

## **Windermere Waterfront Programme Steering Group Meeting 13 January 2010**

### **Present:**

Steve Ratcliffe –	LDNPA
Ben Long -	LDNPA
David Goode -	NWDA
Jeremy Barlow -	National Trust
Nigel Wilkinson-	Windermere Lake Cruises
Barry Tullett -	Windermere and Bowness Civic Society
Adrian Legge -	Windermere and Bowness Civic Society
Alison Hatcher -	Eden and South Lakeland Delivery Board
Richard Greenwood –	Cumbria Tourism
Paul Holdsworth-	SLDT
Adam Thomas -	LDNPA, Brockhole Director
Jonathan Robb -	Manager, Lakeside Hotel
Charlotte Upton –	Lakeland Arts Trust
Adam Naylor -	Lakeland Arts Trust
Jennifer Borer -	Windermere Town Council
Barry Butler -	Windermere Chamber of Trade
Dawn Hunter-Ellis -	SLDC
Jayne Kendall –	SLDC
Allan McNicoll -	Cumbria County Council
Martyn Staveley –	Cumbria Vision

### **Introduction**

Steve Ratcliffe thanked everyone for attending and introduced the meeting.

Ben Long asked if we could focus on putting together a timeline for the progress and delivery of projects making up the programme.

### **Core strategy**

Ben Long - The Core Strategy is the first part of the Local Development Framework for the Lake District National Park and sets out our strategic policies. It includes a specific policy for the Windermere Waterfront Programme and identifies Bowness Bay and The Glebe as a strategic regeneration location for development to transform the visitor experience. We have now submitted our Core Strategy document to the Planning Inspectorate. We expect public hearings to be held in May 2010 with adoption of the Core strategy in September/October.

### **Projects:**

#### **Waterhead**

Jayne Kendal – is currently seeking funding to work up the agreed concept to RIBA tender stage. £200k required. Scheme cost likely to be in the region of £3m. Being optimistic implementation could take place in winter 2010-2011, realistically maybe more likely to be winter 2011-2012.

Discussion focussed around the issues facing bringing down funding for public realm/transport projects due to the difficulty of demonstrating added value to potential funders.

It was noted that it is important from the local community's perspective to move forward to deliver the scheme on the ground. It was also noted that the detailed design needs to be resilient to cope with potential flooding.

Discussion then moved to the issue of transport, connectivity and the public realm. These should come first. It is the connectivity that makes the programme.

### **Low Wood Conference Centre**

Steve Ratcliffe – A planning application for a new version of the approved conference facility has now been submitted to LDNPA. The decision is expected April 2010. In the event of permission being granted English Lakes Hotels are expecting to build either during winter 2011-2012 or 2012-13.

### **Lake District Visitor Centre at Brockhole**

Adam Thomas – Phase1 – 2010-2011 – Improve what you have got: New jetty, £550k floating jetty, planning application summer 2010, build expected winter 2010-2011.

'Go-Monkey' high ropes course, operator partner being sought.

Watersports Operator partner being sought to operate from temporary buildings this summer.

Commercial Manager being sought.

Major Events programme – including 2 major 1000+ people events, one sporting, one cultural.

Emergency drainage works.

Phase 2 – 2011-12 – Give the people what they want.

HLF bid was not successful. HLF encouraged Adam to bid for a reduced scheme of around £1.5m - £2m by February.

Bid to NWDA Visitor attractions Fund for £5m for new visitor centre development.

The new centre is proposed to be up and running for 2012.

Long term major drainage works are required.

Design and application process for new build and refurbishment of Brockhole building is expected to cost £300k.

Phase 3 – a much later phase including Road alterations.

£1m would be required for a new roundabout on the A591. This phase would also involve the building of a new watersports centre

Existing building

5 potential users have shown an interest in using the building as office space.

There has also been plenty of interest in a possible restaurant use on the ground floor. This is seen as being important to maintain public access to building and terrace.

## **Steamboat Museum**

Adam Naylor – the proposed HLF bid was for £9m of a total project cost of £27m. Trustees were concerned that LAT did not have enough private money available and decided to delay the bid for 12 months. Since then Edward King (Director) has left LAT.

The Trustees will review the capital programme this Spring. They are likely to identify something more modest for the site. New plans expected to be prepared by this autumn. The site was severely flooded this autumn, new build needs to be flood proofed. It will take 3-4 years to raise money and implement the project.

LAT are currently concentrating on the collection itself. A new Conservation Workshop Manager will start work in February on a 3 year contract.

## **Bowness Bay and The Glebe**

Ben Long – Consultation held October November 2009. The results are now being collated. BDP will work up a preferred option into a masterplan taking the matters raised into account.

Once a final masterplan is available, LDNPA will commence work in earnest on preparing a Supplementary Planning Document to take the masterplan forward as part of the Local Development Framework planning process. This work needs to be completed by September/October 2010 to coincide with the adoption of the Core Strategy.

There was a fair amount of discussion about the process to date and the next steps. Interest focussed on consultation and opportunities to comment on a preferred option and the issues around subsequent implementation.

Steve Ratcliffe and Ben Long made it clear that the next opportunity for people to comment on the masterplan work will be in the context of the forthcoming SPD. We are also intending that the SPD process will involve consideration of funding and delivery of the projects. Delivery of masterplan projects is likely to be phased over a 10 year period.

Further work will be necessary to ensure viability of any option

## **Lakeland Motor Museum**

Nigel Wilkinson - Development is progressing on site, there have been some delays, completion and opening expected Whit 2010.

The Rail Halt has not been implemented this year. Backbarrow Bridge was damaged in floods and not currently usable, the Motor Museum have been unable to secure permission to use the existing bridge. The Rail halt is now expected to be built during winter 2011-12. In the meantime a bus will be provided from lakeside to the site, integrated with trains/boats.

## South Node

SR – Funding hopefully available April 2010 for Phase 1 master planning/feasibility work. To look at the future role and possible development in the Lakeside/Fell Foot/Backbarrow/Haverthwaite area. LDNPA is not pressing on this due to the focus of our resources elsewhere in the Programme.

## Windermere Green Infrastructure

Ben Long reported that a planning application for Wray Castle to be converted from a residential training centre to a hotel has been submitted to LDNPA. The date for determination is 1 March 2010.

## Waterbus

Nigel Wilkinson reported that Windermere lake Cruises are rolling out a waterbus programme for the peak summer season of 2010. If White Cross Bay is to be served it would need dredging to allow their boats to reach jetties they are permitted to use. Work is progressing to propose a new jetty at Bark Barn on the western shore.

## Draft timeline

Project/year	2010	2011	2012	2013
<b>Waterhead Enhancement</b>	RIBA design stage undertaken	Implementation during winter 2011-12		
<b>Lowwood Conference Centre</b>	Planning application determined	Implementation during winter 2011-12		
<b>Lake District Visitor Centre</b>	Jetty application submitted with build expected winter 2010-11  Design work on new build centre  Improved interactive product in the centre  Water sports taster hub established  Go Monkey Established	New centre and new visitor centre implementation winter 2011-12		

	Site drainage exploration works undertaken			
<b>Steamboat Museum</b>	Development of new capital programme to begin			Implementation expected winter 2013 or 2014
<b>Bowness Bay and The Glebe</b>	Supplementary Planning Document to be completed by Autumn			
<b>Lakeland Motor Museum</b>	Complete and occupied by Whit holiday	Rail halt implementation winter 2011-12		
<b>Waterbus</b>	Bark Barn Jetty implementation			
<b>Bowness – Ambleside Cycleway</b>	Stage 2 feasibility			