

SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD

BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

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| Scheme name: | | Bradbourne Lakes Landscape Improvement | |
| Description of Scheme: | | <p>Bradbourne Lakes is a tranquil local park of historical and local significance, comprising a series of five ornamental lakes with waterfalls, cascades and a circular walking route set in areas of amenity grass, dense overgrown vegetation and clumps of trees, and some striking specimen veteran trees.</p> <p>In 2012 the Bradbourne Residents' Association (BRA) carried out a visitor survey that recorded a strong desire for restoration. In 2015 an application was made by Sevenoaks District Council to the Heritage Lottery Fund for a grant to restore the park, which unfortunately was unsuccessful at the first round pass.</p> <p>In July 2017 it was agreed to employ design consultants to prepare a Vision Plan for the park. The Vision Plan includes a number of restoration proposals including dredging of the lakes; structural repairs to various lake edges, walls and ornamental features; ecological enhancement through native hedge and marginal planting to the lakes to improve water quality; and upgrade of footpaths and park furniture to create safe accessible routes for all park users.</p> | |
| 1 | Is this scheme promoted by your organisation in partnership with another organisation(s)? | Yes | |
| | | Organisation Name(s): | Bradbourne Residents Association |
| | | Responsible individuals(s): | Byron Brown (Secretary BRA) John Ingram (Committee Member BRA) |
| | | Signature(s) on behalf of other | |

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| | | supporting organisations(s): | |
| | | Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation. | The BRA is a local friends group only and are not able to provide any funding. |

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| 2 | Is planning permission required for the scheme? | Yes | |
| | | If yes, has it been applied for? | No |
| | | If no, please explain why? | Programme of project has not allowed time for a planning application yet |
| | If planning permission has been granted – please provide details and a reference number. | | |
| Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies): | Consent required | | |
| | Date applied for / granted | | |

Need for the Scheme

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| 3 | List of projects or development that result in the need for this scheme: | Refer to SDC Cabinet agreement on 11.10.18, point 34 (included within this application). It was agreed that the results of the public consultation be noted and that LUC be commissioned to develop a full vision costed plan, and to explore funding opportunities, and to submit various grant applications to fund the proposed improvement and restoration works. |
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| 4 | How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix): | Refer to The Vision for the Future document – August 2018, included with this submission. |
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Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District:

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| 5 | Economic | <p>The park and the immediate local area has a rich and diverse history which is currently under-exploited and generally unknown. But there are many surviving remnants of the previous estate including the lakes themselves, standing stones, various ornamental water features, and several veteran trees. Parks provide a great economic benefit to both local government and individuals through their opportunity to boost health and wellbeing. This in turn helps decrease medical costs through increased exercise. The park has a unique opportunity to increase its local user numbers by creating a high quality open space that exploits its key features (its picturesque heritage, unique hydrological features, and ecological value), that is accessible to all, educational, sustainable, and preserved for the enjoyment of future generations.</p> |
| 6 | Social | <p>The park is a much loved local resource for a wide variety of community members. The Bradbourne Residents' Association (BRA) organise bimonthly working parties to help maintain the park. They also organise social events such as Easter egg hunts, picnics and music concerts. There are other numerous historic events and activities that are either no longer popular or are becoming increasingly difficult to sustain, such as the affect the lake silting has on the use of the ornamental lake for model boating. Even the current degraded state of the footpaths prevent some users from visiting site due to uneven and slippery surfaces.</p> |
| 7 | Environmental | <p>The park currently offers a lot in terms of ecological value, from a variety of water fowl to invertebrates, but this could be significantly enhanced through a number of simple interventions. Generally increasing the biodiversity of the park through development of a range of habitats may attract a mixture of new species that could help improve the water quality through oxygenation. If oxygen is present throughout the water at all times, beneficial aerobic microorganisms and insects feed on the organic sediment which will ultimately result in a cleaner lake bottom. The park also has a great number of trees with some striking specimen veterans remaining from the original historic estate. The proposals include a number of removals and arboricultural improvements, with a re-planting strategy in order to</p> |

