

CANTLEY STAITHE PROJECT



View of Cantley Staithe taken from the Reedcutter P. H. looking towards the Sugar Factory.

Introduction

Cantley with Limpenhoe and Southwood form a small Parish of about six hundred people. The Village Staithe is an historic facility enabling local people to have access to the rivers and broads. Cantley Staithe was registered as a Village Green in April 2005.

As part of the Broadland Flood Alleviation Project, Broadland Environmental Services Limited (BESL) will be working on the river bank during 2009 which presents an ideal opportunity for the area to be enhanced. By working in close partnership with BESL and the Broads Authority we have the opportunity to develop a new slipway for general public use, better mooring facilities and a more easily accessible and attractive Village Green area on the river bank for public enjoyment. This helps to tackle a number of Objectives set down in the Broads Plan. The partnership approach is necessary for a project of this scale and ensures effective use of local resources and finance.

Local children enjoy playing on and around the Staithe but the present quay, that had been maintained by volunteers, is no longer considered safe for use. The development will provide a safe point to launch boats and canoes, safe pontoons from which to access craft and platforms for fishing from.

The present Village Green is limited to an area of rond between the river and the flood bank. Adjacent land is being made available by British Sugar which will allow the flood bank to be moved back from the river thus more than doubling the size of the Village Green area. This will provide a landscaped community area with seating and picnic tables over looking the river.

A slipway at the head of the dyke will allow boats and canoes to be launched safely. There is an annual Cantley Regatta currently confined to broads cruisers but a slipway would enable the Regatta to include dinghy racing.

We are unaware of any other freely available slipway facilities on the north bank of the River Yare. The nearest commercially available slipway upstream is at Brundall, 7 miles away by road. The nearest commercial slipway downstream is at Reedham Ferry. Between there and Great Yarmouth there is one other slipway , in Reedham Village, but it is chained off.

The scheme will provide free mooring adjacent to the slipway for people launching boats or for disabled users. The other seven moorings will be leased out to provide an income to pay for the maintenance of the whole facility.

A Cantley Staithe Management Group will be set up to oversee the management and long term viability of the Staithe and Village Green.

Executive Summary

- To enhance Cantley Staithe for the benefit of the residents of Cantley.
- To ensure its continued use and support.
- To ensure its future viability without burdening the council tax payers of Cantley by making the facility financially sustainable

Objectives

- To develop the Staithe area by Summer 2010.
- To establish a Village Green community area by rolling back the flood bank, repiling parts of the river bank, reprofiling other parts of the river bank, filling in the large dips in the ground, raising the ground level, levelling, landscaping, planting trees and shrubs and providing seating and picnic tables. This landscaped area will provide a safe and inviting riverside area for children to play and adults to enjoy.
- To provide a permanently open, free to use, concrete slipway for the launching of river craft.
- To provide a turning circle to access the slipway.
- To provide a floating pontoon with a large area for public use plus a number of permanent moorings that will generate an income to pay for the long term sustainability of the whole community facility.
- To provide an access road to the turning circle.
- To enhance the existing access road from Station Road to the Staithe.
- To ensure that the whole area is accessible to users of all abilities.
- To raise the necessary funding.
- To establish legal rights to the land.
- To seize the opportunity to work with BESL in conjunction with their flood defence

work.

- To establish a Staithe Management Group to manage and maintain the Staithe once it is developed.
- To encourage use of Cantley Rail Station to provide access to the Staithe.

Background and Consultation

- The existing Staithe is run down and access is difficult. The present structure is dangerous and part of it has already been removed for this reason.
- The Parish Council have already put up a sign warning of the danger of deep water and of a dangerous structure. Part of the structure has already been removed for this reason.
- The Staithe attained village green status in April 2005.
- The Parish Council held two public meetings in March 2008 attended by a total of 39 people, including interested parties from the Sugar Factory, the Reedcutter Public House, the Broads Authority and members of the public.
- The Cantley Staithe is on the agenda every month at the Parish Council meeting to keep people up to date on the progress of the project.
- We have 31 letters of support from 2001 when we applied for Village Green status.
- We have 39 letters of support, from 2008, for the development of the Staithe.
- BESL have a contract with the Environment Agency to do flood defence work on the Broads.

Users / Beneficiaries

- Residents of Cantley, tourists and anyone passing – a place to sit and enjoy the river views or to enjoy a picnic,
- Walkers and dog walkers – easy access to 20 miles of footpaths,
- Boat users, water skiers and canoeists – free to use and permanently open slipway,
- Boat owners – moorings for hire,
- Anglers – fishing from the ends of the pontoon or fishing from dinghies launched

from the slipway,

- Local Youth Groups and Angling Clubs – room to hold outdoor activities such as canoeing or fishing.
- All facilities suitable for all abilities.
- The Cantley Staithe Management Group will actively promote the use of these facilities especially to youth and underprivileged groups.

Strategic Analysis

The Parish Council have responsibility for the Staithe. By completely redeveloping the Staithe and ensuring adequate access, as well as setting up a management group, its long term future as a major village facility will be assured. They are in an ideal position as custodians of the existing Staithe to take the lead and seek its future development. Partners in this project are:-

The Broads Authority

- The Staithe is on the River Yare which is part of the Broads network.
- They have expertise in managing and developing the Broads.
- They are the planning authority for the Broads.

