**Feedback from March 2016 Open Sessions**

**Development (general)**

I am very concerned that the proposed developments at Woods Lane and Yarmouth Rd are not mentioned anywhere as if they go ahead they will have a massive impact on Melton.

If children continue to live with parents why do we need the extra housing?

The elephant in the room is the lack of infrastructure to support proposals of this magnitude. The road system in inadequate and already at breaking point and so in fact is the sewerage system. See Planning Inspectorate Report to SCDC June 2013 on SCDC website.

**Development Proposal Carter/Warburg Site**

In favour of housing development but with reservations on the traffic problems.

Development of new lake, housing, farm etc. looks very promising. Please forge ahead.

Ensure housing really IS affordable.

Under no circumstances should the Carter/Warburg site access directly into St Andrews and Station Rd. It should have access off the main road by way of a roundabout opposite the station. The current layout will just encourage traffic build up throughout the village.

Ludicrous plan to take the access road through St Andrews Place. Take the main road through the commercial area.

St Andrews Place is already a nightmare for traffic.

A lot of hard work has been done here. Appreciate your effort.

New development looks very good and I fully support this.

The size of this development will cause added problems for the existing congestion.

I don’t think the road system will cope with the vast amount of increased traffic generated by this scheme.

Good masterplan. Good balance of development and use of floodplain. Like the green infrastructure.

Consider adding a circular running route to the green space.

Good design ideas well done!

What has happened to the traffic calming measures proposed for Station Rd?

If increased traffic is coming out of St Andrews then Station Rd needs to be one way.

This is such a major development with devastating consequences that every house in Melton should be sent a copy of the plan.

More recreational needed for children and young adults so a good improvement to the area.

Experience has shown that ‘artists impressions’ never turn into reality. The neat rows of business units end up empty and vandalised rubbish bins and skips overflow.

(??)There is no affordable housing included in these proposals. Many local people can’t afford open market housing even if it is small. In general there is not enough information included to form an opinion about housing.

If you put a car park on the small plot of land opposite the council offices this will cause an accident black spot due to volume of traffic. Please put the Little Drummer Boy in there and create a proper garden of remembrance for Afghanistan and a community picnic area.

Disagree with proposal for parking on this amenity green space with protected trees.

Bring back the ducks.

Play equipment good and good to have another park.

It would have been helpful if the developer had been here.

If there is a flood risk don’t build there.

All the neighbours at the top of St Andrews Place object to this needless development.

It will be nice to take the family for a walks in Melton and stop for a coffee.

Community farm and allotments a good idea!

2-3 bedroom shared ownership please!

Good use of brownfield site – we could get something a lot worse!

If the new site is accessed via Station Rd the junction should be configured such that traffic leaving the site cannot turn right and has to join the main road (one way system).

Where are the plans for improving the existing infrastructure of the village to cope with the increased pressure from the new development? Our roads and sewers are already overburdened – how will it cope with all the extra demand? Melton crossroads already suffers from significant air pollution. Do we really want Melton to be used as an industrial park for Woodbridge? I thought Melton residents wanted the rural character of the village to be retained? How does huge industrial development achieve this? It doesn’t.

Object to more cars accessing St Andrews Place. Suggest hub is made via play area to commercial road serving business units.

I feel generally favourable to these plans provided the new housing does not have to be accessed via St Andrews Place as this has quite enough traffic using it already and children play on the green ‘island’ at the centre.

Ensure that small affordable houses have sufficient variety and interest to allow owners and individuals to feel different and add visual interest to area.

Concerned about 1. Lack of parking for Council Offices and new residential properties and 2. Terrible knock-on effect on already bad traffic.

Traffic volume in Melton is becoming a problem.

More parking at Melton Station and cycle racks.

OK but ‘affordables’ should include open market DISCOUNTS on dwellings. So called ‘social housing’ will soon be subject to the ‘right to buy’ and will be lost in time. SCDC needs to take a firm stance on this.

As this will improve the visual disaster that the current lorry park is I am in favour of some development.

It seems a lot of thought has been put into increasing the amount of business units, but very little has been put into the new housing. The proposal is a very unbalanced solution to the problems faced by Melton. The houses are tiny – do we really want to be forcing older residents to live in shoeboxes? Also ‘open market housing’ is not necessarily affordable – even if it is small.

It is detrimental to build a housing development in a quiet area. NOT A TOWN. It is also a natural area for wildlife.

