Nene Meadows Masterplan

November 2010

Nortoft Partnerships Ltd
Improved personal safety and lighting
Views
Good car access and parking
Key hubs
Water
Outdoor adventure
Major events

STAGE THREE – CONSULTATION

The Ideas
Technical Officer Workshop – 11th May 2010
   Group exercise
   Results of the group exercise
   Individual exercise
   Results of the individual exercise
Stakeholder Introduction Workshop – 7th June 2010
Stakeholder Workshop – 29th June 2010
   Priorities exercise
   Group locations exercise
Northampton Borough Council members
   Individual meetings with relevant organisations

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THE BRIEF

1. Northampton Borough Council (NBC) in association with West Northamptonshire Development Corporation (WNDC) commissioned Nortoft Partnerships Ltd in March 2010 to undertake a Masterplanning exercise for the area known as the Nene Meadows.

2. The Nene Meadows is the Central Area’s south-easterly ‘Gateway’. The masterplan provides an excellent basis to pursue the creation of a sub-regionally important leisure and recreational facility that will benefit the residents of and visitors to Northampton.

3. The Council and WNDC see the development of the Nene Meadows as supporting the wider needs of the town and its existing community and encouraging inward investment into Northampton for regeneration, new homes, employment and retail.

4. The project brief was developed following a stakeholder workshop held in October 2009 involving officers from Northamptonshire County Council; West Northamptonshire Joint Planning Unit; West Northamptonshire Development Corporation; Northamptonshire Sport; Sport England; the Environment Agency; the Wildlife Trust; the River Nene Regional Park and Northampton Borough Council.

5. The objective of the masterplan is to produce an evidence base that will inform the development of policies for the Central Area Action Plan Development Plan Document (CAAP).

6. This will include the initial evidence and justification to help secure s106 developer contributions to aid development of the facilities identified in the masterplan. Other funding streams are also identified.

7. The masterplan will be subject to an extensive consultation process as work progresses and the complete masterplan will be consulted on formally as part of the CAAP.

The Site Location

8. The site lies to the south-east of the town centre, with boundaries that include the A45 to the south, the Bedford Road to the north and Delapre Abbey and Park to the west.

9. It covers some 110 hectares (270 acres) of largely open space set around the River Nene and includes Midsummer Meadow; Barnes Meadow Local Nature Reserve; Delapre Lake and surrounding area; and the Nene White Water Centre area.

10. The site boundaries are shown in Figure 1 below.
Figure 1: Nene Meadows Boundary
THE PROCESS

Stage One – Baseline Analysis

11. The first stage of this masterplan process was to identify the sites constraints and historic details about the site from previous reports and projects; analysing the heritage and conservation designations, existing and proposed uses.

Stage Two – Key Development Themes and Needs

12. This stage identifies the key concept themes for the site and the main activity hub locations. It also identifies the needs in terms of access, deliverability, safety and the essential infrastructure that will be required.

Stage Three – Consultation

13. The third stage is to consult with a wide range of technical stakeholders, interested parties from different community groups, businesses and developers, as well as Northampton Borough Council officers.

14. Consultation was undertaken in the form of a series of interactive workshops where all were invited to take part in discussions and in both group and individual exercises. This process was supported by extensive separate meetings with key individuals and interested parties.

15. This consultation process initially helped identify what the stakeholders and community representatives wanted from the site and then tested various proposals suggested by the consultants.

Stage Four – Development of the Masterplan

16. This fourth stage identified how the vision could be described and mapped, taking into account the constraints and opportunities.

17. The masterplan seeks to ensure good access to, and within, the plan area and so connecting the various land areas with each other, the town centre and the wider town.

18. The masterplan also seeks to ensure that the proposed uses and existing and planned uses work well together and provide one cohesive vision.

Stage Five – Implementation Plan

19. The implementation plan identifies how the proposals could be sustainably delivered through phased development and gives an initial, indicative, consideration of the financial implications.
20. The first stage in developing the masterplan for the Nene Meadows area is to review all existing policies and designations relating to the site as well as associated background documents for the site and adjoining sites.

Designations

21. There are a number of formal designations, mainly relating to heritage and nature conservation, on parts of the Nene Meadows and on the adjoining land; these are illustrated in Figure 2, with more detail on the historic environment found in Figure 3.

Northampton Historic Battlefield Site

22. The Battle of Northampton in 1460 was part of the War of the Roses and the battlefield site covers much of the southern part of the area from the A45 to River Nene.

23. Initial consultation has included English Heritage and taken account of various studies on the Delapre Abbey and its parkland.

24. Large parts of the battlefield site have been damaged by gravel extraction, river canalisation and the development of golf courses. Little or no development will be planned in the archaeologically sensitive areas and opportunities will be available to enhance the understanding of the site and its history.

Barnes Meadow Local Nature Reserve

25. This is a nationally designated Local Nature Reserve (LNR), and is an important river meadow for wildlife and birds.

26. The proposals protect the LNR, supporting and enhancing its function through the provision of bird hides and a proposed reduction in public access to one bank of the river to avoid bird disturbance.

27. An extension to the LNR land is also proposed bringing in land adjacent to the A45 Barnes Meadow Roundabout and including some important river edge land.
**Rights of Way**

28. With the exception of the proposed closure of one section of footpath along the southern bank of the main river channel (to reduce bird disturbance), the Rights of Way are retained, with the additional proposal to improve their surfaces.

29. A significant extension of public access around the site is proposed with new paths and cycleways.

30. Adjacent to the site but clearly needing consideration are the:

**Delapre Park Conservation Area**

31. The conservation area lies outside of the Nene Meadows boundary and relates to the Delapre Abbey and its parkland.

32. The masterplan was specifically not required to plan this area, however it still seeks to ensure the Nene Meadows proposals are complementary.

**Upper Nene Gravel Pits**

33. These former gravel pits are a Site of Special Scientific Interest (SSSI) and are located to the east of the Nene Meadows. This site is also designated as a potential Special Protection Area (pSPA) and potential Ramsar site (pRamsar) which are European designations. Its main quality is the habitat it provides for bird populations.

34. The masterplan seeks to support this area by retaining, enhancing and extending the Barnes Meadow LNR, thus providing an additional adjacent bird habitat.

35. There will be opportunities to enhance understanding of the importance of the SSSI/pSPA/pRamsar through interpretation information in and around the Barnes Meadow LNR.

**Power Lines and Cables**

36. There are large underground and overhead power lines throughout the site, in part as a result of the former adjacent power station and the existing electricity sub-station.

37. It would be desirable to underground the high voltage cables, in part to reduce potential effects on bird flight, but mainly to reduce their unsightly appearance in this key Gateway site. Whilst this should remain as an aspiration, it is likely to be financially impractical.

**Disused Railway Lines**

38. The rail corridor between Castle Station and Brackmills runs through the site. These are currently protected as railway lines by Network Rail. The Central Area Action Plan has safeguarded them for use as a continuous public transport/cycle/pedestrian route.
Figure 2: Designations Map
39. A large proportion of the Nene Meadows is a designated historic battlefield, namely the Northampton 1460 Battlefield, part of the War of The Roses.

40. Many artefacts have been found on the site and these are recorded onto the Sites and Monuments Record (SMR) held by Northamptonshire Archaeology. Details of the boundary of the battlefield and the locations of where the artefacts were found can be seen on the historic environment map at Figure 3 below.

41. The exact location of the main battlelines are not known. Until very recently they were thought to lie in a north-south alignment as shown in the figure. However more recent work might suggest that they could lie east-west. In either case the proposals should minimise impact on the historic battlefield.

42. There are no listed buildings or conservation areas within the site boundary but the Delapre Conservation Area is adjacent to the site. Delapre Abbey itself and some of the ancillary buildings are listed and there is a Grade II listed Midland Railway locomotive shed adjacent to the site.

43. There is, however, an ironstone chimney built in 1862 which was part of the old sewage works adjacent to Bedford Road. This chimney is a candidate for Northampton Borough Council’s ‘local list’ of buildings and should therefore be protected. The chimney is the responsibility of Anglian Water. The master plan proposals protect this facility and seek to improve its setting. The ironstone is showing considerable weathering and it would be appropriate for this to be restored.

44. Overall, the masterplan focuses the most intensive development on areas of least importance to the known heritage.
Character Areas

45. The Nene Meadows area splits neatly into self-defining character areas, these are shown in the map in Figure 4 below. Adjacent character areas are also shown on the map.

46. There are four main character areas within the boundary of the site as follows:

Character Area A: Barnes Meadow Local Nature Reserve

47. This area lies within the boundary of the Local Nature Reserve and is split by the River Nene and includes meadows on either side of the disused railway. This area is predominantly wet grassland and is a haven for wildlife including migrant birds. The whole area is managed by the Wildlife Trust.

Character Area B: Midsummer Meadow

48. Located to the north-west of the site, this area runs along the northern bank of the River Nene and extends up and along the Bedford Road. This area is grassed parkland with a large car park at one end.

