

# PARK FARM

— INGHAM —



CONCEPT STATEMENT

FEBRUARY 2016



## INTRODUCTION

This concept statement provides the parameters and framework for the development of Park Farm, Ingham. Its purpose is to inform the preparation of more detailed development proposals for the site within the context of current and emerging national and local planning policies and local environmental and infrastructure constraints.

Following this consultation, any comments received will guide the preparation of a more detailed masterplan. Only after the masterplan has been prepared will any planning applications be considered for the development of the site.





## THE CONCEPT STATEMENT PURPOSE AND STATUS

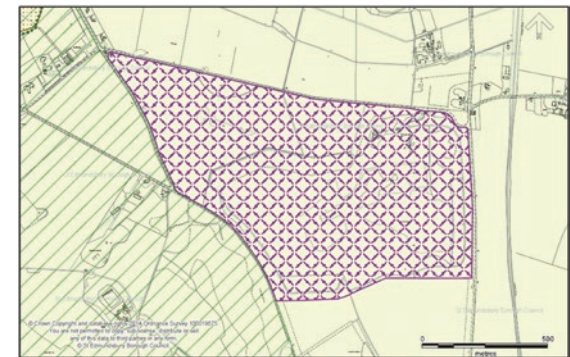
This concept statement has been prepared by Corylus Planning and Environmental Ltd to promote high standards of design and layout for the land identified by Policy RV6 of the Rural Vision 2031 Local Plan Document.

A Concept Statement is a simple, clear expression of the kind of place that a new development should create. It sets out how the policies and objectives of the Local Plan will apply to a specific site in order to deliver the best possible economic, social and environmental benefits. Concept statements are not detailed documents, but provide more information for developers and the community than can be contained within policies or maps.



## EXTENT OF THE STUDY AREA

This concept statement's study reflects the area covered by Policy RV6 of the Rural Vision 2031 Local Plan Document, which includes Park Farm's Former Quarry Site, This can be seen on the Ingham Park Farm Inset 33a.