Broadland Environmental Services Limited (BESL)

- They have a long term contract with the Environment Agency to do flood defence work on the Broads.
- The Staithe could be developed in conjunction with the other flood defence work thus reducing overall costs.

British Sugar Cantley Factory

- They are land owners of land adjacent to the Staithe required to enlarge the community area and provide room for the turning circle.
- They are a local benefactor who support local community projects.
- Two of the footpaths accessing the Staithe are on British Sugar land.

Reedcutter Public House

- They are leasees of land where part of the turning circle will be.
- They are leasees of the access road from Station Road to the pub car park and Staithe.

Elizabeth Holdings PLC

- They are owners of the Reedcutter Public House.

Cantley Staithe Management Group

- The Cantley Staithe Management Group is being set up from local volunteers and representative members from British Sugar, Broads Authority, the Reedcutter Public House and Cantley Parish Council. We are hoping to set this up as a charitable association.

Financial

Full details of costs (see APPENDIX A)

Seek grants and / or funding in kind from:-

Broadland Life Community Investment Fund
WREN Landfill Community Fund
Environment Agency
Broads Authority
British Sugar
BIFFAWARD Main Grants Scheme
The Foundation for Sports and the Arts
The Inland Waterways Association

VAT

The Parish Council is exempt from VAT. However any invoice must be paid including VAT and then the VAT can be claimed back. VAT can be claimed back at intervals during the year. The VAT must be claimed up to a chosen date. Any VAT accrued before that date but not claimed for cannot be subsequently claimed but is lost.

Third Party Funding

Third Party Funders

Cantley Parish Council are prepared to be third party funders for WREN.

Broadland Life Community Investment Fund are prepared to act as third party funders for BIFFAWARD.

Funders Requiring Third Party Funding

WREN require TPF of 11% of £20,000 = £2,200

Possible Funders

BIFFAWARD require TPF of 10% of £51,166 = £5,116.6

Marketing and Publicity

- Initial publicity during development plan – This includes distributing information in Cantley as well as grant funding being announced in the press.
- Official opening – We hope to hold a major function on the Staithe. Yet to be planned.
- Information will go into publications produce by the Broads Authority, Broadland District Council, the Wherrylines (Local Rail Users Group), the local press and others.
- The Staithe Management Group will be responsible for promoting the Staithe once it is completed.
- We are using the www.cantley.org web site as well as the Parish Council notice boards in Cantley and Limpenhoe.
- We hope to encourage people to use the local station to access the Staithe thus reducing vehicular traffic on the roads.

Sustainability

The Cantley Staithe Management Group will be responsible for

- promoting and maximising the use of the facilities,
- maintaining the community area, notice boards, seating and picnic tables including any necessary maintenance contracts,
- maintaining the slipway, the pontoon and any safety equipment,
- allocating the moorings and collecting the mooring fees,

The Management Group will run as a not-for-profit charitable association for the benefit of Staithe users. Income will be derived from the mooring fees plus any other monies that they may raise.

Monitoring and Evaluation

Monitoring of works

The Project will require close monitoring and liaison with the contractors during the works period. The monitoring involved will include regular site checks during the eight weeks BESL are due to be on site, and on completion of the BESL work, to ensure compliance with original plans and requirements.

Checks on site as other work progresses, relating to works by the Broads Authority, road surfacing by contractors and the provision and installation of the pontoon, will be carried out.

Site will be checked on completion, before handing back to community.

Arrange for the Broads Authority to do a detailed risk assessment.

Monitoring of usage

Monitoring of usage once project works are completed. This will be a requirement of our contracts with funders and is an important aspect of the project as a whole. This phase of monitoring will be done via:-

Hold opening party / event on new Community area. Hand out questionnaire.

Put notices on Parish Council notice boards asking for feedback and Parish Council Newsletter.

Visit Staithe at intervals and interview anyone there for opinions on the staithe developments

Outcome indicators

Positive result of survey

People using the facilities – at present about 200 per year increasing to 1500 on completion of project.

Feedback provided to funders on progress and use of facility.

Main Contacts

Robert Beadle, Chairman of Cantley Parish Council oversees the project and is also managing the funding.

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PICTURES



View from Sugar Factory looking towards the Reedcutter P. H. with the new community land in the foreground.



View looking towards the River Yare from the Reedcutter access road with the dyke on the left.



View of the dyke looking in the opposite direction to the above view.



View of Cantley Staithe taken from the Reedcutter P. H. looking towards the Sugar Factory.



Close up of Cantley Staithe taken from the Reedcutter P. H.



View of Cantley Staithe looking north.



View of new community land with access to the Staithe on the right.



Cantley Staithe looking towards the River Yare. Most of this structure has already been removed for safety reasons.



View looking along the existing floodbank towards the Reedcutter P. H.



View of the floodbank with the Staithe in the foreground and the new community land beyond.



View of Cantley Staithe looking towards the Reedcutter P. H.