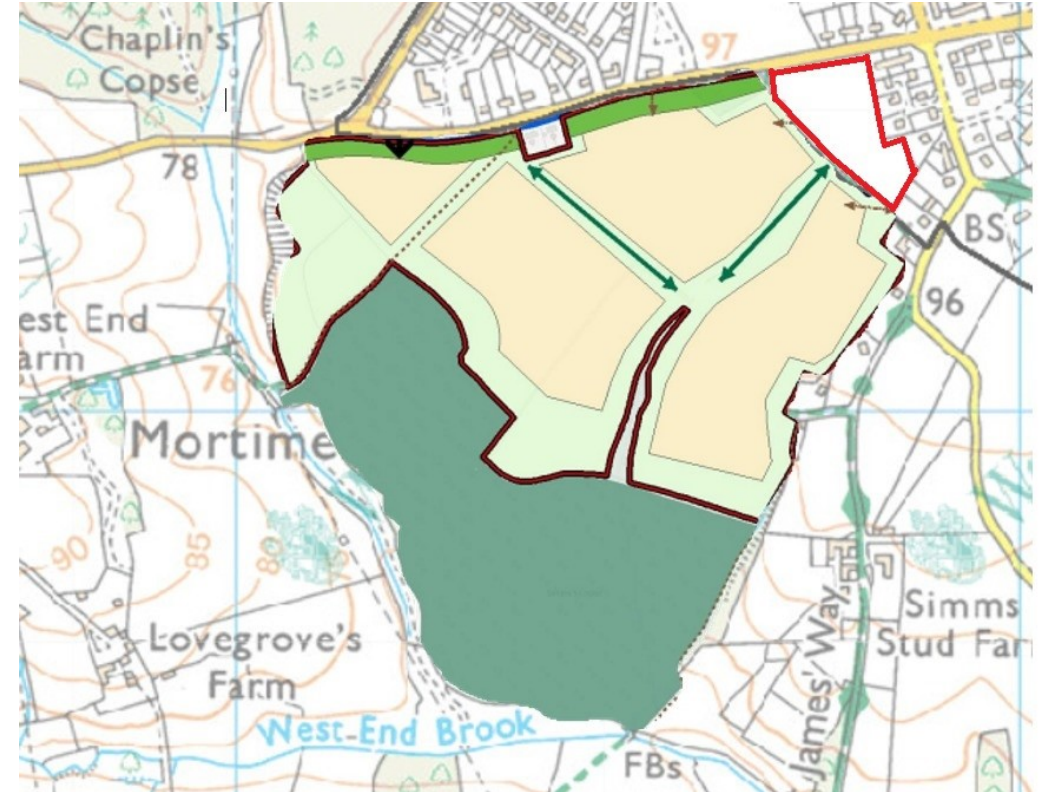


Basingstoke & Deane's Proposed 350 Homes At Mortimer West End

Public Meeting
8 December 2025

Agenda

