

**STRATFIELD SAYE PARISH COUNCIL**

**MINUTES OF THE EXTRA ORDINARY MEETING OF  
STRATFIELD SAYE PARISH COUNCIL HELD ON**

Monday 25<sup>th</sup> May 2026 at 7pm  
in Stratfield Saye Village Hall

**COUNCIL MEMBERS**

	In attendance	Apologies	Absent
Cllr Hall	<input checked="" type="checkbox"/>		
Cllr Peck		<input checked="" type="checkbox"/>	
Cllr Toms	<input checked="" type="checkbox"/>		
Cllr Toosey	<input checked="" type="checkbox"/>		
Cllr Wainwright	<input checked="" type="checkbox"/>		
Cllr Shearn	<input checked="" type="checkbox"/>		
Cllr Siese		<input checked="" type="checkbox"/>	

**ALSO IN ATTENDANCE:** Louise Webb (Clerk) 7 members of the public and Borough Cllr Tomblin.

70.26	<p><b>To receive and accept apologies for Absence</b> Apologies were <b>RECEIVED</b> and accepted from Cllr Peck, and Cllr Siese and were also received from Borough Cllr Oborn and Borough Cllr Durrant.</p>
71.26	<p><b>To receive any declaration of interest relevant to items on the agenda</b> Nothing declared.</p>
72.26	<p><b>To approve the minutes of the Annual Parish Council Meeting on 11<sup>th</sup> May 2026.</b> The minutes of the Annual Parish Council Meeting on 11<sup>th</sup> May 2026 were <b>APPROVED</b> by all and signed and dated by Cllr Wainwright as Chair.</p>
73.26	<p><b>Public Participation.</b> There will be a massive increase in volume of traffic and impact on roads. Dangerous to walk on Folly Lane or Stratfield Saye Road now. No pavement, roads are too narrow and cars go too fast. The footpath into Stratfield Saye is a terrible idea - shielded by hedgerow causes safety issues and no lighting. Nothing in the plans to link the development up with the A33. No impact analysis on railway crossing being closed 37 minutes per hour - extra vehicles will cause even more gridlock. No real facilities - just a shop. Limited buses and many will have to drive to train station.</p>

	<p>Transport assessment - para 3.14 acknowledges that Stratfield Saye Road is a "...rural unlit single carriageway", but then say in para 3.18 its says that the route to the A33 is through Sherfield on Loddon - this is disingenuous as Stratfield Saye Road will also be a route. They have dismissed the reality that cars will access the A33 by going through Stratfield Saye.</p> <p>Should we consider local news coverage?</p> <p>Estate is landlord/employer to many residents. This will deter many from objecting.</p> <p>SE Water has said that they don't have enough water to meet housing numbers. New pipes coming from Surrey Hills in 2030. Big problems.</p>
	<p><b>To consider applications received and resolve on recommendations to be made on planning applications contained on the Basingstoke and Deane Borough Council weekly lists (<a href="http://basingstoke.gov.uk">basingstoke.gov.uk</a>) including any received after the agenda has been published.</b></p>
<p>74.26</p>	<p><b>1. Planning Application Consultation for 26/00887/OUT at Land At Bramley Meadows Folly Lane Bramley Hampshire</b></p> <p><b>Outline Application (with all matters reserved except for access) for residential-led development of up to 650 residential units including on-site affordable housing; provision of up to 0.55ha of land for a Local Centre comprising commercial, business, service uses, up to 1.5ha of land for Primary School Education, up to 0.35ha of land for Employment; new vehicular and pedestrian access from Sherfield Road and Bramley Lane; the provision of up to 0.16ha of land for multi-use car park; provision of Community Park, supporting landscaping, on-site Biodiversity Net Gain, open space, allotments and related infrastructure; together with outdoor sports and leisure</b></p> <p>Buried in Appendix A of the Transport Assessment (p89) it shows that part of the Bramley Road will be closed to cars, pushing the traffic onto the Stratfield Saye Road. The Estate have not mentioned this to us at all during the consultation - very disappointing. A copy of the plan is at <b>Appendix A</b>.</p> <p>We will align our arguments with Sherfield on Loddon PC and Bramley PC, but our top priorities are highway safety and loss of amenity. Roads are shared surfaces (no footpaths, no lighting, horse riders, runners, cyclists).</p> <p>The Estate denies that traffic volume will be a problem - only acknowledge speeding is an issue. Average of 1300 vehicle movements per day creates 500,000 movements per year. Speeding, pollution, and litter will all be a bigger issue. Severe impact on</p>

local roadways may cause the application to be rejected, but there no definition of severe. Do we need more data to flesh out highways concerns - employ a Highway Consultant or Planning Lawyer? Or a H&S expert re the AWE evacuation plan?

