

Oulton Neighbourhood Plan



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.

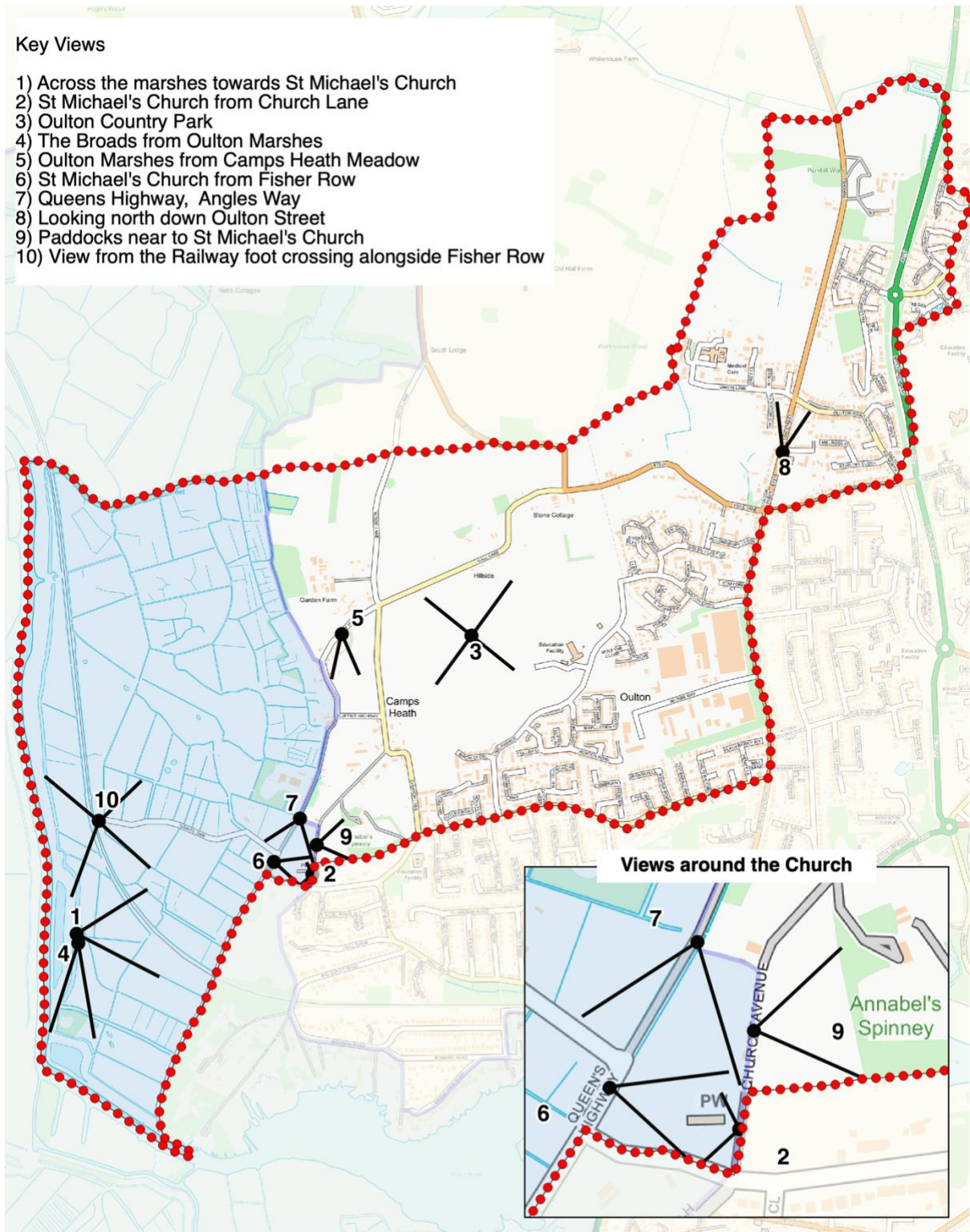
A set of criteria was used to identify such views:

- a) Accessible from a public space;
- b) 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.

