

Oulton Neighbourhood Plan



Consultation Statement
February 2022

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Introduction

Overview of Oulton Neighbourhood Plan

1. Oulton Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment.
2. It establishes a vision and objectives for the future of the parish and sets out how this will be realised through non-strategic planning policies.

About this consultation statement

3. This consultation statement has been prepared by [Collective Community Planning](#) on behalf of Oulton Parish Council to fulfil the legal obligation of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should contain:
 - a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) Explains how they were consulted;
 - c) Summarises the main issues and concerns raised by the persons consulted; and
 - d) Describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.
4. It has also been prepared to demonstrate that the process has complied with Section 14 of the Neighbourhood Planning (General) Regulations 2012. This sets out that before submitting a plan proposal to the local planning authority, a qualifying body must:
 - a) Publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Neighbourhood Plan area:
 - i. Details of the proposals for a neighbourhood development plan;
 - ii. Details of where and when the proposals for a neighbourhood development plan may be inspected;
 - iii. Details of how to make representations; and
 - iv. The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;
 - b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
 - c) Send a copy of the proposals for a neighbourhood development plan to the local planning authority.
5. Furthermore, the National Planning Practice Guidance requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan, and ensure that the wider community:
 - Is kept fully informed of what is being proposed;
 - Is able to make their views known throughout the process;

- Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan; and
 - Is made aware of how their views have informed the draft Neighbourhood Plan.
6. This statement provides an overview and description of the consultation that was undertaken by Oulton Parish Council in developing their Neighbourhood Plan, in particular the Regulation 14 Consultation on the pre-submission draft. The working group have endeavoured to ensure that the Neighbourhood Plan reflects the views and wishes of the local community and the key stakeholders which were engaged with from the very start of its development.

Summary of consultation and engagement activity

7. This section sets out in chronological order the consultation and engagement events that led to the production of the draft Oulton Neighbourhood Plan that was consulted upon as part of the Regulation 14 Consultation.
8. A significant amount of work went locally into engaging with the community early in development of the plan, so that it could be informed by the views of local people. Consultation events took place at key points in the development process, and where decisions needed to be taken, for example on local green spaces. A range of events and methods were used and at every opportunity the results were analysed and shared with local people.

Summary of Early Engagement

Activity	Date	Who was consulted	Summary
Area designation	2015	Statutory consultees	Area designation approved through the District Council and Broads Authority
Consultation with the community	July 2017	Local residents	A survey was compiled asking residents to respond to 39 questions. The survey was delivered to all households.
Amended area designation	December 2018	Statutory consultees	Responses were received from Historic England, Lowestoft Town Council and Natural England, these are available here . Area designation approved through the District Council and Broads Authority.
Community event	September 2019	Local residents	Event held at the Limes Academy at which around 150 residents attended.
Website	2019	All local residents	Neighbourhood Plan page established on the Oulton Parish Council website. Regularly updated throughout development of the plan.

Activity	Date	Who was consulted	Summary
Working group established	July 2020	Parish Council, all residents	Including 8 members of the Parish Council and 10 residents. This met on a monthly basis, with minutes provided on the parish website .
Design guidelines	October 2020	Parish Councillors / steering group members	Interactive session with AECOM to develop a design guide for the parish.
Issues and options consultation	December 2020 – February 2021	All local residents Local businesses	The consultation ran for eight weeks from 12/12/20 to 8/2/21 and included a survey with 19 questions. There was a separate business questionnaire which accompanied the survey for business owners in Oulton. A flyer was delivered to every resident and business in the parish, and it was advertised on the website, via posters and on social media. The survey was available online and in hardcopy from the working group. Overall, there were 52 responses including one business. The summary report is available here .
Engagement with owners of proposed Local Green Spaces	July 2021	Landowners	Owners of local green spaces identified in the plan contacted to explain implications and intentions. No landowners responded directly, though representations were made as part of Regulation 14.
SEA Screening Opinion	August 2021	Statutory Environmental Bodies Broads Authority ESC	Statutory Environmental Bodies consulted on the draft plan as part of a Strategic Environmental Assessment Screening exercise.
Review of the draft plan	September 2021	ESC Broads Authority	Review draft plan and provide feedback prior to Regulation 14 Consultation

Early engagement - summary of the main issues raised

9. These included:

- Traffic is a concern, particularly the speed of traffic
- There is strong support for protecting and improving wildlife habitat. Many local green space suggestions were made alongside key views.

