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## **Melton Neighbourhood Plan**

### **FINAL CONSULTATION on proposed CHANGES**

Based on feedback from our survey and open day at the beginning of this year the final proposed changes and additions to the Melton Neighbourhood Plan can be viewed on this link – please go to the bottom of the page and link to the document indicated:

<https://www.meltonneighbourhoodplan.co.uk/refresh>

Due to the Covid situation we are unable to hold any further Open Days but this leaflets is being delivered to every household in Melton. You can give us your feedback on these proposed changes by:

Filling in an online survey:

Emailing your comments to: [np@melton-suffolk-pc.gov](mailto:np@melton-suffolk-pc.gov)

Sending a letter to: [NP Refresh Feedback, 17 Riduna Park, Station Road, Melton, Woodbridge IP12 1QT](#)

In summary the changes are:

- Adding a policy that covers the St Audry's Estate
- Encouraging improvements to public transport services
- Updating the Policy about a Village Hall to show instead a Rebuild of the Pavilion
- Additions to protection of some Local Green Spaces
- Addition of 'Commercial Boats' to the policy covering moored boats on our part of the Deben
- Additional protection of any remaining green space at Deben Mill
- Minor changes to the policy covering our site allocation – 'Carter/Warburg' site next to Riduna
- An additional policy to minimise the impact of construction activity on local residents when nearby sites are being developed
- An additional policy on renewable energy
- An additional policy on energy efficient development
- A new policy on green infrastructure

We will also be updating any maps in the plan to show any new developments since it was first made and removing any non-policy matters which have already been completed.

**PLEASE make your comments and submit your feedback by 31<sup>st</sup> October 2020.**

Once all your feedback has been collated and assessed we will make a final re-draft of the new Plan and then:

- East Suffolk District Council will have to approve any proposed changes

- An Independent Inspector will have to approve the final version

### **Why is the Melton Neighbourhood Plan important?**

As with all things there are limits on what can be achieved, legally, through a Neighbourhood Plan. We cannot for instance say “we don’t want any more houses built here” and we can only go so far in protecting the green space and countryside around us. However it does give the opportunity to say where the “least bad” place would be for new houses and what kind of houses we want. It also allows us to identify the Community benefits we would like to see provided alongside development, which by being in a Plan, are more likely to happen.

#### **1. New Development:**

The proposed Yarmouth Road development as well as another large development proposed on Woods Lane have been avoided due to having the NP

The new East Suffolk Local Plan does not include any housing allocation for Melton because it automatically only recognises the 55 houses allocated through the Carter/Warburg site. This combined site is MEANT to be providing small 1 and 2 bed houses, many community benefits as well as some small commercial and retail units suitable for small local businesses. We continue to try to work with the landowners, developer and East Suffolk Council to deliver what is clearly in the NP Policy covering this site allocation.

#### **2. CIL:**

Community Infrastructure Levy is money given by developers as a ‘tax’ to the local community. If we did not have an NP we would only get 15% of this payment and the rest would go to the District Council. Because we have an NP we get 25%. This enables us to spend money on much needed community improvements including updating the Pavilion, new safe pedestrian crossings, more play equipment etc.

#### **3. Having a say:**

We all often feel powerless to affect things that happen in our community, but an NP is a direct way to make a difference and make positive change in the area we live in, now and for the future.

**Thank you for taking the time to respond to these proposed changes and giving your valuable feedback!**