

# BRAMLEY MEADOWS

Stratfield Saye  
and Sherfield-  
on-Loddon  
Parish Councils  
Meet & Greet



3West Group



WELLINGTON



BRAMLEY MEADOWS

# WELLINGTON ESTATE

- The Wellington Estate spans 7,000 acres, featuring parkland, woodland, and arable farming. At its heart is Stratfield Saye House, the historic residence of the Dukes of Wellington for over two centuries.
- The Estate offers a range of residential and commercial rental properties, as well as various sporting activities. Key attractions include Wellington Country Park for family outings, Wellington Riding equestrian centre, Wellington Farm Shop with its high-quality local produce, The Barns at Wellington fitness facility, Wellesley Prep School, and the Wellington Arms Hotel.
- Wellington Estate is committed to creating a safe and welcoming environment for its residents while giving back to the community. The estate actively donates to local and charity events and emphasizes community involvement and environmental responsibility. By prioritizing these values, Wellington Estate aims to build a stronger, more sustainable future for everyone in the local area.
- **Website:** [www.wellington.co.uk](http://www.wellington.co.uk)



BRAMLEY MEADOWS

# 3WEST GROUP

- Based in the West Country. The owner of 3West Group, James Fowler, lives in Bramley. The Business and Operations Director, David Matthews, grew up in Bramley.
- We have a commitment with the Wellington Estate to create a lasting legacy of exceptional homes while prioritising our customers in all our endeavours.
- Being a privately owned company allows us to concentrate our efforts on enhancing customer experience, managing our supply chain, and engaging with local communities.
- We emphasise high-quality design and specifications, both internally and externally.
- Our experience indicates that these aspects are what truly matter to customers.
- **Website:** [www.3west.group](http://www.3west.group)