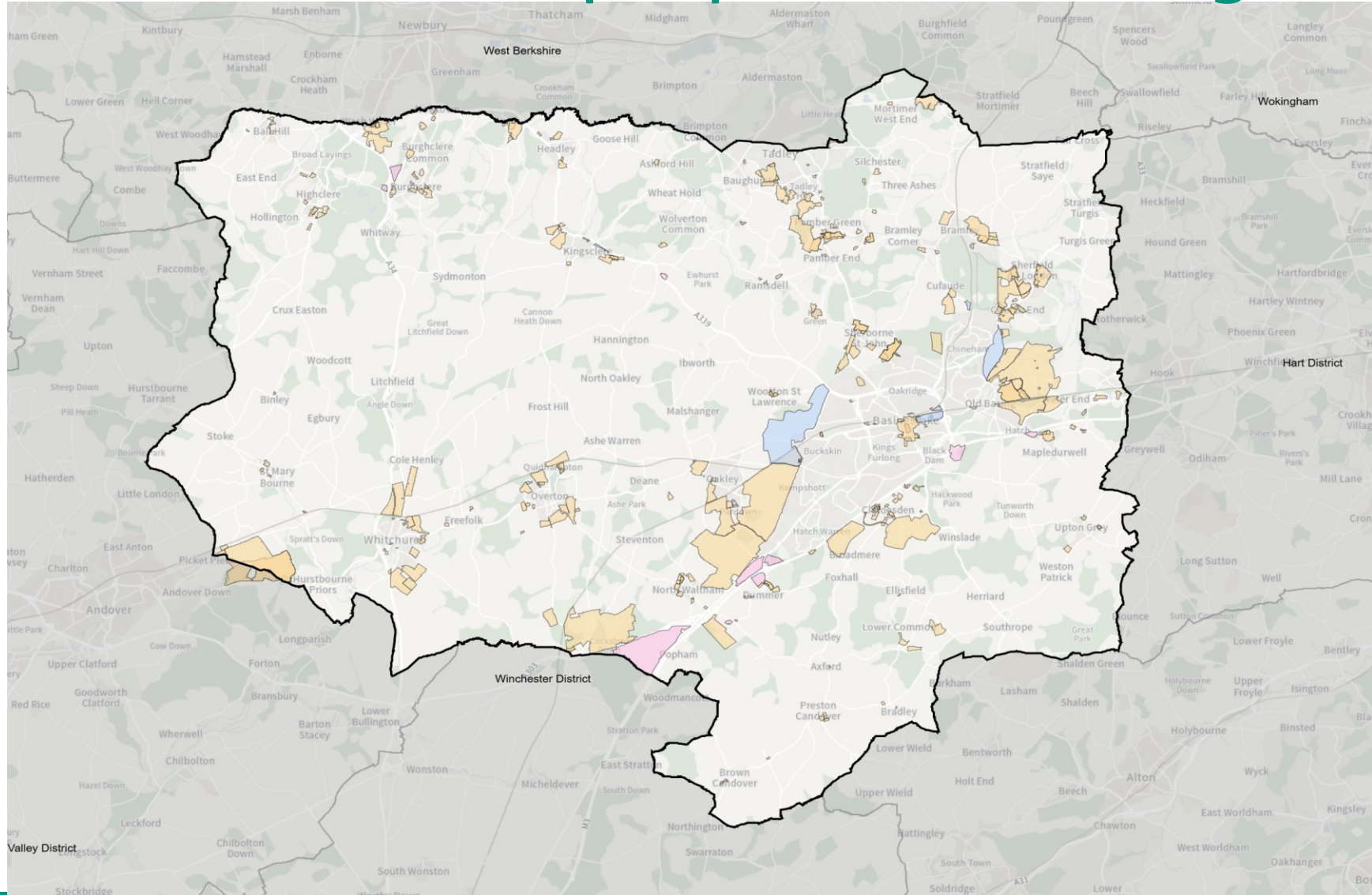
- ❑ Introductions
- ❑ **Key Issues**
- ❑ The Local Plan Process
- ❑ Q&A
 - Public
 - Parish steering group
- ❑ Summary