Very sensible approach to the developemtn BUT the traffic / road issues need to be addressed.

We like the plans, concern about the traffic and access onto Wilford Bridge Rd.

Can there be alternative access?

Much more good than bad. Not sure about no. of housing units. More parking for station? Allotments by lake?

All well and good but more pressure on schools, Doctors etc

Well done some good ideas.

Would love to see priority for pedestrians and cyclists in any new development.

Please do not allow the traffic to access via St Andrews as the roads can not take this excess.

They didn’t protect the trees on the western boundary of the Riduna site!!

Community Farm what a brilliant thing to have!!

What access road will be used to get to these new houses and facilities?? Already too much traffic in Station rd.

St Andrews Place is already very busy – when a church service is on it is almost impossible to negotiate the junction with cars larked all along the road.

Please do not open the 2 ends of St Andrews Place to traffic from the new houses. Make an exit road for that on the Eastern end.

Terrible congestion at level crossing – possible road straightening?

Station parking is already maxed out. Inevitable further demand means more parking must be provided. Suggestion: phase the permission for the units near the station until real need is established and the reality of parking at the commercial and business units is seen.

Who are these parking spaces for? Is this an admission that there wont be enough on the main site?

It doesn’t look like there is sufficient parking on this industrial site.

Ask all developers to install ‘swift boxes’ in all new buildings.

There is too much traffic already. To assume that residents and workers will walk or cycle is naive.

More traffic. Enough.

Too much traffic going through Station Rd already. Too narrow to cope with any more.

Not in favour of any housing BUT 1/3 houses 1/3 green field and 1/3 business is better.

Consider tarmacking the start of the lane that comes off Yarmouth Rd as one of the access routes as this would take some train away from Station Rd and Wilford Bridge Rd.

Proposed extension of St Andrews Place is too large. SAP at times difficult to drive up with cars parked on both sides of the road.

Would allotments on new development be used? Existing ones in SAP have not been used and have been allowed to become overgrown.

Great to have more community facilities.

This proposal puts a huge increase on traffic in the village. Find alternative rd access.

Same as above.

Same as above. Please access opposite the station.

Same as above.

Could Brick Lane be used for access?

Very imaginative development. Full marks BUT need to split access to main road.

3 alternatives:

* through commercial park
* down track over level crossing
* exit around boundary and move lake upwards

There are 300 allocated parking spaces in the new development. What alterations will have to be made to the roads to accommodate these extra cars?

*1 letter received from a St Andrews resident*: asking for no access through St Andrews but to use our imagination and skills to find a more environmentally acceptable route.

**Traffic and Transport**

Woods Lane is chaotic at times, difficult and hazardous at best. The 180 house development MUST be stopped. Mini roundabout at junction with Bredfield Rd should be installed as current T-junction arrangement is dangerous.

Wilford Bridge Rd is dangerous and congested and your plan seems to make it much worse. The Vision seems to be blurred.

Proposed traffic calming in Woods Lane and The Street will not improve the air quality.

Very concerned that the increased traffic at junction by Melton Primary School will cause raised pollution and raised risk of accidents as well as massive traffic problems.

I have been told that the air quality testing at Quay Stree shows the air quality to be below EU Standards. Has there or will there be similar testing at the traffic lights at Melton School? Pollution levels near the school may increase with more traffic.

There will be more standing traffic on The Street – air pollution will increase. Design green areas to reduce the impact of this increase.

Shared cycle ways and footpaths???

Shared cycle paths work well if both users are aware of their own space. Helps if paths split with a line or different coloured tarmac. Needs lots of width! Will this be a consideration?

Traffic calming should be carefully designed to allow safe routes for pedestrians whilst retaining use for residents.

Agree with cycle lanes and paths. Speed reminders on the hill – flashing ones.

This morning 11/3/16 Dock Lane had 38 commercial vehicle movements between 10.15am and 11.15am to the 3 businesses situated there. How many vans, lorries etc. will these new units produce to the new site on the proposed development?

Signals for traffic lights too quick in changing.

Traffic flow on Melton Hill becoming more difficult. Crossing for high school / cyclists concerning.

Recognise that traffic and parking is difficult to tackle. Keep trying to rise to the challenge.

Reminders of speed limit on Yarmouth Rd needed. No evident signage and haven’t seen the police for some time.

Timing of traffic lights needs investigation

Woods lane pavement should be larger – very dangerous at present

Create cycle lane from Melton to Woodbridge

Pedestrian cycling paths needed from Bury Hill area to Melton and Woodbridge

Pytches Rd is dangerous for pedestrians and almost impossible for cyclists. New paths req’d.

