# Oulton Neighbourhood Plan



Views Assessment Document July 2021

#### **Table of Contents**

INTRODUCTION	1
VIEW 1: ACROSS THE MARSHES TOWARDS ST MICHAELS CHURCH	3
VIEW 2: ST MICHAEL'S CHURCH FROM CHURCH LANE	4
VIEW 3: OULTON COUNTRY PARK	5
VIEW 4: THE BROADS FROM OULTON MARSHES	6
VIEW 5: OULTON MARSHES FROM CAMPS HEATH MEADOW	7
VIEW 6: ST MICHAEL'S CHURCH FROM FISHER ROW	8
VIEW 7: QUEENS HIGHWAY, ANGLES WAY	9
VIEW 8: NORTH DOWN OULTON STREET	10
VIEW 9: PADDOCKS NEAR ST MICHAEL'S CHURCH	11
VIEW 10: FROM THE RAILWAY FOOT CROSSING ALONGSIDE FISHER ROW	12

#### Introduction

The Oulton Neighbourhood Plan area has an undulating landform cut by tributaries which drain into decoy ponds at Flixton. Key characteristics include:

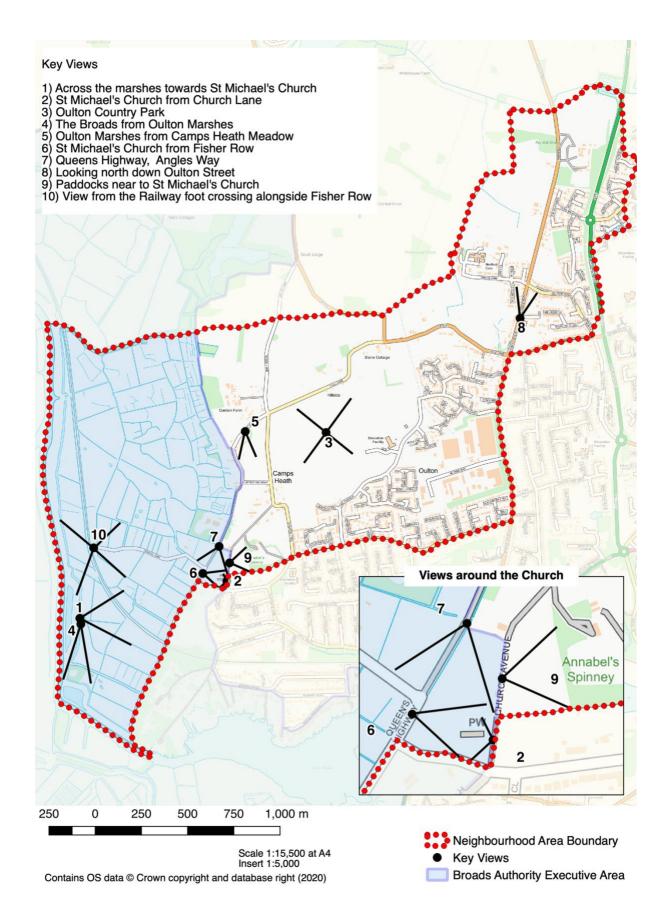
- Arable fields cover higher land whilst fields of wet grazing pasture, marsh and carr woodland characterise low lying land, notably Flixton Decoy
- Small farm woodlands are scattered over the landscape
- A network of hedgerows and ditches creates a small scale landscape pattern in the south giving way to larger field patterns towards the north
- Views are contained by rolling landform and wooded skylines which enclose a small to medium scale landscape
- Despite the proximity to the coast there is little coastal influence
- The settlement edges of Lowestoft create an urbanising influence and encompass resort type development

It is proposed that a number of these special views, ten in total, are afforded protection within the Neighbourhood Plan. During 2020 the community identified the most important views and the reasons why these are special. This document provides the evidence to support these views being included within the neighbourhood plan.

