

July 2014 OPEN EVENTS

Public Consultation

**To gather feedback on the 'NEXT STAGE' of the Melton
Neighbourhood Plan**

In total 71 people came to these two events.

These are the results of this consultation....

Ensuring the Built Environment meets residents' needs:

WHY?

- No more major developments in the parish, aim for small scale and sustainable
- Any acceptable larger development should be phased over a number of years
- Development MUST favour brownfield sites first
- Agreed Design Criteria should be applied
- New buildings must reflect the historical character of the village esp. any within its centre
- Better mix of housing (tenure and price)
- Increase the number of truly affordable homes for different local needs including Special Needs Housing.

1. Development is inevitable and welcome BUT it is important that the scale and design is appropriate for the community.
2. New development should not be prominent in scale, visually dominant, too dense or significantly change the character of the village or outlying hamlets.
3. A new development should pay attention to key distinctive views in and out of the parish and design accordingly in terms of height, massing, appearance. Special attention should be paid to views to and from listed buildings, key open space, landscape features and the Conservation Area.
4. Developers should give consideration to any existing brownfield sites before putting forward any plans within open countryside.
5. New development should be incremental to allow for infrastructure changes (especially roads / traffic management) and evolution of new facilities, which can gradually change to cope with the increase.
6. All new market and affordable houses across the parish should maintain and add to the vitality of the community. Developers should therefore demonstrate how their proposals would help maintain a balanced and thriving community in the future.
7. All new housing should help broaden the range of stock available in the parish. It should also complement the existing stock and broaden the choices available to people. The type, tenure and cost of new housing should meet the needs of those in the local area. A target should be set whereby at least 35% of all housing should be affordable to local people.
8. The Neighbourhood Plan will identify sites that residents feel would be appropriate for new housing and also identify the scale of new developments that would be felt to be acceptable.
9. A design statement for new houses will also be created based upon feedback received during the Neighbourhood Plan process

Focus Point 1

Scale of New Developments / Phasing

This would seek to ensure future developments in Melton are small scale and therefore sustainable.

It would also require that IF a larger scale development were to be deemed necessary or appropriate that it would be phased carefully over time to allow infrastructure to be geared up to accommodate it.

Focus Point 2

Favour Brownfield Sites

This would require all developers to assess brownfield land for development before any approach is made for greenfield sites.

This would also link to the SPECIFIC SITES highlighted by the Neighbourhood Plan consultation exercise, that shows that the majority of residents are keen to develop the brownfield land in Melton as a priority.

Focus Point 3

Design Criteria

This would set out specific Design Criteria for ALL new housing in Melton encompassing the need to mix eco-friendly modern designs with a balance of period design to complement existing period buildings.

This will be linked to a Housing Design Map of Melton that will show the main design features in each part of the village.

Focus Point 4

Affordable / Special Needs Housing

This will require that any new development must achieve a % of Affordable Houses as well as some houses for those with special needs.

This will also link to the SPECIFIC SITES highlighted by the Neighbourhood Plan consultation exercise, showing which sites would be favoured for small groups of Affordable Houses and houses for those with special needs.

FEEDBACK

41 people agreed with this Key Issue and Focus Points

Comments:

- Small Sustainable Development. Local Community Needs Addressed
- What is the definition of 'small scale?'
- Please get 'Affordable Housing' not 'Executive Homes'
- No to Point 2 – needs investment in parking, upgrade of roads, sewage etc.

1 person didn't agree with this Key Issue and these Focus Points

Comments:

- Do not use Brownfield Sites first as business should be integrated with housing to cut out migration of people to go to work thus reducing traffic and creating sustainable employment.
- A1152 is far too narrow for existing traffic and further housing and development in Melton must be considered.
- Yarmouth Rd Development is on a greenfield site. The developer claims SCDC doesn't have a viable plan to build sufficient houses.
- What is the definition of 'small' and 'large' and all other terminology
- What size development is small and would any 'small development' include affordable housing
- At what point does an increase of housing/residents impact on other infrastructure e.g. woods/school/leisure facilities

Better facilities for local people:

WHY?

