

PROPOSED AMENDMENTS and ADDITIONS to NP POLICIES

N.B: All proposed changes and additions are shown in **RED**

POLICY MEL1: PHYSICAL LIMITS BOUNDARIES

Development proposals outside the physical limits boundary will not be permitted unless:

- they are in accordance with the Suffolk Coastal Local Plan policies on appropriate uses in the countryside; or
- they relate to necessary utilities infrastructure and where no reasonable alternative location is available; or
- ***they relate to development within the St Audrys area and meet the requirements of Policy MEL20(St Audrys Area).***

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 will be strongly supported.

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 OR pop-up café***
 - ***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) ***Possible skate-park/scooter area***
- 4) ***Additional Netball/Basketball hoop***

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
- ***St Andrews green next to Station Road***

- Hospital Grove Woodland **and Woods behind former Whitwell House**
- **St Audry's Cricket Club ground**

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.

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

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. ***Development of existing green space on the southern part of the site must maintain the amenity of neighbouring residential properties. 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.***

POLICY MEL20 – ST AUDRY'S

Development proposals within the St Audry's area as shown on the Policies Map, will be assessed against the following criteria:

- ***the retention of significant trees on the site and the parkland area, as shown on the Policies Map;***
- ***avoiding an unacceptable impact upon the landscape and the character of the land which separates Melton from Ufford; and***
- ***the need to respect the footprint and form, character and dispersal of existing buildings, including listed buildings which should be retained; and***
- ***the need to retain valued community spaces on the site.***

POLICY MEL21 (re-numbered): LAND OFF WILFORD BRIDGE ROAD

Land off Wilford Bridge Road shown on the Proposals Map of 9.7 hectares is allocated for a comprehensive 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
- vehicular 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
- ***clearly demonstrating that access for pedestrians and vulnerable road users is safe, both on estate roads within the site and on roads providing access into the 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 all hedgerows; and
- ***A Net Biodiversity Gain in each phase of the overall development; 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.

NEW POLICY MEL22: CONSTRUCTION ACTIVITY

Development proposals should be designed in a way that minimises their impacts on amenity, public health and the environment through dust and emissions, light pollution, noise and vibration during deconstruction and construction.

Proposals for major development must address the following matters through a Construction Management Plan:

- a. routes used by construction vehicles and Non-Road Mobile Machinery (NRMM);***
- b. construction vehicle size and weight;***
- c. control of dust and emissions from construction vehicles and NRMM;***
- d. minimising on-site emissions, light pollution, noise and vibration.***

In or adjacent to residential areas proposals for major development will only be supported if there are conditions limiting hours of work to the normal working day {8.30am to 6pm} on weekdays and {9am to 4pm} on weekends and there is a condition attached to the permission prohibiting noisy construction activities

NEW POLICY MEL23 – RENEWABLE ENERGY

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.*

NEW POLICY MEL24 - ENERGY EFFICIENT DEVELOPMENT

In accordance with SCLP9.2: Sustainable Construction, all new development within Melton should achieve the highest possible energy efficiency standards. This includes:

- *water efficiency*
- *the use of locally sourced, reused and recycled materials*
- *on-site renewable energy generation*
- *environmental net gain*

All proposals should also improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings.

NEW POLICY MEL25 – GREEN INFRASTRUCTURE

Development proposals should seek to maintain and enhance the connectivity of all green corridors where possible, including:

- *Identifying opportunities for new tree and woodland planting in the Parish*
- *Protection of established hedgerows wherever possible*

Special attention should be paid to the Eleven Priority Habitats and other significant areas identified by Suffolk Wildlife Trust in their Melton Neighbourhood Plan Landscape and Wildlife Evaluation Report 2020 – in Appendix.

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 section should be in the first section instead.