



Mendlesham Neighbourhood Plan
Consultation with local residents



The Parish Of Mendlesham
Neighbourhood Plan

Supporting Document 23
Consultation with local residents

October 2017



Mendlesham Neighbourhood Plan Consultation with local residents

REPORT

Consultation With Local Residents And Stakeholders On Local Development Sites

Introduction

The Draft Joint Local Plan issued by Mid Suffolk District Council (MSDC) identified four possible areas around Mendlesham village where future development could take place. Three are possibilities for housing development and the fourth is a possibility for limited commercial development.

Additionally changes are proposed to the current settlement boundaries for Mendlesham Village and Mendlesham Green. The changes to the Mendlesham Green settlement boundary coupled with a new definition for countryside villages contained in the Draft Local Plan may lead to the possibility of some limited development at Mendlesham Green.

Local residents were consulted for their opinions on these proposals. The appearance of the Draft Joint Local Plan and the reasons behind it were communicated to residents through the local, paper based, newsletter and also by e-Mail to those residents on the Mendlesham e-News circulation list.

Additionally, two "drop in" presentations were organised by Mendlesham Parish Council allowing local residents the opportunity to see short explanations about what changes were being proposed and maps showing where the proposed changes are situated. Members of the Parish Council and the Mendlesham Neighbourhood Plan Committee were also in attendance at these events to deal with any questions that arose.

The identification of these 4 sites together with changes to estimates of the required number of new dwellings and the need to introduce a "development land allocations" policy (to meet central government requirements) will all lead to changes being necessary to the current Mendlesham Neighbourhood Development Plan. The results of this work responding to the Draft Joint Local Plan will also feed into the Neighbourhood Plan updating process.

The "drop in" sessions

The first "drop in" session was on 6 October 2017 and was held in the large hall at Mendlesham Primary School / Mendlesham Community Centre between 14:00 hrs and 18:30 hrs. The second "drop in" session was held on 21 October 2017 in the Old School Room in Mendlesham Village between 10:00 hrs and 12:00 hrs.



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At each session residents were asked to make comments (positive or negative) on the suitability of each of the four development areas and on the proposed changes to the two settlement boundaries (around Mendlesham Village and around Mendlesham Green).

71 people signed in for the first session on 6 October 2017 and 40 signed in for the second session on 21 October 2017. This was an overall attendance of 111 people. Only 2 gave residence postcodes outside of IP14.

Consultation Results - proposed sites

Appendix 1 provides the detailed feedback that was received in respect of each question posed. The individual tables (1-4) show the responses given to each of the questions asked. The site codes (e.g. SS0065) are this used in the Draft Joint Local Plan to identify the sites concerned.

Table 1 - Site SS0065 - land adjacent to Old Station Road and Oak Farm Road

Table 2 - Site SS0063 - land adjacent to Chapel Road and Mill Road

Table 3 - Site SS0083 - land adjacent to Mayfield Way

Table 4 - Site SS0332 - land adjacent to Chapel Road (commercial development)

The results for the four sites are classified into 5 categories;

- . Traffic
- . Support services
- . Environment
- . Other
- . Site (Site SS0332 only).

The comments for each category were marked as positive or negative and then totalled.

The following table gives the overview of the results received.

Table	Comment type	Comments Received
Table 1 - Site SS0065		
	Traffic - positive	31
	Traffic - negative	8
	Support Services - positive	3
	Support Services - negative	0
	Environment - positive	0



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	Environment - negative	0
	Other - positive	1
	Other - negative	0
Table 2 - Site SS0063		
	Traffic - positive	1
	Traffic - negative	14
	Support Services - positive	1
	Support Services - negative	1
	Environment - positive	0
	Environment - negative	6
	Other - positive	0
	Other - negative	0
Table 3 - Site SS0083		
	Traffic - positive	1
	Traffic - negative	8
	Support Services - positive	3
	Support Services - negative	0
	Environment - positive	0
	Environment - negative	0
	Other - positive	1
	Other - negative	0
Table 4 - Site SS0332		
	Traffic - positive	0
	Traffic - negative	13
	Support Services - positive	0
	Support Services - negative	0
	Environment - positive	0
	Environment - negative	0
	Other - positive	0
	Other - negative	0
	Site - positive	7



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	Site - negative	0
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Consultation results - settlement boundary changes

Attendees to the drop in sessions were asked whether they agreed with the proposed settlement boundary changes for Mendlesham Village and Mendlesham Green. Additionally, for the Mendlesham Green settlement boundary proposal attendees were asked "Would your view change if any residential development provided low cost housing or investment in community assets for Mendlesham Green".