Basingstoke & Deane's proposed housing sites

KEY

Proposed
sites



West Berkshire
COUNCIL

Hants & West Berks land

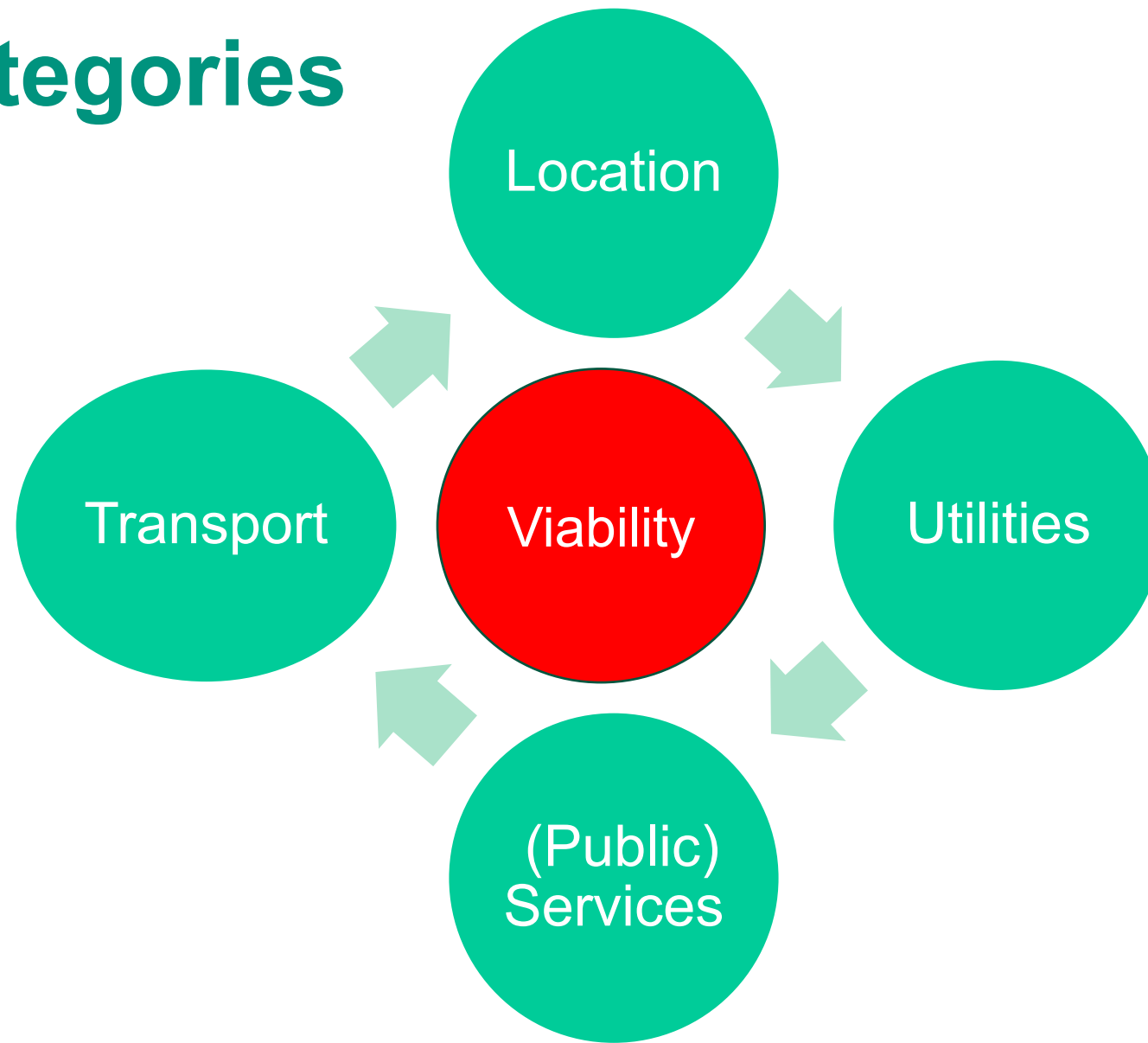
The map displays the geographical layout of land parcels in Hants & West Berks. Two specific areas are highlighted:

- MOR004 - West Berks:** A small, irregularly shaped parcel outlined in red, located in the central-eastern part of the map.
- MOR005 - Hants Mortimer West End:** A larger, irregularly shaped parcel outlined in black, located in the western part of the map, adjacent to MOR004.

The map also shows various other features, including roads (e.g., Victoria Road, Windmill Road, The Avenue), green spaces (e.g., Windmill Common, Simms's Copse, Hilliar's Copse), and buildings (e.g., The Alfred Palmer Memorial Recreation Field, Drake House). The overall area is bounded by a thick black line.



