



Minutes of the Extraordinary Meeting of Detling Parish Council held on Wednesday 26 November 2025 in Detling Church

Present: Cllr Clive English, Cllr Chris Houlihan and Cllr Steve Jubb; and Mrs Wendy Licence (Clerk).

Also present were fifty-seven members of the public.

Cllr English welcomed everyone to the meeting

1. Apologies.

Apologies had been received from Cllr Laura Maclaren and Cllr Stephen Thompson, Cllr Bianca Willmott: apologies noted.

Apologies had also been received from County Councillor Sarah Emberson.

2. Declaration of Interest. or Lobbying

There were no declarations; all Members have been lobbied..

3. Hockers Farm

To receive residents' views following the community engagement event held by the developer

Cllr English outlined a number of potential issues for consideration by those making or planning to make representations on any future application.

The proposal will bring many challenges to the village. Traffic is currently a major concern, the data at the developers' presentation suggested 15 car movements per day; 25 houses would have 50 cars and there would also be deliveries from online shopping as well as visitors. The impact will be huge. The developer has referred to bus stops in the village; the bus service is non-existent meaning a reliance on cars for those on the proposed development.

There is also the environmental impact from the extra traffic the development will bring. When the second phase of houses at Hockers Farm was built, the developer said there would be no more houses. Hockers Farm extends to the motorway, where will it end?

There is a queue of traffic in Church Lane exiting onto the A249 every morning. Detling is a small village; 25 houses is significant. The Borough Council said there would be 24 houses for the village and seven have been built.

Does the village need a commercial property? The garage and the electrical company

were demolished for houses. There will be no control over the commercial building and the number of people employed or visiting it.

Cllr English said it was noticeable regarding the traffic data that there was no analysis of how many vehicles are anticipated for the commercial centre. There is insufficient evidence for the Borough Council to determine if the traffic movements are correct.

The proposal suggests a surgery, but this will not happen.

The presentation was flawed.

The traffic expert at the presentation admitted that the data did not include commercial vehicles and that the 15 vehicular movements did not include the commercial centre where there are lots of spaces.

Vehicles turning left into Orchard Drive must go on the wrong side of the road; access is a concern.

Cllr English said that access and safety would be a concern for Highways when an application is considered.

Will there be a management plan for construction vehicles?

There is concern that the construction vehicles might go down Hockers Lane, there is no footpath further down and sharp bends.

Cllr English said that the management plan often gets overlooked. Hockers Lane is a dangerous stretch of road.

Speedwatch counted 140 cars going down Hockers Lane this morning, this proves their data is incorrect.

Concern was raised regarding the working practise of the developer, when Orchard View was extended mud was left on the road and spread around the village, this was an environmental impact. There was also a problem of obscene language.

There is a major issue with pollution in the village and more houses will add to this.

Cllr English said air quality is taken into account when MBC considers planning applications, especially when there is potential for a site to grow.

Hockers Farm is an important site, it was a cherry orchard and when the trees were taken down it became a fantastic habitat for wildlife,

It is an archaeologically important site which, following an archaeological dig in 1999, had significant Iron Age and Roman finds.

Cllr English said that there is a requirement that biodiversity must be improved by 20%.

The waste system was installed in 1960 with 150mm pipes; it is currently run at full capacity, sometimes exceeding this. There have been several major spills in recent years. The additional houses would cause further problems.

The proposed development will increase pressure on already overburdened services; you cannot get an NHS dentist; the doctors at Grove Green does not have any places; there is also an issue with lack of local school provision.

Cllr English said that there are no doctors available and several surgeries agreed locally were not built; the NHS cannot staff an extra surgery.

Young people cannot afford a house in Detling. The proposal indicates there will be ten units.

Cllr English said a social housing provider would not be interested in ten units. Some developers offer affordable housing for local people but this is slightly cheaper.

There have been two other meeting in the village with over seventy villagers attending; most views are as raised tonight; we need to be prepared for the application coming forward and form a group.

Cllr English said that at this stage, the Parish Council can give technical advice and help with research.

Cllr English thanked everyone for attending.

Date of next Parish Council Meeting– Tuesday 2 December 2025

There being no further business, the meeting closed at 8.30pm.

Signed as a true record of the meeting:

Chairman

Date: 2 December 2025