

Feedback Item #	Received Date	1. What aspects of the masterplan shown do you think work well?	2. Is there anything you think might improve the masterplan proposals?	3. Do you have any further general comments & suggestions?	4. Where have you come from today? If you could please provide a postcode, we can better understand the feedback expressed by key communities of the surrounding areas and further afield.	Other
1	16/08/17	Footpaths - holiday accommodation	Not at this time - This is a well thought-out proposal	Only to say I hope the council show good sense and approve this excellent plan.	IP28 6TR	
2	16/08/17	All sounds positive lots of activities proposed lots of walkways/paths		100 proposed holiday homes seems quite a lot but as long as the site can take it, all well and good.	IP31 1ND	
3	16/08/17	The outdoor facilities sound excellent, the building materials are in keeping with the area. I think it will be well used and a big attraction.			IP28 6UU	
4	16/08/17	It all looks very pleasant	good traffic management	As a resident of Fornham All Saints, I am greatly concerned about the prospect of yet more traffic through the village on the B1106. As the Markham park & WSOH sites will also be bringing in huge increases in traffic., I'm wondering what measures will be taken to divert traffic via the A14 and A134. Good luck with this venture.	IP28 6JL	
5	16/08/17	Maintaining the countryside, keeping building materials fitting to the locality.	Getting authorities to STOP the WSOH proposals - it will be near enough to Timworth to have an adverse affect.	Encourage wildlife as much as possible, but protect it too from the busy roads. There are many roe deer in the vicinity as well as the usual muntjac - also foxes and badgers* - *will any sets be relocated?	IP31 1SP	
6	16/08/17	Cycle/Footway facilities within site. Tree screening	Access from B1106 (Avenue of Oaks) cannot take more & more traffic. Local access from roundabout would certainly be advantageous.	Quality presentation & quality build is anticipated. Only wish it wasn't called "Leisure Hub" as the work "Hub" around here has a nasty vibe. Thank you	IP31 1SS [Contact Information Redacted]	
7	16/08/17					Good thorough plan, in line with RV6. - Good multi-round public consultation.
8	16/08/17		As a user of the road next to the entrance, improvement for pedestrian facilities at the junction of the A134 for those arriving on foot would improve access.	To include a decent size garden centre with restaurant & gifts & craft supplies etc. This area is very poorly served for a decent worthwhile garden centre.	IP28 6HY	
9	16/08/17	Some good ideas on the master plan. One entrance only from the Timworth crossroads.	To ensure the number of holiday homes is limited to no more than 100 and no further growth.	Possible footpath increase.	IP31 1SS	
10	16/08/17	The provision of a public area, separate from the other areas with separate walk and cycled routes, something which is desperately needed north of Bury.	No - except more/longer public access walks and cycle routes.	I think it is an excellent idea integrating leisure facilities in a disused quarry. We love walking and cycling in scenic places so this will be great.	IP32 6DB	

