



Basingstoke & Deane Draft Local Plan (2024- 2042)
Site: MWE004 Land at West End Farm, Mortimer

In common with many land-based businesses, the Estate is regularly approached by local authorities seeking suitable sites for sustainable development as they prepare and update Local Plans.

The Estate has always considered the needs of local communities when making important long-term decisions about its land and how it should be used, be that for food, forestry, nature, energy or new homes and other development.

Some people have asked why the Estate would release land for housing, given its work supporting communities and caring for the environment. The delivery of sustainable development to provide much needed new homes is not incompatible with that work, which cannot be delivered in isolation.

Historically the Estate, like many others, has provided homes within, and for, the communities in which we operate. Over the centuries we have also responded to local needs with schools, churches, sports fields and other facilities to help these communities grow and flourish.

Today, the housing crisis is no less acute in rural areas than it is in urban areas, and it is important that there is provision for an appropriate amount of development in sustainable locations to ensure housing needs are met while preserving and enhancing the vitality of local communities.

As a result, when Basingstoke and Deane issued a “call for sites” early in 2025, the Estate put forward for consideration land in Mortimer West End.

The Council’s proposals are at a relatively early stage, and it is by no means certain that the site will be allocated for development, with the plan not due for adoption until 2027.

Should the site be selected by the Council through the Local Plan process, we would engage closely with local people and their representatives before submitting any detailed proposals.

As the site lies close to the dividing line between Basingstoke & Deane and West Berkshire, any such consultation would include communities on both sides of the border.

If and when we do release land for housing, we strive to make sure that what is built is of a high quality and is most appropriate for its location. We also meet local Councils’ requirements for the proportion of affordable housing to be delivered alongside open-market housing.

When we brought forward land in Burghfield Common and Theale through the West Berkshire Council Local Plan process, we said we would provide high-quality homes with policy-complaint levels of affordable housing working with a high quality, responsible housebuilder. And that is what has been delivered.

It is clear from the Basingstoke and Deane's appraisal of the site in Mortimer West End that any development there would need to be well designed, sustainable, in keeping with its surroundings, and deliver public open space with walking and cycling connectivity within and beyond the site.

Importantly, it would need to show a biodiversity net gain, so that nature would be supported and improved, rather than diminished.

Should the site be allocated by Basingstoke & Deane, the Estate would work closely with all parties to try to ensure benefits accruing from the development, such as the Community Infrastructure Levy and Section 106 payments, would be appropriately distributed among neighbouring communities, whichever side of the border they may be in.

We will continue to abide by our values by being open and transparent; working in collaboration with others and taking a long-term view.

14 November 2025



The Estate Office, Englefield Estate Yard, The Street, Englefield, Reading, Berkshire RG7 5ES
0118 930 2504 www.inglefieldestate.co.uk