49. The area marked Character Area “A/B” has characteristics of both A and B areas. In nature conservation terms it is of less importance than the LNR and in the masterplan proposals it becomes part of Character Area B.
**Character Area C: Delapre Lake Meadow**

50. Delapre Lake Meadow lie to the south of the site, this area contains Delapre Lake which is used for watersports and angling. The area surrounding the lake is grassland and woods which are bounded by the golf course and the Marriott Hotel.

**Character Area D: Rushmills Meadow**

51. The area lies to the east of the A45 flyover and is home to the Nene Whitewater Centre. Site uses include the canoe slalom and other canoeing (Northampton Canoe Club) and rowing facilities (Northampton Rowing Club). Most of the site including the whitewater canoe course and centre is run by Northamptonshire Clubs for Young People.

52. The River Nene splits here between the navigation which runs to the east via a lock and the river which goes over the weir.
Figure 4: Character Areas Map
Current Themes

53. Whilst the character areas are more based on landscape types, ‘themes’ focus on the main function or use of the areas within and around the site. The themes cover an area larger than the boundary of Nene Meadows to show how the Meadows and its surroundings interact with each other.

54. The themes themselves cover the range from living and working, through conservation and heritage, to recreation and adventure. Themes are identified in Figure 5 below.

55. In Figure 5, the yellow arrows mainly identify the River Nene Regional Park Green Infrastructure Corridors, and are important indicative corridors for biodiversity and potential public recreational access.

56. An analysis of the themes analysis will help inform the proposed new or intensified uses in the masterplan.

Visual Analysis

57. A visual analysis of the site has been undertaken and the results are seen in Figure 6.

58. This analysis highlights the best views that should be protected and used, and also identifies opportunities for where new facilities might be located.

59. For example, part of Midsummer Meadow has excellent views up and down the river and further out to wider key landmarks. Another clear viewpoint opportunity lies at the western end of the Delapre Lake down its full length.

60. The analysis also highlights that many of the horizons are dominated by large, often unattractive buildings, such as those on the Brackmills Industrial Estate and the offices lying along the Bedford Road.

61. This analysis, amongst others, has helped identify the best locations for on-site development, such as the location of the main hubs and identifying where the development will not negatively impact on the best views.

Views

Looking south west across Delapre Lake from the west end
Figure 6: Visual Analysis Map
Current Movement Network

62. There is already an existing network of footpaths/cycleways throughout the site but many are unattractive and uninviting and do not link all areas of the site well.

63. The site has various barriers preventing easy access within and across the masterplan area, and these need to be addressed. The river and the disused railway lines are the main barriers.

64. There are existing river crossings in the form of footbridges, such as over the old river arm at Midsummer Meadow (recently replaced), the weir crossing at the Nene Whitewater Centre and the bridge over the navigation at the northern edge of Brackmills. However access from the Barnes and Midsummer Meadows southwards to Delapre Lakes is difficult. The new Ransome Road/Avon/Nunn Mills housing developments will also need better access across the river to the Midsummer Meadow, southwards to the Delapre Lake Meadow and onto the Rushmills Meadow. All routes need to be improved, and these will require new bridges.

65. There are a number of car parks within and around the site. These include: Midsummer Meadow (one large car park at Nunn Mills Rd, and one small car park off the Bedford Rd); at the Nene Whitewater Centre; and adjacent to Northampton Water Ski Club on the south bank of Delapre Lake.

66. Also running through the site from west to east is the protected public transport corridor in the form of a disused railway which links the Castle Station through to Brackmills.

67. There are existing river access points with pontoons at Midsummer Meadow, at the nearby Becket’s Park and below the weir at the Whitewater Centre.

68. There are also bus routes running around the edges of the site, with the best access off the Bedford Road/Cliftonville Road area. This public transport access is one of the reasons this area has been identified as being a main activity hub.
Figure 7: Current Transport: Pontoon, Local Buses, River Bridge and Disused Railway

Midsummer Meadow-River Nene pontoon, Northampton Bus, Midsummer Meadow footbridge, Disused railway- Barnes Meadow Local Nature Reserve
Proposed Movement Network

69. Whatever facilities and layouts are planned in the Nene Meadows Masterplan area, the critical issue is how best to connect the disparate areas, overcoming the barriers presented by the rivers and the disused railway lines.

70. To enable access for all, consideration needs to be given to providing for a variety of types of movement including cycling, walking, family and disability access, as well as water transport (canoeing, boating, water taxi etc).

71. The connectivity within the site has been considered, as has the connectivity to the surrounding areas including the town centre, current and planned residential areas and employment areas.

72. The early site analyses indicated several potential ‘Hubs’ where a concentration of leisure, sport and associated activity might occur, such as at Midsummer Meadow. Simultaneously, the potential movement corridors were considered, for example how to move from the main river north shore towards Delapre Lake.

73. A theoretical linkage of the potential hubs and the movement corridors was considered, and this is shown in the figures below.

74. The linkages between the hubs led to the production of a simplified movement network (see Figure 9). This has been developed into the proposed movement network.

75. These networks have been tested throughout the consultation process.

76. The key drivers to the creation of the proposed movement network include the opportunities for sustainable transport, chiefly cycling and walking, but also use of the river by water taxi.

77. Access to the site from the town, for recreation, and for commuting to the employment areas is key.

78. Visitors should be encouraged to use sustainable transport, including any park and ride schemes, and any new public transport system on the disused railway lines. It is unlikely to expect any modal shift to be achieved, therefore car parking needs must still be considered particularly if the site is to host major events.
Cycling and Walking

79. The majority of the main routes should be upgraded and/or designed to be suitable for cyclists, walkers as well as being family and disability friendly.

80. Three new key bridges are proposed within the site: at Midsummer Meadow to connect to the new housing developments south of the river; by the A45 road bridge over the river, and over the Bedford Road by Cliftonville House. These will make the Delapre Lake and Brackmills employment areas more accessible and improve access to the site from the town.

81. The bridge at Midsummer Meadow needs to connect across and feed into the new housing development, which itself needs to ensure an effective and attractive connection to the Midsummer Meadow as shown in the plans.

82. The bridge at Barnes Meadow is planned to be close to the A45 flyover. This will mean road noise for users of this bridge will be reduced. It will also provide oversight and activity to the areas underneath the flyover and minimise impact on the Local Nature Reserve.

83. A major gateway bridge is proposed over the Bedford Road, near to Cliftonville House. This bridge will link the eastern town centre and the northern and eastern residential areas into the site. It will provide a better and safer strategic cycle route incorporating the Sustrans National Cycle Route 6. The Bedford Road at this location is already very busy, and even with the pedestrian crossing, is difficult and unpleasant to cross. Current highway improvements in this area may exacerbate the situation.

84. The site itself provides the opportunity to create a highly visible statement for the Nene Gateway, and for Northampton as a whole. The photo below is of the Frank Gehry bridge in Chicago, and whilst this may be too aspirational, the potential impact of such a structure is clearly visible.
**Water Taxi**

85. A water taxi is proposed to run from the Becket’s Park promenade hub, stopping at the Midsummer Meadow hub and onto the Rushmills/Nene Whitewater hub. In due course this should link to a second service from above the lock at Becket’s Park towards the town centre. An option that may be considered in the future is an extension of the service from the River Nene into Delapre Lake via a new channel. This might also offer additional marina development opportunities.

86. The taxi will offer a service for work commuters, for example to and from Brackmills and Rushmills employment areas. It will also provide access to most of the key areas of the Nene Meadows. It is recognised that use of the water taxi may be seasonal.

**Public Transport**

87. The current disused railway still officially has a rail function. Whilst future use of the railway has yet to be confirmed, the County Council highways department and its partners may welcome the opportunity to retain the line for public transport, cycle and pedestrian use.

88. The masterplan is required to assume a public transport corridor will be achieved and this gives a great opportunity to maximise public, non-car, transport. As such it is proposed that the option of providing a station by the Nene Whitewater Centre should be considered to offer commuting and leisure access.

89. The location of the Midsummer Meadow hub will benefit from access by existing bus routes. Consideration should be given to a new bus stop on Eagle Drive to serve new facilities around Delapre Lake.
Figure 9: Movement Network Model: Hubs

Becket's Park
Midsummer Meadow
Whitewater Centre
Delapre Abbey
Delapre Lake West
Figure 10: Movement Network Model: Cycling and Walking
Figure 11: Movement Network Model: Public Transport Corridor
Figure 12: Movement Network Model: Water Taxi
Figure 13: Simplified Movement Network Model
Figure 14: Detailed Movement Network (Close up)
Figure 15: Proposed Movement Network Map
90. Several key development needs and themes have emerged from the consultations (see Stage 3- Consultation) and site analyses.

Viability

91. The development proposals need to be **deliverable and financially viable**. It is recommended that Northampton Borough Council should consider the principle of ‘**enabling development**’ on-site and/or off-site, if the opportunity arises, to support the delivery of the Masterplan.

