

Oulton Parish Council meeting 6th December 2022 - Presentation by Cornerstones re development of land between Hall Lane and south Union Lane, Oulton.

The Response of Oulton Parish Council:

Firstly it was a very informative meeting with the Proposals by WM Tubby clearly laid out.

Unfortunately, our Neighbourhood Plan it would seem bared no resemblance to the plans put before us and 30 members of the public who attended the meeting.

It also did not reflect East Suffolk's adopted local plan either.

WLP2.15 clearly states an area of land earmarked for housing, 6.37 hectares, 30 dwellings per hectare. It also skirts an important Grade 11* listed building.

What was presented was an inclusion of Paddock no1 in our NP. Increasing the acreage to 20,452, 8.277 hectare. This paddock is an important part of a green corridor identified as a special area to preserve and protect the bio-diversity of Oulton.

Not only this, but an important listed Grade11* building, The Manor, has been unceremoniously downgraded by yourselves as not worthy.

I am not sure who decides this, the developer, WM Tubby or English Heritage, or East Suffolk Council. If the Later, one would of expected for us, The Parish Council to be informed that a building of particular importance, of which only 5.5% of building's in the whole country are classified as Grade11*, has been downgraded. Perhaps this can be clarified.

As a Parish Council who has spent years developing a Neighbour Plan, and will be going to referendum on February 2nd 2023, can be informed why this important policy document is being white washed and ignored by yourselves.

We cannot support your Pre Presentation plans.

I have also added below comments that were expressed from the meeting which we believe sums up the views of those present.

Kind regards.

On behalf of The Parish Council.

Jenny Hinton - Chairman.

Comments

1. The single access road is not adequate for 190 houses circa 400 cars. and appears to be dangerous not only due to the location but also general access if the road is blocked or closed for any reason. How will emergency services and residents gain access to their properties in such a situation if there is only one site entrance?

2. There is no valid reason why the lower paddock needs to be included, if the house allocation does not fit the original allocated land then the number of houses need to be reduced and not spread onto neighbouring land regardless of who owns the land.

3. Green spaces, Paddocks and bridleways continue to be lost to development with no alternatives being offered - the riding community and members of the community who enjoy the rural aspect of Oulton are always adversely impacted and gradually being forced out of the area due to encroaching urbanisation and over development.

4. The additional noise, car pollution, sewerage, concrete hard surfaces (driveways, pavements and roads), light pollution etc far outweigh any 'enhanced' wildlife benefits brought about by the development as suggested by the developers in their document.

5. Local opinion of housing developments in the Oulton area is of over development of sites and poor design. Green spaces lost forever and false promises due to plans being changed at a later date and agreed in favour of the developers and at the expense of the existing local community. Any further developments therefore need to be fully transparent and inclusive, and have the full backing of the parish and parish council in order for them to be successful and accepted by the local community.

There were many more comments, this is an overview.