



MEETING OF CAMPSEA ASHE PARISH COUNCIL, Tuesday 20th January 2026, 19.00 at Station House

PRESENT/ Participants: Felicity Gillott (FG), Nicola Snell (NS); Clare Reid (CR), John Jeffrey (JJ), Klaus Fortmann, clerk (KF) ESC Cllr Sally Noble (SN) and members of the public

25.50 Apologies; SCC Cllr Alexander Nicoll (AN), Michele Dawson (MD); Nigel Pringle (NP)

25.51 Declarations of interest none

25.52 To consider requests for dispensation on agenda items - none

25.53 Minutes of the Parish Council meeting dated 18th November 2025

Notes approved as an accurate record and signed by CR;

25.54 Public Participation

Members of public attending participated in discussion re 25.56

Residents participated in discussions re 25.56 re new major housing development in the village.

25.55 Highways

1) Following unsatisfactory communications from ScZ / Highways, clerk to continue to ascertain with Highways & ScZ the planned diversionary routes in case of A12 closure.

2) Clerk and NP to will pursue the capacity issues of the B1078 in the coming JPTI meeting in February. SN mentioned that SzC is supporting the purchase of Speed Indicators in affected areas.

25.56 Planning Matters / Energy Projects

1/ DC 25/4925/VOC; 4 Mill Lane; single storey rear extension; reduced scheme, no objection

2/ The PC discussed with residents their concerns re the proposed (pre App) development scheme for 110 home with offices & car park by Beaully Land / LanPro on land west off B1078 opposite the Auction Rooms. Over 11 residents attended to share their views on the Public Consultation.

AL cited numerous paragraphs from LP20 as a foundation for opposing the scheme, stating it being out of scale, out of the settlement boundary (5.2), not compliant with LP20 (5.3) and not defined as an infill (5.11) as it is well over the specified 3-10 units. Major concerns raised re the capability of the B1078 to cope with associated traffic and raised the issue of the official classification of the road. Furthermore the new government rules re context of 'well connected' train stations was raised, as CA train station (otherwise known as Wickham Market Railway Station) should not be classified as such. Majority of residents rely on car journeys, for schools, doctors and shopping, hence the well connected statement would not apply. Issues surrounding the necessity (and often failure) of pumping sewage, low water pressure, loss of Greenbelt/green spaces and the fear of car park being used by the future residents were also cited. It was further pointed out that a development in Darsham for 50 units had to be supported by the developer with a £350k contribution towards amenity of a Village Hall, versus the offered £100k by Beaully for 110 homes.

EW raised concern re nearly doubling the population and for the village to become urbanised. The impact would create a total change of character and it was felt that the development should not be there. Sewage and water supply issues were also of concern, especially as that was recognised decades ago by previous developers. Further concerns were raised re impacts on wild life and the possible archaeology issues on the site.

AO also queried sewage, water, B1078 traffic impacts and the LP20 allocation of 18 units versus 110 with this development.

JL – resident Lower Hacheston - raised serious concerns re capacity and safety of the B1078.

JN agreed with previous statement re sewage, water and traffic and feared that CA might get seriously short changed with this development, should it go ahead.

JS He agreed with others that the scale & density of the proposal was wrong for the village. And also referred to water & sewage issues. JS did query with Anglian Water Developments the developers assertion that enquiries had been made (with an apparent satisfactorily response) re the capacity; however, the Development Officer apparently did not know about the development proposal. The statement of (the field being) Grade III soil being poor was also rebuffed, as it is still within the good parameters of soil. Attention was also brought to the dangerous corner of B1078/Mill Lane and B1078 Ash Road, both being 90 degrees bends with constant safety issues.

R stated constant flooding incidents along the field as well as reiterating the B1078's traffic volume and speed issues.



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2 The PC agreed the Budget as proposed by Sub Committee on 12/01/26.

The Precept will remain at £7129, meaning no increase to residents. Although finances are solid for the coming year due to the Easement income, it was recognised that the continuing shortfall in income will necessitate increases to be actioned for the next budget 27/28.

25.61 Correspondence received

- all relevant communication passed on to PC members

Date of next meeting to be held:

The next PC meeting will be held on Tuesday 17th March 2025, from 19.00 in Station House.

Bold red initialled (xx) points refer to specific actions to be undertaken

Klaus Fortmann, Clerk ; 28/01/2026