The results were as follows;

Proposed changes for Mendlesham Village	Agree	23
	Disagree	10
Proposed changes for Mendlesham Green	Agree	28
	Disagree	0
Revised question for Mendlesham Green	Yes	19
	No	6

Conclusions

It is clear from the results in Tables 1-4 that the overwhelming concern is with existing and future traffic problems. 96 individual comments were received about the four sites. 76 (80%) of those comments concerned traffic issues.

33 of the traffic comments were positive and 43 comments were negative. However 31 of the positive traffic comments were associated with the SS0065 site where there is a perception that with good planning a majority of the additional traffic arising from a new development could be kept away from the centre of Mendlesham Village.

Overall it is clear that the preferred site is SS0065. It attracted 35 positive comments against 8 negative.

Site SS0063 attracted 1 positive and 22 negative comments.

Site SS0083 attracted 5 positive and 8 negative comments.

Site SS0332 attracted 7 positive and 13 negative comments. 7 respondents identified this as a good site but this was outweighed by the 13 negative comments about traffic issues.

Mendlesham Parish Council comment



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It was pleasing to have such a good response to the proposals and also to see that there is one site that is seen as a good possibility for future development.

The Parish Council's preferred option for new development remains with the site at Old Engine Meadow (adjacent to the Mendlesham Health Centre), which could provide an additional 28 dwellings.

The current development at the old G & R site, now Station Fields, Old Station Road, Mendlesham, will provide 56 new dwellings for the parish.

Additionally a further 16 dwellings, all surrounding Mendlesham Village, have been built or are in the various stages of the planning process.

New development must be carefully phased over the coming years to avoid the local area being congested with new homes construction placing undue pressure on the support and transport services.

With regard to the four potential development sites identified in the Draft Joint Local Plan sites the Parish Council's view concurs with that of the survey in that site SS0065 gives the greatest potential for further new development with the least impact on Mendlesham Village and its surrounds. However this view is taken with the assumptions that particular attention is given to the access points to this site to minimise the need for the additional traffic to have to travel through the heart of Mendlesham Village and subject to development being deferred until after 2022.

Site SS0332 is put forward as a possible commercial development site. While there were several favourable comments (7) made about this site there were more (13) highlighting concern about traffic flows. Whilst any potential increase in local job opportunities are welcomed it is also noted that considerable opportunities are also available on the nearby Mendlesham Industrial Estate (site of the old Mendlesham Airfield).

Given the Draft Joint Local Plan covers the period 2017 to 2036 the Parish Council wants further significant new development, after Old Engine Meadow, scheduled for 2022 and beyond. There is also support for up to ten affordable dwellings at Mendlesham Green which could be delivered in the next 5 years.

All of which clearly demonstrates the willingness of the Parish Council and local residents to support carefully planned and phased small developments.

It is noted that the results from the questions about the settlement boundary changes showed a clear acceptance of the proposals.

Mendlesham Parish Council recommendation



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The Parish Council recommends that site SS0065 is identified as a preferred site for new development over the next 20 years until 2036. The site at Old Engine Meadow has already also been identified as a preferred site for new development.

The Parish Council recommends that the proposed changes to the settlement boundary for Mendlesham Village are acceptable for inclusion in the Draft Joint Local Plan currently being drawn up by Mid Suffolk District Council.

The Parish Council recommends that two alterations are made to the proposed changes to the settlement boundary for Mendlesham Green.

- Firstly, the Draft Joint Local Plan currently includes the small playing field within the settlement boundary. The Parish Council recommends that the line be redrawn to place the small playing field outside the settlement boundary.
- Secondly, the Parish Council recommends that the proposed settlement boundary be extended to include the site of the current Scout Hut (recently demolished), the adjacent allotment land and those existing dwellings around Shingle House (the map in Appendix 2 shows the likely proposed boundary with the fully approved map to follow as soon as possible).

