

BURNESIDE UPDATE: October 2020

Dear all,

We have missed being out and about in the village since our time spent here last summer supporting the Great Places Lakes & Dales design competition. We hope you are managing to stay safe in the extraordinary times that we are all going through.

We are writing to you now to provide an update on what we have been doing in Burneside over the last few weeks and on our plan for the next steps in considering proposals for developments in the village with you.

Who is igloo?

We are really pleased to have recommenced our work in Burneside after having met a number of you last year. For those who haven't met us yet, we are the Development Managers appointed by The Ellergreen Estate and James Cropper PLC to review proposals for development in the village. Last year we began meeting people, finding out more about what people want and need as well as learning more about the village and about people's concerns and ideas. We learned, first and foremost, that people want clear information and so we have prepared this update with the aim of providing a brief outline of the likely next steps in our work in the period October to April. We will also tell you what we know about proposals for land next to Hall Park, our working group with Burneside Community Energy, the Parish Council and South Lakes Housing, and our discussions with Environment Agency and United Utilities.

What is happening now?

Land next to Hall Park

We learned a lot about your thoughts and concerns regarding new housing in Burneside during our work last year. In particular we were interested to give everyone the opportunity to provide their views as to where it was felt that development should and shouldn't happen. This pointed us towards Hall Park, where the current Local Plan for South Lakeland District Council has allocated a site adjacent to the Hall Park estate for 72 new homes. In August this year the landowner Ellergreen Estate asked us to review the opportunity for taking this site forward to an outline planning application around Easter 2021. Our aim is to begin this process in earnest in November, and we outline below the key stages in the process before a planning application may be submitted:

1. *Site assessment and capacity studies – August to September*
This is to establish, in outline, potential development capacity, enabling us to review preliminary costings.
2. *Financial viability, funding & risk assessments – October to November*
The process of applying for planning consent includes a long list of specialist studies and design iterations costing hundreds of thousands of pounds and is not to be entered into lightly. The financial assessments carried out in this 2nd stage are to determine whether or not there is potential to deliver a scheme for Burneside that is attractive in terms of financial returns and social and environmental impacts. This would then enable engagement with the wider community in the knowledge that the range of ideas that we will be discussing with you have the potential to be delivered.
3. *Stakeholder engagement and completion of the development brief – November to April*
This period is critical to the success of any development and will proceed in a sequence of iterated design proposals. This is when we will have initial concepts to share with everyone, exploring ideas and seeking the views and advice from those living and working in and around the village, as well as technical advice from planning officers and related specialists. The aim is to complete a development brief in January that would be the basis upon which the design team can work-up more details for the scheme. The ability to start this stage will depend on achieving satisfactory outcomes from stage 2.
4. *Completion of technical reports and preparation of detailed costings and appraisal of financial returns and social and environmental impacts – February to March.*
This is when the details of the scheme will be being finalised, based on the development brief agreed through the stakeholder engagement.
5. *Planning Application – April*
This would be an Outline Planning Application, instigating the Planning Authority's own process of formal consultations and approvals over the summer.

Burneside Community Energy (BCE)

We have formed a joint Working Group with BCE, the Parish Council and South Lakes Housing to help coordinate development proposals, the aim being to maximise the opportunities for low-carbon living and working in Burneside.

Flood Defence and Drainage Capacity Works

We have been engaging on these issues with Environment Agency (EA), United Utilities (UU), Cumbria County Council and SLDC. The EA's work on detail design of the flood defences for Burneside is scheduled to begin in November 2020, for completion Spring 2021. EA expects to make a Planning application in Autumn 2021, consultation and refinement of designs by Spring 2022, with construction works commencing Autumn 2022.

UU advised us that Sewer upgrade works have been delayed and will not be proceeding during 2020/ 2021 as originally planned. It remains a major capital scheme for UU, and discussions are ongoing internally as to new timescale.

We will provide further updates from our understanding of the proposals and timescales as and when we receive further information from EA and UU in the coming months.

What else have we been doing over the last 12 months?

Great Places Lakes & Dales and the RIBA Design Competition

An RIBA (Royal Institute of British Architects) design competition was conducted last year at the instigation of Great Places Lakes & Dales (GPLD - a partnership of Craven District Council, South Lakeland District Council, Yorkshire Dales National Park Authority, and Lake District National Park Authority). The GPLD partnership asked South Lakeland District Council to nominate a site allocated for new housing in the Local Plan that could be used as an indicative development plot for the design competition. The Anglers Inn Trust was approached by SLDC and agreed that Willink Field could be used for this purpose; the competition duly ran from March to July 2019. We supplemented the work of RIBA by organising and holding an exhibition of the shortlisted entries with a number of open days at the Bryce Institute, where we met a number of people from the village and surrounding areas. The competition concluded with naming *Outpost* as the winning architect. It should be noted that the winning scheme is not being taken forward, as that was not the aim of the competition, but the design principles and skills of the architect have been showcased and positive, national attention has been drawn to the village via RIBA.

Willink Field

Willink Field was identified as a potential site for development in the 2015 Vision and we were asked to look at the site as a phase of development. The site is centrally located - making it well-connected - and it does not fall within the latest flood risk zones. As Willink Field was gifted as amenity space for the benefit of villagers in perpetuity then this amenity space would be re-provided in another suitable location. We do therefore see this an opportunity to significantly improve the amenity of the village but the nature and scale of development of the Field itself requires further thought and design work is not being progressed at the current time.

Housing Needs Assessment

We have been liaising with the Parish Council on the production of a Housing Needs assessment to provide fully updated information to help inform any proposals for new housing in Burneside. It is fundamental to igloo's work that we address community and wellbeing issues up front, to understand the social capital and wellbeing that is present between people and businesses that are already there; our view is that the mere arrival of happy people into a new development cannot be considered a success if it comes at the expense of those who were already there.

We have suggested a community and wellbeing survey to cover people living and working in the area, to be used by the Parish Council in their Neighbourhood Plan process as well as informing igloo in assessing development proposals. Discussions are in hand with Eden District Council, who have expertise in carrying out independent surveys of this nature, and we aim to finalise a brief in conjunction with stakeholders over the next few weeks.

Next Steps

At the start of this update we noted the importance that you have placed in the provision of clear information, and we would welcome your feedback as to whether or not you have found this note to have been clear and helpful. We intend to provide further updates as we progress through the stages outlined above and look to your feedback to understand what issues are of most interest to you.

We conclude this note with a statement of the principles that we will follow in taking any proposals forward in Burneside:

Igloo's five principles for developing proposals in Burneside:

1. To provide clear, timely and transparent information to all stakeholders and residents throughout, including sound rationale on decision-making.
2. To generate dialogue and thinking around sustainable communities and respond to any and all concerns that will arise.
3. To bring forward proposals that seek to build on people's pride and love of the village and harness people's desire that it fulfils its potential.
4. To seek opportunities for community leadership and to support strategic partnerships and value-adding projects that make the most of the skills, resources and strong relationships Burneside has to offer, being open and transparent with the whole community so they can understand the aim of the project and choose how they might be part of the process
5. To provide ample opportunities for residents, workers and stakeholders to have direct, face-to-face contact with us throughout (subject to COVID-19 restrictions).

For further information and to provide your thoughts and general feedback please email our local contact Ann Hall at annhall.coaching@btinternet.com

If you are interested to learn about igloo, our goals and the projects we do, you can find out more here www.iglooregeneration.co.uk/

Thank you for reading this update,

David Roberts, Director, igloo Regeneration.