A set of criteria was used to identify such views:

- a) Accessible from a public space;
- A good reason for its inclusion within the Neighbourhood Plan which may relate to its recreational value, conservation interest, scenic quality, rarity or planning history; and
- c) Have a specific reason for being important to the community.

A map of the ten views is on the next page, followed by details in relation to each of them.





#### View 1: Across the Marshes towards St Michaels Church

[	
Name & Location	View across the marshes towards St Michael's Church and Wood Lane
Description &	Views of the open countryside, across the marshes
purpose	
Is the view	Yes
publicly	
accessible	
Quality of the	Very good
view	
<b>Planning History</b>	None
Scenic quality of	Spectacular uninterrupted views across the expansive marshland
the view	
Conservation	The marshland is classified as Priority Habitat and local nature reserve
interest	
Recreational	The marshes is a Suffolk Wildlife Trust nature reserve and there are
value	some public footpaths
Rarity	Uninterrupted views such as this are becoming rarer due to nearby
	development. Views to the east for example are significantly affected
	by the development of Lowestoft and Oulton itself is becoming
	increasingly developed.

#### View 2: St Michael's Church from Church Lane



Name & Location	View of St Michael's Church and graveyard
Description &	Panoramic views of the 11 <sup>th</sup> century Medieval church built on the
purpose	crest of a hill
Is the view	Yes
publicly	
accessible	
Quality of the	Excellent view with the marshes in the background
view	
<b>Planning History</b>	None
Scenic quality of	View of the grade II listed church and its setting on the edge of the
the view	expansive marshes
Conservation	The church is Grade I listed
interest	
Recreational	Public access to the church and into the wider countryside from
value	public footpaths
Rarity	This is the only standing Medieval church within the parish, built
	mainly with flint and rubble. It is also unique in that the church is
	located at the medieval centre of the village on the edge of the
	marshes, some way from the current day centre.

## View 3: Oulton Country Park



Name & Location	Oulton Country Park
Description &	Views across the country park towards the new development at
purpose	Woods Meadow
Is the view	Yes
publicly	
accessible	
Quality of the	Nice view across the park, with housing in the background
view	
Planning History	The Country Park has recently been created as part of the Woods
	Meadow development
Scenic quality of	At the moment the Country Park is in early stages of its development
the view	it is envisaged that the quality of its natural environment, and
	therefore scenic quality, will improve as time progresses
Conservation	The land has been transformed to a green open space from its
interest	former use as arable farmland. There is a warden and the intention is
	to improve and establish new habitat that encourages wildlife to the
	area.
Recreational	The Country Park has a range of cycle and walking trails. There are
value	also nature related recreational activities arranged by the Warden.
Rarity	A new and changing landscape within Oulton

View 4: The Broads from Oulton Marshes



Name & Location	View of the Broads from Oulton Marshes
<b>Description &amp; purpose</b>	Breath-takingly peaceful view of the flowing waterway
Is the view publicly	Yes
accessible	
Quality of the view	Stunning view across the broads and the marshes
Planning History	None
Scenic quality of the	Very high quality
view	
Conservation interest	The marshes are part of a Suffolk Wildlife Trust reserve and
	identified as Priority Habitat
Recreational value	Safe moorings, walks along the banks to Fisher Row, Suffolk
	Wildlife Trust manage the area
Rarity	The River Waveney direct route by boat to Oulton Broad



## View 5: Oulton Marshes from Camps Heath Meadow

Name & Location	View over Oulton Marshes from Camps Heath Meadow
Description &	View from the meadow on Holly Hill used to be a landfill site,
purpose	then it was a play area, now it is an unspoiled meadow
Is the view publicly	Yes
accessible	
Quality of the view	Lovely views, especially at sunset as the sun falls below the trees
Planning History	Previous uses
Scenic quality of the	This is now an unspoilt area and the lavish golden sunset brings a
view	blaze of glory to this cherished area
<b>Conservation interest</b>	Various trees and hedgerow and the meadow itself is a hive for
	wildlife including small mammals, birds and insects
<b>Recreational value</b>	There is public access to the meadow
Rarity	