- Design is considered important and there is a good level of support for incorporating high environmental standards into new buildings
- Providing housing for families, starter homes and lifetime homes is considered most important
- Residents feel that small – medium sized homes of 2 or 3 bedrooms are most in need
- There is strong support for improving walking and cycling links and associated infrastructure such as benches and cycle racks

Early engagement - how this was considered in development of the pre-submission plan

10. There has been a significant amount of housing growth in Oulton over the last 5 years, with further growth planned as part of the current Local Plan allocations. In a sense Oulton is considered part of the wider Lowestoft area, but residents feel strongly that its character should be preserved. In particular Camps Heath, which is on the edge of the Broadland landscape, retains a quieter feel and continues to be known for its paddocks. The plan identifies the paddocks as special character area.
11. Feedback from residents on local housing need has influenced policies in relation to housing mix and type. Design has also been a key focus of the plan. There is a feeling that recent development has been rather generic and significant effort has been put into developing design codes, policy and a checklist that reflects how the community would like future housing to look.
12. Oulton is a very special place environmentally due to its proximity to the Broads. Residents enjoy being able to access the wider countryside and some are actively involved in conservation activities with the Wildlife Trust. The importance of the environment and preserving this was reinforced through feedback received during the Issues and Options Consultation. Following this, the working group decided to develop green corridors for the parish. These wildlife corridors are a central part of the plan.
13. The issues and options consultation in 2020/2021 was used to refine key policy areas for the plan, including housing mix and design, habitat for wildlife, trees and hedgerows, local green space and landscape.
14. Many comments were received about potential Local Green Spaces, heritage assets and important views during the consultation, with residents asked to make comments on why they were special to the community. Responses particularly related to the wildlife value and recreational benefit of spaces. Following consultation, a shortlist of Local Green Spaces, key views and heritage assets were assessed and further considered by the working group before being included within the Neighbourhood Plan.

Regulation 14 Consultation

Details of who was consulted

15. The consultation ran for eight weeks from 1 October to 26 November. Everyone who was consulted is listed in the table below. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14.

Who	Method	Response Received
All residents of the parish	<ul style="list-style-type: none">Article in the Oulton Messenger which is sent to all households in the parishA consultation event was held on 16 October at which people could drop in and read the plan and supporting documents, ask questions of the steering group and fill in the survey, 23 people attended.The survey and information about the consultation was hand delivered to 'hard to reach' households.Banners were displayed outside the Community Centre on Oulton StreetHard copies of the plan available from Oulton Community Centre or by calling the parish clerkAll documents, including supporting evidence, available onlineOnline survey and hardcopy survey available at the Community Centre or from members of the steering groupPosters in key locations around the villageThe consultation was advertised on Facebook.	34 responses
Neighbouring parishes – Blundeston, Burgh St Peter, Carlton Colville, Corton, Flixton, Lowestoft, Oulton Broad	Emailed stakeholder letter (see Appendix A)	No
Local landowners and agents	Emailed stakeholder letter	Response from Bidwells on behalf of Oldman Homes
Anglian Water	Emailed stakeholder letter	No
Broads Authority	Emailed stakeholder letter	Yes
Booker Ltd	Emailed stakeholder letter	No

Who	Method	Response Received
East Suffolk Council	Emailed stakeholder letter	Yes
Essex and Suffolk Water	Emailed stakeholder letter	No
Environment Agency	Emailed stakeholder letter	No
Essex and Suffolk Water	Emailed stakeholder letter	No
Historic England	Emailed stakeholder letter	Yes
Homes England	Emailed stakeholder letter	No
Hughes	Emailed stakeholder letter	No
Limes Academy	Emailed stakeholder letter	No
Mobile UK	Emailed stakeholder letter	No
M C Cleaning	Emailed stakeholder letter	No
MS Oakes	Emailed stakeholder letter	No
Natural England	Emailed stakeholder letter	Yes
Norfolk and Waveney CCG	Emailed stakeholder letter	No
Norfolk County Council	Emailed stakeholder letter	Yes
Otium Centre	Emailed stakeholder letter	No
Oulton Community Centre	Emailed stakeholder letter	No
Suffolk County Council	Emailed stakeholder letter	Yes
Suffolk Preservation Society	Emailed stakeholder letter	No
Suffolk Wildlife Trust	Emailed stakeholder letter	No
Waltons MOT & Service Centre	Emailed stakeholder letter	No
Waveney Lower Yare and Lothingland Drainage Board	Emailed stakeholder letter	Yes
XPO Logistics	Emailed stakeholder letter	No

Consultation Methods

16. Several methods were adopted to ensure that all relevant bodies and parties were informed of the consultation, as well as ensuring that local residents were made aware of the consultation and provided with opportunities to provide their views and comments. The approach aligns with updated Planning Practice Guidance with respect to Neighbourhood Plans and the Coronavirus (Covid-19) pandemic.
17. The consultation was advertised on the front page of the October 2021 [Oulton Messenger](#) which is sent to every household and business in the parish. The Messenger also included a half page article on the Neighbourhood Plan and the consultation event was advertised in the 'dates for your diary' section. This informed people how they could access the draft plan and supporting documents, make representations and the timeframe for doing so.
18. A consultation event was held on 16 October 2021 at the Community Centre. This provided an opportunity for residents to drop in and view the plan and its proposals, talk to members of the steering group and fill out a hard copy survey. The event was attended

by 23 people. There was also a MacMillan Coffee morning on 1 October in the Community Centre and some of those attending looked through the plan and provided comments.