- Maintain current and where possible extend community and social facilities
- Encourage local clubs, societies and other recreational facilities
- Provide better facilities for younger people
- Support the needs of our elderly residents

1. Current key facilities such as the Primary School, nurseries, churches, vet, shops and community buildings (Burness Parish Rooms / Lindos Centre) should be supported and retained.
2. Any development will have an impact on these facilities and developers should demonstrate what the impact is likely to be and how such facilities can be enhanced to meet the needs of such proposed growth.
3. All developers should ensure that there is safe and easy access for residents from the new site to current local facilities and services.
4. Offer members of the community of all ages opportunities to get involved with parish activities.
5. Continue to look at the needs of young people and try to implement some of the suggestions that were given through the Young People's Questionnaire that Melton parish Council sent out in 2013 and the Neighbourhood Plan Questionnaire in 2014.
6. Look at ways of improving local facilities and service for older people in the parish and try to implement some of the suggestions given through the Neighbourhood Plan Questionnaire in 2014.
7. Look at options for re-building / modernising the Pavilion on the playing fields.

Focus Point 5

Facilities / Service Provision and Access to Them

This would require that Developers would ensure that for any development of 5 or more houses:

- new footpaths OR improvements to existing footpaths/bridleways were made to give pedestrian access to key services within the village
- new cycle lanes are created to give residents safe and enjoyable access by bike to key services in the main village area

- current services i.e. schools, doctors surgeries etc. can cope with the rise in population and if not that funding is made available to increase / support such existing services to cope with it

FEEDBACK

35 people agreed with this Key Issue and Focus Point

Comments:

- Primary school important part of community
- Definitely a youth club/sports facility
- A car free village square area
- The playing field is a great asset lets look after it

Transport and Infrastructure:

WHY?

- Traffic management issues esp. congestion on Woods Lane and the length of the A1152
- Availability, reliability and cost of local bus services
- More footpaths needed to link different parts of Melton and create circular routes
- Safety / parking issues especially with getting children to and from local schools
- Cycle Lanes

1. All applications for development should identify and demonstrate the additional level of traffic they are likely to generate. The impact of any such additional traffic should be assessed with regards to how it affects pedestrians, cyclists, road safety, parking, congestion on key roads (such as Woods Lane) and safe access to and from all local schools. Proposals which are likely to increase the impact of traffic on road users will need to demonstrate fully how this will be managed and what new infrastructure will be put in place to deal with it.
2. All applications need to provide off-road parking.
3. All applications for development in the village or outlying settlements should demonstrate how they would improve safe and enjoyable movement by pedestrians and cyclists to the main village area and its facilities. This may include creating new cycle lanes.
4. All developments should explore how they can enhance and/or provide new footpaths and bridleways to connect outlying hamlets to the main village.
5. Investigate ways to improve the bus service through Melton village.

Focus Point 6

Traffic Management

This would aim to ensure that all applications for development should identify and demonstrate the additional level of traffic they are likely to generate.

The impact of any such additional traffic should be assessed with regards to how it affects pedestrians, cyclists, road safety, parking, congestion on key roads (such as Woods Lane) and safe access to and from all local schools.

Proposals which are likely to increase the impact of traffic on road users will need to demonstrate fully how this will be managed and what new infrastructure will be put in place to deal with it BEFORE the houses are built.

Focus Point 7

Off Road Parking

This would require that ANY new development i.e. houses, retail or business, would be provided with off street parking facilities, sufficient for the needs of the new residents/employees.

FEEDBACK

36 people agreed with this Key Issue and Focus Points

Comments:

- Woods Lane Traffic Big Issue
- Woods Lane and Yarmouth Rd big issue
- Include parking in St Andrews Place
- More bus shelters required
- More parking in Melton needed
- Parking is already an issue
- Can Focus Points be strengthened?
- Timetables at ALL bus stops
- Junction at Pytches Rd/Melton Hill an issue esp. with buses
- Volume of traffic on main roads, woods lane and towards Rendlesham already an issue
- Definitely agree with point 6
- No more building unless roads improved first
- Woods lane very dangerous needs action now
- Parking by far the biggest problem
- It's easy to write what we want, who is going to help obtain it? Sign on the dotted line...ha.
- Agree Woods Lane awful traffic
- Church View Close only has one entrance/exit, which is extremely difficult to gain access to the main road at peak traffic times
- Cycle paths for families and pupils going to Farlingaye. Very dangerous journey from Melton. 20's Plenty zones.

