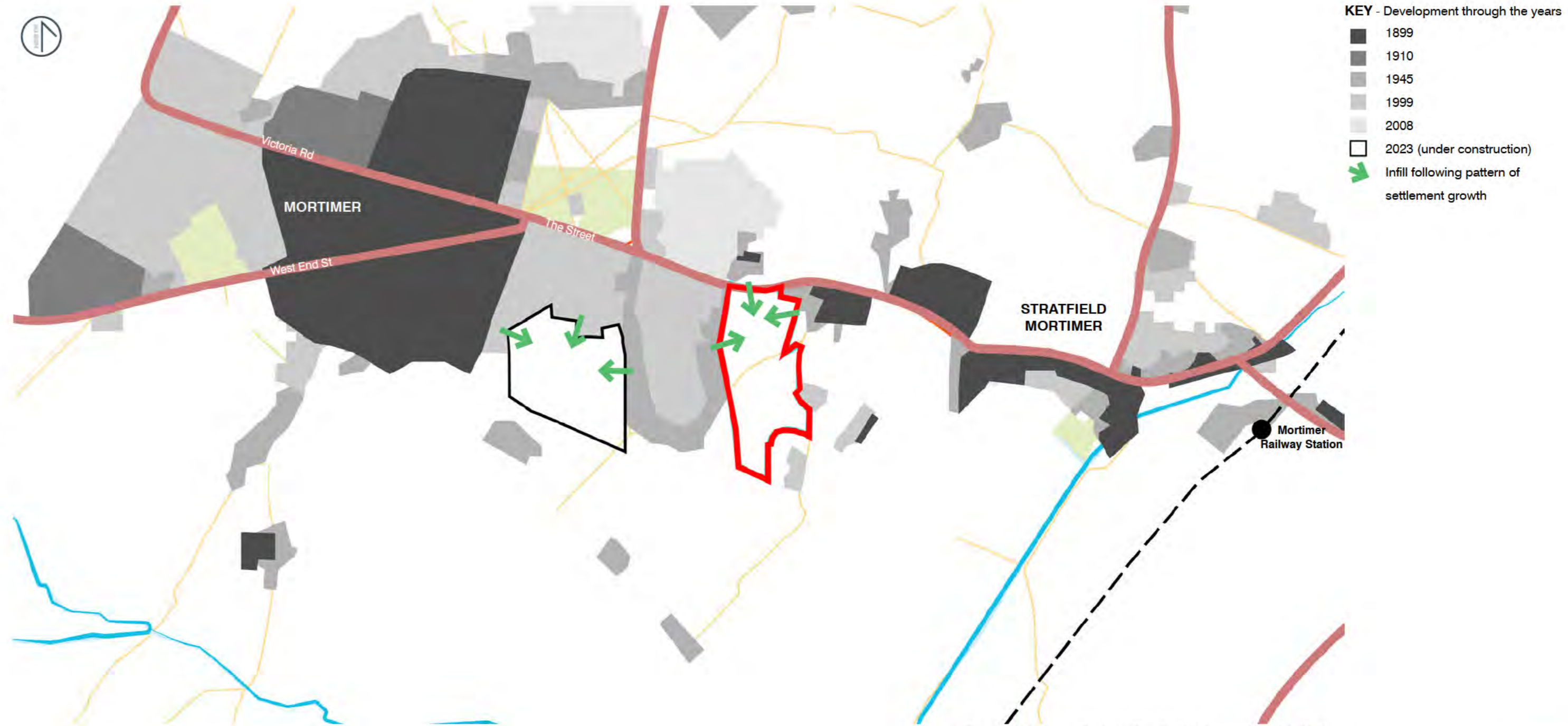


Figure 5.1 Settlement Analysis - Growth of Mortimer and Stratfield Mortimer

## LANDSCAPE CHARACTER

2.28 The Site's landscape character as defined by the Stratfield Mortimer Parish Landscape Capacity Assessment for Potential Housing Sites at Stratfield Mortimer, identifies the Site as MOR001: Land at Kiln Lane. The assessment describes the Site as falling within Landscape Character Type LCT 14: Plateau Edge Transition. It goes on to describe the Site as a mix of pasture to the north and arable land to the south, well defined boundaries which typically restrict visibility to the north but which are more open to the wider landscape further to the south.

