
From: Thomas Gradwell
Sent: 24 January 2017 19:04
To: suffolkcoastallocalplan
Subject: Melton Neighbourhood area Submission

Categories: Red Category

I am writing to point out some factual inaccuracies within the neighbourhood plan which need to be considered before the plan is submitted for a referendum.

I am also concerned that the developers have started to clear shrubbery to the north and east of the proposed site, despite there being protected species on the land and without having gained the appropriate development licences to allow them to do so.

The Melton Neighbourhood plan states at 10.1 that the 9.7 hectares of land off Wilford Bridge was a former employment site. This is incorrect. Approximately one third of this land to the south and west of the site was formerly industrial land and is currently concreted over since the removal of a factory and public house that were formerly on the site. Approximately two thirds of the land to the north and east of the proposed site is currently marsh and shrub land which forms part of the flood plain for Melton village. The whole site is designated a flood zone 3 area by the Environment Agency (reference X:628997, Y:250380).

To date, there has been no assessment of the effect of building on this land to the water table or the flood risk. The spring water that runs beneath this site is currently the only source of drinking water for a number of rural properties in the area and supplies the fishing lakes which provides a source of fresh water for the river Deben.

Before this plan is ratified, the local planning authority needs to commission a strategic flood risk assessment and ask the Environment Agency to assess the risks associated with contamination of the spring water which surfaces in the area.

Additionally, a number of protected species are resident on the site. Bats can regularly be seen flying in the area during their active months and there is an array of ancient and veteran trees. As a result, the developers, who have already started to clear the shrubbery, are probably breaking the law by clearing the site as this will be disturbing protected species and destroying their habitat. The local planning authority needs to issue a notice to stop any further clearance and commission a site survey from Natural England, who will issue the appropriate development licence and give direction to protect these species.

Grateful if you can take this matter up as a matter of urgency and keep me informed of any decisions made.

Thomas Gradwell

Sent from my iPad