



Oulton Parish Council

21 The Pastures

Lowestoft

Suffolk

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17 June 2021

East Suffolk Council
Planning Policy & Delivery Team
Riverside
4 Canning Road
Lowestoft
NR33 0EQ

Dear Sir/Madam

Re: Residential Development Brief Land North of Union Lane WLP2.14

Oulton Parish Council held a Consultation event (following COVID-19 guidelines) on Saturday 5 June 2021 and those attending were able to view documents, maps and gave the Parish Council their comments. The main purpose of the consultation event was to give residents without internet the opportunity to view the documents. The event was remarkably successful and over 30 people attended. The parish Council encouraged those attending to submit their comments online using the ESC Storymap.

It should be noted that in the development brief 1.2 it states that it was prepared by East Suffolk Council in collaboration with the landowner, Suffolk County Council and Oulton Parish Council. Oulton Parish Council attended a virtual talk with ESC and OPC advised ESC to go back as they were not happy with the proposals and requested a site meeting. The site meeting still has not been arranged. OPC suggested that Lilac & Lavender Lodge should be asked if they would consider this site for their expansion plans.

It was also noted that the Initial Consultation Statement template refers to an initial consultation which took place between 5 June 2020 and 24 July 2020 and refers to Parish Councils that are near to the Ipswich area and not relevant to Oulton. It has been confirmed by ESC that due to COVID-19 they stuck to the statutory list of Parishes that were Ipswich way.

Oulton PC Planning Working Group met on Wednesday 16 June 2021 and the following comments were agreed: -

1. Environmental Impact Study required. Soil samples need to be analysed as there are concerns that the soil could be contaminated. Where did the large mounds of soil come from?
2. Wildlife. Lots of birds and especially owls have lost their homes due to the trees on this site already being cut down.
3. Big oak trees have already been cut down. Did the trees have TPOs on them?
4. Environmental Wildlife Study needs to be carried out due to the closeness to Oulton Marshes & Flixton Marshes. A bat study must be carried out.
5. Drainage issues. The site is on a flood plain and flooding has been increasing since the development of the nearby estate. What impact will this development have?
6. Oulton Street has a very narrow pavement width and quite often pedestrians are forced to step out into the road to enable them pass other pavement users and then they must contend with speeding traffic.
7. Allocated 150 houses with most houses having 2 cars will be upwards of 300 cars. Up until lockdown the OPC Speed Information Device recorded 72,000 vehicles per month (one way) however since lockdown has been lifted the Speed Information Device has recorded 135, 000 vehicles in one month (one way) and these figures need to be doubled as most vehicles will make a return journey. (See appendix A). The

roads cannot cope with the traffic now. An alarming average of 69% of vehicles speed through Oulton Street to Parkhill.

8. Increase in traffic volumes would impact unfavourably on Oulton Village, particularly Oulton Street.
9. Have no confidence that ESC will sort the traffic issues as they are not attending to the current traffic problems.
10. Access and egress would be extremely dangerous – especially for vehicles needing to make a right turn.
11. Impact on Listed Buildings. The proposed entrance is opposite Listed Buildings and full consideration must be given in terms of the potential impact to the Listed Buildings.
12. Union Lane already has its own traffic problems with vehicles visiting the care home, dust carts and delivery vehicles. The crossroads is an accident blackspot.
13. This section of road has no street lighting and no footpath.
14. Cycleways should be incorporated in with roads and not result in the loss of fields.
15. Emphasis should be given to build on brownfield sites in the first instance and not on green belt.
16. There is already enough development in the area with the Woods Meadow Development and the proposed Land North of Lowestoft (1400 homes).
17. Surely Oulton's requirement for building has been reached by the existing build/building of Woods Meadow Development and Fallowfields.
18. Lack of local amenities. The site location will mean a constant reliance on using vehicles to access amenities.
19. Infrastructure locally is already very stretched. Bridge Road Surgery is at full capacity. Dentists are not taking on new patients.
20. Oulton Neighbourhood Plan Housing Needs Assessment identified a need for bungalows for the elderly.
21. Historic England. On Suffolk Heritage Explorer [Map - Suffolk Heritage Explorer](#) it refers to extensive World War II anti-tank defensive system (LWT 045) and World War II defensive system (LWT 309). There is a pillbox at the rear of Airey Close and another one nearby at the rear of the Blue Boar. The ESC report states that there is no historical evidence however this is not the case.
22. OPC received a letter in June 2017 from a lady expressing her concerns that when she tried to visit the old Oulton Workhouse, where two of her relatives are interred, that she was astonished and horrified to find that the burial ground area had large pieces of machinery and soil heaps on site. The letter was passed onto our MP Peter Aldous who fully understood the lady's concern and upset. Peter confirmed that development of consecrated ground is not permitted and that he would take this up with Waveney District Council (now ESC).
23. Ivan Bunn, a local historian, prepared a Brief Historical Report on the Old Burial Ground of Oulton Workhouse for OPC in July 2017. 896 men, women and children were interred in The Old Burial Ground between 30 May 1834 and 5 February 1899 after which date the burial ground ceased to be used. In the early 1890s the Board of Guardians were reporting drainage problems on the burial ground. When dug, graves would rapidly fill with water and coffins had to be weighted down to sink them! Even if the burial ground was not consecrated every person who was buried there was buried with full Christian rites by the Workhouse Pastor. (See appendix B).

Yours faithfully

CJ Petersen

Carla Petersen, PMICS
Parish Clerk

Enc. Appendix A
Appendix B