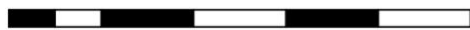
A map of the ten views is on the next page, followed by details in relation to each of them.

Key Views

- 1) Across the marshes towards St Michael's Church
- 2) St Michael's Church from Church Lane
- 3) Oulton Country Park
- 4) The Broads from Oulton Marshes
- 5) Oulton Marshes from Camps Heath Meadow
- 6) St Michael's Church from Fisher Row
- 7) Queens Highway, Angles Way
- 8) Looking north down Oulton Street
- 9) Paddocks near to St Michael's Church
- 10) View from the Railway foot crossing alongside Fisher Row



250 0 250 500 750 1,000 m



Scale 1:15,500 at A4
Insert 1:5,000

Contains OS data © Crown copyright and database right (2020)

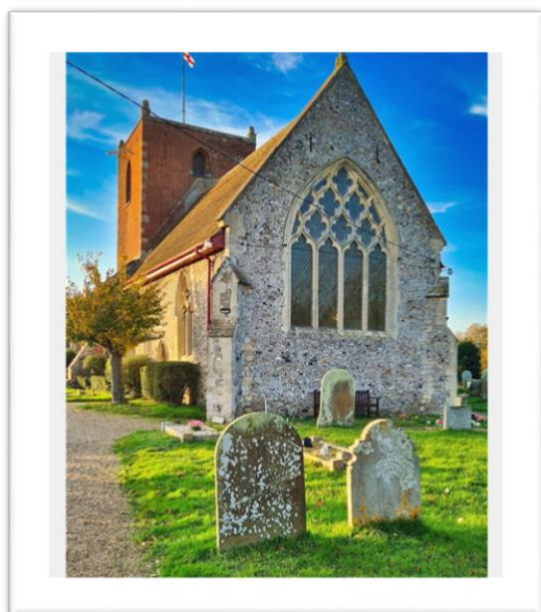
- Neighbourhood Area Boundary
- Key Views
- Broads Authority Executive Area

View 1: Across the Marshes towards St Michaels Church



Name & Location	View across the marshes towards St Michael's Church and Wood Lane
Description & purpose	Views of the open countryside, across the marshes
Is the view publicly accessible	Yes
Quality of the view	Very good
Planning History	None
Scenic quality of the view	Spectacular uninterrupted views across the expansive marshland
Conservation interest	The marshland is classified as Priority Habitat and local nature reserve
Recreational value	The marshes is a Suffolk Wildlife Trust nature reserve and there are 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



