

HOXNE PARISH COUNCIL

Minutes of Extraordinary meeting held at St Edmund's Hall, Hoxne on
Tuesday, 30 September 2025 at 19.30 hours

Present:

Cllrs Caroline Abbott, Paul Ellis, Richard Kruszewski, Jason Middleton, Chris Parkin (Chair), Margaret Sillis and Pasco Warner. Also in attendance Ginny O'Hegarty, Parish Clerk, and seven members of the public.

1. Apologies

Apologies were received and accepted from Cllrs Herron, Lagerberg and Lerwill.

2. Declarations of Interests

None received.

3. Public Forum

No comments received from members of the public.

4. Planning

The following planning application was considered:

DC/24/05268	Shreeves Farm, Heckfield Green	Full Planning Application - Residential development of 40No. dwellings (including 14 local needs affordable homes), vehicular access, roads, paths, parking, garaging, public open spaces, landscaping, drainage infrastructure and associated works (following demolition of existing piggeries, workshops, barns, silos, hardstanding areas and other structures). Reason(s) for re-consultation: Amended plans and documents dated 10.09.2025 and 11.09.2025
-------------	--------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

It was unanimously agreed to recommend refusal of the application as presented. The application does not sufficiently address the following concerns:

1. Water management has not been addressed adequately in the application. Given the number of proposed dwellings and the previous impact of flooding in the village, the application needs to be refined to address the storage for water drainage which is currently insufficient, and provide an explanation as to how the grey water will be managed.
2. The number of proposed dwellings still exceeds those allocated in the Hoxne Neighbourhood Development Plan and the proposed dwellings still do not provide the necessary number of accessible/adaptable homes. Furthermore, the affordable homes are clustered together which goes against the Hoxne Neighbourhood Development Plan.
3. The proposed development goes against what Hoxne Parish Council is doing to address speed and safety issues in the village. Access to the proposed dwellings will be situated within the national speed limit area thereby the number of accidents is likely to increase. Details should be provided as to whether the developer will be contributing towards highway safety and requesting Suffolk County Council extend the 30mph limit to include the access points to the development.
4. Given the number of proposed dwellings, it is not evident that a green area has been provided for children.
5. The limited services within the village have reduced further with the recent closure of the village pub.
6. The proposed vernacular build forms are not typical for the village and there is no evidence that an attempt has been made to blend the dwellings in with the locality.
7. Traffic management during the construction period has not been addressed. Explanations need to be provided as to how the management of construction traffic will be managed safely together with details of the methodology.
8. Given previous flooding issues within the village, details need to be provided regarding the measures that will be taken to ensure roads are kept clean and drains kept free of debris to avoid drain blockages.

5. Change of Unity Trust Bank signatories (APP-462610) and address for statements confirmed.

6. Date and location of next meeting - Thursday 2 October 2025 at Hoxne Playingfield Pavilion.

So signed and approved at the meeting of 2nd October 2025