11	16/08/17	The downgrading of the Timworth car road, It is a narrow road and as a horse rider we have limited riding due to the amount of and speed driven on the roads in the vicinity. This would be a very welcome option for safer riding.	I am happy with them as they are.	No	IP28 6LR
12	16/08/17			Can't quite comprehend "2nd homes" - only available to 2nd home owners? How do you impose - what is the need! Otherwise approve of the application.	
13	16/08/17	Circular walking route, access to site from FSM, shop/restaurant facilities leisure etc.	Improved pedestrian access from roundabout South Lodge Drive/Fornham St Martin etc. Currently raised traffic island. As pedestrian, this should be made safer with upgraded crossings.	I would welcome the development of the site as planned. We enjoy sites such as Elveden Estate shops etc and Brandon Forest for walks. We would very much like not having to drive to enjoy similar facilities.	IP28 6TQ [Contact Information Redacted]
14	16/08/17	The path/cycle way to Bury is very good.		I am worried about the main entrance/exit on to A134 which a dangerous piece of road now without lots more traffic	IP31 1NN
15	16/08/17	Most of it	Having a permissive footpath or/and cycleway following the B1106 - It's a major route for Culford residents and the school so as there will be more traffic generated on the entrance road it would be better if people didn't have to walk and cycle along it. Give them access by the telephone exchange to follow the B1106. Appreciate that this is the "private" camping area on the plan but fencing could be provided. That way the residents and Culford will get a more direct route without having to cycle along the road to Timworth crossroads which will (hopefully) have more traffic* - * although if its downgraded to no through traffic - less of an issue.		IP28 6DS
16				There is a complete lack of bridleways. If the road from Culford to Timworth is downgraded, it would be helpful if provision could be made for horse riders. There is a path across Stennets land which leads to the forest where safe riding is available. if the link was made it would create a safe bridleway. There is a riding school at Culford and a livery yard (very busy yard) at Hengrave and suitable access to the forest would be a huge asset to horse riders.	IP28 6LR Mill Road, Hengrave
17	16/08/17	I like the quality and style of the proposed houses. I am in favour of the paths and cycle ways being open to local village residents especially in taking cyclists of the busy Culford Rd.	The business model should be more transparent eg what proportion of the properties will be allowed sub-letting; what safeguards will prevent permanent residency? How many camping and caravanning pitches will be allowed? Will the properties be leasehold or freehold? The siting of holiday lodges on Fornham Park this development may lead to overprovision of similar facilities.	There must be assurances that this is not just another housing development. There should be a covenant that no more than 100 dwellings will ever be built.	IP28 6XA Paul Butler (Parish Councillor)

18	16/08/17	A very definite link for villages to access Bury via bike.	I would like to see a statement of intent to give a clear idea of access times to area 1A for the public	Further access routes for bike to allow bikes through to forest areas.	Ingham
19	16/08/17	Access for all to enjoy facilities and countryside	Some way to make sure visitors use by pass rather than go through Fornham all Saints & Tut Hill to get to A14 & Westley as this will destroy a quiet village.	Looks good to me.	IP28 6UU
20	16/08/17	Layout of privacy of each building plot & secluded from main roads. Considered factors for conserving wildlife, and habitat.	Transport; particularly as most car users (according to Govt proposals 2040) all vehicles will not be diesel or petrol. Given this isn't to far in distant future, I would focus on car charging points as some holiday makers will have travelled distances to get here, their concern will be where can they charge their car.	Will the site be manager privately or will there be outside funding/private investors. I would be keen to consider any proposal contact me below.	Fornham St Martin,[Contact Information Redacted]
21	16/08/17	Cycling areas and retreat facilities.		My husband enjoys sailing model boats and at the moment has to travel several miles to find a suitable yachting pond. Would it be possible to provide an area of one of the lake for this purpose - preferably with a jetty or walk to launch the boats (minimum 2ft depth of water) Several older people locally enjoy this past time and often in new development the older generation seem to be forgotten. Permits would be issued to bring some revenue in.	IP28 6JP [Contact Information Redacted]
22	16/08/17	Having increased cycle paths/walks for local people . Water sports - please make access to lakes for recreation use available to public, not just residents. This would be a fantastic addition for Ingham families (and surrounding villages).	Crossing points across the main road at Ingham post office/pub. Crossing point at Fornham roundabout to the bus stop. Increase 40mph speed limited from Ingham to roundabout to slow traffic and make safer for entry/exit to the site.	Main road <u>very</u> dangerous for crossing. Pedestrian crossing needed.	Ingham
23	16/08/17	Gook large site with mixed development away from current housing.	Permissive pathway up Culford road side	Would be nice to see the site developed with mixed use as planned.	IP28 6UH
24	16/08/17	I think the whole plan sounds excellent & is a very good use for a redundant site	Not really. Hope you have rowing boats for hire!	No	Timworth IP31 1HY
25	16/08/17	Improved paths & cycle ways - employment for the area			Fornham St Martins
26	16/08/17		Main road junctions - one route in & one route out = queueing to get to individual houses	I would prefer the whole site returned to nature but overall - a pleasing development - perhaps a little large	IP31 1TE
27	16/08/17	* Traffic access of main road * Large area reserved for public leisure * Cycle paths & walks *Tree screening on boundaries * High quality holiday accommodation	* Will there be a roundabout on the Ingham Road at this point for access & exit? * Will there be an indoor swimming pool for guests?	*Keep cars away from tents in main camping area (my experience on continent suggests this works well) *cycle hire facility *Indoor recreation area for use by children including a climbing wall * Classes in the open air eg Tai Chi	Fornham St Martin resident
28	16/08/17	Holiday homes, some form of limited retail, fishing	I think the vision is excellent. Jug got to make sure it happens	I hope the council and other parties have the guts to make a decision and make it happen	IP28 6TQ
29	16/08/17	I think the whole aspect of the site is really lovely well done.	No, just give that restaurant a panel over the water. It will be annoying!		I'm very local
30	16/08/17	Events, space, lodges potential pedestrian cycle links green space & lakes	More camping away from A134 & events car park - or additional "away from it all" camping	Parkin on events area may be too small. More pedestrian links ability for people to walk through site on open access. Keep site vehicle free as much as possible to encourage walking & cycling through site. Water sports, swimming lake.	

