**Notes from the Resident’s Meeting on 31st July 2025 at 7pm**

**Stratfield Saye Village Hall**

25 people in attendance.

**Introduction:**

The PC met with representatives from the Estate, the Developer and the PR Agents on 23rd July. 5 councillors from Sherfield on Loddon PC also in attendance - including Nick Robinson who chaired the BDBC planning committee for 2 years. Meeting was robust and the speakers seemed surprised at the strength of feeling expressed, noting it felt “very different to their previous meeting with Bramley PC”.

No. 1 issue according to both Stratfield Saye and Sherfield was traffic management. We see a problem without a solution, but the Estate is confident they can find a solution. No promise they will not continue to build even if residents’ concerns cannot be met. Other major issues are electricity supply to the site, school places (primary and secondary), sewerage overcapacity and access to medical care.

A face to face meeting with family has been requested and Lord Mornington is willing to meet with villagers. Lord Mornington is committed to positive development that does not destroy Bramley and local villages. No mention of Stratfield Saye specifically. Trust can be built by family meeting with residents - “if we oppose it will you abandon the project?”.

A “masterplan” exhibition is planned after 7th August Bramley meetings. It is at this stage that the Estate’s plan will be finalised and no further consultation with residents is expected at this stage. Planning permission expected to be applied for by end of the year. The number of people who object to the project at this stage will be crucial. They hope planning permission is obtained by mid-2026.

This project has the “potential to destroy forever the special nature of the village”. We need a real plan of attack that appeals to the family and raises legitimate concerns.

**Floor:**

Sherfield don’t want the traffic going through them, Bramley just wants the traffic out and we don’t want the traffic travelling through Stratfield Saye. It is hoped that the Estate might try to build a by-pass. This point was raised at meeting with the Estate last week. 650 houses will not generate enough money to make these changes. Network Rail might fund?

The vision statement on the BDBC Planning website shows one exit towards Sherfield and the other exit comes out by the primary school on Bramley Lane/Stratfield Saye Road. This exit encourages cars to travel through Stratfield Saye.

Too many houses for the site. When the A33 has problems, traffic comes straight through SS. We don’t want village roads to be widened and/or the village urbanised.

Traffic survey is currently being undertaken, but we will dispute the findings as it is being carried out during the summer holidays. 2019 traffic survey showed 680 traffic movements per day - 6 per minute today between 7am and 9am. This is 360 movements per hour. The 5-ways junction on Stratfield Saye Road/Mortimer Lane/Fair Oak Lane/Folly Lane/Mill Lane is already not safe as it has terribly restricted vision.

Nothing in the documents detail transport plans and it is not listed as a priority. Until we have some clear plans from developers, it is difficult for us to target our reply.

Campbell Road roundabout was supposed to have an access road through to Olivers Lane and create a northern bypass around Bramley. This never happened.

No money in the pot for a new school. Grant from the Government? It would cost millions. Sceptical view of any infrastracture being built at all, as there is no money in central government.

All the exits are on tiny roads - they will cut through Stratfield Saye. Minchens Lane development - you are supposed to turn left but everyone ignores the signs.

Traffic calming - PC has purchased SIDS and paid to have lane markings renewed. HCC is responsible for the roads in our village. HCC Highways have previously said no to speed bumps and chicanes, as it affects tractors, bin men and emergency services. Do tractors really have to use New Street? Speed bumps are also noisy. Some disagreement between villagers as to whether we actually want speed bumps for this reason. 650 houses will generate 1200 cars. Why can other villages have chicanes and not us? Argument to leave the potholes in place. Speed cameras - everyone just speeds when they are out of range.

No immediate solution, this has the potential to destroy the village. It is already busy and not safe. When the A33 is closed residents cannot get out of their drives.

Other concerns? Sewage concerns but this issue doesn’t affect us. Bramley has been heavily developed over the years and nothing done by anyone. Gardens get flooded in heavy rain and Century Fields is also affected. Bramley Meadows is in flood zones 2 & 3 - heavily at risk of flooding. Tankers at West End Green 4 x per day. Thames Water almost bankrupt - the Estate was asked what they are going to do about this issue at the meeting last week, but no answer provided.

We need to focus on issues - we need expertise help. There are currently discrepancies between the different reports as to where the exit points will actually be. The Estate has explained that there are currently several different versions of the plan. Nothing has been finalised as not all answers are known yet. Residents’ feedback will be taken into consideration and then the plan will be finalised.