92. The masterplan describes a facility that is not only of town-wide but also sub-regional importance. It forms an important weave into the green infrastructure of West Northamptonshire and as a facility will service this wider population. As such the Nene Meadows will qualify for developer contributions from across the West Northamptonshire area. Policies supporting the masterplan’s strategic importance, should also assist in bidding for grants, such as from National Lottery sources. This is especially important given the likely lack of public sector finance over the next few years.

Improved access

93. Key site infrastructure will be needed to increase the capacity of the site and so deliver an intensification of daytime, evening and weekend use. This will include **improved access** as described above with more paths, cycleways, a water taxi, public transport on the disused railway and new river bridges.

94. These uses would enhance access to, from, and across the masterplan area. They would form a practical network and link to each other and link up the key activity hubs.

Improved personal safety and lighting

95. In order to increase use there will be a need to improve personal safety, both real and perceived. This can be achieved, in part, through increasing on-site activity and using lighting e.g. LED lights along key paths, lighting up the underneath of bridges and across the weir, and lighting up key features such as fountains. There will also be a need to open up views and sightlines and to have active and passive site management (e.g. rangers and CCTV).
Views

96. Despite being adjacent to the town centre, the site has the feel of quality countryside and key views should be protected and enhanced.

97. Large, accessible bird hides are proposed to allow the public to enjoy the Local Nature Reserve Areas.

98. A large viewing platform is proposed on the Midsummer/Barnes Meadow north area to overlook that part of the site.

99. The Delapre Lake views are to be enhanced and made more accessible by a viewing area on one of the lake islands, connected to the shore by boardwalks.

Good car access and parking

100. This will need to be balanced by significantly enhanced sustainable transport, but there is a recognition that many visitors will need to travel to the site by car, especially for major events, and that on-site car parking should be provided.

101. Opportunities to link to future Park and Ride schemes (perhaps at Billing) may alleviate some of the car travel need. There is less visitor travel expected during peak commuting and work hours.

102. It is recommended there should be a good parking offer at Midsummer Meadow with a changed, improved and extended car park at Nunn Mills and Bedford Rd. New designs will also need to accommodate the proposed new road layouts resulting from the Ransome Road housing development.

103. The continued offer of car parking spaces to commuters at times when the proposed Nene Meadows facilities are less used may allow for additional income to support scheme viability. This might be particularly attractive if the parking areas acted as a mini Park and Ride, with an electric shuttlebus to the town centre.

Key hubs

104. The development will be based around the following key hubs that will link into the existing hubs found at Delapre Abbey and Becket’s Park:

- Midsummer Meadow Hub;
- Delapre Lake Meadow Hub;
- Rushmills Meadow Hub.

105. The Midsummer Meadow Hub is planned as a high intensity outdoor adventure hub, with supporting indoor facilities, set within an improved active recreational parkland.

106. The Delapre Lake Meadow Hub will provide both for the new housing communities at Ransome Road/Avon/Nunn Mills as well as the wider town residents and visitors. It will have the
active water edge feel of an urban quayside, leading into a
greener open space. It will provide key access points to the
lake itself.

107. The Rushmills Meadow Hub will see an enhancement of the
existing outdoor adventurous activities here, as well as new
activities with the Nene Whitewater Centre at its heart.

Water

108. The masterplan emphasises the important role of Water
which is a key concept that binds the whole site together.
There are masterplanning opportunities to use the existing
water and to create new water features across all sites. This
can be expressed through fountains and rills as well as use of,
and access to, the river and lake.

109. The water themes (Figure 17) provides an indicative palette
of water’s potential contribution. For example:

- a major fountain on the river/navigation peninsula would
  raise the visibility of the site as a whole and specifically
  of the Nene Whitewater centre, whose location is
currently not obvious to the general public;

- a water rill running from Nunn Mills Road across the
  parkland area to the new visitor centre hub buildings.

110. Another opportunity proposed is to provide better access
along the river and lake edges at key hub points at
Midsummer Meadow and Delapre Lake. This can be achieved
by high quality boardwalks. These have the advantage of
being able to be accessible for all users.

111. At the Delapre Lake Meadow Hub a clean beach is proposed,
where people can sunbathe and access the open water for
paddling. This can be served by simple toilets and showers
and basic changing areas, along with picnic tables. This will be
right on the doorstep of the new 4000 population housing
areas, and provide a unique facility for the whole town.
Examples of boardwalks and beaches are shown in the figure
below.

Outdoor adventure

112. The development will specifically provide a comprehensive
outdoor adventurous recreation offer.

113. This will include: walking, cycling, swimming, canoeing,
dragon boat racing, rowing, climbing, caving, BMX, paddling,
ropes courses, environmental education, picnicking, boating,
indoor adventure, and exploring natural habitats.

114. The Midsummer Meadow Hub, the Rushmills Meadow Hub
and the Delapre Lake Meadow Hub will provide the main
focus for such activities.

115. Opportunities should be provided for the whole community,
of all ages, individuals, business and friends groups, clubs and
families.
116. The site offers the opportunity to participate in activities at a range of levels, from beginners to the more experienced. For example Midsummer Meadow provides an area for beginner cyclists and those learning to ride whereas facilities at Rushmills Meadow cater for experienced BMX/mountain bike users.

Major events

117. The masterplan also supports the holding of major events.

118. Whilst some events are already held in parts of the area, such as Dragon Boat racing, circuses and fairs, the site capacity will be increased to hold bigger events more often. This will improve the overall attractiveness of the area and encourage repeat visits to the planned facilities. Major events also support significant secondary visitor expenditure.

119. Midsummer Meadow should continue to be the main focus for such major events and offer the opportunity for even larger events, such as Inland Waterways Festivals.

120. Improved facilities to support such events are necessary and include permanent on-site utilities (electricity source, drinking water and facilities for waste), permanent and temporary car parking, potential for permanent and temporary covered areas, open areas for concerts and displays, strengthened access roads as well as more bankside moorings.
Figure 16: Lighting and Safety

Under A45 River Nene flyover and examples of potential lighting schemes (various locations)
Figure 17: Water as a Key Theme

Examples of fountains and water features (various locations)
Figure 18: Boardwalks and Beaches

Boardwalks and Beaches

Examples of boardwalks and beaches (various locations)
Figure 19: Hosting Major Events

Examples of events and event infrastructure (various locations)
Figure 20: Views and Bird Hides

VIEWING PLATFORMS

Examples of bird hides and viewing platforms (various locations)
STAGE THREE – CONSULTATION

121. The third stage in developing the masterplan for the Nene Meadows was to consult with all relevant and interested stakeholders.

122. This consultation has been done in a number of ways through informal workshops, individual meetings, by email and telephone.

The Ideas

123. The workshops were based around looking at a long list of potential ideas for the site (see list below). The ideas were a mix of new facilities, improvements to existing facilities, infrastructure, and public realm/artwork/sculpture.

- Education and Conservation Centre;
- Visitor & Heritage Centre;
- Riverside Café/Restaurant;
- Lakeside Restaurant/Pub/Café;
- Facilities Hire Shop;
- Outdoor Adventure Centre;
- Offices;
- Parking;
- Motorhome Park;
- Camping;
- City Farm;
- Anchor Retail;
- Major Playground;
- BMX/Skateboard Park;
- Water Activities Lake;
- High Ropes Course;
- Equestrian;
- Playing Fields;
- Golf;
- Climbing and Caving;
- Other Play (natural, adventure, spray park);
- Beach;
- Allotments;
- Angling;
- Canoeing;
- Footpaths and Cycleways;
- Bridges;
- Water Taxi;
- Outdoor Entertainment Area/Amphitheatre;
- Public Art and Fountains;
- Integrated Signage/Interpretation and Furniture;
- New Hilltop Viewpoint;
- Peace/Remembrance Space;
- Boardwalk/Walkways;
- Dog Park;
- Bird Hides;
- Extension to managed Local Nature Reserve;
- Habitat Improvements;
- Dipping Platforms.
Technical Officer Workshop – 11th May 2010

124. A technical officer workshop was held on the 11th May and was attended by officers from the following organisations:

- Northampton Borough Council;
- Northamptonshire County Council;
- West Northamptonshire JPU;
- West Northamptonshire Development Corporation;
- Environment Agency;
- Northamptonshire Sport;
- Wildlife Trust;
- River Nene Regional Park.

125. The workshop was designed to introduce the long list of ideas to the officers so that they could decide on what ideas would be ‘Definites’, and what ideas would be ‘No’s’. This exercise was designed to remove any potential ideas that would not work on the site, based on the officers technical opinions.

126. The officers took part in two exercises, the first in a group and the second individually.

Group exercise

127. This exercise involved breaking up the officers into groups of 5-6 people and discussing the long list of ideas. They were asked to select those which they thought were acceptable and they would like to see on the site and those which they did not want to see.

128. Each group’s list of ideas were then compiled and a list of definite ‘No’s’ produced.

Results of the group exercise

129. There were two outcomes from the group exercise, the first was an agreed list of ideas that everyone thought should be treated as ‘givens’ to enable the site to develop successfully. These were as follows:

- Footpaths and cycleways;
- Bridges;
- Integrated signage/interpretation and furniture;
- Habitat improvements.