2.29 The assessment determines that the Site is related to the existing urban area to the north where land plateaus above 90m AOD, but that it in this location it may impact upon the enclave of housing at the junction of Kiln Lane and The Street. It goes on to note that land to the south is more separated from the urban area appearing contiguous with the wider landscape.

2.30 The assessment further determines that the loss of pasture and open arable land would impact on the key characteristics of the landscape, that development should not extend below 90m AOD, despite recognition that the adjoining residential area fronting the Avenue sets a precedent of development below this level, and that development would adversely impact on views from PRowWs.

2.31 As a consequence of this evaluation the HELAA does not consider the site suitable for development.

2.32 An evaluation of the Site by Urban Wilderness Ltd determines that the Site could readily accommodate development as follows:

- Land to the north of the Site is well defined and visually contained. Development at Kiln Lane is separated from the Site by mature vegetation which if reinforced with additional planting would prevent a visual connection between existing houses and proposed. Moreover this vegetation would maintain the sense of a physical separation. It is recommended to maintain / explore an offset between new housing and the Site's eastern boundary. Development to the north would be well related to housing fronting the Site along The Avenue.
- Additional structural planting along the western edge of Kiln Lane would in time maintain this routes rural character and as such development would be possible with only a limited impact on its use as a PRowW. The PRowW crossing the Site should be enhanced with surfacing and signage and incorporated into the development's Green Infrastructure network.
- Land to the south is more open and visually linked to the wider landscape however views towards the Site are taken in the context of existing development arrayed down the hill (housing fronting the Avenue). The Capacity assessment notes that existing housing is 'not a suitable model for future development'. This is potentially with reference to its hard urban edge and internalised inward facing form. New development on the site would present a fair face to the wider landscape and through a layering of open space and structural planting can readily soften and screen views from the south.

• Woodland is a characteristic feature within the wider landscape, including woodland belts to the north east and south east of the Site. Additional planting to help soften and screen views would not be out of place.

• Whilst a small area of arable land and pasture (in use for horse training) would be lost to development, the Site comprises only a very small part of the wider Landscape Character Type and as such this loss is not considered to compromise the character or integrity of the wider landscape.