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| | | further diversify species against pests and diseases, all as part of a future succession plan. |
| 8 | Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which? | Refer to The Vision for the Future document – August 2018, agreed by SDC Cabinet and included with this submission. |
| 9 | How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities? | <p>The project fits within the following Infrastructure categories:</p> <ul style="list-style-type: none"> - Water quality – The five artificial lakes which form Bradbourne Lakes were created on a tributary of the River Darent, which flows into the park moving from south to north. The lakes are heavily silted up due to leaf drop from overhanging trees, which in turn has implications on the local ecology and recreational use. The scheme seeks to dredge the lakes and use some of the silt arising to form planting areas for marginal and aquatic planting such as reed beds and oxygenating plants, to create habitat spaces such as for amphibians and improve overall water quality. - Flood defences - the majority of the park sits within an area of High Risk Flood Potential for both flooding from rivers or the sea, and from surface water, all as determined by the Environment Agency. An area of high risk means that each year this area has a chance of flooding of greater than 3.3%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail. Dredging of the lake bottoms, clearing of connector pipes and structural improvements to various walls and lake edges will ensure that the flow of water through the site does not become impeded. - Blue green infrastructure – The site is identified within the Sevenoaks Local Development Framework and is in the Kent Compendium of Historic Parks and Gardens. This list includes a number of other historic parks and gardens which are both registered and non-registered, Bradbourne Lakes being the |

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| | | <p>latter. However, the Local Planning Authority considers that it is an important part of the area's heritage and makes a significant contribution to the character of the area in which it is located. The park is also categorised as Open Space, which includes both public and private spaces and covers any open space which contributes to the character of the locality and is important to the local community. Various enhancements include improvements to the existing footpaths which are in a severely degraded state and limit the accessibility to vulnerable park users (such as the elderly, the disabled and mothers with prams); removal of overgrown vegetation to enhance views and passive amenity, as well as improve safety; ecological enhancement through species rich grassland mixes, native hedge planting to link up nature corridors; informal play facilities in a naturalised setting; trim trail equipment along relinked circular walking/running routes; additional seating; and, improved park signage and interpretation.</p> |
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Funding

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| 10 | Total Project Cost | £1,262,000 |
| 11 | <p>Funding required from CIL:</p> <p>Please identify other funding sources for this project, what contribution they are making and why these can not be used to fund the scheme in its entirety.</p> <p>Please provide the status of each source of funding for example whether it has been formally agreed, whether it has already been paid, whether it has been agreed in principle, if you are waiting for a decision in regard to the funding, or whether you are investigating the source of funding etc.</p> | <p>£252,400</p> <p>1) Ibstock Enovert Trust - £15,000 Investigating the source of funding</p> <p>2) Enovert Landfill Grant - £50,000 Investigating the source of funding</p> <p>3)</p> <p>4)</p> <p>5)</p> <p>6)</p> |
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| 12 | Is this bid for staged payments? | No | |
| | Will staged payments be accepted? | Yes | |
| | Please provide details of anticipated funding requirements and timetable | <ul style="list-style-type: none"> - Planning application scheduled for Winter 2019 - Assuming planning is successful we would aim to prepare detailed drawings and tender for a landscape contractor in early Spring 2020 - Construction could start (at the earliest) in mid-summer 2020 which is when funding would be required | |

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| 13 | Has a bid(s) for CIL funding been made to relevant town and parish councils? | Bid made (please delete as appropriate): | No |
| | | Details of bid | |
| | | Decision made (please delete as appropriate): | |
| | | Details of decision: | |
| | If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this. | | |

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| 14 | Would the scheme be fully funded if the CIL contribution is agreed? | No |
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| 15 | Has this scheme already benefited from CIL funding through the CIL Spending Board? | No | |
| | | If Yes; Please provide further justification as to why further CIL funding is required for this project. | |