130. The second outcome was the combined list of ideas that were to be removed. The ideas and the reasons for removing them were as follows:

- Motorhome Park- conflicts with Billing Aquadrome and no need for formally designated area, could use a field when needed;
- Equestrian- conflicts/does not mix well with other uses and churns up the land;
- Playing fields- requires very large land take and access by car, cost and maintenance issues;
- Golf - not within the boundary of meadows but should look at developing the existing before extending;
• New Hilltop Viewpoint- issues with impact on flooding, not in character with the meadows and would create false identity;
• Dog Park - creates negative connotation of dogs and their owners, lead restrictions would be preferable.

Individual exercise

131. Following on from the group exercise, each individual was invited to locate each of the remaining ideas in one of the character areas. This was done by entering the numbered ideas into a matrix as either a definite or a possible location.

Results of the individual exercise

132. The ‘givens’ show up as the highest frequency in all areas and have therefore been discounted as these have already been agreed as essential in all areas.

133. Once combined and analysed the suggested priorities by character area were as follows:

<table>
<thead>
<tr>
<th>Barnes and Railway Meadows</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Definites</strong></td>
</tr>
<tr>
<td>Bird hides</td>
</tr>
<tr>
<td>Extension to managed LNR</td>
</tr>
<tr>
<td>Water taxi</td>
</tr>
<tr>
<td>Dipping platforms</td>
</tr>
<tr>
<td>Boardwalk/walkways</td>
</tr>
</tbody>
</table>

134. Public art/fountains and an education and conservation centre were ideas excluded from Barnes Meadow by the consultees. It was deemed that the area should not be subjected to more than a minimal intrusion for the protection and enhancement of the wildlife.

<table>
<thead>
<tr>
<th>Midsummer Meadow</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Definites</strong></td>
</tr>
<tr>
<td>Parking</td>
</tr>
<tr>
<td>Water taxi</td>
</tr>
<tr>
<td>Education and conservation centre</td>
</tr>
<tr>
<td>Angling</td>
</tr>
<tr>
<td>Riverside Café/Restaurant</td>
</tr>
<tr>
<td>Other play</td>
</tr>
<tr>
<td>Major playground</td>
</tr>
<tr>
<td>Dipping platforms</td>
</tr>
<tr>
<td>Boardwalk/walkways</td>
</tr>
<tr>
<td>Public art/fountains</td>
</tr>
<tr>
<td>Visitor and heritage centre</td>
</tr>
</tbody>
</table>
135. Climbing and caving have been removed from Midsummer Meadow as it is more suitable to locate such a facility as Rushmills Meadows where there is already a designated adventure sports use and an area designated for a caving facility.

Delapre Lake Meadow

<table>
<thead>
<tr>
<th>Definites</th>
<th>Possibles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water activities lake</td>
<td>Camping</td>
</tr>
<tr>
<td>Angling</td>
<td>Other play</td>
</tr>
<tr>
<td>Lakeside restaurant/pub/café</td>
<td>Visitor and heritage centre</td>
</tr>
<tr>
<td>Parking</td>
<td>Education and conservation centre</td>
</tr>
<tr>
<td>Boardwalk/walkways</td>
<td>High ropes course</td>
</tr>
<tr>
<td>Canoeing</td>
<td>Beach</td>
</tr>
<tr>
<td>Dipping platforms</td>
<td>City Farm</td>
</tr>
<tr>
<td>Facilities hire shop</td>
<td>BMX/Skateboard park</td>
</tr>
<tr>
<td>Public art/fountains</td>
<td></td>
</tr>
<tr>
<td>Major playground</td>
<td></td>
</tr>
</tbody>
</table>

136. A junior BMX facility and town skatepark need to be located as close to the town centre as possible to improve access to the site for young people. As such these facilities have been removed from the ‘Definites’ listing for Rushmills Meadow as this location is too far out. However, locating a senior BMX mound was not considered unreasonable as it complements the advanced skills required for an area focused on adventure sports.

137. In addition, a riverside restaurant/cafe has also been excluded. The existing outdoor adventure has a cafe and would like to enhance this facility to encourage greater patronage. Introducing another catering unit was considered to be unreasonable competition at this stage.

Ideas for other adjacent character areas

138. These areas are not part of the Nene Meadows masterplan area but have been considered so that the masterplan is not developed in isolation from its surroundings.

Becket’s Park

<table>
<thead>
<tr>
<th>Definites</th>
<th>Possibles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor adventure centre</td>
<td>Anchor retail</td>
</tr>
<tr>
<td>Canoeing</td>
<td>Other play</td>
</tr>
<tr>
<td>Climbing and caving</td>
<td></td>
</tr>
<tr>
<td>High ropes course</td>
<td></td>
</tr>
<tr>
<td>Water taxi</td>
<td></td>
</tr>
<tr>
<td>Facilities hire shop</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td></td>
</tr>
<tr>
<td>Facilities hire shop</td>
<td></td>
</tr>
<tr>
<td>Public art/fountains</td>
<td>BMX/Skateboard park</td>
</tr>
<tr>
<td>Water taxi</td>
<td>Canoeing</td>
</tr>
<tr>
<td>Facilities hire shop</td>
<td>Peace/remembrance space</td>
</tr>
<tr>
<td>Riverside café/restaurant</td>
<td>Boardwalk/walkways</td>
</tr>
<tr>
<td>Other play</td>
<td></td>
</tr>
<tr>
<td>Outdoor entertainment area/amphitheatre</td>
<td></td>
</tr>
</tbody>
</table>
139. Provision of a major playground has been excluded from the ‘Definities’ listing for Becket’s Park as there is already a large facility in situ and plans exist for additional play facilities.

**Delapre Abbey and Park**

<table>
<thead>
<tr>
<th>Definites</th>
<th>Possibles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Golf</td>
<td>Outdoor entertainment area/amphitheatre</td>
</tr>
<tr>
<td>Public art/fountains</td>
<td>City farm</td>
</tr>
<tr>
<td>Visitor and heritage centre</td>
<td>Education and conservation centre</td>
</tr>
<tr>
<td>Allotments</td>
<td>Facilities hire shop</td>
</tr>
<tr>
<td>Peace/remembrance space</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td></td>
</tr>
</tbody>
</table>

**Home Farm**

<table>
<thead>
<tr>
<th>Definites</th>
<th>Possibles</th>
</tr>
</thead>
<tbody>
<tr>
<td>City farm</td>
<td>Equestrian</td>
</tr>
</tbody>
</table>

140. Golf has been excluded from the ‘Definities’ listing for the area of Home Farm. Delapre Golf Course is located adjacent to Home Farm and enhancing these existing facilities before making provision for new was considered to be a more appropriate approach.
Stakeholder Introduction Workshop – 7th June 2010

141. Two workshops were held during June with people from a wide range of community organisations, landowners, businesses, developers, sports clubs, education and health. The first was to introduce the stakeholders to the site and give them the background to the project.

142. All attendees were also taken on a study walk around the site. Led by a walk leader, the stakeholders were given a full or part tour of the site to see what is currently there and to inspire them to think about what could be developed there as part of the new masterplan.

143. A plan of the study walk (Figure 21) and the list of features mentioned at each discussion stop was as follows:

Stop 1
- Marriott Hotel;
- Home Farm- horses field and slope;
- Angling use along lake edge;
- Waterski Centre.

Stop 2
- Grass edge to lake;
- Views down the lake;
- Charterwood and other woods;
- Path to Delapre Abbey;
- Ransome Road (part of Avon/Nunn Mills development);
- Extent of the housing wrapping around top of lake;
- Nunn Mills Road (path).

Stop 3
- State of unmade footpath (current right of way but would need surfacing);
- Trees along lake edge;
- Angling;
- Views back across lake to Waterski Centre;
- A45 flyover- views back into the site;
- Old railway embankment.

Stop 4
- Brackmills;
- Potential campsite area linked to events at Outdoor Adventure Centre;
- Messy route through to new Rushmills offices- needs improving;
- Water splits between the canal navigation and river (weir on river but locks on canal);
- Northampton Casuals Rugby Football Club pitches and clubhouse;
- Peninsular prominent position with potential (Environment Agency using to dump earth from new marina);
- Unsightly under flyover;
- Visual and perceptual barrier.
Stop 5
- Weir (no access through, canal has locks for boats);
- Rowing clubhouse;
- Whitewater Centre (canoeing, rowing, clubs for young people and parking);
- Other public car park over Bedford Road;
- Holiday Inn;
- River Nene heads off to Wellingborough - canal rejoins behind offices;
- Canoe slalom (pumped system);
- Banked up to A45;
- Area identified for artificial caving system.

Stop 6
- Unsightly underpass;
- Barnes Meadow Local Nature Reserve;
- Underpass across river on Railway Meadows (possible bridge over here);
- Distances to Midsummer Meadow and Canoe Slalom;
- Electric sub station on edge of housing development.