Issues Categories

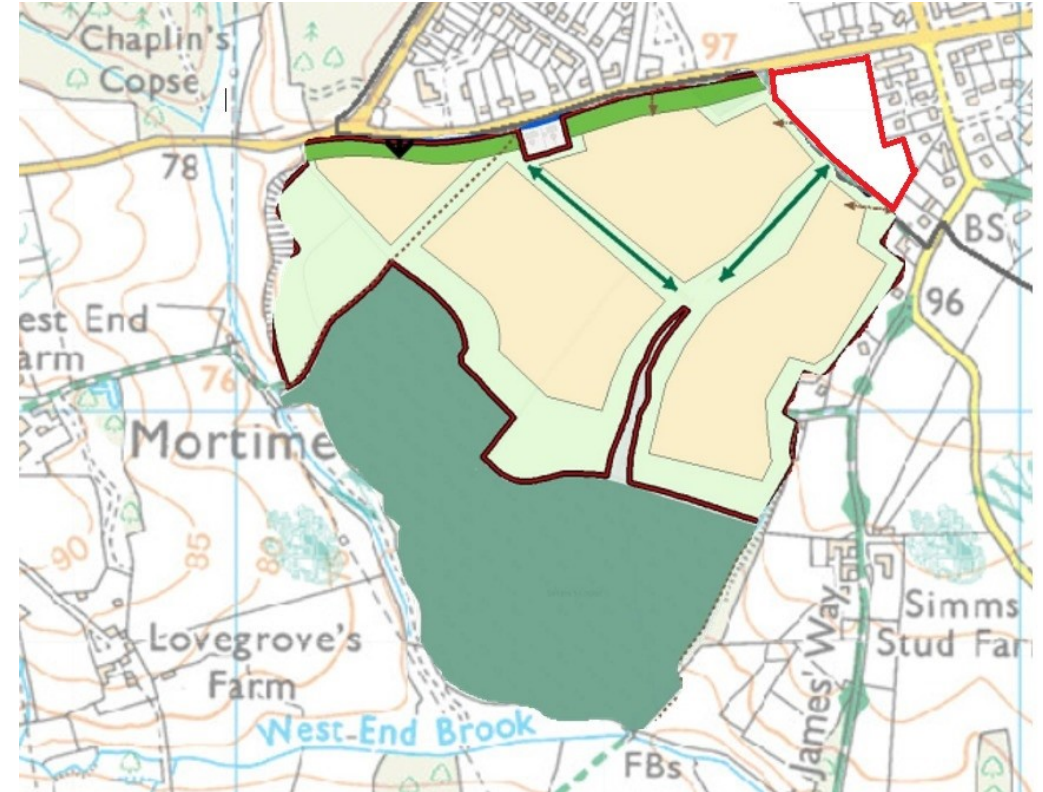


Nick's Analysis

[illegible]