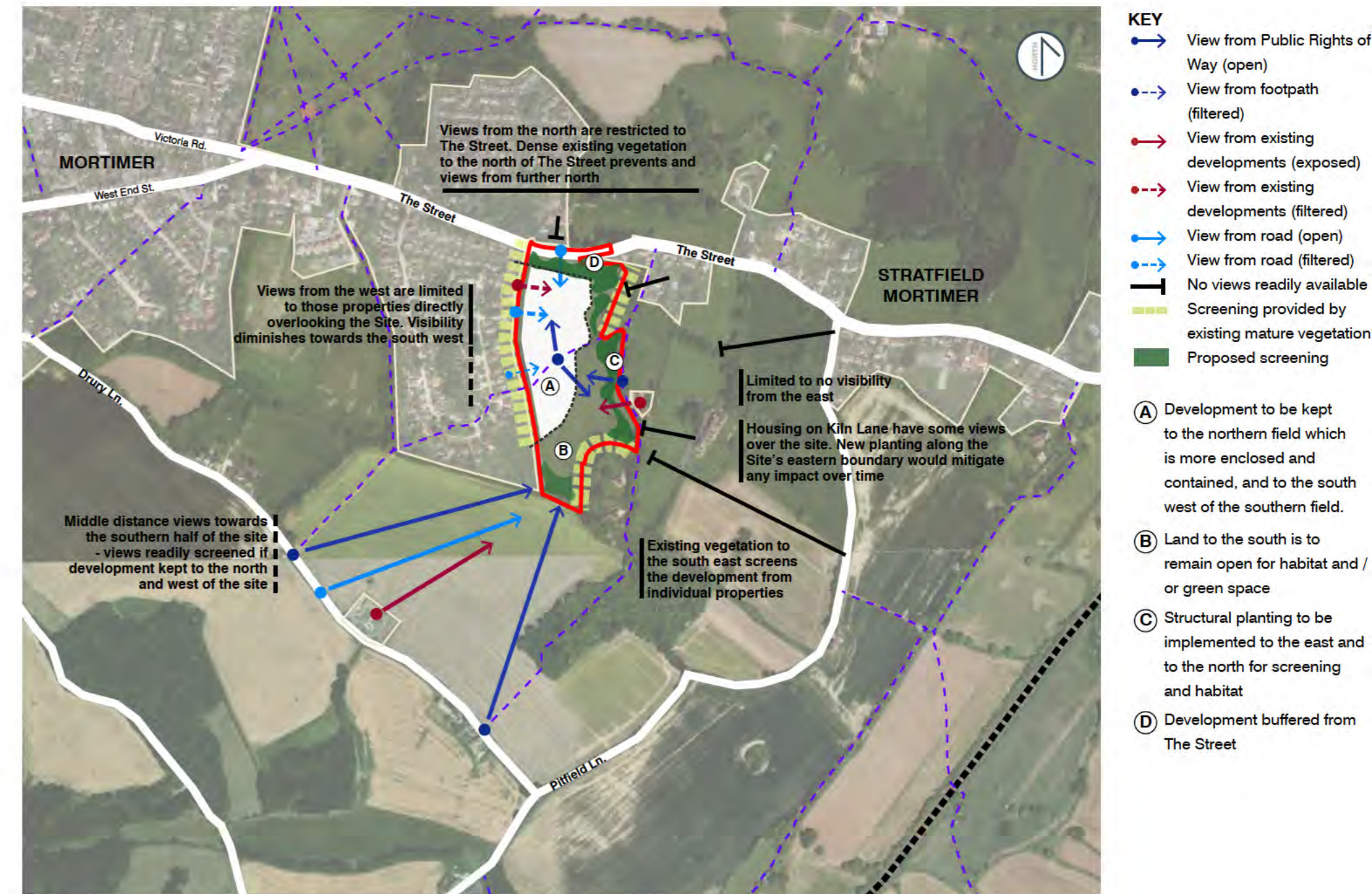


Figure 5.2 Landscape Analysis - Visual Impact on Proposed Site

- KEY**
- View from Public Rights of Way (open)
  - View from Public Rights of Way (filtered)
  - View from existing developments (exposed)
  - View from existing developments (filtered)
  - View from road (open)
  - View from road (filtered)
  - No views readily available
  - Screening provided by existing mature vegetation
  - Proposed screening
- (A) Development to be kept to the northern field which is more enclosed and contained, and to the south west of the southern field.
- (B) Land to the south is to remain open for habitat and / or green space
- (C) Structural planting to be implemented to the east and to the north for screening and habitat
- (D) Development buffered from The Street

**SITE OPPORTUNITIES**

**Transport and Highways**

2.33 In order to reflect existing housing along the Street, new development is to be set back from The Street in order to maintain the well treed, semi rural character of one's approach to the village. The Street provides strong links west into the village.

2.34 Given that the Avenue and Kiln Lane are private roads, vehicular access to the Site will need to be taken from The Street. A new access should promote ones sense of arrival to the village whilst slowing vehicle speeds.

2.35 PProW STRA/9/4 crossing the Site should be retained and enhanced with new surfacing, signage and seating in order to make this route as attractive as possible.

2.36 The Site's proximity to Mortimer train station presents an opportunity for access to higher order settlements within an easy walk/cycle. Development will explore opportunities for additional cycle parking at the station and enhanced pedestrian connectivity along The Street to complement proposals for the new car park granted planning permission under planning reference 20/00674/FUL.

**Heritage**

2.37 Nearby historic assets hold limited visual connection to the Site due to the presence of dense mature vegetation providing screening along the northern edge of The Street. Additional planting along the Site's northern boundary will further reinforce this separation.

**Land Use, Landform and Views**

2.38 Any proposed development should work with the existing contours which fall from the north western corner of the Site to the south. The northern field is typically flatter than the south, which has a more pronounced gradient. As such development should explore a different character and density of housing on land to the north, being typically higher in density and more compact in form then sloping ground to the south which in turn should be of a lower density and a looser urban form.

2.39 The form and configuration of built development should equally consider views from neighbouring houses to the west along The Avenue and to the east along Kiln Lane. Indeed development should carefully consider its urban to rural transition both west to east and north to south.