2 people didn't agree with this Key Issue and these Focus Points

Comments:

- Any development great than 5 houses must explain how pedestrians and car owners will get around without creating additional adverse consequences for the village
- Woods Lane more than dangerous, need action now!!!
- Stop Parking on the green space in Melton village adjacent to post box, opposite car park please.
- We need a subway at the traffic lights at Melton to help keep the traffic moving over the peninsular. The lights stay red too long, it's hopeless for businesses and unsafe to cross

Supporting the local economy:

WHY?

- Improve local job opportunities esp. for young people
- Encourage small business and small retail units but NOT large scale industrial or retail sites

1. Work with local businesses through Melton Parish Council to encourage them to offer employment and apprenticeships to local people
2. Support applications for new small business units and local small retail units provided the proposal has no unacceptable impact on other key areas and services.

Focus Point 8

Support Small Retail and Business Growth

This would seek to encourage further growth of small retail outlets and small local businesses within Melton.

Such developments can be creatively mixed within any new housing so that we do not create any more mini business parks or 'industrial zones' i.e. along the river.

34 people agreed with this Key Issue and Focus Points

Comments:

- Diverse small businesses
- Be sure of tenants before building units
- More small food shops (Not Tesco) and a café
- We already have enough industrial units of Wilford Bridge
- V. small businesses required plus a doctors and dentist
- High-speed broadband required
- Create and identify learning hubs for the unemployed and specifically for 18-25 year olds
- Basic need is to make sure people are trained for jobs – is this Melton's job?
- What about an internet café or high-speed broadband hub for community use?
- Training needed!

1 person didn't agree with this Key Issue and this Focus Point

Comments:

- Encourage local employment but don't dismiss medium sized business enterprises
- You won't get small business if you destroy the brownfield sites for houses
- What is meant by small? What is wrong with medium? Small no's of employees (e.g. so not a small call centre employing 50 people)
- Small footprint area? (e.g. so not a warehouse operation)
- Small effect on transport/infrastructure
- A healthy sports facility for all ages / outdoor pool?? Girdlestones would be a wonderful location. (the owner wouldn't agree)

Protecting landscape and nature conservation interests:

WHY?

- Extend the current Conservation Area
- Create a Village Green
- Protects local wildlife sites and habitats including woodlands, riverbanks and open farmland
- Protect the green corridor currently in place between Woods Lane and Saddlemakers Lane / New Road
- Support the development of wildlife / green corridors especially taking note of endangered local species and their needs
- Protect beautiful views. Protect current trees and plant more.

1. All proposals for development in 'buffer zones' or 'green/wildlife corridors' must not harm or impact these protected areas.
2. All applications for development on sites or land in the rural area of the parish should demonstrate within their Design and Access Statements how to minimise negative visual or landscape impact as part of the scheme design.
3. Ensure all development proposals adhere to national government landscape and nature conservation policy.
4. Enhance, maintain and create NEW green/wildlife corridors in the Parish and work with landowners and other key stakeholders to achieve this – looking specifically at the 'Green Lung' between Woods Lane and Saddlemakers Lane/New Road.
5. Protect and wherever possible restore, create and manage all actual and potential wildlife sites in the Parish.
6. Applications to fell significant trees must be supported by appropriate evidence.
7. All developers should be asked to plant a new tree for every one they fell, due to new building.
8. Extend the Conservation Area to include the Playing Fields and Melton Woods and possibly other suggested areas.
9. Create a proper Village Green in the centre of the village, working alongside parking needs. More seating. Planted areas.

Focus Point 9

Trees and Landscape protection for New Developments

This would ask that any Applications to fell significant trees must be supported by appropriate evidence and that SHOULD such evidence support felling of trees developers should be asked to plant a new tree for every one they fell.

All applications for development on sites or land in the rural area of the parish should demonstrate within their Design and Access Statements how to minimise negative visual or landscape impact as part of the scheme design – preserving any beautiful views which are important to current residents.

Focus Point 10

Wildlife Corridors and Green Buffer Zones

This would require that all proposals for development in 'buffer zones' or 'green/wildlife corridors' must not harm or impact these protected areas.

