

PLA(20)M02 Appendix

Suggested NP Changes as agreed at P&T C'tee 26.2.20

Mel4: Public transport

Initial Proposal: This policy to remain broadly the same but will be tweaked to include encouragement of any new Community Transport Schemes.

NEW POLICY PROPOSED

POLICY MEL4: BUS AND COMMUNITY TRANSPORT PROVISION

Proposals to provide new bus stops and shelters and improved information along existing bus routes will be supported.

New development proposals that contribute towards improvements in the quality of public transport services and/or supporting infrastructure serving the Neighbourhood Plan area and/or specifically set up Community Transport Schemes within the Neighbourhood Plan area will be strongly supported.

Mel9: Village Hall

Initial Proposal: We will keep this broadly similar BUT re-word so that it is more generally about the provision of these facilities in whatever way possible and in terms of a new building could be EITHER a newly built Pavilion OR a Village Hall and so less specific on it just being a village hall.

NEW POLICY PROPOSED

POLICY MEL9: PROVISION OF COMMUNITY FACILITIES AT THE PLAYING FIELDS, MELTON ROAD

The provision of the following community facilities at the playing fields, Melton Road, will be strongly supported:

1) Updating / rebuilding the new Pavilion to incorporate any or all of the following:

- kitchen and WCs*
- an ancillary café OR plug in options outside for pop up café or similar*
- Covered outdoor area with seating*
- the retention of all protected and significant trees*

2) Outdoor gym equipment suitable for the needs of people of all ages

3) Skate-park/scooter area

4) Additional Netball/Basketball hoop

Mel12: Protected green space

Initial Proposal: We will look at adding the former Bowling Green and Cricket Ground at St Audrys. We also need to engage with the public to check where there may be other green spaces we need to protect.

NEW POLICY PROPOSED

POLICY MEL12: PROTECTION AND MAINTENANCE OF GREEN SPACES

The following areas shown on the Proposals Map are designated as a Local Green Spaces:

- Burkes Wood
- Hall Farm play area
- St Andrew's play area
- Hospital Grove Woodland *and Shelter Belt*
- *St Audry's Chapel site*
- *St Audry's Bowling Green*
- *St Audry's Cricket Club*
- *St Audry's garden next to Hopkins Office (St Audry's)*
- *Land behind Whitwell House (privately owned but has a public footpath and attached to Hospital Grove)*
- *St Andrews green next to Station Road*
- *All divested spaces.....*

(can we have the list of them in an Appendix rather than making the policy itself too long?)

Proposals for development on these Local Green Spaces will only be permitted in very special circumstances in accordance with national policy on Green Belts. The Playing Fields on Melton Road are designated as Safeguarded Open Space. Development within the area will only be acceptable where it delivers the proposals set out in Policy MEL9 or to enhance the use of the area for outdoor sport, play and recreation. Development should not result in the loss of sports pitches or play areas unless they are to be replaced elsewhere on the site.

Mel15: Houseboats

Initial Proposal: We will slightly re-word this policy to include 'commercial' boats due to the fact that the Deben Bar on HMS Vale was given permission because our current policy only covers residential moorings.

NEW POLICY PROPOSED

POLICY MEL15: RESIDENTIAL & COMMERCIAL BOATS

No additional moorings for residential houseboats *or commercial* boats will be approved on the section of the River Deben between Wilford Bridge and the boundary of the Neighbourhood Plan area in the direction of Sun Wharf at Woodbridge as shown on the Proposals Map.

Within that area, the replacement of a residential houseboat *or commercial boat* on an existing mooring with one that is substantially different in size and form should not have a serious adverse impact on visual amenity or the natural habitat of the area.

POLICY MEL19: DEBEN MILL

Initial Proposal: We will look at re-wording this policy to include more protection of any remaining green area so that even if parking is added it can't be in a permanent structure, but instead open and with appropriate landscaping.

POLICY MEL19: DEBEN MILL

Land and buildings within the Deben Mill site shown on the Proposals Map shall be developed and retained for B1 employment uses only.