2.40 Existing tree planting on Site should be retained and supplemented with additional planting. This will further define the Site's boundaries and limit views from the wider landscape. Moreover, woodland is characteristic of the wider landscape, as such its inclusion will help integrate development into its locale. Tree planting reflects the Governments aspiration to increase tree coverage across the UK and reflects best practice set out in the National Design Guide.

2.41 Alongside additional tree planting the Site affords an opportunity to maximise biodiversity through the creation of new wetland areas to the south, and wild flower meadow and scrub habitats to the centre and east of the Site.

**Drainage and Hydrology**

2.42 The Site naturally drains to the south. Development will retain and enhance existing drainage ditches and will enhance these features to maximise their biodiversity potential.

2.43 Drainage proposals should fully integrate with the existing landform of the Site, with consideration for the use of Sustainable Drainage Systems (SuDS) throughout.

**Local Facilities**

2.44 Existing facilities within the village lie within a short walk or cycle from the development. As such development within the Site will further support existing facilities within the village.

2.45 The Site provides an opportunity to deliver new community facilities in the form of publicly accessible green space, children's and teenage play space, allotments, and early years education. Linked to The Street and to the existing PProW network these facilities will be accessible to all.

**Planning Constraints**

2.46 The Site lies outside of the Emergency Planning Zone associated with Atomic Weapons Establishment (AWE), and as such may positively contribute to housing delivery.

2.47 Similarly whilst the Site falls outside of the identified Biodiversity Opportunity Area new planting and habitat creation will compliment this designation and increase biodiversity within the locale.



Figure 6 Opportunities Plan

### 3. EMERGING PROPOSALS



### A STRATEGIC APPROACH

- 3.1 With its integral connections into Mortimer, via The Street and the existing Public Rights of Way network, residents within the Site would have easy access to existing facilities within the village centre (within 800m - 10 mins). The Site also lies within an easy walk of proposed community facilities within the Tower House Farm development, currently under construction to the west.
- 3.2 To the east residents would have easy access within a short walk or cycle to Mortimer train station, providing strong links to Reading and Basingstoke, and to Mortimer St Mary's C of E Junior School and St Mary's Church.
- 3.3 Hallam would like to explore enhanced cycle parking at the station and improved connectivity to the station in order to further promote sustainable travel choice.
- 3.4 In turn the Site offers Mortimer additional accessible green space, children's / teenage play space, and allotment provision. These community facilities seek to compliment existing green spaces within the village. Each in turn creating 'green stepping stones' ensuring easy access to green space within circa 400m (5 mins).
- 3.5 In addition to green space, Hallam would like to explore the opportunity of providing a new Early Years (day nursery) or similar within the Site. This provision seeks to compliment existing education provision within Mortimer and Stratfield Mortimer whilst making the village more attractive to young families. Indeed the Site offers the opportunity to provide a mix of homes to reflect housing need, including family housing alongside affordable housing aimed specifically at enabling younger people to stay in the village. All housing will be delivered to a high standard of design.
- 3.6 Within this wider connectivity framework, the Site has the potential to establish an effective transitional edge to the east of Mortimer, to slow traffic speeds along The Street and to maintain an attractive gateway or sense of arrival to the village.