Stop 7
- Railway Meadows Bird Scrapes across the river;
- Long views down to A45;
- View down across Midsummer Meadow and on to Becket’s Park;
- Proximity of town centre;
- Dead Arm of the River Nene;
- Extent of Barnes Meadow Local Nature Reserve;

Stop 8 – return to Cliftonville House
- Barnes Meadow northern part (basic grassland);
- Power Station wall (Avon/Nunn Mills development 1500 houses);
- Potential site of bridge by jetty;
- Midsummer Meadow Car Park;
- Other small car park;
- Site of Riverboat Restaurant (5 year permission);
- Pumping Station and Ventilation Chimney (still in use);
- General Hospital and St Andrews Hospital (new William Wake House);
- Bunds along Bedford Road.
Figure 21: Study Walk Routes Map

Short and medium routes start and end at Cliftonville House.

Long route starts here at Waterski Centre via taxi from Cliftonville House.

Nene Meadows Stakeholder Study Walk - 7th June 2010

- Discussion stops
- Long walk route (3.5km) - points 1 to 8
- Medium walk route (2.3km) - points 8 to 3
- Short walk route (1.7km) - points 3 to 4

Nene Meadows boundary

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144. After the stakeholders had completed the study walk they were asked to complete an exercise ahead of the full stakeholder workshop later in June. This involved them prioritising the top 5 ideas for the organisation they represent and giving reasons why they were their priorities. They were then asked to repeat the process from the view of Northampton as a growing major town.

145. The results of this exercise were discussed and analysed at the next workshop.
Stakeholder Workshop – 29th June 2010

146. The second of the stakeholder workshops was held on the 29th June, with the same people invited as at the first introduction workshop.

147. The purpose of the second stakeholder workshop was to analyse the stakeholder’s priorities and see which ideas should be taken forward into the masterplan and where they should be located.

Priorities exercise

148. This was done by combining the individual top 5 priorities. The ideas that had a high frequency of people considering them as priorities were as follows:

• Riverside café/restaurant;
• Facilities hire shop;
• Outdoor entertainment area/ampitheatre;
• Lakeside restaurant/pub/café;
• BMX/Skateboard park;
• City farm;
• Education and conservation centre;
• Boardwalk/walkways;
• Major playground;
• Beach;
• Visitor and heritage centre;
• Peace/remembrance space.

149. There were also a number of ideas which were high priority but with their locations predetermined. These were:

• Outdoor adventure centre;
• Water taxi;
• Water activities lake.

150. It was also felt that parking should be added to the ‘givens’ list.

Group locations exercise

151. The second part of the workshop was to split into groups and take the remaining ideas and locate them on a map where the group thought they would like to see them and where they would be best suited.

152. The three groups’ completed maps can be found below.
Figure 22: Stakeholders Group 1 Ideas Locations
Figure 23: Stakeholders Group 2 Ideas Locations

1. Education and Conservation Centre
2. Visitor and Heritage Centre - relocate to battlefield
3. Riverside Cafe/ Restaurant
4. Lakeside Restaurant, Pub/Cafe
5. Facilities Hire Shop
6. Nortoft Partnerships Ltd
7. Nene Meadows
8. Masterplan
9. November 2010

- 22. Beach: Not high priority therefore not located
- 23. Outdoor Entertainment Area/Amphitheatre: Located at Becket's Park to have good links to theatre district

- 11. City Farm: Extend existing riding facilities with additional animals

- Remove bundling along Bedford Road to increase canoe of space beyond and give effective gateway to town centre

Idea located by Group 2

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Figure 24: Stakeholders Group 3 Ideas Locations

- 3 - Riverside Cafe/Restaurant
  - located near to car park and facilities where lots of people are readily available

- 4 - Lakeside Restaurant Pub/Cafe

- 11 - City Farm

- 13 - Major Playground
  - close to town centre

- 14 - BMX/Skateboard Park
  - close to town centre

- 22 - Beach
  - associated with children’s play rather than for sun bathing

- 25 - Peace/Remembrance Space

- Satellite facilities located here to include:
  - Restaurant
  - Visitor Centre
  - Education and Conservation Centre
  - Facilities Hire Shop

- Combined
  - Education and Conservation Centre
  - Visitor and Heritage Centre
  - Facilities Hire Shop
  - co-located for security and also supervision/surveillance of site

- 29 - Outdoor Entertainment Area/Amphitheatre
  - not appropriate for this space

- 34 - Boardwalk/Walkways
  - throughout site

Nene Meadows boundary

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A presentation on the emerging masterplan was given to 17 Northampton Borough Councillors on the 29th June 2010. The emerging masterplan was welcomed but opportunities were suggested to intensify the proposals to make the masterplan outputs outstanding.

The integration of, and improved access to and between the town centre, residential and businesses area, and the Nene Meadows was agreed as a strong requirement.

Facilities and events that offered activities suitable to local people and visitors as well as all age groups was seen as very positive. The focus on adventurous outdoor activities was seen as most appropriate.

Opportunities to host major outdoor events should be sought.

The proposals should be “bold and unique” and be a “different tourism offer”. The quality of the proposals should be very high, be recognised as a regional level facility, become a unique selling point and help Northampton stand out, so as to enhance the town’s image and attract inward investment.

The plans need to be phased, deliverable and affordable. The principle of the need for enabling development was positively discussed.

As well as the consultation workshops, individual meetings/telephone calls were also held with many of the organisations involved. These provided the opportunity to discuss, in more detail, individual proposals and the organisation’s future plans.
**STAGE FOUR – DEVELOPMENT OF THE MASTERPLAN**

160. The fourth stage of this masterplanning exercise is the development of the site plans. The analysis of the baseline data, the results of the consultation exercises and the vision of the project brief have been the starting points from which these site plans have been developed.

161. The Nene Meadows naturally falls into three distinct but connected areas:

- Midsummer Meadow (Area 1);
- Rushmills Meadow (Area 2);
- Delapre Lake Meadow (Area 3).

162. A detailed plan for each of these areas has been drawn up and their location relative to each other is shown in the masterplan areas overview map below (Figure 25).

163. Each plan area is supported by a general commentary and a description of the proposed facilities.
Figure 25: Masterplan Areas Map

Midsummer Meadow (Area 1)

Rushmills Meadow (Area 2)

Delapre Lake Meadow (Area 3)
**Midsummer Meadow (Area 1)**

164. This is the core anchor to the whole Nene Meadows masterplan providing the main focus of activity and linking the town centre to the wider Nene Meadows area. It will be the most accessible area to both local communities and visitors.

165. It covers the land between Becket’s Park and the A45 Barnes Meadow Roundabout, the Bedford Road to its north and the disused railway line to the south. It includes Midsummer Meadow and Barnes Meadow.

166. A striking gateway feature bridge is proposed to link the Nene Meadows to the hospitals, employment and housing area to the north. Crossing the Bedford Road from near the stone pumping station tower, it is likely to land alongside the Cliftonville Road. Opportunities need to be taken to masterplan the bridge at the same time as any redevelopment of the current council offices at Cliftonville House.

**Intensive outdoor sport and recreation**

167. The Midsummer Meadow area will include a combination of highly visible sport and active recreation areas, event spaces, public art, quieter parkland, extensive paths and landscaping as well as the existing local nature reserve.

168. It will have strong physical, visual and functional walking and cycling links to Becket’s Park, and to the Nene Whitewater Centre.

169. The proposed Avon/Nunn Mills development area will link to the site via a new cycling and pedestrian bridge.

170. The riverside edge will be enhanced to improve access for all, including families, the disabled, canoeists and anglers. There will be enhanced and additional bankside boat moorings and water taxi stops.

171. The riverside will provide much enhanced services for events such as waterways festivals, dragon boat racing and other events.

172. There will be quiet areas for relaxation and walking, jogging and cycling, enhanced by landscaping, with water as the theme (including fountains and rills). Viewing platforms, boardwalks, public art and wildlife and heritage trails will add extra interest.

**Views**

173. Views into the site will particularly pick out the main ‘Hub Centre’. These buildings will be the main visitor focus for Midsummer Meadow and will have a striking design. The buildings will be set around a plaza facing the Bedford Road.
174. Views into, and within, the site will be opened up, so as to promote the site and to provide additional personal safety. Whilst the open space feel will be maintained, the site will have low level lighting to its paths, and CCTV to enhance security.

Range of Users

175. The broad scope of activities will appeal to a wide range of users and to all ages. There will be week day, lunchtime, evening, late evening and weekend focus to the activities.

176. Many of the activities will be introductory in nature and other parts of the Nene Meadows might then offer ‘pathways’ for people to progress to a higher skill level. For example introductory safe cycling and BMX areas for beginners at Midsummer Meadow will be offered, with links to longer distance cycling routes and to more difficult and technical off-road and BMX opportunities elsewhere.

Local Nature Reserve

177. Barnes Meadow Local Nature Reserve will be protected and will have a small extension near to the A45 Barnes Meadow roundabout. Some limits on access along the south shore will be considered to prevent bird disturbance. There will be enhanced public enjoyment and education through bird hides, viewing platforms and information boards.