19. A poster was displayed in the three parish noticeboards in Camps Heath, next to the Community Centre and on Parks Meadows. A poster was also displayed inside the Community Centre so that all regular user groups (there are over 40 groups) could also see what was going on. A copy of this is provided in **Appendix B**. This provided details on where and when the Neighbourhood Plan could be inspected, including electronic and hard copies. Posters were put up at the beginning of the consultation period.
20. Social media, mainly Facebook, was used to advertise the consultation. This includes uploading the poster, details of the consultation event and a countdown to close of the consultation. A Facebook post is provided in **Appendix C**.
21. During the consultation period the Neighbourhood Plan was advertised and available for download along with all the supporting documents on the [website](#). The supporting documents available included the Design Codes, Housing Needs Assessment, Local Green Space Assessment, Non-Designated Heritage Assessment, Views Assessment and a Neighbourhood Plan YouTube Video. The website included the dates of the consultation and the various methods of commenting on the draft plan to encourage as many responses as possible.
22. Hard copies of the draft plan were available to view in the Community Centre, which is key focal point within the parish. In addition, it was possible for people to request a hard copy of the plan by contacting the clerk of the Parish Council and Neighbourhood Plan working group. 3 people requested a hard copy in this way.
23. Mid-way through the consultation period additional efforts were made to engage with harder to reach groups of the community. The steering group spoke to residents at their doors and additional leaflet dropping in certain areas of the parish. This included residents in Camps Heath, which was identified during the previous consultations as an area with fewer people accessing the Internet.
24. An email was sent directly to each of the stakeholders, including statutory consultees, supplied by East Suffolk Council, in addition to local stakeholders, as listed above. This meets the requirements of Paragraph 1 of Schedule 1 in Regulation 14. This was sent on 1 October. A copy of this is provided in **Appendix A**. The email informed the stakeholders of the commencement of the consultation period. These contacts involved numerous bodies and individuals that the Neighbourhood Plan steering group and the District Council believed will be affected by the Neighbourhood Plan for Oulton, such as neighbouring parishes, key bodies such as Historic England and Natural England. The email notified consultees of the Neighbourhood Plan's availability on the website, alongside supporting materials, and highlighted several methods to submit comments.
25. Throughout the consultation it was possible for people to make representations by:
 - Completing an online survey;

- Filling in a hard copy of the survey or electronic version of the survey and sending this to the working group;
- Providing feedback via letter or electronically to the working group.

Responses

26. At the end of the consultation period there were 34 completed forms from local residents, either filled in electronically, by hand or online.

27. Seven stakeholders wrote to the working group with their comments on the draft plan, either in letter or email form.

28. The next section summarises the main issues and concerns raised and describes how these were considered in finalising the Neighbourhood Plan.

Responses from Residents

Summary of Responses	How these were taken into account
<i>Housing Policies</i>	
Oulton lacks the infrastructure to support the planned level of housing growth and priority should be on developing brownfield land, eg in Lowestoft	The Neighbourhood Plan is not able to influence the level of growth that needs to be accommodated in Oulton, and indeed the location of this growth is set out in the East Suffolk Waveney Local Plan.
Design is an important factor and recognised as lacking in recent developments. Suggested additions include: requirement for permeable surfaces, incorporation of swift bricks, location of bins, layout with respect to car parking, high energy efficiency standards,	Requirement for Sustainable Drainage Systems has been added within Policy 3 under design for sustainability, which also includes energy efficiency standards. The layout of bin storage is included within the design guide. Car parking is an important factor which is reflected in Policy 3, additional wording has been added to reflect the need for on-street car parking and the importance of this being well designed.
Housing type should encourage more First Homes or smaller homes suitable for older people	The Neighbourhood Plan is not able to set a different level of affordable housing than the district Local Plan, but Policy 2 does specify the tenure split which should be delivered. This is based on the Housing Needs Assessment completed for the plan. Policy 1 sets requirements in relation to housing mix, which reflects a 30% requirement for smaller homes, based on the Housing Needs Assessment.
New development should be required to retain long standing public footpaths and bridleways, ensuring that we don't lose the rural character of the parish	All development should be design around existing Public Rights of Way, with this a requirement of the Highway Authority. The same is not necessarily true of permissive

