Notes from the Meeting with the Wellington Estate and 3West on Wednesday 23rd July 2025 re **BRAMLEY MEADOWS** at 6.30pm at Stratfield Saye Village Hall

**Attendees: -**

Stratfield Saye PC: Mike Toms

 Nick Hall

 Charlotte Toosey

 Louise Webb

5 Members of Sherfield On Loddon PC.

The Wellington Estate: Helen Williams (Managing Dir)

3West Group: Ciara McGinty (Developer)

Meeting Place: Ella Hazelton (PR Agency)

Bell Cornwell Karen Tipper (Planning consultant)

**Purpose: -**

The purpose of the meeting is to “explain the vision” for Bramley Meadows. 650 new homes – a mix of private and social housing.

**Helen Williams:**

The Government has called for sites for housing to be built on. 3West is well known to the Wellington Estate.

The Wellington Estate will “do it properly” and intends to build infrastructure.

The Estate understands there will be an impact on the village and an impact on day-to-day life.

If residents have concerns they will try to resolve them. Everything is up for discussion.

**Ciara McGinty:**

3West is a privately owned SME developer based in Exeter.

James Fowler lives in Stratfield Saye and David Matthews is from Bramley. They want to enhance the village and give back to the community. They are passionate about this project. They have not previously undertaken such a large build.

**Karen Tipper:**

The focus of this project is sustainability

* Fabric and construction materials
* Relationship to transport. Reliance on cars, cycle routes, green lanes and footpaths
* Access to services
* Environmental/economic/social growth (school, employment)

**General discussion:**

A transport consultation for **traffic** modelling now underway. Figures will be obscured as schools now closed and people are on summer holidays.

Stratfield Saye PC has a traffic survey from November 2018 showing 683 cars up and down Mortimer Lane every day. 80% are speeding. Copy to be sent to Wellington Estate.

Scale of traffic is the biggest concern for our residents.

An Environmental Impact Access application has been submitted to BDBC to ascertain whether the project needs an environmental impact statement.

To get to work, school, medical services these new residents will have to use a car. The Bramley railway barrier is closed for 37 minutes per hour. This cannot be changed and already causes long delays. The bridge into Sherfield On Loddon is one way and there are queues to get onto the A33. The roads into Stratfield Saye are single lane, in poor condition and speeding is a massive problem. Not suitable for this sized development.

Does the Wellington Estate really understand the effect the traffic will have on our residents/roads? It will change our village forever.

**Other developments** already happening in Bramley – 400 houses on Cafaude Lane. Sherfield Hill Farm, Redlands and Dixon Road all having new estates built. Plus further developments along the A33. It is going to place huge pressure on our road system, which is already busy. It is too much development in one area – even without Bramley Meadows adding to the problem. There are 2600 cars going through Sherfield from Bramley everyday already.

They want to build a **car park**, so that people can “park and change” to the train station – but this will bring in even more traffic!

**Primary school** will be extended but what about the secondary school (Everest) which is already at capacity? Tadley Senior school also currently full. Bramley children now being sent to Alton – this is crazy and not sustainable.

Access to **electricity** – every house needs solar panels and EV car chargers by law. Will place a huge strain on the grid and how will you access?

Access to **sewerage** – the system is already under massive strain and over capacity. How will you resolve this? There are already weekly overspills into the River Loddon.

No practical solutions to these problem were offered. Helen Williams reminded us that this is just the consultation phase. They will collect data, liaise with locals and hold public consultation events to identify the issues before proposing solutions.

The Wellington Estate has previously refused to relinquish any land in order to improve or widen the A33.

The exits and entrances to Bramley Meadows should go onto Bramley Rd.

If the Estate cannot resolve local issues, what will happen? Assured they will do their best to resolve any concerns but no assurance given that they will not build anyway.

Given that residents will have to live with the consequences – could we have a face to face meeting with the Wellington Family? If locals are unhappy and the Estate cannot address their concerns, will the Estate terminate the project? Helen Williams to ask the questions.

Even with the best will in the world, the Estate cannot change the roads in Stratfield Saye or Sherfield. They are not suitable for this amount of traffic.

After the 7th August Meetings in Bramley – a “masterplan” will be exhibited. It is therefore vital that residents express their thoughts and concerns at the Bramley Meetings on 7th August.

Application for full planning permission expected to the submitted to BDBC by the end of the year. There will be an official 16 week consultation period. The number of people who object to the project will be crucial.

The meeting concluded at 8pm and the attendees from The Wellington Estate, 3West, Meeting Place and Bell Cornwall were urged to drive the route through Stratfield Saye down to Bramley Primary School, and then turn left to Sherfield On Loddon to assess the condition and suitability of our roads.