



BRAMLEY PARISH COUNCIL

Member of the Hampshire Association of Local Councils

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22/03376/FUL - Meadow View Sherfield Road Bramley

Erection of two blocks of flats (4 no. flats per block) following the demolition of existing detached bungalow.

Bramley Parish Council has now met to consider the above planning application, and object to the proposals. The reasons for the objection are outlined below.

- The application would be overdevelopment of the site, with two blocks of flats and associated parking spaces set in what is effectively a residential bungalow plot with a large garden. This is in conflict with Bramley Neighbourhood Plan policies D1 and D2 (b), (i), and (k).
- The access for the proposed development would be onto the very busy main road through Bramley, just a short distance from the village shop, which causes its own issues with parked cars. It will be a difficult and dangerous access point.
- The proposed 16 new parking spaces will significantly impact both the traffic and the pollution in the immediate vicinity.
- The proposed development is for 2 blocks of flats, both 2 storeys high. The surrounding properties are predominately bungalows or chalet bungalows, and plans are out of keeping with the surrounding area. This is directly in conflict with Local Plan policy EM10 (2a), and EM10 (2C). The proposals would not positively contribute to the local distinctiveness and sense of place, and are completely out of keeping with neighbouring dwellings. They will also not protect and enhance the historic character and rural setting of the village, which is in conflict with Bramley Neighbourhood Plan policy D1.
- The proposed 2 storey buildings will overlook neighbouring properties. This is directly in conflict with Local Plan policy EM10 (2b). The proposals do not provide a high quality of amenity neighbouring properties.
- The proposed 2 storey buildings will effectively have the appearance of large houses with a large car park at the front in the middle of a street scene of predominately bungalows or chalet bungalows. This is directly in conflict with Local Plan policy EM10 (2d) – they will not be visually attractive in the context in which they will be set.
- The street scene along the whole of Sherfield Road and between Longbridge Road and the level crossing in particular is predominately house boundaries being marked by hedge rows or simple fencing, in keeping with the rural setting and character of the area. These proposals show a brick wall as the property boundary. With the proposed flats also not being in keeping with the local street scene, the proposed development is completely inappropriate for its location.
- There is not a need within Bramley for such a development, particularly in light of recent already agreed/built developments. Therefore the proposals are not in line with Bramley Neighbourhood Plan policy H2 – it does not satisfy the local strategic growth requirement, and does not enable locally needed infrastructure. In fact, it will detrimentally affect local infrastructure, particularly the roads.
- Bramley Neighbourhood plan policy D1 aims to protect and enhance the historic character and rural setting of Bramley Village, and minimize the environmental impact of new development. These proposals are not in line with this policy – there will be parking provided for 16 vehicles, which will all have an impact on pollution and increase the traffic on the already straining

Sherfield Road. Add into the mix deliveries and service provision for the new dwellings, and the impact will be considerable.

- The proposals will add to the traffic on Sherfield Road, as already stated. The site is very close to the local One Stop shop, which has its own problems with on street parking, and also the level crossing, which at busy periods has traffic queued on Sherfield Road well beyond the local shop. This route is also regularly used by pedestrians accessing the shop and the school. Adding another 16 vehicles to this can only add to the congestion and hazards associated with the level crossing and nearby businesses, in direct conflict with T2 of the Bramley Neighbourhood Plan.
- Sewerage is an ongoing issue in Bramley, and Thames Water has confirmed that no further development should happen in the village until after improvements to the system have been implemented. It is anticipated that this will be at least 2-5 years from now. The proposed development will dramatically increase the sewerage requirement for the site from the existing one dwelling to the proposed 8 dwellings.
- Councillors noted that the drawings did not appear to be scaled properly, making it difficult to judge scales. There also appears to be a lack of information associated with the application.
- A bat survey has been carried out, but the information provided by this is not sufficient.
- Residents have noted concerns that trees and hedging have already been removed from the site.
- Bramley Parish Council has noted the number of resident objections to the application, and indeed has received a large number of representations from residents who are opposed to the proposals.
- The application states that all deliveries during the build phase of the proposals would be made on site. However, the site is limited in space and may preclude this. Building works are likely to cause a number of problems on the already busy Sherfield Road.
- Bramley Parish Council notes a previous approval for a single bungalow on the same footprint as the existing dwelling. Something of this nature would be far more in keeping with street scene.

In summary, Bramley Parish Council finds this application to be completely inappropriate for the site and surrounding area, and urge planning officers to refuse the proposals.

Maxta Thomas
Clerk to Bramley Parish Council