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| 16 | Has this scheme/land/building already benefited from funding from Sevenoaks District Council? Note- this can include grants, section 106s, a Community Fund etc. | Yes | |
| | | If Yes; Please provide further details of amount and the project involved. | SDC maintain the lakes and are paying for the work carried out by LUC to support the bid. |

Deliverability

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| 17 | Does your organisation have the legal right to carry out the proposed scheme? | Yes - SDC own and manage the site |
| 18 | Anticipated start date for delivery of the scheme: | Mid/late summer 2020 |

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| 19 | Anticipated finish date for the delivery of the scheme: | Autumn/winter 2020 | |
| 20 | Anticipated date when CIL funding will need to be made available: | Mid-summer 2020 | |
| 21 | Does land need to be purchased to facilitate the scheme? | No | |
| | | Please provide details | |
| 22 | Please provide a consultation plan to let SDC know when they can expect progress reports on the project. | <p>Consultation event already undertaken in August 2018 helped inform The Vision for the Future document.</p> <p>Throughout the remainder of the project during design development and construction there would be monthly client and project board meetings , with minutes, updated drawings and project reports circulated for review.</p> | |
| 23 | Please provide details of the management and timescales of the project. | <p>On approval of funding a project client team would be assembled who would appoint a landscape architect as lead consultant of a wider design team. They would be responsible for production of a detailed project programme with the inclusion of a gantt chart. We envisage that the duration of this project would be two years.</p> | |
| 24 | Has consultation been carried out on the scheme or is any planned? | Carried out & Planned | |
| | | <p>Please provide details (Note: Results can be attached separately if necessary.)</p> | <p>An initial public consultation event was held in the park on Thursday 9th August & Saturday 11th August 2018, at which park users were invited to share their comments on the vision plan proposals. This was coupled with an online survey which was open until Friday 24th August 2018. The results concluded that 72% of people strongly agreed with the proposals, with a further 21% also agreeing. Further information on the results has been attached with this application.</p> |

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| | | | A follow up consultation session with the Bradbourne Residents Association to go through development of the proposals is scheduled for some time over the coming weeks. |
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| 25 | Is a relevant SDC ward member(s) supportive of the scheme? | Yes Supported by Councillor Margot McArthur, Councillor Dr Merilyn Canet, Councillor Irene Collins, and Sevenoaks Town Clerk Linda Larter MBE. | |
| | | You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk . | |

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| 26 | Is the relevant town/parish council supportive of the scheme? | Yes | |
| | | Signature of a town/parish council chairman, clerk or chief executive (Note: An email from them to cil@sevenoaks.gov.uk would also be sufficient). | Sevenoaks Town Clerk Linda Larter MBE |

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| 27 | Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc. | Yes | |
| | | Please provide details of local support. (Note: An email from a relevant party to cil@sevenoaks.gov.uk would also be sufficient). | Bradbourne Residents Association (BRA) |

Maintenance

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| 28 | Which organisation will be responsible for ongoing | Sevenoaks District Council |
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| | maintenance? | |
| 29 | Are funding arrangements in place for maintenance? | <p>Yes</p> <p>Please provide details</p> <p>Total annual maintenance budget for the lakes is £18,391.</p> <p>£11,412 is budgeted for DLO recharge for grounds maintenance.</p> <p>£2,856 is budgeted for the pump and plant maintenance/electric.</p> <p>Leaving £4,123 as spendable budget on the lakes themselves.</p> |
| 30 | Please provide any further comments here. This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid. | None |

Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Signature

Name Ashley Walmsley
Position Sevenoaks District Council Amenities Officer

Further information:

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| Name, role and contact details of the person that will be the contact for this bid: | James Virgo LUC – www.landuse.co.uk Landscape Architect James.virgo@landuse.co.uk 020 7383 5784 |
| Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid: | Ashley Walmsley SDC, Amenities Officer Ashley.Walmsley@sevenoaks.gov.uk 01732 227 175 & James Virgo LUC – www.landuse.co.uk Landscape Architect James.virgo@landuse.co.uk 020 7383 5784 |
| Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract: | Martin Goodman SDC, Head of Legal and Democratic Services and Monitoring |

