

## Letter 1:

DANELAW  
MELTON ROAD  
MELTON  
IP12 1PD

6.9.16

**SUBJECT: Melton Neighbourhood Plan: Item 6, Playing field Melton.**

Dear Melton Parish Council Members,

Firstly, may I congratulate you and your team for the detailed NP and for your efforts in maintaining our wonderful environment in the village, we are after all the current residents lucky enough to enjoy our village and it is our duty to maintain this happy status and preserve it for future generations.

On behalf of my family I wish to raise our concerns regarding the proposed build of a "village hall" on the community area.

The scale of the proposal is massive when you take into account the car parking proposals and on a scale that we do not feel can be justified and therefore the argument is not proven.

I have surveyed and found that there are 5 suitable Halls/venues within the parish of Melton and a minimum of 12 within Woodbridge and a further 5 in surrounding villages all within a radius of 2 miles which includes the large "Community Hall and associated car parking in Woodbridge.

The proposal would appear to be "Trojan Horse" to obtain a Parish Office which we are aware MPC members has been after for a long time, however to use a smoke and mirrors argument to obtain this is at best naïve, and at worst deceitful to Melton Parishioners.

The playing field and adjoining woods are the "Jewel in the crown of Melton" and as described in the NP (P6.5) a "Key hub providing open space for formal and informal recreation" and also described by MPC on its literature and media pages as "one of the proudest possessions of the village"

I would also like to draw MPC attention to the attached newspaper cutting dated 20/8/16 discussing why Woodbridge and the surrounding area is the 10<sup>th</sup> happiest place in the UK to live.

The report states "With its location on the edge of the Suffolk Coast and Heaths the area..... scored highly for "nature and green spaces". I would point out that Melton Community field and woods were within the area surveyed for this Independent living assessment and National League placings.

Melton and the Parish Council should be proud of this facility and enjoy it, not wish to "rape" it and disfigure it for ever more.

The proposal would destroy approximately 30% of the North end of the open space for ever, do you really want to be associated with this act of conspiracy to commit criminal damage to an outstanding area of natural beauty much enjoyed by the parish residents and visitors?

Do you honestly think that when part of this gem was left to the parish the benefactors (Sir Roland and Lady Burke) honestly thought that someday over 30% of the adjoining field would be developed on the whim of a few like-minded people...? I think not, and I suspect they are turning in their graves.

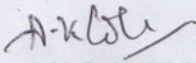
The proposed site is not suitable in my opinion for the following reasons.

1. It would destroy approximately 30% of the available playing surface on a field with an existing drainage issue at the Southern end.
2. The visual carbuncle of the proposal is not in keeping with the natural beauty of the topography .
3. The proposal is described as being built with expansion in mind ..... further open space would be lost to accommodate this.
4. The need for this type of venue has not be proven as there are numerous other facilities within the locality & used by the residents when needed.
5. The upkeep of such a development would I suspect fall on the unsuspecting residents on a facility that is not warranted.
6. The phrasing that the building would contribute to a "hub" of local activity together with the shop and pub is I would suggest using journalistic licence without any foundation of truth or evidence.
7. The impact on the adjoining Hutchison's meadow and its wonderful natural fauna, flora and wildlife would need to be assessed including a seasonal Nightingale roost in the shrubbery in the Northern corner of the field and Bats in the adjoining Oak trees.
8. Finally, the potential for disturbance to the residents surrounding the proposed development and car park would be horrendous and would not be limited to social hours, the car park would be an attraction for anti-social behaviour and would place a further burden on an already stretched and under resourced Suffolk Constabulary.

To summarise the proposal for a new Village Hall on this site is not warranted and furthermore not proven.

The rarity of a lovely open green space encompassing a sense of general well-being and being at one with nature as well as good honest simple fun and tranquillity should be maintained for future generations, which is a duty on you the current Melton Parish Council member and on us all as its current residents.

Respectfully yours,



A K Cole (Mr)

**Letter 2:**

Cherington House, Station Road, Melton, IP12 1PX 19/8/16

Parish Clerk  
Melton Parish Council  
Po Box 323, Woodbridge

Dear Mr Grosvenor,

Melton Village Neighbourhood Plan  
Presubmission Consultation - Warburg & Carter Sites.

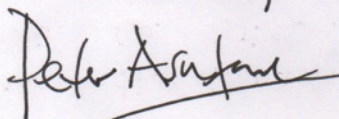
We write with our comments re the above & have two main areas of concern.

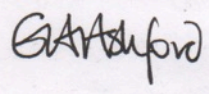
Firstly there are obvious difficulties with access roads to & from the development. There are already huge traffic problems in this part of Melton village, often with a backlog of traffic from the traffic lights down to the train station. Even with the proposed road realignment we fail to see how the inevitable congestion can be resolved. This will worsen as traffic increases.

Secondly the development causes an increased risk of flooding in this area. With the damaging effect of climate change rising year by year, the current sponge effect of the existing green field site will be lost. Any development surely needs to be in a more suitable part of Melton, outside of the floodplain.

In our opinion this is the least sustainable of the proposed development sites & is likely to do harm to Melton village by adding to floodrisk & also destroying habitats.

Yours faithfully

 DR PETER ASHFORD

 Mrs Elizabeth Ashford

**Letter 3:**

16<sup>th</sup> September 2016

Dear Parish Clerk and Parish Council Members:

As I am a resident of Melton, I read and studied the Melton Neighbourhood Plans. I wish to make the following comments:

I feel the Carter/Warburg site plans should be taken out of the Neighbourhood Plan, since the Woods Lane Development will now go ahead. I feel there is no need to build on the Carter/Warburg site, as the danger of flooding is quite considerable.

The Council have a duty to consult the public, and so far, there has been relatively little public concern about flooding. The Council is not being held to account on this point. The Council should answer these concerns and produce evidence to demonstrate it is not a problem.

I welcomed a report from the Environmental Agency on the plans for the site.

To conclude, I strongly object to the plans put forward for the Carter/Warburg site and wish it to be taken out of the Melton Neighbourhood Plans.

Eileen O'Connor

**Letter 4:**

Philip Hugh Jolly,  
11 Warren Hill Road,  
Woodbridge,  
Suffolk,  
IP12 4DT.

25<sup>th</sup> August 2016

The Parish Clerk,  
Melton Parish Council,  
P O Box 323,  
Woodbridge,  
Suffolk,  
IP12 9DQ.

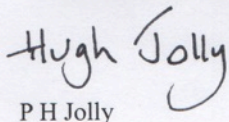
Dear Sir,

Your ref: Melton Neighbourhood Plan 2016-30

I write specifically in regard to the "provision of community facilities at the playing field, Melton Road" (Policy MEL 9).

The proposal of "appropriate levels of on-site parking provision" would decimate the amount of open space that would be left in this area. In my opinion it would be better in financial and environmental terms to provide a new village hall utilizing the existing groundworks (ie car park) in and around the Riduna Park complex of Suffolk Coastal District Council (SCDC). The use of a main hall both for SCDC and Melton Parish Council purposes would be sensible. If combined use was not possible at least the expense of the provision of more car parking could be saved if Melton Parish Council was housed on/or adjacent to the Riduna Park site.

Yours faithfully,

  
P H Jolly

**Letter 5:**

Dear Melton Parish Council:

I wish to object to the inclusion of the Carter/Warburg site plans for development, as part of the Melton Neighbourhood Plan.  
As a resident of Melton, I feel it is an unnecessary and unsafe area for development, due to it being close to and on a Flood Plain.

Yours Sincerely,



Max Cobb