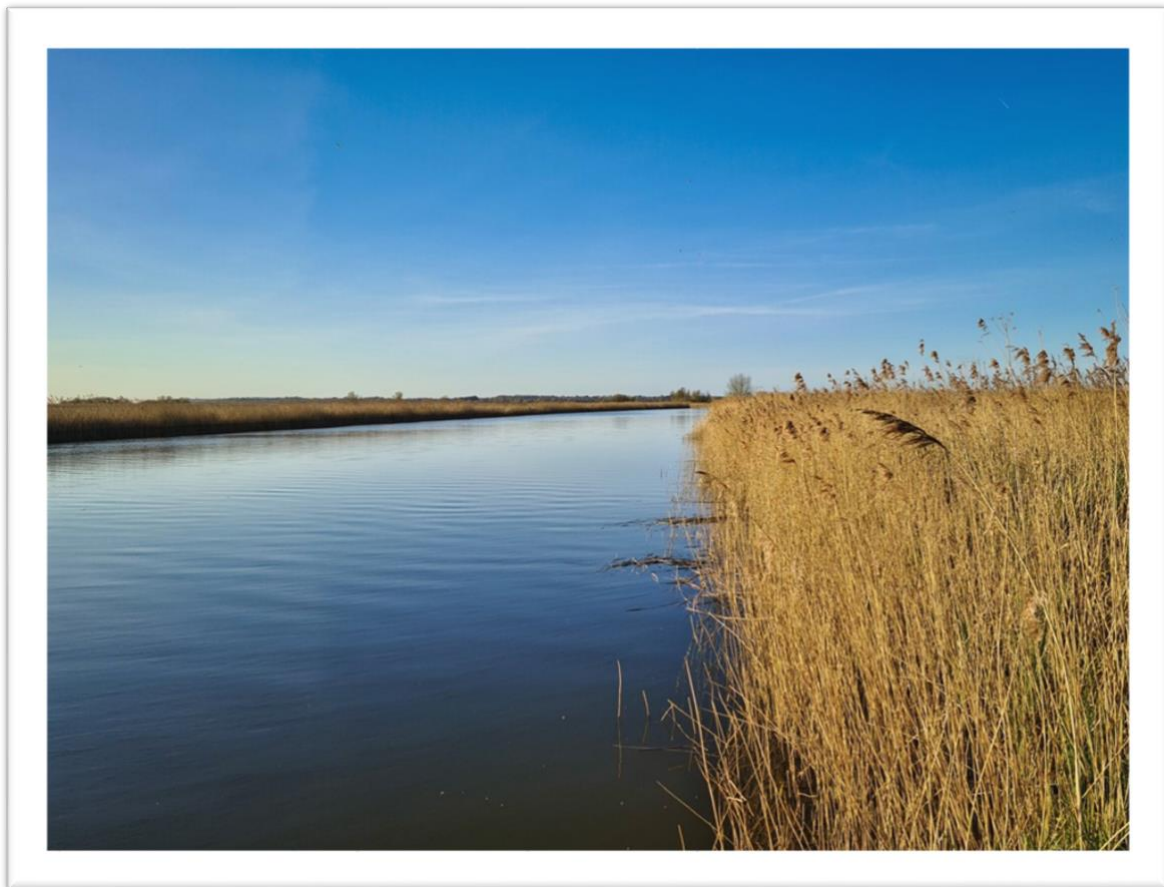
Name & Location	View of St Michael's Church and graveyard
Description & purpose	Panoramic views of the 11 th century Medieval church built on the crest of a hill
Is the view publicly accessible	Yes
Quality of the view	Excellent view with the marshes in the background
Planning History	None
Scenic quality of the view	View of the grade II listed church and its setting on the edge of the expansive marshes
Conservation interest	The church is Grade I listed
Recreational value	Public access to the church and into the wider countryside from 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 & purpose	Views across the country park towards the new development at Woods Meadow
Is the view publicly accessible	Yes
Quality of the view	Nice view across the park, with housing in the background
Planning History	The Country Park has recently been created as part of the Woods Meadow development
Scenic quality of the view	At the moment the Country Park is in early stages of its development it is envisaged that the quality of its natural environment, and therefore scenic quality, will improve as time progresses
Conservation interest	The land has been transformed to a green open space from its 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 value	The Country Park has a range of cycle and walking trails. There are also nature related recreational activities arranged by the Warden.
Rarity	A new and changing landscape within Oulton

