

Stratfield Saye Parish Council
Oakridge
New Street
Stratfield Saye

Lord Mornington
The Wellington Estate
Stratfield Saye

14th October 2025

Dear Lord Mornington,

Re: Bramley Meadows Development Proposal

We were pleased to have the opportunity to meet with you and your team on 6th October.

We were encouraged to hear you state unequivocally that "...the founding principle (of the project) is to build something we will be proud of and which will contribute positively to the area." This statement may help to allay local residents' fears about the development. It also emphatically refutes any suggestion that the project is primarily financially motivated and that once planning permission is secured, the land will be transferred to another developer, who might not feel constrained by your previous assurances.

It was also encouraging to learn that you recognise that 80% of responses to the survey did not support the project and that you understand that practical and comprehensive solutions are needed for the two major concerns: infrastructure and traffic.

Any solution to these two concerns will require far more than the two marginal examples given at the meeting, namely relocating the shop away from the main road and implementing a priority scheme at Minchens Bridge.

Hampshire County Council's Highway Development Planning department has made its position clear, in the letter of 23rd July 2025: 'Any future planning application will need to provide a Transport Assessment. This will fully assess the highways and transportation implications of the proposed development and identify suitable mitigation measures.' Our view is that it is simply not possible to 'mitigate' the effects that the 1560 additional cars will have on our narrow country lanes.

We appreciate that not all these drivers would want to access the A33 by going through Stratfield Saye; but many would do so. Some may travel through Sherfield on Loddon, adding to the significant congestion already experienced there. The alternative route would be over Bramley railway, but the level crossing gates are closed for 37 minutes per hour, resulting in extensive tailbacks.

Without enforceable traffic mitigation measures, the scale of this development will create unsafe and unsustainable conditions for the residents of Stratfield Saye, as well as pedestrians, cyclists and horse riders. The proposed development also risks permanently undermining the unique character of Stratfield Saye, as the daily passage of hundreds of additional vehicles will severely diminish the quality of life of all its residents. Without comprehensive solutions to the challenges caused by both traffic and the inadequacy of local infrastructure, we believe the local community is unlikely to lend its support to the development.

The Wellington Family has been an integral part of Stratfield Saye for over two hundred years, during which time it has been a valued custodian of the village and its community - providing local employment, housing and recreational opportunities. This is a legacy worth upholding, yet this project has the potential to undermine the very reputation and goodwill that the Estate has carefully fostered over the generations.

It is clear that everyone shares the same strong commitment to protect Stratfield Saye, so that it continues to be a peaceful, safe and attractive place in which to live and work, for the present generation and for generations to come. We therefore look forward to working closely with you over the coming months to achieve an outcome which thoroughly addresses local concerns, while preserving the tranquil nature of Stratfield Saye, which we all value and enjoy.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Louise Webb', with a stylized, cursive script.

Louise Webb

Sent for and on behalf of Stratfield Saye Parish Council.