178. The Wildlife Trust will continue to manage the main nature reserve areas. Enhanced public access across and around the site needs to be carefully planned to balance wildlife protection with public access and safety. Low level lighting is proposed with some riverside scrub clearance on the main public paths.

179. There will be a new, fenced, cycle and walking link from the south bank of the river across the LNR and under the current disused railway, to Delapre Lake. This area will also link northwards across the river on a new bridge crossing close to the A45 river bridges.

Parking and access

180. Current levels of parking on Midsummer Meadow will be maintained and extended albeit in newly designed layouts, with some parking designed to be less visually obtrusive (perhaps as grasscrete). The parking will provide for daytime, evening and weekend use, and will be able to service large events (such as inland waterways festivals, carnivals, town firework displays and music/arts events).

181. There is a balance to be struck between commuter and leisure users car parking. In part this can be managed by restricting parts of the car park during normal office hours, however the income from the former may play an important part in revenue support for the Nene Meadows, especially with the reduction in future public sector revenue funding.
Hub Centre

182. The Hub Centre will include: a café/bar to support daytime, evening and weekend use; an indoor activity centre and multi-purpose space including interactive electronic fitness games; a changing and shower facility; and a retail unit specifically servicing adventurous outdoor sports and active recreation and health.

183. This hub will also provide the primary management and service buildings for all of the facilities on this part of the Nene Meadows.

184. In order to make the facilities viable it is likely that the skatepark, ropes course, play and outdoor gym areas, the café/bar, changing, indoor adventure and outdoor adventure related retail are all considered as a single externalised commercial operation, with a flexible approach to planning, to support such viability.

185. The centre may be one, two or three landmark buildings, which should have a suitable high quality modern design, that relates to the natural environment including the wider area water theme. It is likely to have a high level of energy efficiency.
Figure 26: Masterplan - Midsummer Meadow (Area 1)
Skate, Ropes, Play and Senior Gym

186. Surrounding the western flank of the Hub Centre are the intensive activity areas. These include:

187. A large skatepark providing for the town community and being a major attraction for visitors. It would provide a natural progression from a potential network of small local facilities elsewhere in town. It should be fenced and floodlit to provide managed evening and winter use.

188. An aerial ropes course also fenced and floodlit to provide evening and winter use would be located alongside the skatepark.

189. In line with the outdoor adventure theme, a major playground will be provided based on ‘natural play’ with natural materials including scrambling rocks, boulders, tunnels and some water features. This area will be unfenced and accessible at all times.

190. A fenced smaller adventure playground for young children and toddlers will be located adjacent to the centre buildings.
191. Close to the centre buildings and changing area, an outdoor gym is proposed. This would be suitable for all ages and abilities to use, but in part targeted at senior citizens and those recovering from sports injuries or other debilitating conditions. It is likely that NHS outreach schemes would link into this managed facility.

192. On the western side of Midsummer Meadow is the quieter parkland area which links through to Becket’s Park. The parkland will have two or more water fountains and a water rill will start at the western most fountain and run through the parkland and adventure play area and under the ropes course, ending at a final fountain outside the Hub Centre. There will be some low level parkland planting with an emphasis on a natural look, perhaps looking at drought tolerant planting and retaining views over the vegetation.

193. Running through the parkland area will be other water features including the rill(s) and small shallow ponds acting as additional natural security barriers to the fenced areas.
Rushmills Meadow (Area 2)

194. The triangular shaped area is bounded by the A45 to the north-west, the Bedford Road to the north-east and the Brackmills Industrial Estate to the south.

195. There will be a new, fenced, cycle and walking link from the south bank of the river across the LNR and under the current disused railway, to Delapre Lake. This area will also link northwards across the river on a new bridge crossing close to the A45 river bridges.

196. A major fountain on the navigation/river peninsula will signpost the area, and a series of lighting features will provide fun and safety for all users, particularly encouraging evening use.

197. Enhanced cycle and walking access will include new circular routes and access over a new cycle/footbridge over the river (by the A45 road bridge).

198. There will be water taxi access including pontoon stations for the Rushmills offices and for the Nene Whitewater Centre.

199. A ‘hidden park’ will provide quiet reflective relaxation for the Brackmills and other office workers in the area.

200. Views, access and pathways to the site will be improved and significant scrub vegetation will be removed to assist this, especially along the southern areas of this site.

201. This area has the current Nene Whitewater Centre at its heart. The centre and the area around it is to be retained and enhanced for outdoor adventurous activity.

202. Planning policy should allow for additional sport related offices (such as for outdoor adventure sports clubs and governing bodies use).

203. A larger and publicly accessible café area will serve sports users and spectators.

204. There will be new permanent canoe, boat and sports club operations with associated storage units.

205. Additional adventurous activity will be provided as follows:

- camping area to for support the adventure sport uses;
- a tree-ropes course and/or a rock-climbing tower;
- a major artificial cave piping system (managed buried pipe and tunnel system);
- a challenging off-road cycle area (BMX and mountain bikes).

206. A new marina could be considered subject to the relocation of the Rugby Club. The Environment Agency recognises that later in the plan period (perhaps by 2021) improved strategic navigation linkages will lead to an increase in boat traffic, rising from a current 300 boats per year up to 1500-2000 boats on this navigation.
Figure 27: Masterplan- Rushmills Meadow (Area 2)
Delapre Lake Meadow (Area 3)

207. The Delapre Lake Meadow area lies south of the River Nene and disused railway, north of the A45, and East of Delapre Abbey. It is currently accessed from Eagle Drive which also provides access to the golf course and the Marriott Hotel.

208. The lake at Delapre is part of the original Delapre Estate and is hidden from the Abbey itself, by the Charter Wood. The brief for this masterplan excluded the Delapre Estate, with the exception of the lake, as an Options Appraisal has been developed to consider future uses of the estate.

209. Currently, parts of this site are relatively inaccessible, although it is used by anglers, waterskiers and hotel residents. The proposed housing development at Ransome Road and Avon/Nunn Mills Road raises the importance of the area, as it will regenerate the brownfield land and support a new population of an estimated 5000 people living right up to the Delapre Lake edge. The new masterplan proposals will be able to both identify quality open space for this new community and for the town as a whole.

210. A resurfaced and lit path will open up the whole lake perimeter for walking, cycling and jogging, providing a circular route and linking up the activity areas around the lake edge. The path will connect to the rest of the Nene Meadows area via existing and new paths. Specific links will be eastwards towards Brackmills and Rushmills employment areas and the Nene Whitewater Centre. The key links westwards will be towards Delapre Abbey and onto the town centre through the Ransome Road/Avon/Nunn Mills developments.

211. Around the lake there will be new and improved angling platforms for competition and informal use once the lake has been re-stocked. Some of the platforms will be suitable for wheelchair users.

212. The main activity area will be at the western end of the lake, alongside the new housing area. There will be a large restaurant/bar as part of that development in a prominent position directly overlooking the lake. This will be of a high quality design in keeping with the lakeside setting.

213. A lakeside beach will provide a focal point at the end of the lake and will function as an area for relaxation. The beach will be set back and separate from the water itself, for ease of management. The beach may be constructed of sand and unlike the temporary features found in some Midlands cities this could be a larger permanent feature. There will be services for the users of the beach, including a kiosk, showers and WC facilities, and access to a partition and managed area of open water.

214. A heritage and sculpture trail in the wooded areas adjacent to the lake will reflect the importance of the adjacent Delapre Abbey and the historic battlefield. An optional biomass crop next to this would be managed to provide fuel to power
potential combined heat and power boilers on or off-site (for example serving Delapre Abbey).

215. The lakeside edge by the new housing is one of the key ‘hubs’ of the masterplan and will be enhanced by a feature boardwalk along part of its edge and sweeping out across the water to the nearby island where there will be an island viewpoint. It will link to the beach, the restaurant/bar, areas of recreational water (including paddle boats), the lakeside circular path and the housing development edge.

216. The watersports activity will be enhanced with the addition of canoeing and sailing on the lake. New facilities to services these sports will be needed, there is significant cost and management benefit in expanding the current waterski clubhouse to accommodate these. The water ski, sailing and canoeing areas will be time zoned and physically separated, by permanent booms, from the swimming and paddle boat area at the west end of the lake.

217. The Haven is an existing wooded, side pond to the lake. It will be developed as a quiet lakeside location for contemplation and will be enhanced with seating, and possibly public art/sculpture.

218. The main vehicular access to this part of the Nene Meadows will be from Eagle Drive and enhanced parking near to the Marriott Hotel will be provided. There could also be the potential to provide a rangers base and possibly a small café at this location. These two functions could be accommodated as an extension of the current hotel or in their own building.