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| | Martin.Goodman@sevenoaks.gov.uk 01732 227 245 |
| Name, role and contact details of the person that will be legally responsible for receiving the CIL fund*: | Adrian Rowbotham SDC, Chief Officer Finance and Trading Adrian.Rowbotham@sevenoaks.gov.uk 01732 227 067 |
| Full company: | LUC Registered office: 250 Waterloo Road, London, SE1 8RD |
| Registered No: | 2549296 |

Privacy Notice

The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

Unless otherwise stated we will generally handle personal information in accordance with the Council's Privacy Policy, which can be found through our website at www.sevenoaks.gov.uk/privacy.



Bradbourne Residents' Association (BRA)

Chairman : Mr N Kennard
Secretary : Mr B R Brown
Treasurer & Membership Secretary : Margaret Nicholas

Committee Members

John Ingram
Graham Dean
Amanda Owens
Robert Miles

FAO : James Virgo : Associate Landscape Architect
250 Waterloo Road
London SE1 8RD

My Ref : LUC/CIL/1
Your Ref :

1. Bradbourne Lakes Restoration

Very early in the initial business of the Association it became obvious that a major concern of BRA Members and the wider Sevenoaks Community was the relentless deterioration of the Historic Bradbourne Lakes Site. The area being the remaining ornamental Lakes part of the Bradbourne Estate dating back to 1760. The site is located in the centre of the geographic area covered by the BRA.

The Committee knowledge of the concern of the Sevenoaks Community of the deterioration of the site and the gross silting of the Lakes stimulated the BRA Committee in 2011 to embark on a long term plan and lobbying to restore the Lakes Site to its former status as a much loved Sevenoaks Asset.

In its heyday the Lakes were the home of a wide range of wildfowl some rare including Black Swans thought to have come from Slimbridge.

The Site had over the years become a favourite destination for a wide range of visitors benefitting from the Lakes offering seclusion in some areas to a place where families could spend time picnicking in the company of wildlife, and the surrounding historic trees and shrubs. Waterfalls separating the Lakes are a key feature and areas of shallow water offer a safe fishing net area for children. The Presence of toilets (now removed by the SDC) encouraged long day visits and Public events as well as one of the Lakes providing a popular model boat pond.

2. The BRA Restoration Plan

Initially the BRA Committee decided to educate itself on the Hydrological and Geological aspects of the site including the water flow characteristics that kept the Lakes, although ornamental, fed with adequate clean water that supported aquatic life as well as wildfowl.

This involved consulting local organisations with experience in managing such sites such as Tunbridge Wells Borough Council and the National Trust.

Armed with this knowledge the Committee sought to widen the project to consult with all the organisations responsible for the care and maintenance of the site particularly the owners the SDC. The consultations also included local interest organisations such as Schools and wildlife groups. The process was wide ranging covering, but not exhaustive, the following :-

- The Sevenoaks District Council (SDC)
- Local Cllr's
- Thames Water
- Kent Highways
- Kent Wildlife Trust
- Local and special interest Schools
- Disability organisations
- The Sevenoaks Society
- Other Sevenoaks Resident Associations

In association with the above the Committee organised a comprehensive survey of the public using the site to determine their views on the site, its condition, and particularly where they had come from.

An analysis of the survey soon revealed much concern for the future of the site and disappointment at its deterioration. Many saw the deterioration of the site as a major loss to the Sevenoaks Community. An important finding was that a substantial number of visitors came from the wider Sevenoaks District and in some cases other Towns in Surrey and Kent. The site was particularly important to people with a disability because of its unchallenging characteristics and location in an urban residential setting.

More recently, a petition to the SDC to restore the Lakes Park received the support of well over 1,000 people.

