

Cabinet



St Edmundsbury
BOROUGH COUNCIL

Title of Report:	St Genevieve Lakes (formerly Park Farm, Ingham): Masterplan	
Report No:	CAB/SE/17/072	
Report to and dates:	Cabinet	5 December 2017
	Council	19 December 2017
Portfolio holder:	Alaric Pugh Portfolio Holder for Planning and Growth Tel: 01284 757357 Email: alaric.pugh@stedsbc.gov.uk	
Lead officer:	Chris Rand Principal Planning Officer (Major Projects) Tel: 01284 757352 Email: chris.rand@westsuffolk.gov.uk	
Purpose of report:	To inform Members of the progress of the St Genevieve Lakes Masterplan process; to outline the outcomes of consultation into the draft masterplan and consequential amendments to the document; and to recommend its approval.	
Recommendation:	It is <u>RECOMMENDED</u> that subject to the approval of full Council, the masterplan for St Genevieve Lakes, as contained in Appendix A to Report No: CAB/SE/17/072, be adopted as informal planning guidance.	
Key Decision: <i>(Check the appropriate box and delete all those that do not apply.)</i>	<i>Is this a Key Decision and, if so, under which definition?</i> Yes, it is a Key Decision - <input type="checkbox"/> No, it is not a Key Decision - <input checked="" type="checkbox"/>	
<i>The decisions made as a result of this report will usually be published within 48 hours and cannot be actioned until five clear working days of the publication of the decision have elapsed. This item is included on the Decisions Plan.</i>		

Consultation:		<ul style="list-style-type: none"> The public consultation took place between 16 August and 14 September 2017 and included a public drop-in event at Fornham St Martin on 16 August. Information was also provided on a web-site dedicated to the masterplan consultation. 	
Alternative option(s):		<ul style="list-style-type: none"> Not to prepare a masterplan. This option would result in the uncoordinated approach to the development of the site. 	
Implications:			
Are there any financial implications? <i>If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> •	
Are there any staffing implications? <i>If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> •	
Are there any ICT implications? <i>If yes, please give details</i>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> •	
Are there any legal and/or policy implications? <i>If yes, please give details</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> • When the Masterplan is adopted it will become non-statutory planning guidance.	
Are there any equality implications? <i>If yes, please give details</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> • The process is subject to the council's Statement of Community Involvement. • The public consultation and community engagement sought to engage the local community	
Risk/opportunity assessment:		<i>(potential hazards or opportunities affecting corporate, service or project objectives)</i>	
Risk area	Inherent level of risk (before controls)	Controls	Residual risk (after controls)
Failure to adopt the draft masterplan could inhibit the Council's ability to shape the nature and content of planning applications for the development of this important site.	Medium	Adopt the masterplan as non-statutory planning guidance.	Low
Ward(s) affected:		Fornham, Pakenham and Risby Wards	
Background papers: <i>(all background papers are to be published on the website and a link included)</i>		1. Rural Vision 2031 Development Plan document adopted 2014 and associated maps: https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/Rural-vision-2015v5-hi-res-compressed.pdf 2. Local Plan Policies Map: https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/uplo	

	<p>ad/Policies-map-book-Feb-2015-No-inset-maps-or-borough-policies-map.pdf</p> <p>3. Key to Inset Maps: https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/Policies-Map-Key-Pages-1-2-updated-April-2015-2.pdf</p> <p>4. Adopted Park Farm Concept Statement: https://www.westsuffolk.gov.uk/planning/Planning_Policies/upload/Adopted-Park-Farm-Concept-Statement-Feb-2016-2.pdf</p>
Documents attached:	<p>Appendix A – Draft St Genevieve Lakes Masterplan document</p> <p>Appendix B – Draft St Genevieve Lakes Consultation report</p>

1. Key issues and reasons for recommendation

1.1 Background

- 1.1.1 The adopted Rural Vision 2031 Local Plan document identifies the area at Park Farm, Ingham for leisure, recreation and tourism development. The site is currently a sand and gravel quarry which has recently completed extraction activities and is being restored to arable farmland, species rich grassland and a series of open water lakes. The Rural Vision 2031 Local Plan document identifies that the restoration has brought forward the opportunity for the creation of recreational, leisure and tourism facilities serving both the locality and the wider area.
- 1.1.2 The allocation will not only bring economic and community benefits to the area, but it will also help mitigate potential effects on the Breckland Special Protection Area (SPA) by providing an alternative visitor attraction that can absorb the pressure of visitors to the area.
- 1.1.3 The Concept Statement, which sets out the planning issues and constraints and provided guidance as to what will need to be addressed in the subsequent Masterplan, was adopted by the council in February 2016
- 1.1.4 Following adoption of the Concept Statement, the site has been renamed St Genevieve Lakes to better reflect its location and current form.

1.2 Draft Masterplan consultation and amendments

- 1.2.1 The draft masterplan has been prepared by consultants on behalf of the landowner building upon and developing the principles established by the Concept Statement.
- 1.2.2 Consultation commenced on 16 August and ran until 14 September 2017. A drop-in event was held at Fornham St Martin Village Hall on the afternoon and evening of 16 August. This was well attended by neighbours and other interested parties.
- 1.2.3 A total of 34 responses were received. The overall response was very positive and those issues that were raised were matters of detail which would be most appropriately addressed through the consideration of a planning application.

These include:

- Highways access and safety
- The details of foot and cycleways links
- Ecology and biodiversity on site
- Ensuring high quality design on residential development of 100 houses or less
- A desire to use the Lakes for light recreational activities
- Provision of public leisure events

- 1.2.4 Unusually, the consultation has not resulted in any changes to the draft document. The draft masterplan is attached at **Appendix A** of this report. Details of all the replies are included in the Consultation Report which is attached at **Appendix B**.

1.2.5 Adoption of the masterplan will be a key stage in bringing forward this site for beneficial economic development.

2. Procedural matters

2.1 Prior to consideration by Cabinet, it is normal for masterplans to be considered by the West Suffolk Joint Growth Steering Group. However, due to tight time constraints it has not been possible to report to the Steering Group. However, the Steering group was advised of the masterplan at its meeting on 1 November 2017 and subsequent to that meeting, every Member of the Steering Group was emailed full details of the masterplan and invited to submit any comments or observations to be reported to Cabinet. The comments received are as follows:

Forest Heath District Councillor David Bowman:

I have just read through all of these papers and feel really excited about this project and cannot wait to see it open, the residents will have a fantastic leisure facility suitable for every age group and the transformation from quarry to this is amazing.

Well done to all concerned and shows what can be achieved with a bit of thought.