Subject to those changes being made the proposed changes to the settlement boundary of Mendlesham Green are acceptable for inclusion in the Draft Joint Local Plan currently being drawn up by Mid Suffolk District Council.

Mike Exley
9 November 2017

APPENDIX 1

TABLE 1	Mendlesham Growth Consultation - SS0065 land adjacent to Old Station Road/Oak Farm Road
T+	Could mean more ability to access the road to A140 and Stowmarket. Any development would require improved access to A140.
T+	Very good site. Best for traffic
T+	Best possible site for future houses being built in Mendlesham. Is opposite Station Field with a possible link road for traffic to A140 road.
T+	Seems the logical site due to " services" etc that have been put in recently for the Station Road site. Also potential to make a road link to A140 this taking traffic from centre of village. Also it puts new houses with new houses keeping that look together rather than surrounding the village.
T+	Preferred site if a road could link to A140 also instead of traffic going through village to get to A140.
T+	Already possible access points to this site.
T-	Worried about all the extra traffic in and though the village and on the lanes to the A140.
T+	Village needs Heavy Vehicle Restriction then the best place for future development is opposite new house on Station Fields with possible new road to other side of village.
T+	This seems best site for new housing. Traffic easy access to A14. However a road should be built to take traffic to A140 and avoiding Front Street, Church Road.
T+	Consideration be given to a link road to allow traffic to bypass the centre of Mendlesham
T+	Would very much welcome a road going through which enables vehicles to bypass the village when travelling to the A140 (and vice versa)
T+	Looks a good site except for increase in traffic. Is there a way to take traffic around main village.
T+	Potentially good site but should factor in a link road to Church Road for access to A140 and to reduce congestion near school and village centre.
T+	Would link in appropriately with Glebe Way/core of village services. Access entry/exit from this area for vehicles would need to direct traffic towards Old Station Road or A140. Improved public transport may help to reduce car jams.
T+	Include on this a link road between Old Station Road and Church Road.
T-	Access to this area via Glebe Way will create excess traffic form an already busy road where many school children walk to and from school. Caution should also be applied if two opposing access roads are planned to prevent any " rat runs"
T+	Best site- links in with existing developments and easier access to Stowmarket.



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E-	It will spoil the view NO
O-	Walk through traffic!
T+	The preferred place. Development to the south of the village allowing traffic to flow from A14 and Stowmarket should come first to avoid forcing traffic through the centre of village.
T+	This is the best site for lots houses. Good links to road etc near school
T+	Ideal site with access on both sides of the village without need to go through the village.
T+	Preferred site. Ideally new link road form Station Road to Brockford Road and improved junction on A140.
T+	Best site, fits in well with recent developments and traffic could by- pass village. Much of the infrastructure already in place.
T+	This site is best for housing as on route to Stowmarket and Mickfield crossroads to A140. Unless a much needed road os built neat the pumping station to Brockford Road then on A140. The better option to keep traffic out of village.
T+	This site has the utilities already in place and I feel is the most obvious for access. Access should either be a through road or Chapel Road. Not a through the housing estate causing a rat run.
T+	If this were to include a link road through to Oak Farm Lane/Church Road/Brockford it could improve traffic flows
T+	Helps to take traffic away from the village centre
T+	Provided a new through road could be included, this site should be considered.
T-	Such a development would mean the village will not be bypassed.
O+	Probably the best option
T-	Wont the entrance road have to be opposite Station Fields (pond alongside road at south)= potential traffic hazard
T+	SS0065 is the logical option provided a road is constructed to allow traffic from Old Station Road to Brockford Road so it does not go through the village centre.
T+	Development ok but new road in the Station Road xxxx (<i>last word unreadable</i>)
T+	Need to ensure road access is right but otherwise most sensible option
T+	Site should be built with spine road from Sterps Corner to Station Road with pro,s built in cul- de-sac form
S-	Need more Doctor's Facilities including Doctors
T+	It would be better for the village to keep traffic/ building to the south of the village and use the SS0065 site.
T+	"I write further to your consultation meeting yesterday to reiterate what would appear to be the commonly held view, that of the land bids on offer the clear winner is the one abutting Old Station Road SS0065. This would especially



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	benefit the community if it had road access to both Old Station Road and Brockford Road.
T-	Any development would require improved access to A140. Worried about all the extra traffic from new sites proposed in and through the village and on the lanes to the A140. Village is not suitable for any more traffic.
	T = Traffic; S = Support Services, E = Environment; O = Other + = Positive; - = Negative