Construction traffic apparently should come through Sherfield - but nothing to police or stop this. It is going to be horrendous.

Why doesn’t the Estate build elsewhere on 7000 acres? North of the Estate would be better as it has easy access to A33, you take away most of the issues that we are complaining of and the Estate still makes a profit. Unfortunately, the lack of infrastructure (ie train station) around the north area of the Estate means any site here is less likely to get planning permission. BDBC need to create housing developments and where they go is crucial.

The Bramley level crossing is down 37 minutes per hour. 650 more houses will create a massive traffic problem on top of existing traffic issues.

Estate is now just a commercial concern. There is no connection between the family and the village. They are no longer custodians of the village and a lack of trust was expressed by several residents.

Realistically, there is a difficulty here. Many people work/rent from village and may not want to speak out against the Estate. We should consider conducting an anonymous poll (door to door or referendum) or collecting letters from people - anonymous or otherwise.

Local referendum - arrange through BDBC? LW to speak to BDBC. Will give us an independently audited number of people who object.

Also consider conducting our own traffic survey for £347 - but in September and when the A33 has problems/delays.

Bramley has massively been over-developed over the years. LW to ask the clerk what their growth rate has been.

Impromptu show of hands held. No-one in the room was in favour of the development.

Doctors surgery already operating at 180% capacity but there is a shortage of both money and doctors. Concern that Stratfield Saye residents will be de-registered in favour Bramley residents and left without a GP.

Wellington Estate - was it gifted this land by the Crown or do they rent it? Is Government approval needed for development. Both the trustees and individuals own different parcels of land in the Estate. Trustees have the power to dispose of land - but we don’t know who owns Bramley Meadows. Possible red herring - LW to check the Land Registry records.

Screening Request Report confirms 150 houses to be built initially and then a further 500 afterwards. As 40% has to be affordable housing, this reduces profits and may reduce the need for the developers to provide infrastructure.

Check junk mail for confirmation of places at Bramley Meetings on 7th August. Contact the PC if you want a place but don’t have one.

Bramley PC has requested an environmental impact statement. It is all they can do at this time.

Can the meetings be recorded? What is the format of the meetings? LW to find out.

Discussion around whether we need to instruct a professional planning consultant to help us. This may require direct contributions from residents as the PC operates on circa £4500 a year. General agreement that any unallocated funds from the PC budget should be put towards this cost.

If you would like to receive updates about Bramley Meadows please: -

- join the Stratfield Saye WhatsApp group (text 07771 727547)

- email [clerk@stratfieldsaye-pc.gov.uk](mailto:clerk@stratfieldsaye-pc.gov.uk) and join the Bramley Meadows email group

- consult the PC website [www.stratfieldsaye-pc.gov.uk/Local\_\_and\_\_Useful\_Info\_20056.aspx](http://www.stratfieldsaye-pc.gov.uk/Local__and__Useful_Info_20056.aspx)

- join the village facebook page <https://www.facebook.com/groups/205240787493023>

- read our monthly report in the Loddon Valley Link magazine.

- attend the village coffee mornings (1st Monday of every month) or PC meetings

Petition started by Sherfield PC asking for a change in the law so that water companies MUST object to planning applications in areas where the sewage system is working over capacity. [https://petition.parliament.uk/petitions/727294](https://petition.parliament.uk/petitions/727294?fbclid=IwZXh0bgNhZW0CMTAAYnJpZBEwcGlpTFB4bmJmcTV6TXFnYwEeAvZtFOF8z7PTYyeNpPsQQosLS5KEMUH9MICNXDnfMdmoxDyUEOvDuLjdbfs_aem_mSJSLjGfGHl4SxZ9ePGavA" \t "/Users/louisewebb1/Desktop/Parish Council 2/parishclerk/minutes/2025/x/_blank)

Next meetings:

1. Monday 4th August at 12noon (after the village coffee morning) in Stratfield Saye Village Hall. Residents drop-in session; no need to book.
2. Thursday 7th August (various times) in Bramley Village Hall. Workshops hosted by the Estate and 3West. By invitation only; but we may be able to help find you a seat if you would like to attend but have not registered.

Residents were encouraged to use the time wisely at the workshops on 7th August at Bramley Village Hall. The sessions are only 1hr 15mins long - so if the presenters are taking up too much time talking about irrelevant things, don’t be afraid to deviate from the agenda and focus on your concerns!

Close 8.45pm.