Summary of Responses	How these were taken into account
	paths however, which are at the discretion of the landowner. A community action policy has been added reflecting work underway to support the retention of permissive paths, including those for horse riders.
<i>Environmental policies</i>	
Significant support for the green corridors. Comments included: suggested new corridor from Hall Lane to Union Lane, suggested the green corridors could be used by people and horse riders,	Clarity added around the use of green corridors.
Recognised that Woods Meadow country park is developing into an important asset for local people and wildlife.	Further text added in relation to the Country Park
Good that the Paddocks area is being recognised. However, concern that there are limited bridleways for horse riders and that recently there has been a large reduction in access for horse riders, including through the Woods Meadow development, and closure of historical bridleways and as a result horse riders are having to use trafficked roads more often.	Community action policy added which supports the provision or recognition of historic bridleways in the parish.
Paddocks special character area – suggested no development in the paddocks should be allowed.	The special character area designation focuses on protecting the paddocks along Hall Lane. It does not prevent development, but ensures that it is sensitive and provides genuine public benefit.
<i>Historic environment policies</i>	
1 additional NDHAs suggested included WW2 Pillbox on Hall Lane,	Decision not to include this Pillbox as an NDHA as is within someone's garden.
Suggested that the historic village of Akethorpe is referenced	This is not within the parish of Oulton but Lowestoft.
<i>Access and transport</i>	
The policies should apply to existing infrastructure	The Neighbourhood Plan contains planning policies which can influence future development, it's not really directed at existing housing, though improvements to existing infrastructure can come about through new development where it is related.
There should be more emphasis on slowing traffic speeds, examples given were mini-roundabouts, making Wood Lane a quiet	There are already a policy relating to reducing traffic speeds within the plan.

Summary of Responses	How these were taken into account
lane, extending the 30mph limit, a weight limit on Oulton Street, speed camera	
New cycle routes should be developed on-road	We considered developing a cycle network as part of the Neighbourhood Plan, but one is already in development through Suffolk County Council, which we have fed into.
There should be requirements for electric vehicle charging points in all new properties	This is already a requirement through Building Regulations
Could we promote better bus services?	Policy 9 includes promoting and enhancing public transport.
A new policy area was suggested in relation to bridleways and promoting safety for horse riders, establishing new given the importance of horse-riding in Oulton.	New community action policy added in relation to this.

Responses Received from Stakeholders & Statutory Consultees

Bidwells, on behalf of Oldman Homes

Summary of Response	How this was taken into account
Land north of Union Lane is allocated for approximately 150 homes in the local plan, the NP allocates around 30% of this site as a green corridor which we object to the extent and location of. In September 21 a Residential Development Brief was adopted for the site, this sets out that a wildlife corridor should be incorporated from north to the south of the site alongside existing vegetation, the principle is therefore established but not the scale. The wording of the Green Corridors policy undermines the site allocation and therefore promotes less development than set out in strategic policies.	The policy has been updated, requiring that development within a green corridor should deliver net biodiversity gain or an improvement to the green corridor. At this stage the location of the green corridors is indicative, it is anticipated that more detailed work locally or through the development process will refine their location, text explaining this has been added to the plan.
The proposed green corridors appear to terminate on the edge of Oulton village in an area of dense housing. S102 of the Environment Act 2021 places a duty on all public authorities to conserve and enhance wildlife on all public bodies. However, the draft Neighbourhood Plan does not provide any evidence to support this location or indicate what the biodiversity priorities are for the parish (for example Biodiversity Action Plan species or habitats of principal importance).	Further background evidence including the location of Priority Habitats is provided in Appendix B.
The proposed Green Corridor would not provide a functional link further southwards or links between green areas and would therefore not form part of a coherent ecological network. It is therefore not considered to be the most appropriate location for a green corridor on the site.	The corridor is indicative, the supporting text makes it clear that 'Further work to determine the condition of existing habitat and engagement with the local community and landowners to identify the exact location and nature of improvements will take place over the course of the Neighbourhood Plan and beyond. In this respect the mapped corridors are indicative, as it may be that the best opportunities to improve or create habitat arise adjacent or just outside of the corridors.'

Factual inaccuracies in the Local Green Space Assessment identified in relation to the burial ground to the north of Union Lane.	These have been corrected
The designation of the historic burial ground as Local Green Space is not necessary given it is already protected under policy WLP2.14 of the Waveney Local Plan and we object to it.	Protection under WLP2.14 is not the same level of protection as designating it as Local Green Space, for which it meets the national criteria.