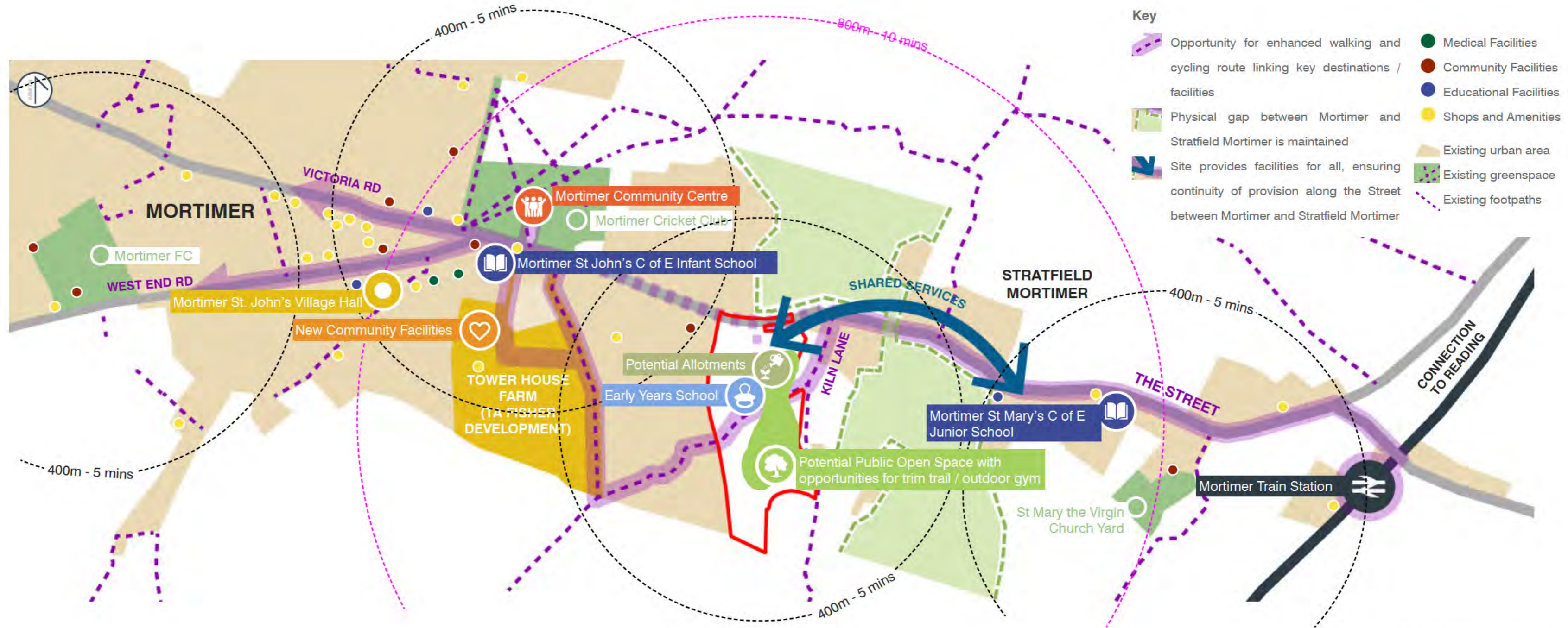


Figure 7 Local Facilities Plan

## HIGH QUALITY HOUSING

- 3.7 Development adjacent to Kiln Lane, East Mortimer provides an opportunity to deliver high quality sustainable housing to help meet local demand up to 2039. Development will include 40% affordable housing split between affordable ownership and affordable rent.
- 3.8 In accordance with the current Neighbourhood Development Plan (NDP) all housing will be designed in accordance with Future Homes Standards and Building for Life Standards. Housing will be orientated to capitalise on south facing slopes for passive solar gain and will include a fabric first approach to energy efficiency.
- 3.9 Housing will be designed to maintain good permeability ensuring that all residents have easy access to open space, internal Estate Roads, footpaths, cycle routes, the local public transport network, and to existing local facilities and schools.
- 3.10 The development will comprise of a variety of dwelling types from detached and semi-detached housing to small groups of 'terraced cottage' accommodation. The main objective is for the development to offer a range of accommodation with a choice of houses to provide for single occupancy and for family accommodation.
- 3.11 In line with the Government's National Design Guide, it is anticipated that the proposed variety and quality of buildings will provide flexible, adaptable housing, which can both respond to demographic change and to the needs of individuals throughout the course of their lives. Housing will offer opportunities for home working and will cater for conversion to elderly accommodation.



## EARLY YEARS PROVISION

- 3.12 The development has the potential to include a purpose built early years education facility catering for pre-school age children, supporting the existing provision in the village.
- 3.13 Existing facilities within the village are for pre-schoolers, with limited hours and no provision for under 2 year olds.
- 3.14 An early years facility would support an increase in the number of young families living in the village, fulfilling the stated aim within the Neighbourhood Plan (NPD) to "make it possible to live in the parish for the whole of one's life," and policy IS4 which specifically identifies that the NDP will support a proposal for a Day Nursery.
- 3.15 Moreover, with many residents commuting to Reading and beyond a new facility that offers working hours care would support commuting parents who could pick up and drop off their children to and from the train station.
- 3.16 A new infant school has been proposed as part of the Tower House Farm development to support the existing St. John's C of E Infant School. Consequently a new early years facility would provide a corresponding number of pre-school places.
- 3.17 A new facility would be of high-quality, sustainable construction with both indoor and outdoor provision, capable of flexible use and wider community lettings.