View 6: St Michael's Church from Fisher Row



[	
Name &	View of St Michael's Church from Fisher Row, to the west of the
Location	church
Description &	A picturesque view towards the Medieval church surrounded by
purpose	natural and undamaged green growth
Is the view	Yes
publicly	
accessible	
Quality of the	Clear view across the marshes towards the Church, its graveyard and
view	setting
<b>Planning History</b>	None
Scenic quality of	Good
the view	
Conservation	St Michael's Church is grade I listed and is the only medieval church
interest	that remains in Oulton Parish. It is also unique in that it is located on
	the edge of the marshes, formerly the Medieval centre of the village.
	This view is taken from the edge of the marshes, back towards the
	current day village.
Recreational	A number of public rights of way bypass the church so walkers may
value	see this view or similar
Rarity	Grade I listed Medieval church and its setting

# View 7: Queens Highway, Angles Way



Name & Location	Queens Highway at Woods Lane
Description &	View of the Queens Highway or Angles Way the long distance path
purpose	leads up Fisher Row and skirts Oulton marshes. Partly in the woods
	but also glimpses of the marshes and water through the gaps.
Is the view	Yes
publicly accessible	
Quality of the	Quite an enclosed view, but one where there are glimpses of the
view	water / marshes through the trees
Planning History	None
Scenic quality of	Lots of interest, the trees, marshes, water
the view	
Conservation	The area teams with wildlife, including birds, muntjac deer,
interest	
Recreational	This footpath joins up with Fisher Row and forms the Angles Way
value	
Rarity	Pedestrian only long-distance path along the edge of the marshes

#### View 8: North down Oulton Street



Name & Location	View down Oulton Street
Description &	Includes Blue Boar Pub (listed) and houses in the older part of the
purpose	village. This is the main road into and out of Oulton and the oldest
	part of the current village.
Is the view publicly	Yes
accessible	
Quality of the view	
Planning History	
Scenic quality of	Very pretty view of the historic part of Oulton
the view	
Conservation	The Blue Boar Pub is grade II listed
interest	
<b>Recreational value</b>	
Rarity	The terrace houses in the old part of Oulton Street were built in the
	late 1800s/early 1900s. The Blue Boar dates from the late 1800s.

#### View 9: Paddocks near St Michael's Church



Name & Location	The Paddocks, Camps Heath
Description &	View over the paddocks closest to St Michaels Church. The paddocks
purpose	are particularly characteristic of the Camps Heath area of Oulton and
	are commonplace up Church Lane and Hall Lane.
Is the view	Yes
publicly	
accessible	
Quality of the	Good quality, it is possible to see across the paddocks
view	
<b>Planning History</b>	None
Scenic quality of	Pretty view across the paddocks near to St Michaels Church
the view	
Conservation	Although the paddocks are characteristic of the Camps Heath area,
interest	this view is particularly special as it is adjacent St Michaels Church, so
	in a way part of the setting experienced by people who visit the
	church.
Recreational	This view will be experienced by many visiting St Michaels church
value	
Rarity	These fields have always been used for horse grazing and paddocks,
	offering a safe and quiet location.

## View 10: From the railway foot crossing alongside Fisher Row





Name & Location	Views from the railway foot crossing alongside Fisher Row
Description & purpose	Spectacular unspoiled countryside views either side of the
	railway tracks
Is the view publicly	Yes
accessible	
Quality of the view	High quality view across the unspoiled landscape
Planning History	None
Scenic quality of the	Lovely view across the flat landscape of the marshes
view	
<b>Conservation interest</b>	This area of the marshes is identified as Priority Habitat and is
	part of a Suffolk Wildlife Trust reserve
<b>Recreational value</b>	Many people walk out to the foot bridge across the marshes
Rarity	The rail track runs across Oulton Marshes

**Oulton Neighbourhood Plan**