Broads Authority

Summary of Response	How this was taken into account
Para 1: the Plan will be 'made' not adopted. Also 'made' by the Broads Authority	Text updated to reflect this.
Para 3: I don't know what you mean by saying 'separate planning function'	Text updated
Para 6: There are a larger number of events and activities?	Larger changed to large
Policy 2: as worded the requirement is weak. The 50:50 split is in the Local Plan and 25% first homes is a national requirement, but what is the justification of evidence for the other split?	Aim to removed from the policy. Clarity provided that the split is from the Housing Needs Assessment for Oulton.
Para 52 and Policy 3: Reflect the announcement that Building Regulations will be changed from June so that 'CO2 emissions from new build homes must be around 30% lower than current standards and emissions from other new buildings, including offices and shops, must be reduced by 27%'. Additionally, neighbourhood plans cannot set technical standards for sustainability.	Text updated to reflect this.
Para 53 and policy 3 - December 2021, the Government announced ¹ that new homes and buildings such as supermarkets and workplaces, as well as those undergoing major renovation, will be required to install electric vehicle charge points from 2022.	Text updated to reflect this
Policy 3: Amended text suggested with respect to design in the Broads Authority area	Text amended similar to the suggested
Policy 3: Suggested that criteria b is moved to the beginning of the policy	Moved as suggested
Policy 3: f a Ministerial Statement explains that NPs should not set out any additional local technical standards	Policy text amended to reflect this being a significant benefit rather than requirement
Policy 3: last part difficult to see whether the Broads falls in the character areas, can you clarify?	Sentence added that this does not apply in the Broads
Figures 4 and 6: add Broads Authority area to the key	Updated

Para 57: this applies to other impact pathways, not just recreational pressure. Also how does this fit into any established or proposed RAMS covering the area.	Updated to reflect not just recreational pressure. Reference to local habitat mitigation requirements added.
Para 58-67: Add reference to Local Nature Recovery Strategies. The Environment Bill is now an Act. The wording of Para 61 relating to mitigating or compensating for the loss of CWS/BAP habitat may not be correct.	Added. Updated with reference to the Environment Act. Checked the wording and it is a copy of Policy WLP8.34.
Policy 4: criteria a could relate to on site improvements. Criteria d – suggested rewording to improve clarity.	Updated as suggested
Para 78 and 79: could link to the landscape character profiles. Did you want to give examples of how a view could be harmed?	Links added. Decision not to provide examples.
Policy 7: Suggest adding 'setting of the Broads'	Added
Policy 8: Recommend that 'significance' replaces 'integrity' also replace 'historic assets' with 'heritage assets'. Recommended second part is amended not entirely sure about part a of this policy, relating to proposals adjacent to non-designated heritage assets. If a proposal is for a site adjacent to a non-designated heritage asset it is unlikely that it will affect the non-designated asset directly and the impact on the setting is covered by parts b and c of the policy. Is 'part a' required?	Wording suggestions changed. Decision to keep part a.
Para 101 will need an update	Update made to reflect the emerging plan.
Throughout – perhaps you want to set a threshold for policies. Perhaps new residential and commercial development?	Decision not to do this
Appendix 1: Design checklist – could some points be consolidated	Decision not to do this
Non-designated Heritage Assessment Document. The text around the old workhouse suggests its been demolished and there is a new building in its place.	This is correct, there is a new building in its place.

East Suffolk Council

Summary of Response	How this was taken into account
Consideration should be given to showing the allocated sites in the local plan and the Woods Meadow development on the maps	Included

Summary of Response	How this was taken into account
<p>Policy 1: determining when a site has planning history indicating it should be considered together with another site is quite vague and appears to be difficult to assess. Could you be more precise? Perhaps by identifying the specific sites/parcels in mind, or stating sites that are part of the same outline permission?</p> <p>Some commentary around how this policy is envisaged to work with local plan policy WLP8.1 'Housing Mix' would be helpful. On the surface it does not appear that there are tensions between the two policies if implemented carefully. Does the neighbourhood plan group see any conflict with the Policy 1 and WLP8.1?</p>	<p>Removed from the policy as recognised that this would be difficult to implement in practice.</p>
<p>Para 44: This states that local plan policy WLP8.2 requires 50% of Affordable Housing to be affordable rent and 50% to provide a route to home ownership. This is not accurate – the policy itself only specifies 50% to be affordable rent. There is flexibility over the other 50%.</p>	<p>Text amended</p>
<p>Para 49: A Sustainable Construction supplementary planning document is currently under consultation to help guide the implementation of local plan policy WLP8.28. This should be referenced in the neighbourhood plan. References are likely to need updating in later versions of the neighbourhood plan as the SPD progresses.</p>	<p>Reference added</p>
<p>Policy 2: It would be useful to reference the Affordable Housing Supplementary Planning Document which ESC is aiming to publish in 2022.</p>	<p>Reference added</p>
<p>Policy 3: Some further clarity around how the checklist in Appendix A should be used will be very helpful. Is it for the applicant to complete and supply? Is it a case of passing or failing the questions, or are they intended to purely inform the planning authority about the thinking behind a proposal. The checklist covers many different aspects of design and not all will be relevant to every development. If you want every planning</p>	<p>Further clarity added to the policy and supporting text.</p>

