

FAO: Suffolk Coastal District Council Planning Dept
East Suffolk House
Station Road
Melton
Woodbridge
IP12 1RT

24th January 2017

Dear Sir / Madam,

Re: DC/16/4770/OUT

I write with regard to the Outline Planning Permission which is being sought for 138 houses, a 60 bedroom nursing home and 50 assisted living units on a large greenfield site on Yarmouth Road / St Audry's Road in Melton, Suffolk.

I have lived on Melton Park for seven years, and over this time I have come to enjoy the community-minded outlook of the residents, and the willingness to embrace appropriate change.

I have a number of concerns which I wish to raise with you regarding this proposed development, as I feel that it is deeply inappropriate for this area.

Melton serves as the main thoroughfare for the Deben Peninsula, with the A1152 the only route to the A12 for many neighbouring parishes. This includes a large amount of farm traffic, as well as plant machinery which often goes through on its way to shore up the sea defences on the east coast. This through traffic leads to congestion through Melton, not to mention the upcoming increase of plant machinery as the 180 houses off Woods Lane are built over the next five years.

The prospect, therefore, of more plant machinery using these already congested roads in order to build the dwellings on Yarmouth Road, is an immediate concern. Once these dwellings are built, however, there is a more serious issue regarding the traffic – that of the hundreds of extra cars which will be present in Melton, and will therefore be utilising the already heavily-used roads on a daily basis. This includes the cars belonging not only to the 138 proposed houses (of which, at a conservative estimate, there would be approximate 2 per household, leading to an extra 276 cars, and if, as more households do nowadays, 3 cars per household are possessed, this would lead to 414 additional cars), but also those of the carers / visitors for the 60 bedroom nursing home & 50 assisted living units.

The endless queuing at the traffic lights at the crossroads caused by these hundreds of extra vehicles would, undoubtedly, result in increased numbers of road traffic accidents, including those involving pedestrians. There are a number of schools in this area, and therefore the risk to the children attending these schools from this increase in traffic has to be considered of utmost importance. The associated wear-and-tear to the roads is also of great concern – the roads around Melton are already overused and under-maintained, and this influx of extra vehicles would render them extremely unsafe.

With regards to infrastructure, Melton already has very few amenities – the addition of 248 extra households, with no details currently forthcoming of additional infrastructure for the area, would stretch these amenities past breaking point. This would lead to the existing elderly & vulnerable residents of Melton becoming unable to lead the independent lives which they rightly cherish currently. This pressure on the existing infrastructure of Melton would not be sustainable.

As you are probably aware, Melton Parish Council has been going through the procedures since 2013 to put in place a Neighbourhood Plan for Melton. This proposed Development is not mentioned, and therefore it might be prudent for the Developers to liaise with Melton Parish Council.

This proposed Development is utterly unwelcome, unwanted and unsustainable in Melton. It is my opinion that this Development is being pursued not for the good of the local community, or to the benefit of the local community, but rather for the benefit of a very few individuals who are looking to line their own pockets and wring as much profit out of this Development as possible, regardless of the short or long term effects it may have on the community, the infrastructure or the local services.

I look forward to receiving your thoughts on the above issues.

Yours Faithfully,

Nigel Wallis