View 4: The Broads from Oulton Marshes



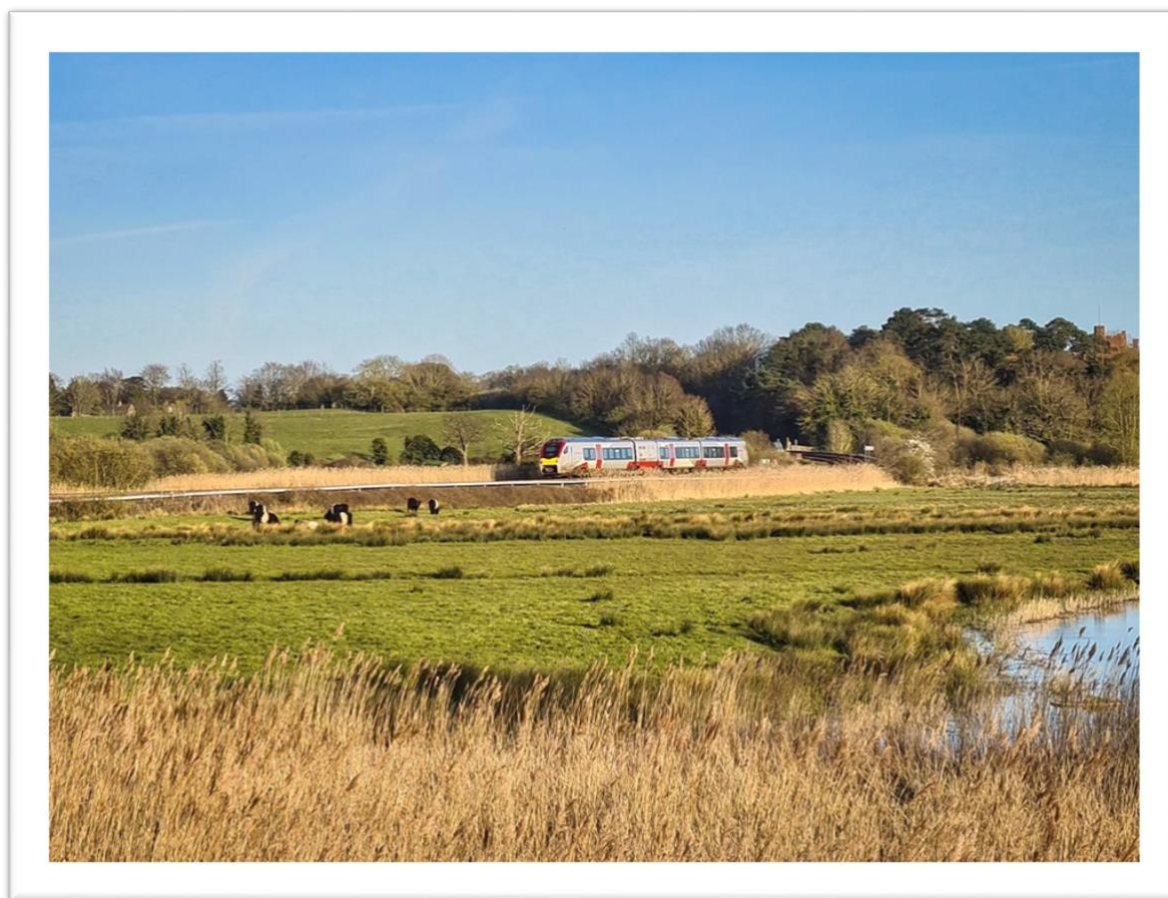
Name & Location	View of the Broads from Oulton Marshes
Description & purpose	Breath-takingly peaceful view of the flowing waterway
Is the view publicly accessible	Yes
Quality of the view	Stunning view across the broads and the marshes
Planning History	None
Scenic quality of the view	Very high quality
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 & purpose	View from the meadow on Holly Hill used to be a landfill site, then it was a play area, now it is an unspoiled meadow
Is the view publicly accessible	Yes
Quality of the view	Lovely views, especially at sunset as the sun falls below the trees
Planning History	Previous uses
Scenic quality of the view	This is now an unspoilt area and the lavish golden sunset brings a blaze of glory to this cherished area
Conservation interest	Various trees and hedgerow and the meadow itself is a hive for wildlife including small mammals, birds and insects
Recreational value	There is public access to the meadow
Rarity	

View 6: St Michael's Church from Fisher Row



Name & Location	View of St Michael's Church from Fisher Row, to the west of the church
Description & purpose	A picturesque view towards the Medieval church surrounded by natural and undamaged green growth
Is the view publicly accessible	Yes
Quality of the view	Clear view across the marshes towards the Church, its graveyard and setting
Planning History	None
Scenic quality of the view	Good
Conservation interest	St Michael's Church is grade I listed and is the only medieval church 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 value	A number of public rights of way bypass the church so walkers may see this view or similar
Rarity	Grade I listed Medieval church and its setting