There shouldn’t be any more houses. If it does go ahead the entrance should be opposite the station. Station Rd needs to be one way!

Very dangerous to walk down Woods Lane

There should be a cycle lane linking Bredfield Rd with the top of the new Woods Lane development.

Road signs on Woods Lane should clearly show Bredfield Rd turning, Traffic is TOO fast

Getting out of Church View Close is a nightmare at peak times

Pavements becoming narrower due to overgrown banks on Yarmouth Rd and Woods Lane

The width of the current pavement could be increased by removing the soil that has, over the years, come across the pavement in Woods Lane

More cycle parking provision in Melton please. Less emphasis on cars and car parking.

Reduce the ‘no cycling’ signs through the countryside.

One way system down Station Rd, round Wilford bridge Rd and round to Traffic lights.

It might be useful to set up a small group to consider movements of pedestrians and cyclists within Melton at he moment (starting and finishing points / hazardous routes) and what could be done to improve this. Secondly what would enable local people to use cars less for local movements?

**Parking**

People park in the car park in the morning and leave it there all day.

Policy MEL6 – very good standards to implement.

More parking req’d for local residents also capacity of main road junction needs increasing.

Agree strongly with this policy. People using local shop, some break the law by parking outside as the car park is always full.

This is a complete mis-representation. The cars and vans are parked overnight NOT just when the shops are open. Why are they allowed to continue to park there?

Do not reduce green areas OR compensate with trees. Air pollution is a growing health concern. Parking is an issue here. Keep conservation area to the fore.

Agree that more parking space is needed in this area. If cars are parking all day perhaps changes should be introduced i.e. free for one hour then pay?

Parking in Melton Rd is a problem, particularly from contractors working. Consider extending yellow lines / using residents parking permits.

Please sort out the flooding problem in Melton Rd.

There is a real problem with safety when traffic parks, often on double yellow lines and on the pavement outside our excellent fish and chip shop. HGVs and buses are often obstructed. More regularised parking needed.

Recognising that some people do park dangerously to get to the shops extra parking would probably be useful, although there is already a car park x 1. Think some people are just lazy and park immediately outside. Be nice to combine it with planting and landscaping. (by McColls)

Surely cars should be discouraged and cycling encouraged

Make commercial premises offer parking spaces for evening/weekends. E.g. Thurlow Nunn, SCDC

Need to sort parking in Dock Lane of Bowls Club players

PLEASE do not park by the Melton Village Sign on that lovely bit of green!!

Parking outside McColls prevents safe exit for cars at the bottom of Saddlemakers Lane

Stop green verge btw Fison House and McColls being destroyed by selfish parking. If necessary offer to get it transferred to Melton PC.

Some roads should be for access only.

Need to sort traffic in Dock Lane. Double yellow lines on one side of the road would help.

If amenity green space is lost e.g for parking then it should be provided elsewhere e.g. community hall.

Yes agree with footpath on Woods Lane. Make sure there is cycle provision creating a safe route from Melton (The Street) to the high school.

**Commercial and Retail**

What about Dock Lane Industrial Area? 1 building now empty. What is going to happen to it?

I have a business in The Street. If the proposals go ahead there would be more people in the area and this could be good for business. But if a rival business opens on the development my own might fail.

**Riverside and Boats**

Please do not agree planning for buildings such as Avocet House – this does not blend in!

Duckpond/wildlife area needs updating – it is looking overgrown and tired.

I like the more ‘individual’ boats. They add character and interest as long as they don’t accumulate rubbish and clutter on the bank. I enjoy the boat ‘garden.’ The houseboats are more interesting than the expensive marina.

I strongly agree with the above comment.

Houseboats are a part of the river scene – please don’t ban.

I agree with above.

We need a policy that houseboats can conform to – not an outright ban.

Houseboats fairly unique and therefore provide some sense of place for this area. We like them. Why are people discriminated against just because they decide to live on the water?

Houseboats MUST be controlled otherwise a free for all. No more should be permitted and SCDC should enforce against those not permitted.

I like the houseboats, as do many others I know.

A suggestion re. residential boats that there should be a condition they have full insurance cover as this would guarantee a certain level of maintenance and protect nearby boats, property etc in case of fire. (from a boat owner)

Houseboats are not a problem and enhance the riverside.