## GREEN SPACE

- 3.18 Multi functional accessible green space is essential to healthy and happy living, supporting mental health and well-being. Open space, habitat areas, play space and allotments will make up a large proportion of the Site.
- 3.19 Accessible green space connected to The Street and to the existing PRoW network offers a real opportunity for new residents and existing residents alike.
- 3.20 Hallam wish new play facilities to compliment existing provision within Mortimer and as such wish to engage with stakeholders to explore different play opportunities for the Site including children and teenage play space, alongside natural play space.
- 3.21 Hallam also wish to explore opportunities for open water and wetland creation in order to maximise site biodiversity. These features will form part of the Site's integrated SuDS and will be positioned such that they are well overlooked for their safety.
- 3.22 Biodiversity enhancements are a core ambition for the proposals. In addition to wetland this will see the planting of new structural planting (scrub and woodland) along with the creation of wild flower meadow areas.
- 3.23 Existing GI features such as trees and hedgerows will be retained and enhanced.
- 3.24 New structural planting to the north of the Site is proposed in order to create a sense of separation from The Street and to maintain a well treed, semi rural approach to the village.



## ALLOTMENTS

- 3.25 Allotments and / or Community Growing Spaces play an important role in connecting people to the process of food production, enabling them to grow fresh, cheap food, whilst reducing food miles. They help to improve the environment, support new plant development and preserve rare and unique varieties.
- 3.26 At the same time they provide opportunities to be active, meet other people, and share knowledge, information and food. They can be central parts of a community and act as a nucleus around which community can build.
- 3.27 Allotments are in short supply in Mortimer. The provision of Allotments within the development provides much needed growing space as a leisure resource and means for a healthy happy community.
- 3.28 The majority of respondents to the questionnaire which informed the NPD stated that allotments would be a desirable use of CIL funds.



### TRAIN STATION AND THE STREET

- 3.29 The proximity of the proposed development to both Mortimer village and the railway station encourages non-car modes of travel to local facilities and to higher order settlements.
- 3.30 Suitable access to the Site will be provided from The Street approximately 100m to the east of The Avenue. Access proposals are to be further developed but will seek to ensure traffic speeds along The Street are slowed and could include village signage and / or public art to help create a 'gateway' to the settlement.
- 3.31 An assessment of the impact of the development on the local highway network will be undertaken as part of an application. Moreover a travel plan will be provided as part of any application which would promote green travel options.
- 3.32 Development west of Kiln Lane would seek to support / contribute towards the Parish's plans to implement a programme of improved sustainable links including improved links to the primary school and station. Financial contributions could be made for infrastructure improvements to encourage non-car modes of travel and better accessibility including local wayfinding, footway improvements or enhanced cycle parking facilities at the train station for example. Hallam wish to engage with the local community, local stakeholders, Parish and Local Authority, in order to develop a comprehensive approach to local improvements.



Figure 8 Access Illustration



**EMERGING PROPOSALS**

3.33 Hallam have explored two emerging options for development. Option 1 seeks to extend development west to east whilst Option 2 north to south as follows:

**Option 1**

3.34 Development extends the existing urban edge eastwards whilst retaining a strong green buffer, wrapping the development north, east and south. This open space transitions into open countryside and to Kiln Lane beyond. Allotments and play facilities are embedded within this greenspace, affording a strong connection between proposed housing and open recreation space. Early years facilities are located at the heart of the development, served by a main vehicular access route to the west and fronting onto open space to the south.

3.35 Public footpaths cross east-west through the Site and north-south along the eastern extent of the development. As such access to facilities within and outwith the Site is convenient via modes of active travel and there is a strong sense of connection between housing and greenspace. An enhanced Green Infrastructure network provides recreational benefits, biodiversity improvements and screening of the new development. SuDS features to the south of the Site provide hydrological benefits and offer a point of interest and destination.