View 7: Queens Highway, Angles Way



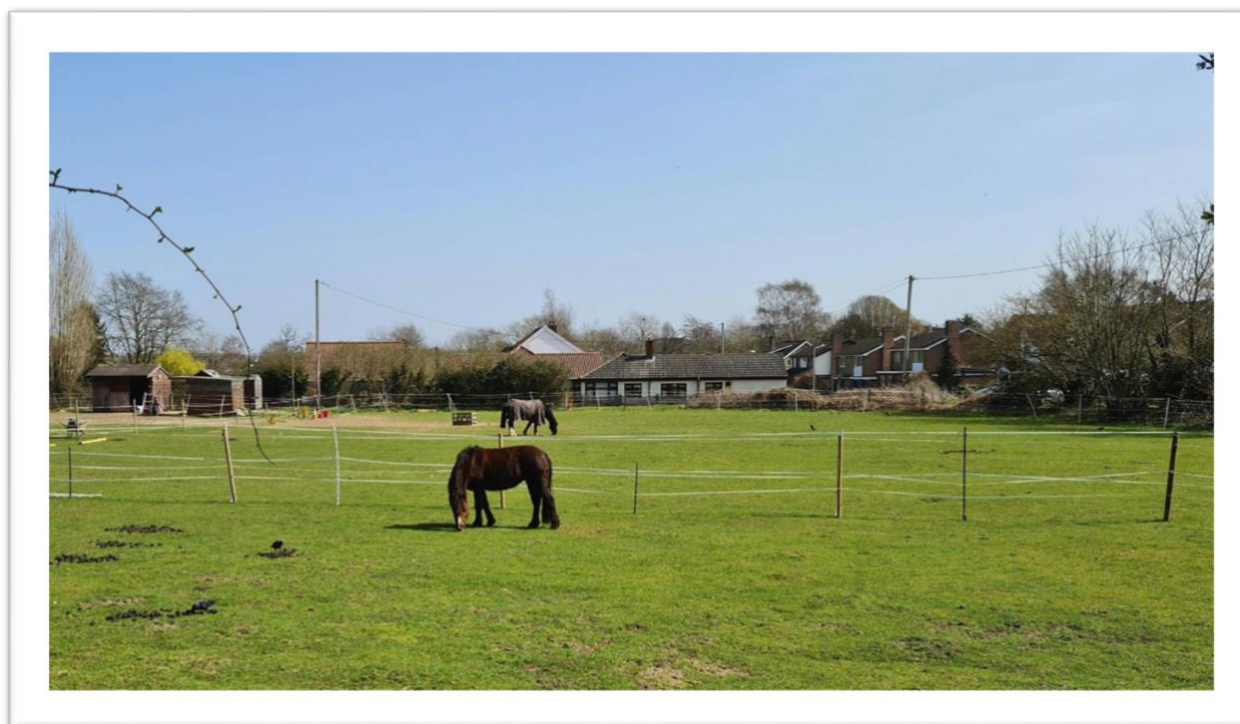
Name & Location	Queens Highway at Woods Lane
Description & purpose	View of the Queens Highway or Angles Way the long distance path leads up Fisher Row and skirts Oulton marshes. Partly in the woods but also glimpses of the marshes and water through the gaps.
Is the view publicly accessible	Yes
Quality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