TABLE 2	Mendlesham Growth Consultation - SS0063 Land adjacent to Mill Road and Chapel Road
T-	Not sufficient access due to narrow roads, no mains etc so needs significant infrastructure put in, outside the boundary of village, dramatic impact on the view for large amount of residents from bedrooms/gardens etc.
T-	Access to this site is not suitable due to smaller roads. Traffic coming through the village. Already issues of cars passing using Mill Road. Infrastructure not there.
E-	Note well-used natural designated footpath crosses the fields. Needs retention. The sense of open space will be lost forever if developed with housing. Wildlife hedging needs to stay.
T+	Possibility but road may not be suitable for more traffic.
T-	Developing this site would result in a lot more traffic having to travel through Mendlesham. Any development would require improved access to A140.
T-	Not suitable, the possible number of houses (300?) The roads at each end will not accommodate any great increase in traffic.
T-	2 ND Best option but more work would be required on infrastructure and all traffic would come through village due to location.
E-	This bit of land would not be ideal to build houses on. We bought the house because it backs onto field. I would NOT be happy if this went ahead.
S+	Prior to any further development sort out getting faster broadband in Mendlesham AND Mendlesham Green
T-	Access through the village will create extra traffic on already congested roads.
T- E-	Access of two " slow" road would cause traffic issues flooding on Mill Road already an issue.
T-	No more traffic needed through village.
T-	Worried about all the extra traffic from new sites proposed in and through the village and on the lanes to the A140.
T-	Mill Road too small for anymore traffic. Mayfield a better site.
T-	All development should be south of the village not to the north. Helps to keep more traffic coming through village.
E-	Surface water from the site would once again flood Robin Hall and Old Engine Meadow
E-	Concerns about surface discharge would add to flooding on Chapel Road
T-	Increased traffic 50 new houses (GR Warehousing) x 2 vehicles =100 cars.
T-	75+ additional homes planned x 2 cars = 150 more. Total= 250 or more cars . Where will they go to A140 Too much traffic in Mendlesham



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T- E-	Concerned with the surface water that will add to the flooding problems in the area of Robin Hall and Old Engine meadow. Mill Road already struggles with traffic as the road is narrow.
S-	Such a large development will have an adverse impact on the local school.
	T = Traffic; S = Support Services, E = Environment; O = Other + = Positive; - = Negative

TABLE 3	Mendlesham Growth Consultation - SS0083 Land adjacent to Mayfield Way
T+ S+	Potential site as not too big and a better road than for SS0063. Already some screening by trees etc. Infrastructures more in place.
S+	Ideal location for start homes or bungalows or smaller houses. Good visibility onto road. On bus route adjoining existing village boundary.
O+	Appears smaller then SS0065 so preferred.
E+	Would link to the core of village. It would be useful if half this site was developed leaving a wildlife area near the Old Middy area. Development parallel to Mayfield Road area would need to consider natural designated footpath. Retain.
E-	This development would spread the village rather than the square that would be 0065 keeping the heart of the village
T-	Access through the village will cause problems for already overscribed road.
T-	NO This would bring extra traffic through the village down Front Street Station Road past the school
E-	This is the worst site, poor size and shape to extract max value. Poor infrastructure and currently key natural area for walkers etc.
T-	2 nd choice of site if needed. More problems with traffic going through village than site SS0065
T-	This site would encourage more use of traffic on minor roads ie Chapel Road and through village either way from site.
E+	A good site. In 30mph zone. Coalescent to the village services, I think, outside and footpath links to village. A definite contender
T-	Worried about all the extra traffic in and through the village and on the lanes to the A140.
T-	Definitely a No to this as it would produce traffic congestion through the centre of the village and no pedestrian access.
T-	Village is not suitable for any more traffic.
E+ S+	Ideal site - within 30mph limit. Services on site electric, water and sewage connection, telephone. Surface water would flow away from Chapel Road to join River Dove. Adjacent to existing settlement boundary. On bus route. Development such be phased.
E-	I believe this end of village needs footpath to surgery and traffic calming.
T-	Using this site would cause major concerns over traffic volume along Church Road and through the village.
	Environment = Traffic; S = Support Services, E = Environment; O = Other