Agenda

- ❑ Introductions
- ❑ Key Issues
- ❑ **The Local Plan Process**
- ❑ Q&A
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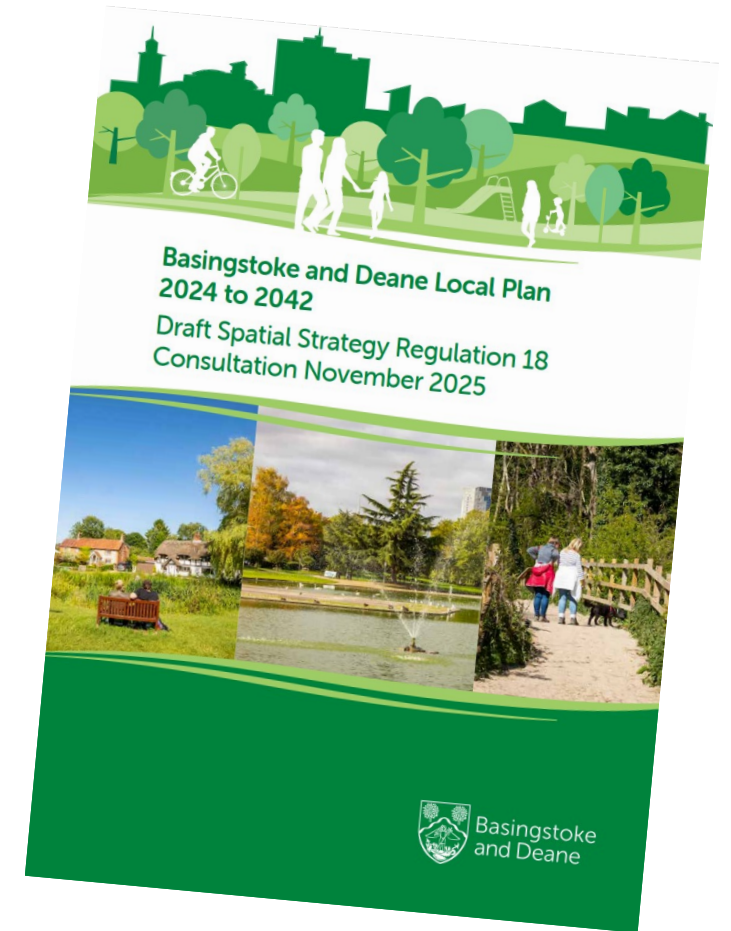


Introduction

- ❑ What is a Local Plan?
- ❑ Key stages and getting involved
- ❑ Basingstoke and Deane Local Plan
 - Duty to Cooperate
 - Gypsy and Traveller Need
- ❑ Reg 18 - making your comments count
- ❑ How do you find out more
- ❑ What happens next

What is a Local Plan?

- ❑ It sets out planning policies and proposals for future development over a minimum 15-year period.
- ❑ It guides decisions on housing, economic development and infrastructure
- ❑ Identifies land for these needs while protecting the environment
- ❑ Used to help determine planning applications
- ❑ Basingstoke and Deane's Local Plan is a framework that will guide future development and planning decisions in the borough until 2042.

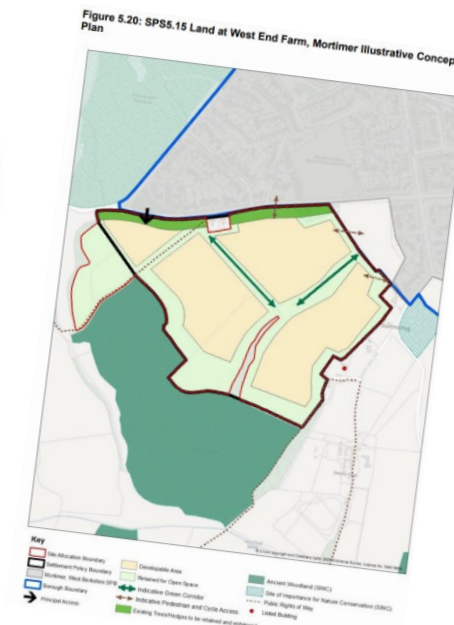
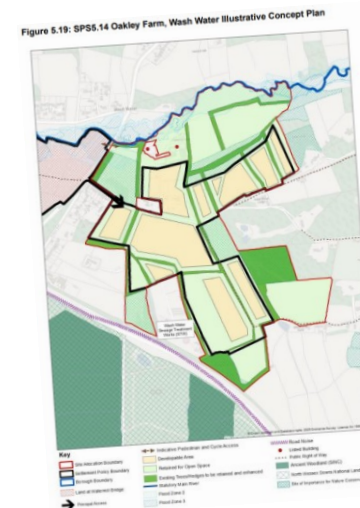