A map would be provided to show where these specific areas are – based on research and analysis done through the Neighbourhood Plan.

Focus Point 11

'Green Lung' protected area

This will protect specific green/rural areas of Melton as mapped.

The objective being to enhance, maintain and create NEW green/wildlife corridors in the Parish and work with landowners and other key stakeholders to achieve this.

It will specifically focus on the 'Green Lung' between Woods Lane and Saddlemakers Lane/New Road.

39 people agreed with this Key Issue and Focus Points

Comments:

- 1 tree for 1 felled is insufficient. 1 major oak should require ¼ acre of saplings
- Protect wildlife areas, more flower gardens, benches and grass

- Protect Melton riverside and don't forget the tree preservation orders on the Girdlestones site
- The idea of a village green is a positive one but not included in the focus points
- Protect duck pond, playing fields, fishing lake, river wall etc.
- What about community beehives?
- Yarmouth Road, Church Lane and Saddlemakers Lane should be designated 'green lung' areas
- 2 - 10 replacement trees for every one felled depending on maturity or species
- Wildlife corridors should link to corridors in other parishes / a larger scale of coordination is required

SITE PROPOSALS MAP - COMMENTS

- No development preferred on 706/501 but if we HAVE to have it would prefer 501 please.
- Do not build on sites 706/501 please!
- Developments in green will require new roads through St Andrews please and across railway
- No new roads around St Andrews please. All exiting roads too narrow, Wilford Bridge Rd exit too narrow and busy

BUILDINGS YOU WANT PROTECTED - COMMENTS

- Old school building
- Burness Rooms and architecture on Station Road should be protected
- Archway House is part of Melton Grange Mews. There is already planning permission for a 6 bedroom house in the garden – passed 2012. Residents of the rest of the Mews applied for Grade 2 listing which was refused.

COMMUNITY ASSETS – COMMENTS

- Hall Farm Road – children need a space to play
- The pre-school in Hall Farm Road is an asset
- The river path from Wilford Bridge to Woodbridge needs maintenance

OTHER PROJECTS – COMMENTS

22 people agreed with the OTHER PROJECTS we listed.

- Melton Old Church and Graveyard should never be touched
- Hall Farm Road Green would get lots of use
- Protect Burness Rooms and buildings opposite St Andrews Church
- Exercise equipment would need information/instructions

- Allotments please
- Pavilion to be café with loos (a la Kingston Field) – Parish office?
- More circular walk footpaths needed

GENERAL COMMENTS / FEEDBACK

- Better mobile signals badly needed
- Extend conservation area North and South
- ONLY allow buildings in green and yellow areas with very strict control on traffic
- If the sizewell lorry park happens by the station a new road is needed from Rendlesham out to the A12
- Businesses cost of start-up premises – is it possible to get this cheaply? What are business rate levels?
- Melton Messenger is a great community resource and source of local info
- The parish council have worked really hard to bring the village together and create a Melton identity
- The village would benefit from allotments, is there any land available
- This is all motherhood and apple pie, who could possibly disagree?!
- Great exhibition! Logical, easy to follow. Thanks you!
- Exhibition, a bit of a muddle – needed to spend longer here to interpret it!
- Use social media to attract younger people and people who don't walk around the village to see signs to these meetings etc.
- Very interesting, I feel definitely needs some youth club/fitness centres for all. Beccles outdoor lido is very successful, this might work here.
- Must protect green areas! Beehives? Maybe school children could volunteer to work/look after green areas during holidays plus earn an 'eco/community' badge
- There were comments on the desirability of creating more circular footpaths but there appears to be no Focus Point addressing this issue!
- Unfortunately the response sheet questions are leading questions and only direct towards one answer – the answer that you got – yes. Maybe at this stage that is all you want! I would like to see footpaths identified and prioritised and where necessary attempts should be made to create / modify paths to allow use for purpose (e.g. going to school, work, shops), Leisure (e.g. exercise, walking the dog) or tourism (e.g. sign posted/interpreted routes)Tourism maybe for outsiders for outsiders or locals! Thank you for all your hard work.
- I would agree with above – many facilities are available in Woodbridge – Melton. Development should be small the A1152 cannot cope as it is.