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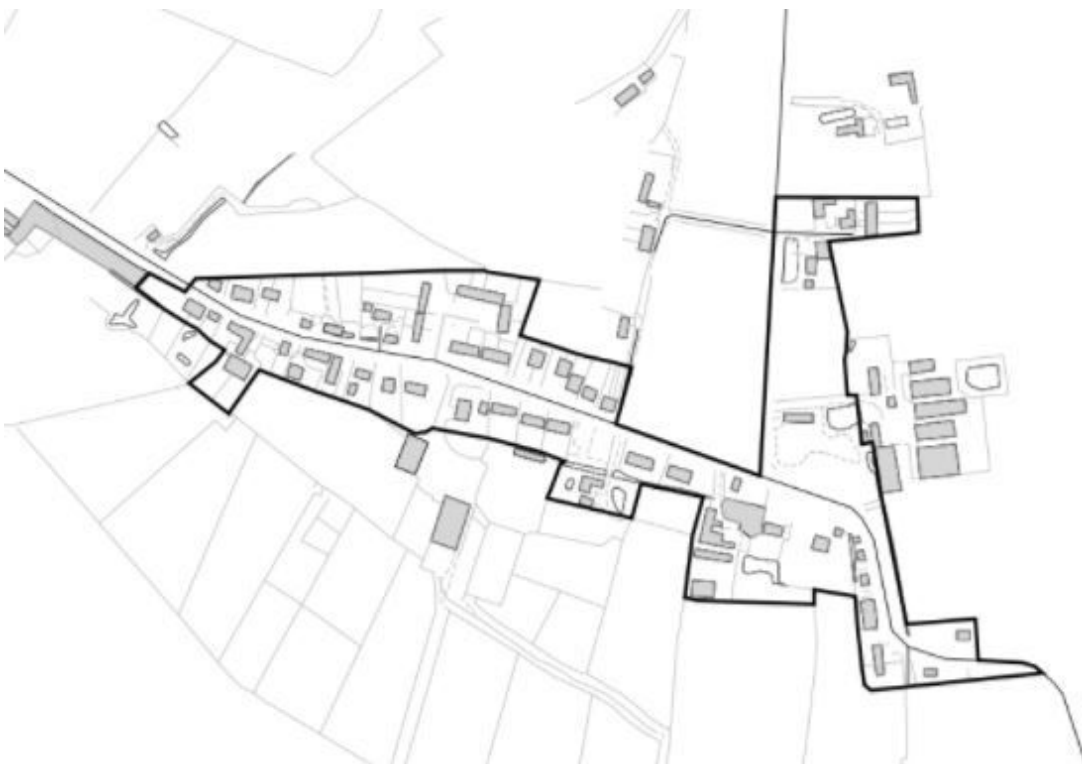
+ = Positive; - = Negative

TABLE 4	Mendlesham Growth Consultation - SS0332
D+	Perfect for light industrial use.
T-	Worried about all the additional traffic in and through the village on the lanes to the A140.
D+ T-	Ideally units for local people to develop businesses. NOT for industrial developments that would increase heavy traffic through the village.
T-	No traffic
D-	Why business use, nice spot for upper end housing
D+ T-	OK for light commercial use but not for lots of lorries going through village to use it.
T-	No traffic to come through village
T-	Avoid heavy traffic use. If used for commercial reasons -perhaps another public consultation to follow?
D+ T-	OK if no heavy traffic involved through village
D+ T-	Suitable but not for heavy traffic
T-	If commercial limit gross wt of vehicles due to sharp bends
D+ T-	This as long as it does not increase traffic through to A140.
T-	Am concerned about traffic generation through village creating a rat run
T-	New access roads around village required as enough lorries, coaches and through traffic already
T-	50+ new homes GR Warehousing x 2 vehicles = 100 cars. 75+ planned new homes x 2 min = 150+ cars. Over 250 more cars/vehicles going through Mendlesham !!
D+	I also support the industrial development SS1037, which would hopefully bring further employment to the village.

T = Traffic; S = Support Services, E = Environment; O = Other; D = Site
+ = Positive; - = Negative

APPENDIX 2

Proposed revised settlement boundary for Mendlesham Green



NOTE: This map is awaiting final confirmation.



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END OF REPORT