Courtesy of Rural Vision 2031 Local Plan Document  
Policies Map Book

Ingham Park Farm Inset 33a

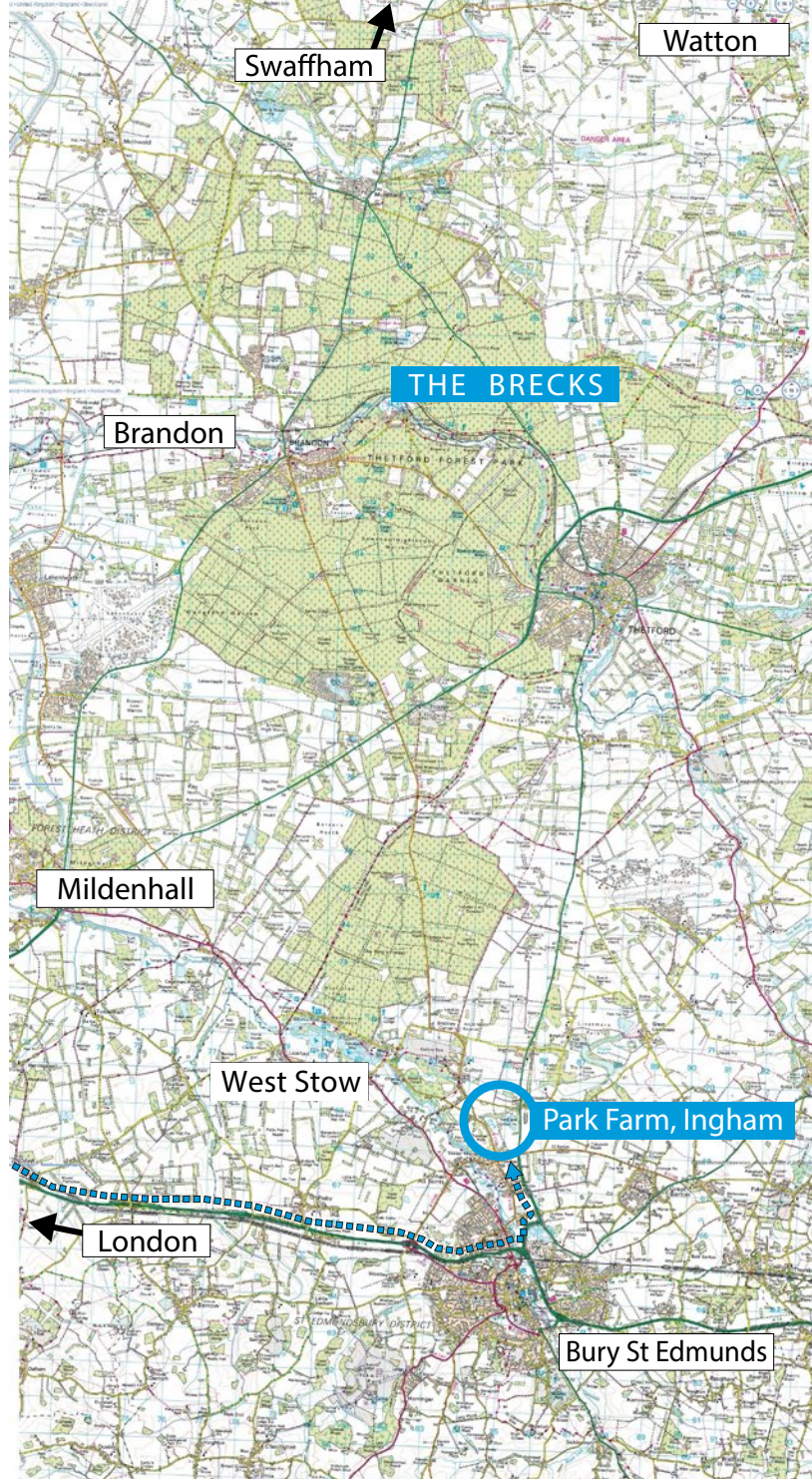


## POLICY BACKGROUND

Policy RV6 of the Rural Vision 2031 Local Plan Document was developed as a result of a site submission received during the Rural Vision 2031 consultation in March/April 2012. There is an acknowledged shortfall in country park/recreation facilities to the north of Bury St Edmunds (Green Infrastructure Study, 2009) and this proposal could help meet this need.

RV6 identifies 212 Acres (86 Hectares) of land for leisure, recreation and tourism whilst seeking to protect agricultural land and areas of landscape value. This policy specifically requires a concept statement and masterplan for the site stipulating it must include;

- 1) Footpath and cycleway access within the site and to nearby villages of Fornham All Saints, Fornham St Genevieve, Ingham and Culford
- 2) Public footpath and public transport links
- 3) Areas of public open space and recreational open space