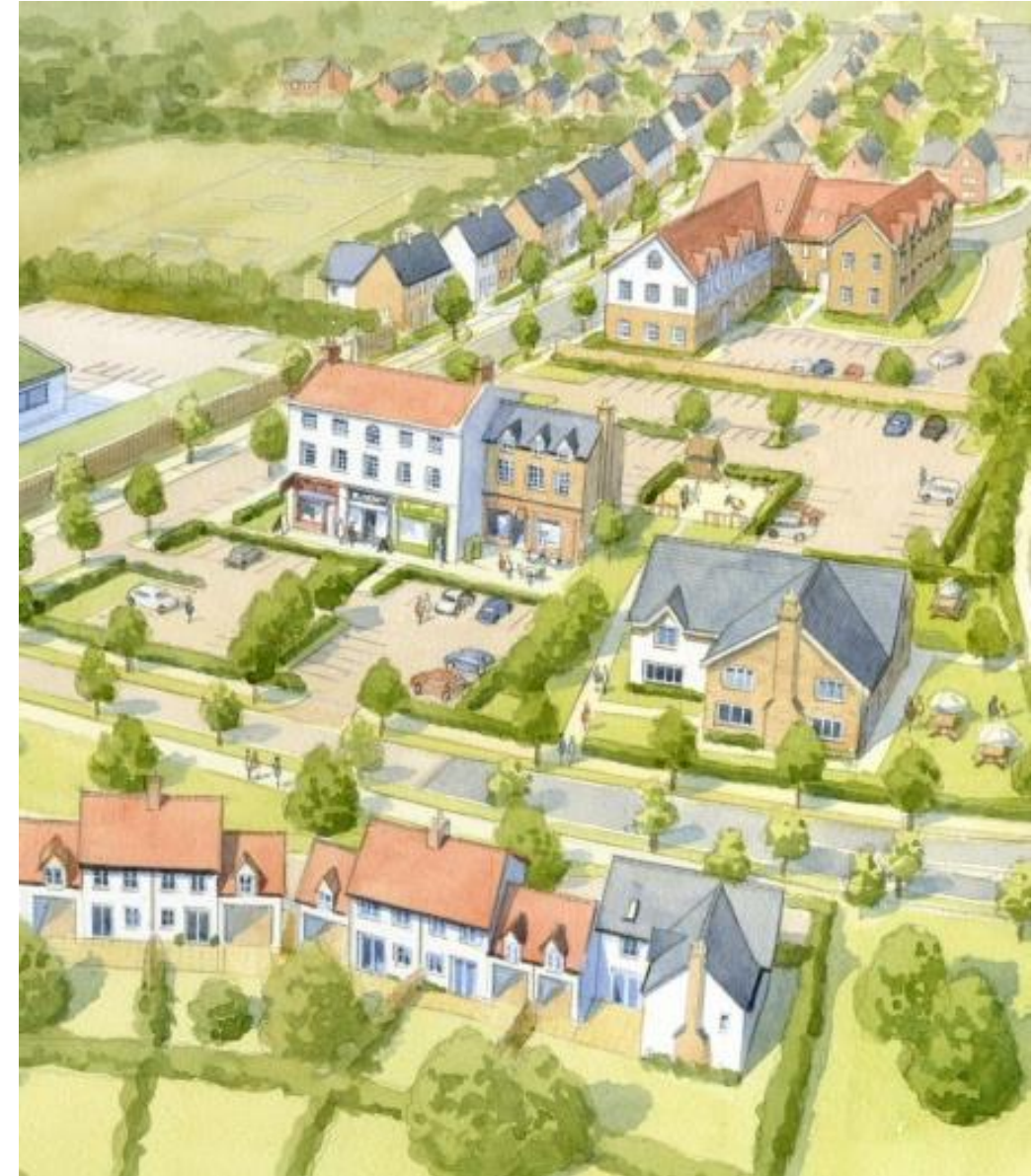




## BRAMLEY MEADOWS

# CONSULTANT TEAM

- Architect
- Engineer – Drainage and Civils
- Highways Consultant
- Ecologist / Arboriculturist
- Landscaper
- Planning Consultant
- Other consultants to be appointed:
  - Air Quality
  - Services
  - Archaeology
  - Heritage



# LOCAL ISSUES AND HOW TO OVERCOME THEM

PROBLEM	POTENTIAL SOLUTION
Railway crossing – road and pedestrian congestion	Opportunity for pedestrian footbridge / removal of traffic towards Sherfield
Bramley Primary School – at capacity	Possible extension or re-location of new school
Country Park	Formation of new dedicated country park and BNG
Local Employment	On-site provision of 'Employment Hub' / convenience store
Thames Water	Contribution towards off-site infrastructure
Local community facilities	On-site provision
Local sports provision – including changing rooms	On-site provision
Highways	As above, provide an alternative route through site
BNG / River Loddon	Additional land provision for BNG / river modelling instructed

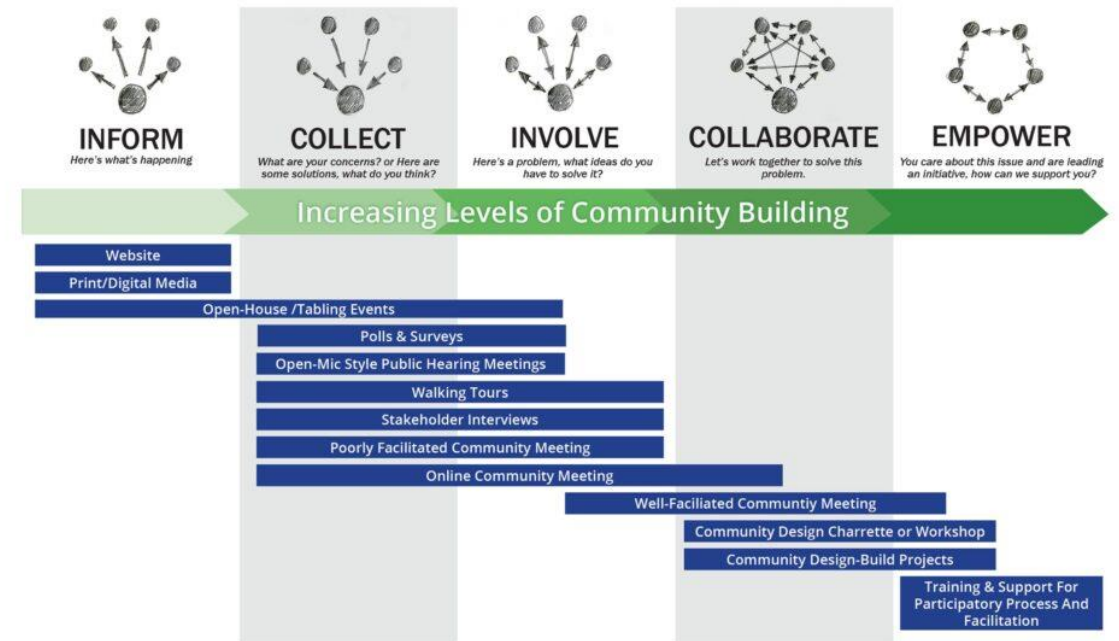


# COMMUNITY ENGAGEMENT STRATEGY

- Parish Council engagement
- Parish introduction / workshop
- Website / online presence
- Political engagement
- Parish / stakeholder exhibition
- Planning Performance Agreement
- Section 106 opportunities



## Spectrum of Community Building in Community Engagement



Adapted from the IAP2 Public Participation Spectrum  
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# SITE CONSTRAINTS & OPPORTUNITIES

## ■ Access, Connectivity and Mobility:

- Prioritise sustainable mobility
- Green corridors and recreational links
- Public transport to be enhanced
- Park & Change" facility on the gateway to Bramley

## ■ Community Integration:

- New local centre
- New employment land
- New school or extension to existing
- Improved pedestrian and cycle connections
- New Country Park

## ■ Landscape, Ecology and Drainage:

- Lies within the Loddon and Lyde Valley Character Area
- Lies within Flood Zone 1
- River corridor and floodplain to be enhanced
- Biodiversity Net Gain to be enhanced

## ■ Heritage and Conservation:

- A number of grade II listed buildings to be sensitively buffered
- Site borders Bramley Conservation Area