**Environment**

Pedestrian footpaths should be shared with the cyclists when they pass through woods and countryside. Remain un-surfaced.

A laugh for a start. ‘Protection of rural character’

Consider the air pollution around Melton Primary School. It will only get worse with more traffic.

Deplore the loss of mature trees on the Pytches Rd site.

No protection of the mature trees on the boundary of the Riduna site. Mature trees were felled and will take years to re-grow more and hedgerows are lost.

**Non Land Use - votes**

Getting assets of community value registered. **(16)**

Creating a local list of heritage assets. **(24)**

Better maintenance of ‘green lungs’ and rural environments where they are used by people. **(26)**

Create more opportunities for young people in Melton to get work experience and create better links between schools and local businesses. **(28)**

More picnic tables and dog mess and litter bins. **(22)**

More play equipment on the green on Hall farm Rd or generally. **(12)**

**Objectives**

If these are the stated objectives why are there proposals that don’t meet objectives 1, 2 and 3?

**Community Infrastructure**

Yes please – sooner rather than later!! Re. 1.5 bullet point (*Three main improvements were suggested to help support the users of this facility:*

*• The replacement of the existing pavilion with a modern village hall which*

*incorporates public conveniences, a café and changing rooms for formal sports*

*recreation users of the playing fields*

*• Skate park/BMX track*

*• Outdoor gym equipment for people of all ages)*

Re above. Very excited by this – as soon as possible please!

An outdoor gym a good idea!

Are trees community facilities?

Allotments should go ahead.

Why no badminton in Village Hall?

Yes great ideas. Like the green space improvements for the community.

If community hall goes ahead trees and hedges in NE corner of REC should be safeguarded and if pitches lost replaced.

If this is done car parking area. No more houses.

Yes please preserve the green lung of Melton Woods. It’s size is important for visual impact, bio-diversity and our health.

Appreciate care and development of Melton Woods and Playing field. Excellent ongoing….

Re. BMX track/skatepark idea. What are the actual numbers (not %) of residents who actually suggested this? Is the demand really there?

BMX/Skatepark – how can long term management be guaranteed?

Re adult gym equip. Suggest consult with Bawdsey PC to see how much use it actually gets.

BMX/Skatepark: what proportion of our young community members will actually use this high capital cost amenity? Has the target proportion of our community who will consistently use this been properly quantified with demonstrated evidence? Cost / benefit for wider community? Is it the parents who think their children desire this or the children themselves?

**Design / Heritage and Character**

Special attention to building materials. Don’t make it too prescriptive e.g. in 1950s/60s black clapperboard was used.

It is vital to protect the unique heritage of Melton.

Planning Authority should not shirk away from insisting these development rules are adhered to in the proposal plans but also ensure that design infrastructure is maintained after construction.

Planning criteria for developments should not be over prescriptive so as to stifle innovative design. Best premise to ‘reserve or enhance’ character or appearance.

**Vision**

Melton Road not Hill!

**Challenges**

Has there been similar air quality monitoring as at Quay Street and what are the results?

**Analysis**

In total **approx. 149** residents attended the 3 opens sessions on March 10/11/12th at the Primary School. We took a register, but not everyone signed in.

All the feedback received in writing is above, as written.

As with most things the positive comments tended to be verbal but anyone with a negative comment was more willing to put it in writing.

There are various parts of the Draft NP we need to look at again but in general the policies we have suggested were seen to be positive. We do need to have another look at the policy on houseboats, BMX/Skatepark proposals and the parking issue by McColls.

**Proposed Development**

Parish Councillors in attendance reported that in general the feedback on the proposed development was positive BUT with one major exception – access / traffic issues. We had a large number of St Andrews residents who were very worried about the idea of access for the new houses through the site. To this end we need to think of an alterative solution.

Most people loved the idea of the lake, farm, café, allotments, play areas and public green space. A lot if people were also keen to see that we were trying to get affordable houses built. The Pitstop Community Farm idea was particularly well received.

It was explained to anyone who was willing to discuss things that as a brownfield site this will be developed at some stage and it would surely be better to have a hand in what happens there. There have to be elements of compromise but as the Carter site is former industrial use and also a flood plain we have to have some small business units there and we can’t have any more houses.

**Meetings will continue with Riduna and SCDC and Highways but the thinking so far is as follows:**

**1. We will look at the possibility of access coming through the commercial site onto the A1152 with a possible mini roundabout.**

**2. We will look at the possibility of making Station Rd one way.**