**KEY**

- Site Boundary - 7.1Ha
- Proposed Development Parcels (2.03Ha = circa 75 units at 37dph)
- Proposed Early Years Provision
- Proposed Public Green Space
- Proposed Play
- Proposed Allotments
- ⊕ Existing Pedestrian Access Points
- ⊕ Permissive Pedestrian Access Point
- Proposed Primary Vehicular Routes
- Proposed Secondary Vehicular Routes
- Existing Ditch Network
- Proposed Structural Planting
- Existing Trees & Woodland
- Existing PROWs to be retained
- Proposed SuDS/Wetland



Figure 9 Design Option 1



Figure 10 Design Option 1 Illustration

**Option 2**

3.36 Development is contained within the north of the Site, with new and existing vegetation providing visual screening of new housing on all sides. The south of the Site serves as public open greenspace, with allotments and play facilities located to the north of this area in close proximity to public footpaths and housing. As such a sense of escape and separation from development is provided without detriment to accessibility. Early years facilities are located at the south east of the new housing served by a secondary road and public footpath.

3.37 Public footpaths cross east-west through the site providing excellent connectivity with existing development. A further footpath runs from the centre of the site to the southern extent of the open space, connecting residents to informal recreational greenspace and SuDS features at the Site's southern extent. A strong Green Infrastructure network provides recreational benefits, biodiversity improvements and screening of the new development.

**KEY**

- Site Boundary - 7.1Ha
- Proposed Development Parcels (2.03Ha = circa 75 units at 37dph)
- Proposed Early Years Provision
- Proposed Public Green Space
- Proposed Play
- Proposed Allotments
- ⊕ Existing Pedestrian Access Points
- ⊕ Permissive Pedestrian Access Point
- Proposed Primary Vehicular Routes
- Proposed Secondary Vehicular Routes
- Existing Ditch Network
- Proposed Structural Planting
- Existing Trees & Woodland
- Existing PROWs to be retained
- Proposed SuDS/Wetland