View 8: North down Oulton Street



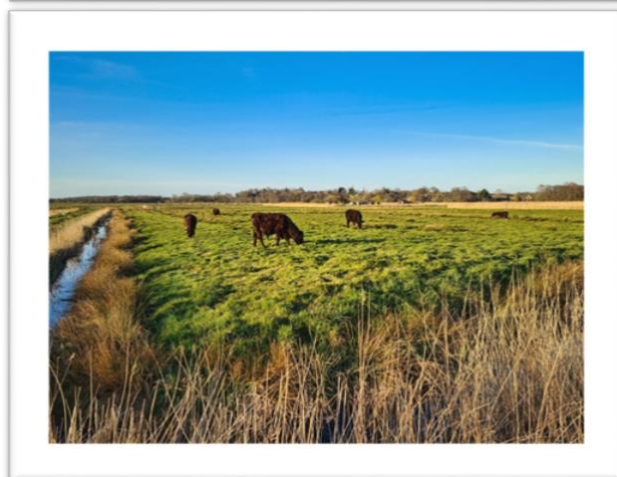
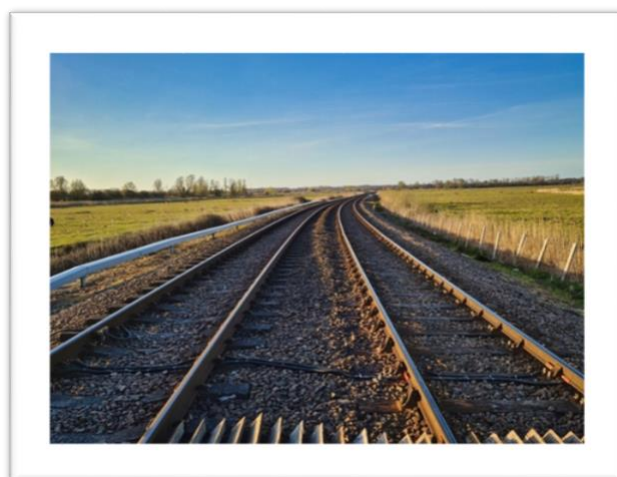
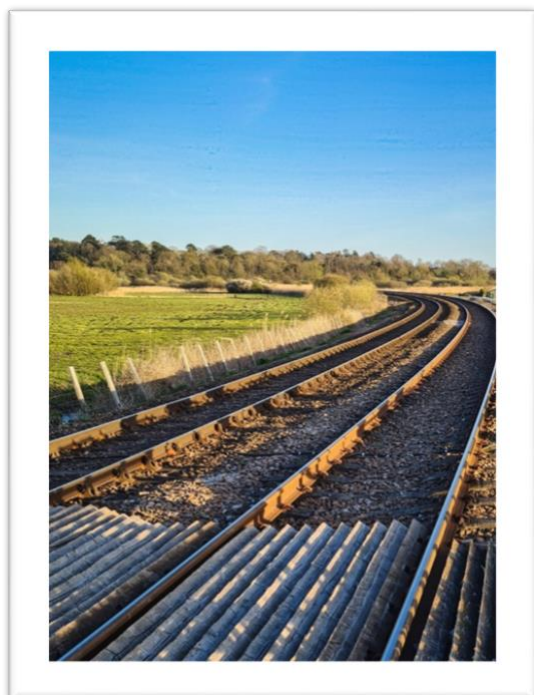
Name & Location	View down Oulton Street
Description & purpose	Includes Blue Boar Pub (listed) and houses in the older part of the village. This is the main road into and out of Oulton and the oldest part of the current village.
Is the view publicly accessible	Yes
Quality of the view	
Planning History	
Scenic quality of the view	Very pretty view of the historic part of Oulton
Conservation interest	The Blue Boar Pub is grade II listed
Recreational value	
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 & purpose	View over the paddocks closest to St Michaels Church. The paddocks are particularly characteristic of the Camps Heath area of Oulton and are commonplace up Church Lane and Hall Lane.
Is the view publicly accessible	Yes
Quality of the view	Good quality, it is possible to see across the paddocks
Planning History	None
Scenic quality of the view	Pretty view across the paddocks near to St Michaels Church
Conservation interest	Although the paddocks are characteristic of the Camps Heath area, 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 value	This view will be experienced by many visiting St Michaels church
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 accessible	Yes
Quality of the view	High quality view across the unspoiled landscape
Planning History	None
Scenic quality of the view	Lovely view across the flat landscape of the marshes
Conservation interest	This area of the marshes is identified as Priority Habitat and is part of a Suffolk Wildlife Trust reserve
Recreational value	Many people walk out to the foot bridge across the marshes
Rarity	The rail track runs across Oulton Marshes