31 16/08/17 The planned diversity of activities & restaurants etc. The large extent of the site giving scope for different uses without encroaching on each other. Like the style of the suggested building types. Ensure there is access from the Fornham villages end of the site to allow for pedestrian & cycling access & routes to cycle/dog walking would be great if dogs could have access to shallow areas of the lakes for them to swim - so often you see 'dogs not allowed in the water'!

Would be good to have events held on the site - eg open air concerts/cinema; eg Christmas market/event. As local residents, we would hope to be able to use the Lakes site on a regular basis - we'd only be able to do so, if the costs (eg car-parking/access charges) were not too high. Important that traffic through villages to gain access if kept to a minimum.

IP28 6XA

Above all (from a selfish point of view!!) We would like to see the development being DOG FRIENDLY - All in all - it looks an exciting project & one which we would hope to use extensively, being as it is , on our doorstep!

Emailed responses below

33 17/08/17 Hi [Contact Information Redacted]

Thank you for the opportunity to comment on the lakes proposal, I spoke to Mrs Stennett at the drop in regarding a recent holiday in Cirencester which was a very similar concept to your proposal. The E mail address for the facility is lowermillestate.com well worth a look. Just a couple of comments on the proposal regarding the local villages, can you please provide public access from Fornham through to Ingham as the roads are now not suitable for walking or cycling. The road from Elveden through Culford now has a lot more traffic especially large trucks as this is easier than going through Thetford to get to Bury. The paths/tracks would also give safer access for the lakes visitors to the facilities (pub/restaurant and shop in Ingham and pub in Fornham) in both villages and to Bury. An improvement would need to be provided for crossing the roads in both villages

Good luck I hope you are successful in this venture

Regards

[Contact Information Redacted]

32 19/08/17 Unfortunately I was unable to attend the drop in event on 16 August 2017, but I have the following comments: [Contact Information Redacted]

Chart no 11 - yellow dots show potential pedestrian/cycle route on down graded road. Down graded road should mean excluding any vehicular access, including any service vehicles for the site. Can there be clear signage to stop any traffic use the down graded road? - orange dots show potential future link to the north of the site.

In the future planning application, can the word 'potential' as used and referred to above (twice) be substituted with 'will'?

Addressing the above would help dispel concerns about the effect of extra traffic on the B1106 through the village of Culford.

Many thanks

27/08/17

To whom it may concern,

[Contact Information Redacted]

Unfortunately we were unable to attend your recent information event at Fornham St Martin. I have a query regarding the proposed potential north-south route, which runs parallel to the A134. The information you have provided online is severely lacking in facts, and it is not clear to me if the potential north-south route is solely for pedestrians/cyclists or whether this is also a vehicular access route. The route runs along what is essentially a farm track and it should remain this way; failure to do so will have a substantial impact on local residents, who, quite frankly, seem to be of little concern to you.

You have also failed to provide any information related to the expected number of visitors to the site, both day guests and residential. I would appreciate your comments on this.

Regards

[Contact Information Redacted]

Note : Comments Above are those gathered from the consultation event on the day and those on email are referenced accordingly.

LAST DAY FOR FEEDBACK 14/09/2017