Summary of Response	How this was taken into account
application to submit a completed checklist then I think a proportionate approach is needed	
Para 60: will need updating as it is now out of date as the Environment Act has received Royal Assent.	Updated
<p>Policy 4: part a is strongly worded and as the corridors are not precisely mapped this will be challenging to determine. How should the policy be applied if only part of the development is within or adjacent the green corridor? Figure 5 should show the local plan allocations, two of which are within a green corridor and another close by. The NP needs to ensure this policy complements the delivery of the allocations. Are the green corridors exclusively for wildlife, or will they be combined with other uses such as footpaths, cycle paths etc. if they support movement for people the policy should allow for suitable development.</p>	<p>Policy reworded to ensure conformity with the local plan site allocation policies.</p> <p>Policy 4 part a has been updated to require improvement rather than resisting development.</p> <p>Reworded the policy so that part a relates to development within and part b is development adjacent.</p> <p>Clarity provided that green corridors may also support the movement of people and can be combined with footpaths etc.</p>
<p>Policy 5: The Burial Grounds LGS is included in the LP allocation WLP2.14 which states that development should avoid impacts on and enhance the historic burial ground. The NP should take account of development sites with extant permissions, it should consider how the protections offered in the policy will interact with these sites and how delivery of the approved/allocated development will be supported.</p> <p>Having ruled out some types of development which the NPPF would allow it would be helpful to be clear in the policy which types of development in the NPPF will still be treated as exceptions.</p> <p>The NPPF does not protect land adjacent to green belt or a LGS. This would be a new type of protection that would require specific justification. The justification in the policy links to the 'reasoning' for the designation. I suggest this needs to be made more precise if this is to be part of the policy.</p>	<p>One of the designated LGSs (number 5 Burial Grounds near Union Lane), is located within an allocated site in the WLP, land north of Union Lane, Oulton. The allocation policy sets out that development should avoid impacts on and enhance the historic burial ground. The designation is in accordance with this, providing an additional level of protection considered to be fitting given the space's historic importance to the local community. The designation will not prevent development on the wider allocated site, but ensure the burial ground remains protected for future recognition and community enjoyment.</p> <p>Supporting text and policy updated to be clear on this point in relation to diversion from the NPPF.</p> <p>Point related to adjacent development has been removed from the policy.</p>

Summary of Response	How this was taken into account
Policy 6: Would be helpful for the map to show Woods Meadow development and local plan allocations	New policies map added
<p>Policy 7: The Paddocks are a very characteristic feature in the area and are the access point to open countryside and views across the marshes and Broads, these are especially prominent to the west and in views from Woods Meadow and the country park towards Camps Heath.</p> <p>The policy aims to protect these, and any development must show public benefits. Any new fencing needs to be of an appropriate size and style. The predominant style in this area is post and rail (such as that associated with equestrian use), and this seems to be a logical and reasonable proposal.</p> <p>Comments from Landscape and Arboriculture Team: The Working Group should be commended for a thorough approach to landscape and visual amenity issues. They have made good use of existing published studies including the settlement fringe sensitivity study. In these cases I consider it to be important that local knowledge and input comes to the fore and that policy reflects what is important to the local community. That said they have slotted in well with higher level landscape and visual amenity studies.</p>	Thank you for the feedback
<p>Policy 8: more consistent wording in the policy to ensure conformity with NPPF – use heritage assets rather than historic assets Concern about specifically listing the NDHAs identified within the policy and that this will mean the list is fixed and can't be added to.</p>	<p>Terminology updated. Text added to reflect the fact that there may be other NDHAs in addition to these.</p>
Policy 9: is there scope to use green corridors to enhancing walking & cycling routes? If so, the policy could be amended to allow this in line with policy 4 and any opportunity to enhance and 'green -up' pedestrian routes is to be welcomed to make them more attractive to users but also safe.	<p>Speak to the steering group about green corridors</p> <p>Policy wording amended as recommended</p>