Key stages and getting involved

Key stage in the preparation of a Local Plan	Can you get involved?
Evidence gathering: housing needs, transport, flood risk etc	-
Regulation 18 consultation – early engagement with the public	Yes – this is the best time to start
Regulation 19 formal public consultation on the Proposed Submission version of the Plan	Yes
Submission of the Plan to the Secretary of State	-
Examination of the Plan by an independent planning inspector: legal compliance and soundness tested	Yes, but only if you made comments at the Regulation 19 stage
Receipt of Inspector's Report and adoption of the Plan by the Council	-

Basingstoke & Deane Local Plan

- ❑ Regulation 18 Draft Spatial Strategy consultation runs from 28 Nov 2025 to 23 Jan 2026.
- ❑ Following a Regulation 18 consultation on the whole draft plan in 2024, this consultation focuses on an updated spatial strategy which meets additional needs required through new national planning guidance published late last year. A number of new development sites are proposed.
- ❑ Proposing 2 allocations on the border with West Berkshire
 - Land at West End Farm, Mortimer for approximately 350 dwellings
 - Oakley Farm, Wash Common for approximately 500 dwellings

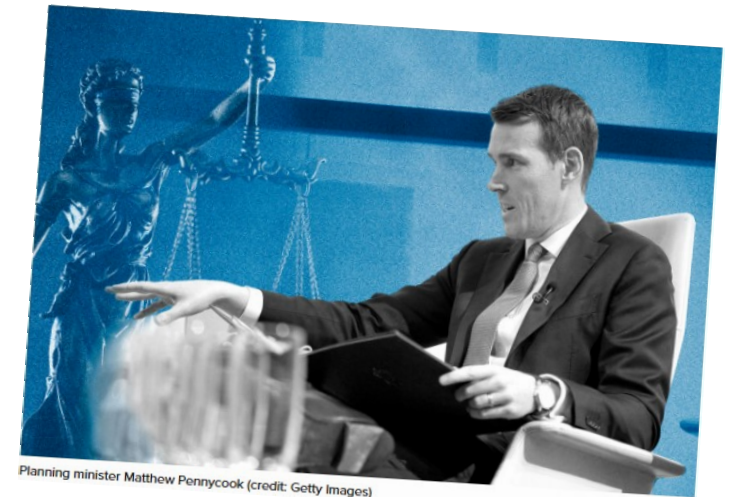


Gypsy and Traveller Needs

- ❑ General approach across all of their proposed allocations is for sites to provide for Gypsy and Traveller pitches, proportionate to the size of the site when considered in relation to the overall need for pitches across the borough.
- ❑ This promotes integration with the settled community and access to healthcare, education and employment in accordance with national policy

Duty to Cooperate (DtC)

- ❑ [Introduced via the 2011 Localism Act](#) it legally requires neighbouring local planning authorities to continuously engage with each other and with other prescribed bodies to address strategic spatial issues that cross administrative boundaries, including meeting housing needs.
- ❑ **But** on 27 November 2025, planning minister [Matthew Pennycook announced](#) that it would be removed for plans progressing under the current system.
- ❑ **However**, he also said: "LPAs should continue to collaborate across their boundaries, including on unmet development needs from neighbouring areas."



Planning minister Matthew Pennycook (credit: Getty Images)

B&D Duty to Cooperate so far



- ❑ Officers notified in advance of the possible inclusion of 2 sites in the Summer
- ❑ DtC meeting in October – WBC raised some queries regarding some of the evidence base that we would expect to be clarified during the Regulation 18 consultation

Making your comments count (1)