No fatalities and only 13 accidents reported, but we know of 3 accidents in the last 6 months alone. Accidents not reported unless people are injured. The Estate has done everything by the book - but local knowledge says different.

Sustainability - the development is not sustainable and will not remove people from their cars. More car parks will attract more cars. This plan does not offer a solution, bus service is almost non existent and the train only goes to Basingstoke and Reading. The suggestion that people will park in Bramley and cycle to Chineham is ludicrous.

The railway crossing will grind traffic to a halt. Bramley infrastructure cannot take these extra houses and neither can the local road network. People might use Minchens Lane and one way bridge instead - this is not a suitable route. Neither is going through Stratfield Saye.

Quality of life will be affected. Tractors and machinery will not be able to access Folly Lane.

Strategic gap protected by MOD land but this development will close the gap between Sherfield on Loddon and Bramley. Contrary to local policy.

It is a phased project and will take 10 years to finish. Some infrastructure will need to be in place as houses will be built. New doctor surgery, car park and extended school - land is only being donated. The Estate will not actually deliver these new facilities only the local authority can deliver. No guarantee they will ever happen. The amount of land suggested by the Estate is always "up to" which is vague. "Reserved matters" application will follow afterwards - could see a reduction in the amount of land given.

Condition of planning often includes how construction traffic will access the site, but its rarely enforced.

Bramley Meadows is not included in the Local Plan for development. The site has been refused planning twice before, the estate is exploiting the window of the Local Plan being revised. Previous applications rejected due to proximity to historic environment. Opportunistic application. Objections do matter.

	<p>It was <b><u>RESOLVED</u></b> by all to file a written objection to the planning application on the grounds that it is contrary to the following Local Policies: -</p> <ol style="list-style-type: none"> <li>1. SD1 - Sustainable Development</li> <li>2. SS1 - Scale of New Housing</li> <li>3. SS3 - Greenfield Site Allocations</li> <li>4. SS6 - New Housing in the Countryside</li> <li>5. CN6 - Infrastructure</li> <li>6. CN9 - Transport</li> <li>7. EM1 - Landscape</li> <li>8. EM2 - Strategic Gap</li> <li>9. EM4 - Biodiversity and Nature Conservation</li> <li>10. EM6 - Water Quality</li> <li>11. EM9 - Sustainable Water Use</li> <li>12. EM11 - The Historic Environment</li> <li>13. EM12 - Pollution</li> </ol>
75.26	<p><b>To discuss and agree if any further actions are required in response to Planning Application Consultation 26/00887/OUT at Land At Bramley Meadows Folly Lane Bramley Hampshire.</b></p> <p>It was <b><u>AGREED</u></b> to</p> <ol style="list-style-type: none"> <li>1. Hold a Neighbourhood Meeting on Sunday 14<sup>th</sup> June from 3-5pm drop in session at the village hall. Tea and biscuits to be served</li> <li>2. Encourage people to object by circulating a flyer.</li> <li>3. LW to circulate the flyer to other local PCs and interested groups</li> <li>4. Tractor protest on A33. Concerted effort with Bramley and Sherfield on Loddon. LW to email other PCs to see if they are interested. "BM Action Group".</li> <li>5. No longer support Estate businesses.</li> <li>6. Cllrs to try to attend next village coffee morning.</li> </ol>
76.26	<p><b>To agree the date of the next meeting as 5<sup>th</sup> October 2026 at 7.30pm.</b></p> <p><b><u>AGREED</u></b> that the date of the next meeting is 5<sup>th</sup> October 2026 at 7.30pm.</p>
77.26	<p><b>Closing</b></p> <p>Cllr Wainwright closed the meeting at 8.25pm.</p>

**STRATFIELD SAYE PARISH COUNCIL**

**APPENDIX A – Plan from Appendix A of the Transport Assessment (p89)**