Summary of Response	How this was taken into account
<p>Lighting and surveillance may need to be considered to ensure users feel safe.</p> <p>Policy 9, Para. 2: This seems to relate to large scale development therefore a proportionate approach would be to apply this to 'major development' (as defined in the NPPF glossary).</p> <p>You could seek safe walking and cycling links via this paragraph. You could also seek to achieve safe, attractive and convenient routes via this paragraph.</p>	
<p>Policy 10: I think there is a risk that this policy will unduly encourage wavy/curvy street design which results an inefficient use of land. This takes up land that could otherwise be used for important other uses such as gardens/housing/open space; it also makes on-street parking difficult to incorporate in a well-designed manner. I note that this policy asks for good design and links to policy 3, however policy 3 does not say that much about street layout. I would recommend that either this policy or policy 3 is updated to specify low speed street design without sacrificing land to inefficient layouts.</p>	<p>Text amended in line with recommendation from Suffolk County Council Highways on this point</p>
<p>Oulton Design Guide and Codes: With respect to character analysis (section 2), I wonder if the NDHAs ought to be included for completeness and cross-reference to the NP.</p>	<p>Not possible to update the Design Codes doc at this point in time as it was produced by an external consultancy.</p>
<p>NDHA assessment: I strongly welcome the content and detail of this document. To me, NPs are the best home for the identification and inclusion of a list of NDHAs, as here. I need to point on page 2 that ESC does not maintain a local list of NDHAs and there will be no purpose in recommending the six NDHAs to us for local listing.</p> <p>The way I read NDHA no.2 is that there is no longer an old workhouse, so I am uncertain why it is included here.</p> <p>What I usually suggest for inclusion here is a paragraph about how NDHAs can be added or removed from the list here – if, say, an owner objects,</p>	<p>Noted, removed this text from the NDHA assessment doc</p> <p>It is true that the workhouse is no longer standing, however location has historic significance as such so will continue to be included.</p> <p>Owners of NDHAs had the opportunity to respond to Regulation 14 consultation. A paragraph will be added to the supporting text regarding landowner objections.</p>

Summary of Response	How this was taken into account
what is the resultant process? Historic England guidance suggests that these mechanisms should be in place for use with a local list.	

Historic England

Summary of Response	How this was taken into account
Pleased to see that the historic environment features throughout.	Thank you
Welcome the identification and protection of key views in Policy 6. Oulton's character is fundamentally informed by its rural broadland-edge landscape, and the conservation of this part of the parish's historic appearance is positive. The photographs and annotated map are clearly set out, which is helpful, and we support the wording of this policy.	Thank you
We welcome Policy 7, and are pleased to note this is supported by the local authority's landscape sensitivity study. We think that there is a minor typo: "The Special Character Area is located adjacent to the Broads"	Typo amended
We are pleased to see the inclusion of a specific section on the Built and Historic Environment in your plan, beginning on page33. The first sentence in the box underneath the heading is, we assume, meant to say 'historic environment' not natural environment.	Amendment made
The inclusion of a local list of non-designated heritage assets is particularly welcomed, as this is one of the key opportunities neighbourhood plans provide to local communities with respect to their local historic environment. Although the process and criteria adopted seem robust, we recommend reviewing our Advice Note 7: Local Heritage Listing in case it is helpful.	This has been reviewed and a reference made to it in the text.
A minor correction we would make is that the telephone box located at point 1 is a K6 cast iron type, rather than the earlier and significantly rarer K2 type as suggested.	Updated this in the plan and supporting evidence
Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan	Decision not to do this but focus CIL on the impacts of growth.

Natural England

Summary of Response	How this was taken into account
No specific comments on the regulation 14 consultation	

Norfolk County Council

Summary of Response	How this was taken into account
No comments on the regulation 14 consultation	

Suffolk County Council

Summary of Response	How this was taken into account
Para 87 could include a link to Suffolk Heritage Explorer	Link included in the supporting text
Include suggested text in relation to archaeology	Text included in the supporting text
Part F of Policy 3 relates to Design for Sustainability and focuses on energy use and efficiency. Sustainable development is broader than this and additional text is recommended. Additional wording also suggested for the Design Checklist in Appendix A.	Wording included within the policy and Design Checklist
Additional wording relating to SuDS recommended for para 66	Added
Minor change recommended to Policy 1 Housing Type and Mix to provide additional strength to the policy	Added to the policy
Suggested that further consideration is given to the needs of residents with dementia and the potential for making Oulton dementia-friendly. https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/	This is supported by the group, but too late to integrate into the design guide for the current plan. To be considered at the first review.
Suggested inclusion of the need to make green spaces and facilities accessible to residents with limited mobility, through the provision of benches, well maintained paths etc, into Policy 5 on LGS	Decision not to include this.
Recommended that Policy 4 is renamed to Biodiversity and Green Corridors	Renamed
LGS 6 – Whiting Road play area consists of no green space so it's value as a green space is questioned. Would it be more appropriate to protect this through a different policy, such as that on community facilities?	Agree, removed as a Local Green Space on the basis that it is a play area without actual green space.
Recommended that the second para of Policy 5 Local Green Space is removed, as is often done so at examination.	The policy has been reworded to ensure greater conformity with national policy for Green Belt
Policy on key views strong and supported by SCC	Thank you.

