**Notes from the Resident’s Meeting on 4 August 2025 at 12.10pm**

**Stratfield Saye Village Hall**

21 people in attendance.

**Introduction:**

The plans are not finalised or set in stone. Up to 650 houses and the Estate does not have any plans for more at this stage. Workshops in Bramley on Thursday 7th August for residents to chat through the plans with the Estate and the Developers. Please attend if you can. Possibility of building a completely new school.

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), sewage 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:**

We are in the flood plain - where will the run off be? BIg environmental concern.

The MoD owns the army camp opposite Bramley Meadows. That land that could also be sold off in the future for housing. It is important not to set a precedent with this development.

Volume of traffic invading the local area is a real concern. Have the road the repaired/relaid - HCC wont do this as it’s too costly. Potholes will get worse. Cars getting bigger and having to verge. A “rat run” will be created through the village. It is already impossible to walk on the pavements, especially for older residents and those with mobility issues. Not safe for pedestrians and we have no options. Pavements have a camber and are overgrown. No footpath from Beech Hill to the Mortimer Station.

Plan to build car park for Bramley station, but its a long walk from the station. This will bring in more traffic.

The railway crossing is closed for 37 minutes per hour. Traffic will be backed up and these new houses will make existing traffic issues worse.

Car park in Mortimer Station has planning permission to extend. Will also bring more traffic. The new 650 houses who want to go to Reading will park at Mortimer Station and drive through our village.

Traffic a major concern for the entire community. Cannot get through Bramley due to the crossing. Sherfield and SS don’t want it coming their way. SSPC has already looked extensively into traffic calming measures for the village.

Will the housing be affordable and for locals? The houses are likely to be given to another company to sell/rent. Is there demand for this housing? BDBC have to build 5000 houses over the next 5 years.

Will the houses be built or the infrastructure be put in place first? It needs to be looked at sensibly. Planning permission will be put in - number of houses decided and then decisions made about infrastructure.

Only 650 houses being built - there is not enough money in the pot for all these improvments to roads, school, doctors etc. CIL money will not be distributed locally. The developer has to consider this. Squeeze people together and they fight.

Road infrastructure cannot cope with additional cars. Parking is a major consideration. Bin men, emergency services, public services etc. Families and the elderly need to use the facilities too. Minimum width of pavements and roads is crucial.

Estate will have complete control of this development. It’s a joint venture - it should have more space than normal developments.

The Estate is a commercial venture - it needs to make money but common sense should prevail. Wrong to take farmland from farmers to build on.

It is worse if there are a number of small local developments, which do not provide any infrastructure for locals.

Where else could the develoment go? Bramley already has good infrastructure, railway, shop, school etc. Other areas are not likely to get planning permission. The pressure is coming from the government.

2000 cars go through Sherfield every day from Bramley. No solution as the A33 is a trap, every route is a bottle neck. Improvements to roads means more people travelling faster.

Bramley Camp is just houses and an old peoples’ home. No shop or other infrastructure. At least this development is planning to include a business area which also brings employment opportunities.

Wellesley Prep School - precedent of Estate not meetings it’s infrastructure promises. In addition to a new building containing a hall and additional classrooms, they were going to build pool and sports halls, which could also be used by state schools in the area. Six years later, pool not built. We must learn a lesson from this - infrastructure requirements must be a condition that can be enforceable.

New houses will be on mains drainage and will feed into Sherfield sewage works on Mill Lane. The Stocks Farm development was previously required to improve sewage works - but the developers have now reneged on this; nothing enforced by BDBC.

There are already weekly discharges into the River Loddon, which goes straight through the Estate.

The primary school is already too small. Could houses be built on that site if the school is moved? It could also be used for parking or for a commercial area. Local secondary schools are full. Popley School is already oversubscribed and bus travel costs mounts up.

The reality is that not all of these issues can be resolved. There is also not enough money in the pot - only 650 houses being built. Local rates will have to go up so that BDBC can provide the infrastructure. No CIL money will come to SS but we should ask for a share.

Crown land - protected from development. But some of the land is owned by Trustees and this can be sold/developed. Check LR records.

Is it 600 or 650 houses built? Development in 2 phases could mean they wont have to build any infrastructure. We need to see a schedule for the work. We need a guarantee that the infrastructure will put in place and that it will be suitable for the number of houses. Social housing will be 40% of entire development and Estate intends to mix it in so there is no social divide. Infrastructure can’t be built first as they need money from the sales.

Residents would like to see Beech Hill PC and SS PC working together.

Road traffic surveyed carried out in 2019 - the one being carried out by the Estate currently is flawed as its summer holidays. Serious crash at Holly Cottage cross roads yesterday - life changing injuries suffered.

1 roads not good enough

1. sheer volume of traffic - should be our main focus.

SID sites in the village need to be cleared as hedge over grown.

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.

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 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)

Petition to reduce the national speed limit on single carriageway rural roads from 60mph to 30mph. https://petition.parliament.uk/petitions/725877

Next meeting:

Thursday 7th August (various times) in Bramley Village Hall. Workshops hosted by the Estate and 3West.

Format of meetings: The workshop will begin with an introduction by the Wellington Estate followed by a presentation led by Stantec, architects for the scheme, then break out into table-level discussions.

Residents were encouraged to use the time wisely at the workshops. The sessions are only 1hr 15mins long - so focus on your concerns!

Close 1.30pm.