219. Given the strategic importance of the masterplan proposals, they should be supported by developer contributions and on-site opportunities for enabling development need to be considered. A new highly energy efficient headquarter office development could be located adjacent and North-East of the hotel, backing against the A45 edge of the site, but with main views down the Delapre Lake.
Figure 28: Masterplan- Delapre Lake Meadow (Area 3)
STAGE FIVE – IMPLEMENTATION PLAN

Phasing

220. To align with emerging Development Plan Documents this Implementation Plan identifies the proposed development phasing of facilities up to 2026. The phases are set out as:

• Up to 2016
• 2016 to 2021
• 2021 to 2026

221. In addition, the Implementation Plan includes details of indicative costings to guide likely expenditure and identifies potential funding sources that could contribute to the delivery of the scheme. The indicative costings can only be considered as a guide because, whilst schemes have been identified to create the Nene Meadows as a strategic leisure and recreation facility, the design and quality of material for each scheme could differ considerably from the assumptions made to develop the indicative costings. These costings are a guide to likely build costs only and do not include land purchase where this may be necessary.

222. Providing the basic infrastructure to ensure that the site is safe and accessible should be the first priority with other elements following as funding allows.

223. The priority is then the Midsummer Meadow/Barnes Meadow North areas.

224. The phasing is shown in Figures 29, 30 and 31 below and estimated costs in Figures 32, 33 and 34.

225. The individual elements for each of the three Nene Meadows areas have been given a priority of A, B or C as follows:

• A- highest priority and essential for making the site accessible to all and including the Midsummer Meadow Hub;
• B- next stage priorities once the site is established;
• C- longer term priorities.

226. A guide to the estimated costs by priority phasing is included in Figure 35.
**Figure 29: Phasing Plan- Midsummer Meadow (Area 1)**

<table>
<thead>
<tr>
<th>Midsummer Meadow (Area 1)</th>
<th>Priority</th>
<th>Up to 2016</th>
<th>2016-2021</th>
<th>2021-2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkland</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fountains and water rill</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Benches, bins, cycle stands and information boards</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reformatted car parks</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internal roads (circa 700m)</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bird Hide</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Footpaths/Cycleways (circa 2km)</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Footpaths/cycleways lighting (circa 2km)</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adventure Play</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Angling platforms</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Skatepark</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Ropes Course</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Play</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior Gym</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moorings</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boardwalk</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Taxi Halt</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Covered Viewpoint</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Event Utilities</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sculptures</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hub Buildings</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plaza</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Major facilities requiring individual funding**

| Avon/Nunn Mills Nene footpath/cycleway bridge to Midsummer Meadow | A | ✓ |           |           |
| Gateway Bridge | C | ✓ |           |           |
**Figure 30: Phasing Plan- Rushmills Meadow (Area 2)**

<table>
<thead>
<tr>
<th>Rushmills Meadow (Area 2)</th>
<th>Priority</th>
<th>Up to 2016</th>
<th>2016-2021</th>
<th>2021-2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cave Piping</td>
<td>B</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Climbing Tower</td>
<td>B</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Light Trail and Weir Lighting</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enhanced Cafe</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Club Storage</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resurface existing Car Park</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Car Parking Area</td>
<td>B</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Benches, bins, cycle stands and information boards</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South bank footpath/cycleway from Britannia PH to A45 (circa 1km)</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South bank footpath/cycleway from Britannia PH to A45 lighting (circa 1km)</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Taxi Halt</td>
<td>A</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Event Camping</td>
<td>A</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Fountain of Light</td>
<td>B</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Hidden Park</td>
<td>B</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Senior BMX Mound</td>
<td>B</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>A45 Bridge Under Lights</td>
<td>A</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Nene/A45 Footbridge/Cycleway</td>
<td>A</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Major facilities requiring individual funding</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>House of Sport</td>
<td>C</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Marina (subject to relocation of Rugby Club)</td>
<td>C</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Public Transport Corridor and Station</td>
<td>C</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>
### Figure 31: Phasing Plan - Delapre Lake Meadow (Area 3)

<table>
<thead>
<tr>
<th><strong>Delapre Lake Meadow (Area 3)</strong></th>
<th><strong>Priority</strong></th>
<th><strong>Up to 2016</strong></th>
<th><strong>2016-2021</strong></th>
<th><strong>2021-2026</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Beach</td>
<td>B</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shelter/WC/Showers</td>
<td>B</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Footpath/Cycleway around lake perimeter (circa 1.5km)</strong></td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Footpath/Cycleway lighting around lake perimeter (circa 1.5km)</strong></td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Benches, bins, cycle stands and information boards</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Angling Platforms (approx 10)</td>
<td>A</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Boardwalk 1 (circa 250m)</strong></td>
<td>A</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Extended Canoe, Sail, Waterski Clubhouse</td>
<td>B</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Boardwalk 2 (circa 250m) with Island Viewpoint</strong></td>
<td>B</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>The Haven</td>
<td>B</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Major facilities requiring individual funding</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lakeside Restaurant/Bar</td>
<td>B</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Figure 32: Cost Estimates- Midsummer Meadow (Area 1)

<table>
<thead>
<tr>
<th>Midsummer Meadow (Area 1)</th>
<th>Priority</th>
<th>Capital cost estimate</th>
<th>Indicative cost basis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkland</td>
<td>A</td>
<td>£300,000</td>
<td>6ha landscaping based on £50K per ha</td>
</tr>
<tr>
<td>Fountains and water rill</td>
<td>A</td>
<td>£300,000</td>
<td>£100K per fountain</td>
</tr>
<tr>
<td>Benches, bins, cycle stands and information boards</td>
<td>A</td>
<td>£47,500</td>
<td>10 benches @ £1500 per bench, 5 boards@ £2500 per board, 10 bins @ £1000 per bin, 20 cycle stands @ £500</td>
</tr>
<tr>
<td>Reformatted car parks</td>
<td>A</td>
<td>£400,000</td>
<td>Reformat of 400 spaces based on £1K per space</td>
</tr>
<tr>
<td>Internal roads (circa 700m)</td>
<td>A</td>
<td>£300,000</td>
<td>£400 per m</td>
</tr>
<tr>
<td>Bird Hide</td>
<td>A</td>
<td>£100,000</td>
<td></td>
</tr>
<tr>
<td>Footpaths/Cycleways (circa 2km)</td>
<td>A</td>
<td>£300,000</td>
<td>Based on £150 per m</td>
</tr>
<tr>
<td>Footpaths/Cycleways lighting (circa 2km)</td>
<td>A</td>
<td>£30,000</td>
<td>Based on £15K per km</td>
</tr>
<tr>
<td>Adventure Play</td>
<td>A</td>
<td>£250,000</td>
<td></td>
</tr>
<tr>
<td>Angling platforms</td>
<td>A</td>
<td>£7,500</td>
<td>Based on £1500 per platform</td>
</tr>
<tr>
<td>Skatepark</td>
<td>A</td>
<td>£500,000</td>
<td>Based on half the cost of Stoke Central Plaza</td>
</tr>
<tr>
<td>High Ropes Course</td>
<td>A</td>
<td>£300,000</td>
<td></td>
</tr>
<tr>
<td>Play</td>
<td>A</td>
<td>£150,000</td>
<td></td>
</tr>
<tr>
<td>Senior Gym</td>
<td>A</td>
<td>£80,000</td>
<td></td>
</tr>
<tr>
<td>Moorings</td>
<td>A</td>
<td>£80,000</td>
<td>£20K each</td>
</tr>
<tr>
<td>Boardwalk</td>
<td>A</td>
<td>£20,000</td>
<td>Based on £100 per m</td>
</tr>
<tr>
<td>Water Taxi Halt</td>
<td>A</td>
<td>£20,000</td>
<td></td>
</tr>
<tr>
<td>Covered Viewpoint</td>
<td>A</td>
<td>£200,000</td>
<td></td>
</tr>
<tr>
<td>Event Utilities</td>
<td>A</td>
<td>£50,000</td>
<td></td>
</tr>
<tr>
<td>Sculptures</td>
<td>A</td>
<td>£90,000</td>
<td>£35K each</td>
</tr>
<tr>
<td>Hub Buildings</td>
<td>A</td>
<td>£1,600,000</td>
<td>800m² @ £2000 per m²</td>
</tr>
<tr>
<td>Plaza</td>
<td>A</td>
<td>£300,000</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>-------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sub Total</td>
<td>£5,425,000</td>
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</tr>
<tr>
<td></td>
<td>Contingency @ 10%</td>
<td>£542,500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Contingency</td>
<td>£5,967,500</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fees @ 12%</td>
<td>£716,100</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Area 1 Total</td>
<td>£6,683,600</td>
<td></td>
</tr>
</tbody>
</table>

**Major facilities requiring individual funding**

| Avon/Nunn Mills Nene footpath/cycleway bridge to Midsummer Meadow | A | £300,000 |
| Gateway Bridge | C | £3,000,000 |
| Total extras | | £3,300,000 |

**Grand total for Midsummer Meadow (Area 1)** | £9,983,600

N.B. All costs are indicative and should be used as a guide only.
### Figure 33: Cost Estimates- Rushmills Meadow (Area 2)