There could be reference to other strategies that support the Plan, including Suffolk County Council's Green Access Strategy, which sets out the council's commitment to enhancing public rights of way.	Reference to this added in the section on access and transport
Recommended additional text is included within Policy 3 Design in relation to on-street vehicle parking	Added to the policy
Recommended that additional text is added to para 53 in relation to Suffolk Guidance for Parking	Added
Policy 10 recommended change to wording	Amended
SCC acknowledges concerns over lorry parking on Mobbs Way and is undertaking a review of HGV movements. Community views in relation to this are currently being sought: https://www.suffolk.gov.uk/roads-and-transport/lorry-management/lorry-route-plan-review-in-suffolk/	Noted
The plan does not clearly state the housing allocations in the Local Plan – more explanation/detail of this would be helpful.	Further detail added
Recommended that the plan includes a policies map which displays the important features mentioned within the plan policies, including parish boundary, allocated housing sites, listed buildings / heritage assets, public rights of way, local green space, green corridor and important views.	Included a policies map

Waveney, Lower Yare and Lothingland Drainage Board

Summary of Response	How this was taken into account
Recommend that for developments within the IDD, required consent is sought prior to determination of any planning application	Requirement added to policy 3.

Appendix A: Stakeholder Letter



Oulton Neighbourhood Plan Pre-Submission Regulation 14 Consultation



o Carla Petersen <clerkoulttonparishsuffolk@h...

Friday, 1 October 2021 at 17:03

To: o Carla Petersen

Dear Stakeholder

Oulton Neighbourhood Plan Pre-Submission Regulation 14 Consultation

Oulton Parish Council are now consulting on their Pre-Submission Draft of the Neighbourhood Plan. This consultation is in line with Regulation 14 of the Neighbourhood Planning Regulations (2012) and will run for a period of 8 weeks from 01 October 2021 to 26 November 2021.

The consultation offers a final opportunity for you to influence Oulton's Neighbourhood Plan before it is submitted to East Suffolk Council and the Broads Authority.

All comments received by 26 November 2021 will be considered by the Neighbourhood Plan Steering Group and may be used to amend this draft. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available alongside the amended Neighbourhood Plan at a future date.

The full draft Neighbourhood Plan contains policies on the following topics:

- Housing development
- Natural environment
- Built and historic environment
- Access and transport

The Pre-Submission Plan and supporting evidence can all be found online: [Oulton Parish Council | Neighbourhood Plan \(oultonpcsuffolk.info\)](https://oultonpcsuffolk.info)

Should you wish to provide comments you can send these to Carla Petersen, Clerk to Oulton Parish Council via email clerkoulttonparishsuffolk@hotmail.co.uk or send them to 21 The Pastures, Lowestoft, Suffolk, NR32 4WT.

Yours faithfully

Carla Petersen

Carla

C J Petersen, PMICS
Clerk to Oulton Parish Council

Appendix B: Poster

**OULTON PARISH COUNCIL
NEIGHBOURHOOD PLAN CONSULTATION**

**Saturday 16th October 2021
11am - 5pm
Oulton Community Centre**

Have Your Say
Come along. Learn about the plan, Leave your feedback
Online copies available from Oulton Parish Council website
www.oultontpsuffolk.info/neighbourhood-plan
Find our online survey www.smartsurvey.co.uk/s/Oulton
Your views are IMPORTANT
Consultation Period 1st October - 26th November

Local Green Spaces and Important Views
Non-Designated Heritage Assets
Local Character Analysis
Design Guidelines and Codes

Suffolk Police 'Street Meet'
Saturday 16th October
Oulton Community Centre
10am - 1pm
Bike marking & crime prevention advice is available on the day
PC Chris Parker will be available to talk to

A printed copy of the plan is available to read in the Lounge at Oulton Community Centre in the large blue A4 folder. Due to Covid restrictions please contact Carla the Parish Clerk, in the first instance, to view the plan if you are not a regular user of Oulton Community Centre. Carla can be contacted on tel 01502 730166 or by email clerkoultontpsuffolk@hotmail.co.uk.

If you would prefer a printed copy to read at your leisure please contact Carla on the phone number or email address above and this can easily be arranged for you.

All the documents relating to the plan can also be found on the Parish Council website at <https://oultontpsuffolk.info> under the tab Council and then under the tab Neighbourhood Plan.

If you require documents in a different accessibility format, please contact Carla to arrange this.

Appendix C: Facebook Post



Tony Knights ► Oulton Broad & Oulton Village Community Page

16 October 2021 · 🌐

Come along today, view our Neighbourhood Plan, have your say, complete our survey, 11am - 5pm

<https://www.smartsurvey.co.uk/s/Oulton/>

Suffolk Police 'street meet' in the car park, bike marking, security advice, 10am - midday

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NEIGHBOURHOOD PLAN CONSULTATION**

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