We strongly object to the proposed development South side of Union Lane to Hall Lane application **DC/23/3191/FUL**.

This application is against Oulton Parish Neighbourhood plan. This application is against the Local Plan as adopted by East Suffolk Council.

We have no objections to the original 6.3 hectares, but we the strongly object to the land grab of an important paddock that forms part of the green corridor which creates a break for the wildlife and biodiversity of Oulton. We are also concerned of the Manor House, a Grade II\* listed building which is protected by English Heritage and has been ignored by this planning application.

We therefore respectively request the planning officers uphold policy’s that cover the land of Oulton.

We are in receipt of a survey map, left on site that shows the soil testing carried out. It clearly shows only the Paddock area as tested. We would insist soil tested to be carried on the other 6.23 hectares to confirm there is no soil contamination is this area.

Any access/egress along union lane must be accompanied by adequate pedestrian/cycle ways and footpaths.

Below are points raised at our Parish Council Meeting held on 3.10.2023.

\*Representative from Tubby said back of Blue Boar was “squashed” so will move to the Paddock!

\*They believe that the bit of Greenland beside The Manor is being left to appease English Heritage Grade 2 listed, why is this grading not being respected.

\*The use of the paddock is increasing the number of houses being built.

\*A new survey has been done regarding flooding and water table. Check why 2021 plans are still being submitted, when a new one was done this year (May 2023) Although plans provided by resident shows Norfolk County Council.

\*Environmental impact, report showed it didn’t have a lot of impact on the wildlife. This was a study that took place approximately 2014. Lime Avenue would not have been included. New impact study to be requested.

\*Traffic is a main concern, where will access come from and will it impact through Hall Lane. Traffic survey took place, but we believe it to be for the new bridge, seeing flow through towns and not for the new development. Are the junctions capable of tailbacks? Would Wood Lane/Church Lane become rat runs?

\*Concerns pathway/cycle paths are not wide enough. Are provisions being put in place. What is suggested route to Benjamin Britten High School.

Yours Faithfully

Cllr John Sarbutt. Chair of Planning Committee.