<table>
<thead>
<tr>
<th>Rushmills Meadow (Area 2)</th>
<th>Priority</th>
<th>Capital cost estimate</th>
<th>Indicative cost basis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cave Piping</td>
<td>B</td>
<td>£600,000</td>
<td>£100K Phase 1, £200K Phase 2, £300K Phase 3</td>
</tr>
<tr>
<td>Climbing Tower</td>
<td>B</td>
<td>£50,000</td>
<td></td>
</tr>
<tr>
<td>Light Trail and Weir Lighting</td>
<td>A</td>
<td>£15,000</td>
<td>Based on £15K per km</td>
</tr>
<tr>
<td>Enhanced Cafe</td>
<td>A</td>
<td>£100,000</td>
<td></td>
</tr>
<tr>
<td>Club Storage</td>
<td>A</td>
<td>£100,000</td>
<td></td>
</tr>
<tr>
<td>Resurface existing Car Park</td>
<td>A</td>
<td>£60,000</td>
<td>Based on 60 spaces at £1K each</td>
</tr>
<tr>
<td>New Car Parking Area</td>
<td>B</td>
<td>£100,000</td>
<td>Based on 100 spaces at £1K each</td>
</tr>
<tr>
<td>Benches, bins, cycle stands and information boards</td>
<td>A</td>
<td>£30,000</td>
<td>5 benches @ £1500 per bench, 3 boards@ £2500 per board, 10 bins @ £1000 per bin, 10 cycle stands @ £500</td>
</tr>
<tr>
<td>South bank footpath/cycleway from Britannia PH to A45 (circa 1km)</td>
<td>A</td>
<td>£150,000</td>
<td>Based on £150 per m</td>
</tr>
<tr>
<td>South bank footpath/cycleway from Britannia PH to A45 lighting (circa 1km)</td>
<td>A</td>
<td>£15,000</td>
<td>Based on £15K per km</td>
</tr>
<tr>
<td>Water Taxi Halt</td>
<td>A</td>
<td>£20,000</td>
<td></td>
</tr>
<tr>
<td>Event Camping</td>
<td>A</td>
<td>£50,000</td>
<td></td>
</tr>
<tr>
<td>Fountain of Light</td>
<td>B</td>
<td>£200,000</td>
<td></td>
</tr>
<tr>
<td>Hidden Park</td>
<td>B</td>
<td>£75,000</td>
<td>1.5 ha @ £50K per ha</td>
</tr>
<tr>
<td>Senior BMX Mound</td>
<td>B</td>
<td>£50,000</td>
<td>Based on landscaping of 1ha cost</td>
</tr>
<tr>
<td>A45 Bridge Under Lights</td>
<td>A</td>
<td>£200,000</td>
<td></td>
</tr>
<tr>
<td>Nene/A45 Footbridge/Cycleway</td>
<td>A</td>
<td>£400,000</td>
<td></td>
</tr>
<tr>
<td>Sub Total</td>
<td></td>
<td>£2,215,000</td>
<td></td>
</tr>
<tr>
<td>Contingency @ 10%</td>
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<td>-------------------</td>
<td>---------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fees @ 12%</td>
<td>£292,380</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area 2 Total</td>
<td>£2,728,880</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Major facilities requiring individual funding**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>House of Sport</td>
<td>£1,000,000</td>
</tr>
<tr>
<td>Marina (subject to relocation of Rugby Club)</td>
<td>£4,500,000</td>
</tr>
<tr>
<td>Public Transport Corridor and Station</td>
<td>No budget allocated</td>
</tr>
<tr>
<td>Total extras</td>
<td>£5,500,000</td>
</tr>
</tbody>
</table>

**Grand total for Rushmills Meadow (Area 2)**

| £8,228,880 |

N.B. All costs are indicative and should be used as a guide only.
### Figure 34: Cost Estimates- Delapre Lake Meadow (Area 3)

<table>
<thead>
<tr>
<th>Priority</th>
<th>Capital cost estimate</th>
<th>Indicative cost basis</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Delapre Lake Meadow (Area 3)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beach</td>
<td>£150,000</td>
<td></td>
</tr>
<tr>
<td>Shelter/WC/Showers</td>
<td>£100,000</td>
<td></td>
</tr>
<tr>
<td>Footpath/Cycleway around lake perimeter (circa 1.5km)</td>
<td>£225,000</td>
<td>Based on £150 per m</td>
</tr>
<tr>
<td>Footpath/Cycleway lighting around lake perimeter (circa 1.5km)</td>
<td>£22,500</td>
<td>Based on £15K per km</td>
</tr>
<tr>
<td>Benches, bins, cycle stands and information boards</td>
<td>£30,000</td>
<td>5 benches @ £1500 per bench, 3 boards@ £2500 per board, 10 bins @ £1000 per bin, 10 cycle stands @ £500</td>
</tr>
<tr>
<td>Angling Platforms (approx 10)</td>
<td>£15,000</td>
<td>Based on £1500 per platform</td>
</tr>
<tr>
<td>Boardwalk 1 (circa 250m)</td>
<td>£100,000</td>
<td>Based on £400 per m</td>
</tr>
<tr>
<td>Extended Canoe, Sail, Waterski Clubhouse</td>
<td>£150,000</td>
<td>Based on 100m² extension @ £1500 per m²</td>
</tr>
<tr>
<td>Boardwalk 2 (circa 250m) with Island Viewpoint</td>
<td>£125,000</td>
<td>Based on £400 per m and £25,000 viewing tower</td>
</tr>
<tr>
<td>The Haven</td>
<td>£50,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sub Total</strong></td>
<td>£967,500</td>
<td></td>
</tr>
<tr>
<td><strong>Contingency @ 10%</strong></td>
<td>£96,750</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>£1,064,250</td>
<td></td>
</tr>
<tr>
<td><strong>Fees @ 12%</strong></td>
<td>£127,710</td>
<td></td>
</tr>
<tr>
<td><strong>Area 3 Total</strong></td>
<td><strong>£1,191,960</strong></td>
<td></td>
</tr>
<tr>
<td>Major facilities requiring individual funding</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Lakeside Restaurant/Bar</td>
<td>B</td>
<td>£1,500,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grand total for Delapre Lake Meadow (Area 3)</td>
<td></td>
<td>£2,691,960</td>
</tr>
</tbody>
</table>

N.B. All costs are indicative and should be used as a guide only.
### Figure 35: Cost Estimates by Priority Phasing

<table>
<thead>
<tr>
<th>Priority Phasing</th>
<th>Sub Total</th>
<th>Contingency @ 10%</th>
<th>Fees @ 12%</th>
<th>Phase A Total</th>
<th>Phase A extras</th>
<th>Grand Total Phase A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase A</strong></td>
<td>£6,957,500</td>
<td>£695,750</td>
<td>£918,390</td>
<td>£8,571,640</td>
<td>£300,000</td>
<td>£8,871,640</td>
</tr>
<tr>
<td><strong>Phase B</strong></td>
<td>£1,650,000</td>
<td>£165,000</td>
<td>£217,800</td>
<td>£2,032,800</td>
<td>£1,500,000</td>
<td>£3,532,800</td>
</tr>
<tr>
<td><strong>Phase C</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>£8,500,000</td>
</tr>
<tr>
<td><strong>All Phases</strong></td>
<td></td>
<td></td>
<td></td>
<td>Total Cost</td>
<td></td>
<td>£20,904,440</td>
</tr>
</tbody>
</table>

N.B. All costs are indicative and should be used as a guide only.
Potential Funding Sources

227. The proposals arising from this masterplan are likely to be funded and supported by a range of partners and new infrastructure provision might be via a mix of public and private sources.

228. There are likely to be an increasing number of innovative partnership arrangements over the next few years both in relation to capital and revenue projects and consideration should be given by the Borough Council to exploring all of the available options to enable the delivery of these proposals.

229. Whilst the facilities identified in this masterplan will be spread over a period of years to 2026, significant capital funding will be required to deliver the facilities as well as ongoing revenue commitments.

230. Public sector funding for about the next 10 years is likely to be severely constrained, and in about the next 3-5 years, development construction contributions will be limited. The importance of private sector partnership funding and of enabling development for this town and sub-regional wide strategic infrastructure will be critical.

231. For example a development/operational partner should be sought for the Midsummer Meadow Hub, and to maintain the land areas surrounding it.

232. Enabling development both on-site and off-site will be essential to the viable development of the proposals and a specific enabling development policy should be considered in the Core Strategy to support this.

233. Potential on-site locations for enabling development are shown in the masterplan diagrams.

234. Funding sources and programmes vary significantly over time and there is limited benefit in exploring in detail all of the funds available at this point. As each element is considered a variety of options for funding will need to be explored. These might include in no particular order:

- Developer contributions: through the s106, tariff and/or Community Infrastructure Levy (CIL) and Programme of Development (POD);
- Enabling development; both on-site and off-site;
- Private sector partnerships;
- Joint funding by working with key partners such as: Primary Care Trusts, National Governing Bodies of Sport, Sport England/UK Sport etc;
- Lottery funding: sports and heritage;
- Government funding: Communities and Local Government (CLG): through growth funds for health, sport and green infrastructure as well as area regeneration;
- Voluntary Sector;
- European funding;
- Prudential borrowing.