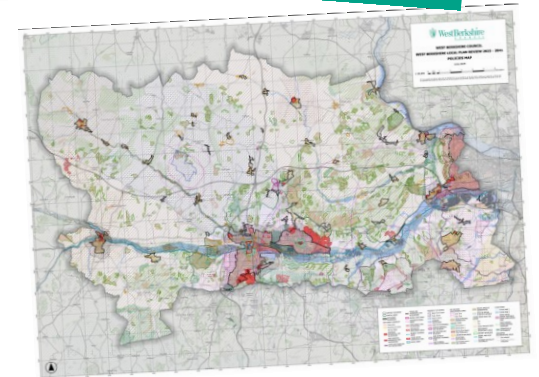
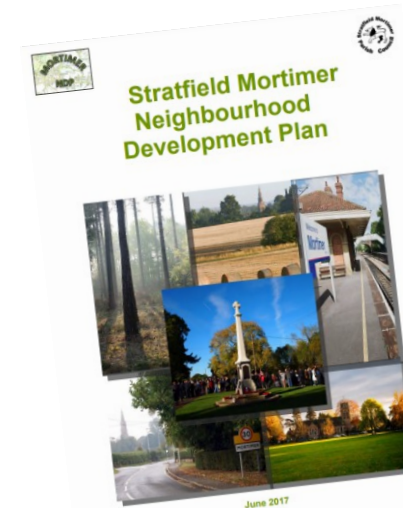
- ❑ Support with local evidence and observations
- ❑ Look at the evidence base that supports the Plan
- ❑ Avoid personal circumstances and other private issues
- ❑ Stick to planning reasons



Making your comments count (2)

Examples of planning reasons include:

- ❑ Adopted Local Plan and NDP policies
- ❑ Housing need, affordable housing
- ❑ Impact on the character and appearance of the area
- ❑ Design - layout, density
- ❑ Landscape
- ❑ Biodiversity
- ❑ Historic environment - listed buildings, conservation area & other heritage assets
- ❑ Flood risk and drainage
- ❑ Noise, pollution, contamination
- ❑ Transport - parking, highway safety and traffic
- ❑ Emergency planning considerations



Making your comments count (3)



- ❑ Submit individual responses - numbers could matter
- ❑ Make sure you submit your comments on time – deadline is 5pm on 23rd January 2026
- ❑ B&D are encouraging comments via their online portal but you can also email comments or send letters if you prefer



What will happen after the consultation?



- ❑ Using all consultation responses and evolving evidence work, B&D will draw up a full final draft Local Plan. That version will also be consulted on next year.
- ❑ It is intended to submit the Local Plan to the Secretary of State prior to the end of December 2026.
- ❑ Following submission, an examination in public will be held where comments made on the Plan will be considered by an independent inspector.
- ❑ The Plan is timetabled to be adopted in 2027.

How do you find out more?

- ❑ Review Basingstoke & Deane's consultation documents
 - Online: [Draft Local Plan consultation page](#)
 - There's a summary of their draft spatial strategy and interactive maps on this [story map](#)
 - Or read the draft Plan at Mortimer Library and Civic Offices in London Road, Basingstoke.
- ❑ See other sources
 - [Cllr Nick's web page](#) for [Petition sign up](#), model response, news & events
 - Parish council steering group model [responses](#)
- ❑ Attend Basingstoke & Deane's public drop-in
 - Wednesday **7 January** from **4pm to 8pm** at **St John's Village Hall**, Mortimer RG7 3TF
- ❑ **THEN** submit your comments to Basingstoke & Deane by **5pm** on **23 Jan 2026**
 - Online at [Draft Local Plan consultation page](#)
 - Click link on **stratfieldmortimer.com/mortimerwestend**
 - In writing to Civic Offices in London Road, Basingstoke RG21 4AH
 - By email to Local.plan@basingstoke.gov.uk