Figure 11 Design Option 2

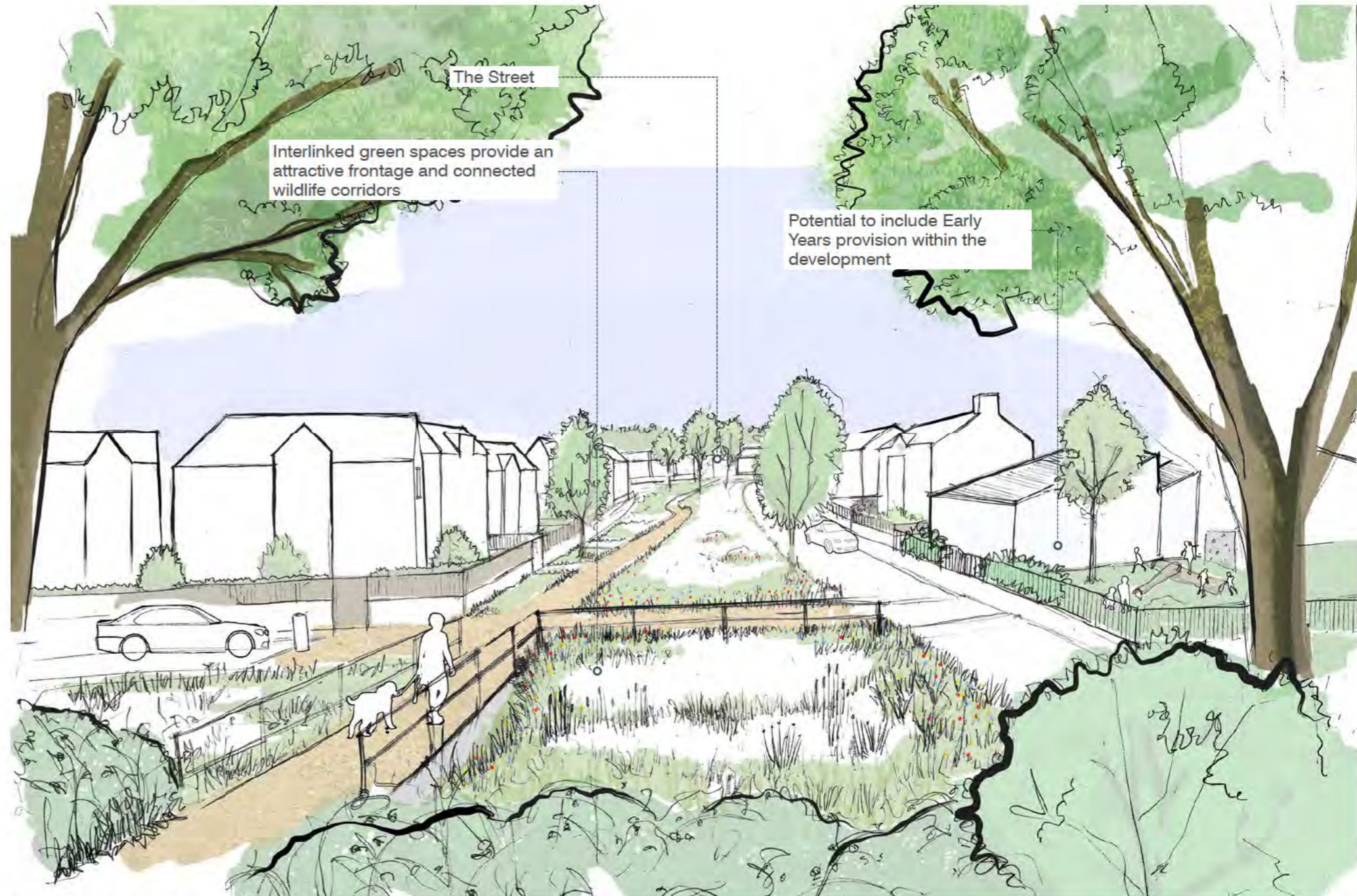


Figure 12 Design Option 2 Illustration

# 4. OVERARCHING PRINCIPLES & DELIVERY



**OVERARCHING PRINCIPLES & DELIVERY**

4.1 A holistic approach to sustainability will be central to the delivery of this scheme. All dwellings will commit to the emerging Future Homes Standard, due 2025, which will require new build homes to be future-proofed for low carbon construction and to maximise energy efficiency. In conjunction with associated masterplanning principles, like ensuring the prominence of sustainable travel networks and the delivery of a biodiversity net gain, space for home working, and open space for recreation, this Site will deliver an attractive interconnected and biodiverse environment within which to live, work and play.

**Homes for the Future**

4.2 The following sustainability initiatives will be considered going forwards:

- Fabric-first architectural principles ensuring high levels of energy efficiency;
- A low embodied carbon construction and operation;
- The use of renewable technologies;
- Integrated approach to sustainable drainage;
- Enhancements to the PRoW network and contribution towards cycle parking at the train station;
- Potential for increased community food growing opportunities; and
- The provision of a range of housing typologies to suit local need alongside potential for additional community facilities.

4.3 The development will promote affordable housing alongside family housing in order to encourage a greater age diversity across the village.

**Green Infrastructure**

4.4 High quality green infrastructure is an essential component of the development. The rationale is to establish an attractive, safe and enduring landscape that will provide a rich and diverse setting for new development, maximising bio-diversity and public amenity whilst protecting the inherent qualities of the edge of Mortimer. Green space will provide opportunities for health, recreation, learning, movement and wildlife.

4.5 The existing landscape of hedgerows and trees will be retained and enhanced by a network of proposed new Green Infrastructure (GI) which includes broadleaved woodland, trees, hedgerows, allotments, areas of open space conservation grassland and wetland habitats. In the long term this will significantly enhance the Site's landscape and biodiversity by diversifying the area's ecological structure, framing and / or screening views and by providing increased habitat creation and connectivity.

4.6 Open space will provide a 'soft edge' to the settlement. Housing will actively front open space and provide a dynamic edge to the village. Structural planting towards the Site's boundaries will further soften and screen development.

4.7 The Site's Green and Blue Infrastructure will create a number of habitats which were previously poorly represented or absent. The development will promote the conservation of the wider landscape for biodiversity by significantly increasing habitat cover and diversity by implementing a diverse mosaic of habitat typologies alongside connecting existing hedgerows and mature tree groups external of the site boundaries.

**Connectivity**

4.8 Existing rights of way will be retained and enhanced. Routes will also be extended to create an accessible network of routes from north to south and east to west.

**Delivery**

4.9 The Site is available now and could be brought forward for development well within the plan period. Hallam are committed to working with the local community, local stakeholders, the Parish Council and the Local Authority to deliver a high quality proposal.



# Land Adjacent Kiln Lane, Mortimer

# VISION DOCUMENT

February 2023



Rev	Issue	Author	Approved	Date
1	DRAFT	LM / NJE	NJE	27 Feb 23