The north-eastern part of the site, currently grassland, shall be used as an amenity/water-storage area and remain free of structures. The only exceptions would be part use for open space or parking, but not open storage. *Any other remaining green space in this development to be maintained for residential health and amenity. If any further parking proposals are put forward for these remaining green areas they are to be open, non-structural, of minimal impact and with softening landscaping.*

Mel20: Carter/Warburg allocation

NEW POLICY PROPOSED

POLICY MEL20: LAND OFF WILFORD BRIDGE ROAD

Land off Wilford Bridge Road shown on the Proposals Map of 9.7 hectares is allocated for a mixed use development of business, residential and open space uses, subject to the following:

- the provision of at least 9,000m² of serviced B1 floorspace; and
- ancillary retail to support the B-class commercial development; and
- the provision of approximately 55 dwellings which provides a mix of dwelling sizes (market and affordable) that meets the needs of Local Plan Policy SP3; and
- affordable housing which meets the requirements of Local Plan Policy DM2; and
- ensuring that no direct access is provided to the public right of way on the northern boundary of the site from the residential development; and
- community uses, including a public green space for community use, a lake, communal gardens, allotments/community growing spaces, café, a children's play area and potentially a community farm and After-School and Holiday Club (see policy MEL10); and
- in order to minimise activity on the Deben Estuary, ensuring that the publicly accessible open space provided on-site is located between the residential area and any access point to the Deben Estuary; and
- landscaping; and
- ensuring that development does not have an unacceptable impact on the Special Landscape Area; and
- access, ensuring that options are explored to avoid a single vehicular access onto the A1152 subject to demonstrating that this would not have a detrimental impact on access for residents adjacent to the development; **and with a preference for access via the Carter owned part of the site and out via the adjacent Riduna site;** and
- the provision of a flood risk assessment; and
- the provision of appropriate utilities infrastructure, including drainage, in order to service the development once it is occupied; and
- the retention where possible of **any significant or** protected trees; and
- **A Net Biodiversity Gain in each phase of the overall development of at least 10% including replacement of any trees and protection of all hedgerows; and**
- a project level Habitats Regulation Assessment should be carried out and measures should be secured to ensure that the development does not have an adverse impact on international habitats. Where appropriate, developer contributions should be secured through a planning agreement towards the strategic mitigation scheme for impacts on international sites; and
- development should avoid having an adverse impact on Protected Species and Priority Species and Habitats.

Non Land Use Issues:

- *Take out point 2 as now done*
- *Take out point 11 as now done*
- *Do we need Points 7 and 9?*
- *Points 3 and 4 in the Longer Term bit should be in the first section.*

Suggested Additions to current Policies OR additional Policies:

1. Proposal: New policy that requires a Construction Management Plan for all developments and reference things such as noise esp. in built up areas.

YES

2. Proposal: Add back our section on St Audrys.

E.G. Policy like the following:

Development proposals for the St Audry's complex shall be contained within the physical limits, as defined on the Proposals Map, shall retain the listed buildings, and will be assessed against the following criteria:

- **the retention of significant trees on the site and the parkland area, as shown on the Proposals Map;**
- **impact upon the landscape or the character of the land which separates Melton from Ufford;**
- **the need to respect the footprint and form, character and dispersal of existing buildings;**
- **the need to respect the Section 106 Agreement which protects various community spaces in site**

3. Proposal: A new policy which encourages renewable energy – **SMALL** local windfarms or solar energy fields.

E.G a Policy like the following:

Proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products will be supported subject to the following criteria: • the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and • the proposed development does not create an unacceptable impact on the amenities of local residents; and • the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

4. Proposal: A new policy which encourages Energy Efficient development – building materials used, eco energy generating devices installed etc?

YES

5. Proposal: New Policy on Green Infrastructure

YES i.e. Development proposals should seek to maintain and enhance the connectivity of all green corridors where possible. Identify opportunities for new tree and woodland planting in the parish. Protection of hedges.