**Basingstoke
and Deane
Consultation
page**

scan here

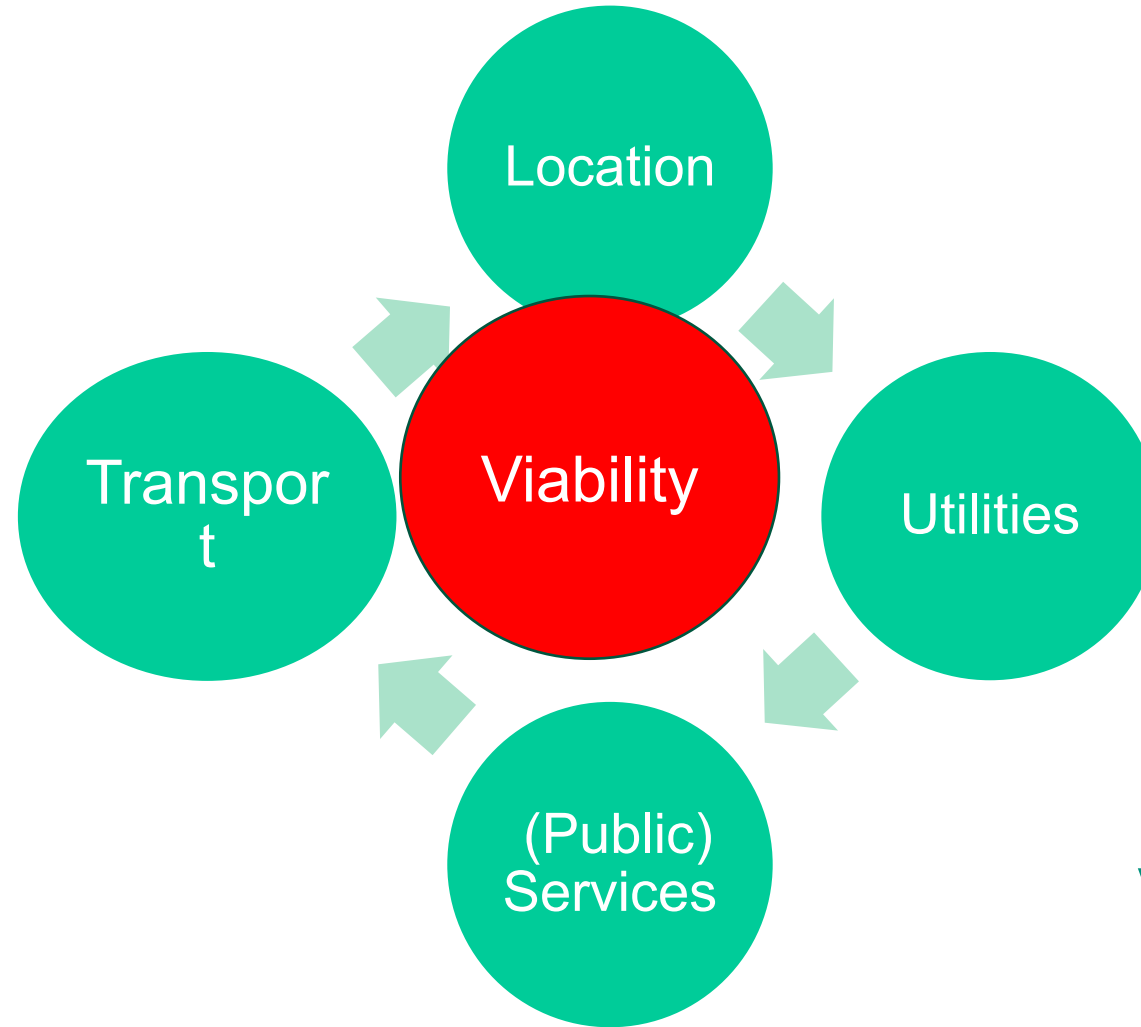


STRATFIELDMORTIMER.COM/MORTIMERWESTEND



WestBerkshire
C O U N C I L

Issue Categories – recap



V { **L**ocation
Utilities
(**P**ublic) **S**ervices
Transport



Thank You

Nick Carter, Ward Member - Burghfield & Mortimer

Jeff Brooks, Leader, West Berks Council

Denise Gaines, Executive Member - Planning and Housing

Laura Callan, Service Lead - Planning

Paula Amorelli, Team Leader – Planning Policy



West Berkshire
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