

NOVEMBER 2020

BURNESIDE & BOWSTON DEVELOPMENTS UPDATE

Dear all,

Last month we set out our approach to considering proposals with you for potential developments in the village. In response to feedback, we have revised the heading to include the hamlet of Bowston, as the immediate neighbours to Burneside.

In this update we are letting you know about how we are progressing through the stages that we outlined.

What stage are we at?

We are considering the viability of new housing at Hall Park, where South Lakeland District Council has allocated a site for 72 new homes. Our aim was to begin to develop designs over the winter, towards an outline planning application around Easter 2021.

The first two stages that we set out were:

- 1 Site assessment and capacity studies - **August to September**
- 2 Financial viability, funding & risk assessments - **October to November**

We have yet to reach a satisfactory conclusion to Stage 2 and are therefore not ready to start Stage 3. As a result, we have re-cast our programme to delay the start of the next stages and to extend their periods. The revised timescale looks like this:

- 3 Stakeholder engagement and development brief - **January to August**
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.
- 4 Preparation of technical reports, detailed design, financial appraisals and social and environmental impacts - **Easter to Summer.**
- 5 Planning Application - **Summer 2021**
This would instigate the Planning Authority's own process of formal consultations and approvals over the rest of the year.

Stakeholder Engagement



(scan QR code for web link)

Engagement is critical to the success of our developments and we take pride in the depth and breadth of community consultations that we undertake. Last Friday, igloo received a

Brownfields UK Award for "Public Engagement and Participation" on [our project at Oakfield](#), Swindon with Nationwide Building Society.

Next Steps

We have suggested a **community and wellbeing survey** for 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. We are now preparing a brief for this work and aim to finalise this in conjunction with stakeholders over the coming weeks.

In last month's note we set out our 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).

We would now welcome discussions with those interested in local community leadership, partnerships and projects (Principle 4).

Should you wish to hear from us about these aspects or for further information and to provide more general feedback please email our local contact Ann Hall annah.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/



And clicking on [this link](#), or scanning the QR code to the left, will take you to a YouTube video which describes a scheme we completed in Newcastle and interviews residents and members of the local community (produced by an awards body unrelated to igloo).

Thank you for reading this update.

David Roberts,
Director, igloo Regeneration.