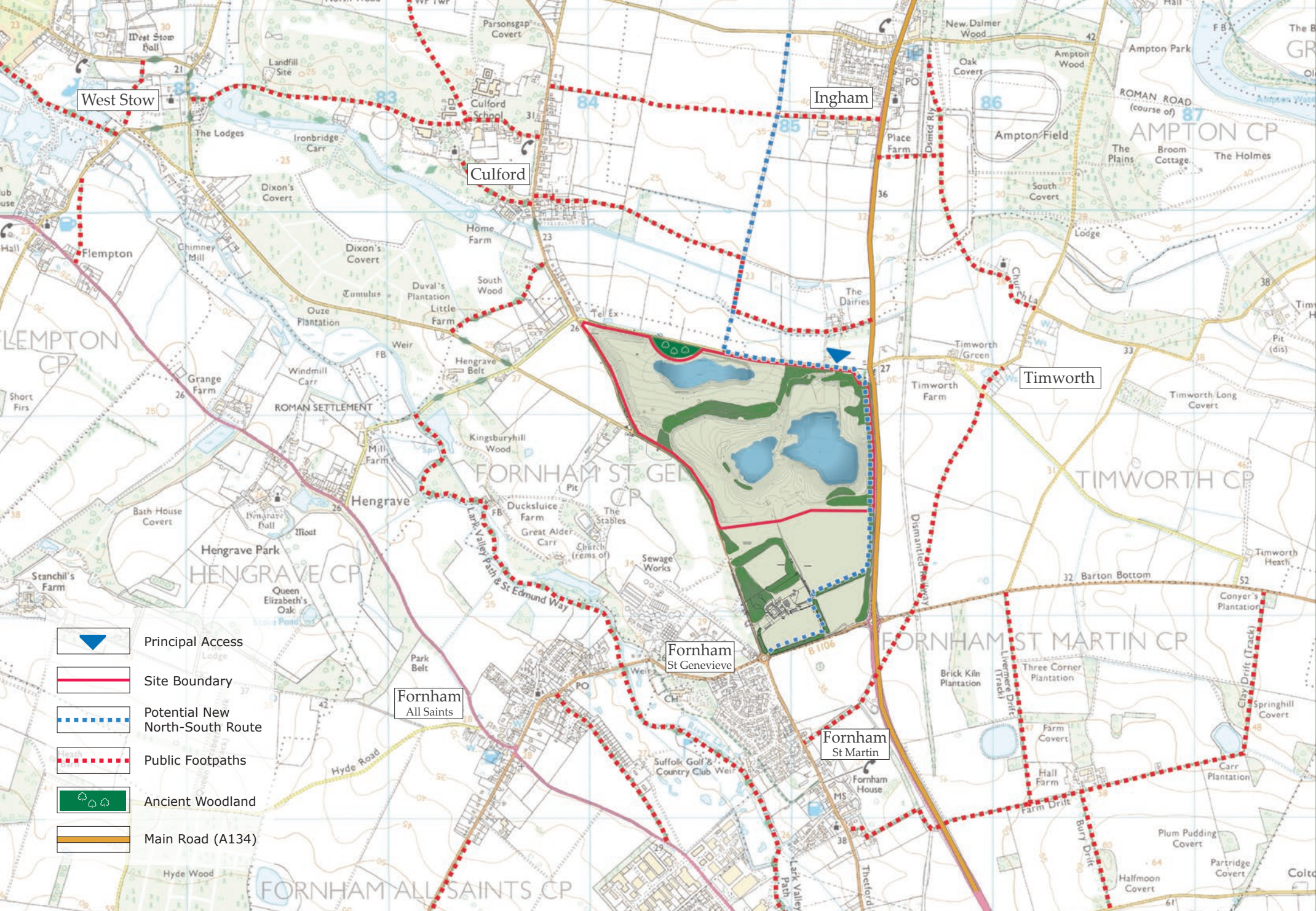


# PARK FARM LOCATION OPPORTUNITIES

Park Farm lies a 1hr 15min Drive north of London, 30min from Cambridge and 45 minute drive from Stansted airport. The site location lies to the south of the Brecks and Thetford Forest Park.

The local plan [Para 15.17] anticipates the types of uses to be holiday accommodation, associated facilities, café, farm shop and other services related to leisure. It is anticipated that Park farm is to provide a destination for tourism in the area.

Relationship of site to Bury St Edmunds and The Brecks



Principal Access



Site Boundary



Potential New North-South Route



Public Footpaths



Ancient Woodland



Main Road (A134)





## ECONOMIC OPPORTUNITIES FOR LOCAL AREA

The Culford, Ingham, Fornham, Great Barton and Timworth Parishes in addition to 'Breaking New Ground' (formerly the Brecks Partnership), Suffolk County Council and St Edmundsbury residents would gain new leisure opportunities.

Employment will be created in the development of the site, maintenance, holiday accommodation building, recreational activities, cafe shop and others.

The Site Provides an Economic Focus for tourism whilst encouraging spending and exploration in the local area.



## ACCESS & COMMUNICATION LINKS

As a former quarry, the site has a proven access to the A134, a dual carriageway less than a mile from the site entrance, this then links on to the A14. These routes give excellent road access to the site without causing extra traffic movement in the Fornhams. The introduction of locally sourced cafe and farmers markets would form destinations as part of the area's "food trails", these food trails are a well established Brecks Initiative.

The potential provision of additional cycleway / footpaths could assist in linking the villages of Timworth, Culford, and Ingham to the Fornhams and Buy St Edmunds without the need to walk or cycle on the A134 or B1106.



## SITE HISTORY

In 1988 planning permission was first granted to the Tarmac company to operate a sand and gravel quarry at Park Farm, Ingham.

From the onset the Stennett family had the vision of creating the perfect environment for leisure and recreation.

The landscape has now been restored and this has created the opportunity for leisure and tourism uses.





## THE SITE

In 1989 Park Farm quarry was granted permission by Suffolk county council as a green field site and as such was designed with the after use of leisure and recreation in mind.

Park Farm has been completed with the land restored to a mix of arable farmland, species rich grassland and a series of lakes. The restoration of the land has delivered the opportunity for the creation of recreational, leisure and tourism facilities serving both the locality and the wider area which will bring both economic and community benefits to the area.



## USES OF THE SITE

It is anticipated that the types of uses to be provided on the site could include high quality holiday accommodation, Camping and associated facilities, team building, business activities, events spaces, fishing and other water activities, café, restaurant, farm shop, craft workshops and other small niche suppliers related to leisure and recreation.

This delivery will help to mitigate potential effects on the Breckland Special Protection Area (SPA) by providing an alternative visitor attraction that can absorb the pressures of visitors to the area.





# DESIGN PRINCIPLES

The design would create cycle and path access from within the site to the nearby villages of the Fornhams and Culford with further links to public transport.

The site would benefit from specified areas for the following activities in three phases:

Phase 1 is the northern area and will provide holiday accommodation. The site as a whole has been designed to support aspects of biodiversity and this would be further enhanced by removing modern agricultural practices and creating grassland with a more diverse flora.

Phase 1a is the main area of public access which will provide visitor and tourist facilities, areas of public and recreational open spaces including permissive public footpaths, cycleway access and a circular lake walk. Biodiversity enhancement will be integral to the detailed design of this area.

Phase 2, will be the final phase, this will allow the tree and grassland planting to mature before development commences. Phase 2 will reflect the principles of Phase 1.

It is essential that the applicant needs to create a 'destination' at Park Farm. The development must be sustainable and any permissions granted must include the ability to cater for that need.