3. The Current Status Quo

Apart from the routine liaison with the SDC, Local Cllr's and other organisations the BRA has conducted a policy of maximizing **volunteer effort** to enliven Brabourne Lakes by establishing support measures and infrastructure that could demonstrate the sincerity and commitment of the BRA to the restoration of the Lakes site.

These BRA measures and infrastructure performed by volunteers are as follows :-

- Establishment and management of regular bi-monthly Working Parties engaged in routine maintenance tasks within the capability of volunteers (Normally 12 to 18 people per Working Party). Tools have been provided from BRA Funds.
- Planning and execution of Public Events currently, Easter Egg Hunt, Treasure Hunt, Picnic in the Park and Band Concert, Santa and Sleigh Visit all supported from BRA Funds
- Story Telling for the under fives with parents

In addition to the above the BRA has been given grants from the Sevenoaks Town Council for ornamental tree planting and the provision of Picnic Tables supplemented from BRA funds. The Sevenoaks Round Table has generously supported some of the BRA Events.

The BRA has no doubt that the establishment of the above has raised the public profile of the Lakes to a point where support for the restoration process is widespread and of much value to the Community as a Sevenoaks Asset. Indeed, the Sevenoaks MP, Sir Michael Fallon has demonstrated this by turning out for our Working Parties.

Any Sponsorship or allocation of outside funds would greatly assist the current BRA effort to restore the Lakes site, accelerate the process and arrest the ongoing deterioration. As such we strongly support this application for CIL funding.

4. The Bradbourne Residents Association (BRA)

The Association was formed in 2011 under a new Constitution replacing the former Bradbourne Lakes Residents Association. The Association has a membership of 450 households representing about 2 thirds of the households in the geographic area of Sevenoaks covered by the Association.

As its Constitution dictates, the BRA represents the interests of its members and therefore, inter alia, acts to :-

- Represents those interests in relation to the Kent County Council (KCC), the Sevenoaks District Council (SDC) and Sevenoaks Town Council (STC) directly or in Committees and Working Groups.
- Liaise and co-ordinate representation with other Sevenoaks Residents Associations.
- Establish measures and activities which will encourage cohesiveness of the membership and the wider community
- In particular, and in respect of this application, to fulfill its constitutional obligation to “preserve areas of residential amenity perceived to be under threat”.

The Committee Meets bi-monthly with special Meetings when necessary. Comprehensive Meeting Notes and other documents are kept to officially record the business of the Association to audit standards. The Association has a BRA Website and produces a bi-annual newsletter to keep Members informed of important BRA business and matters of local interest. On other occasions where there is a degree of urgency or matters of immediate interest the BRA uses email communications.

Byron R Brown – Secretary BRA

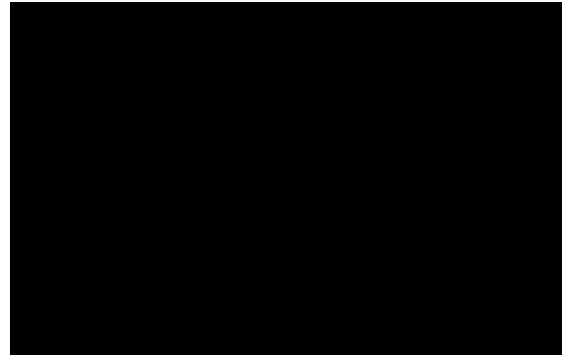
Date : 27th September 2019

Copies

BRA Committee Members

Clr Dickins
Clr Canet
Clr Collins

BRA Committee File



To whom it may concern

Bradbourne Lakes are a unique part of Sevenoaks enjoyed by many from far and wide. If you visit Trip Adviser it lists them as no 8 of things to do in Sevenoaks. They provide a much-needed lung near two congested areas of Sevenoaks.

Historically the lakes are important being the ornamental lakes to Bradbourne House and housing one of the estates monoliths.

The park has helped wildlife to flourish and be appreciated by everyone who visits or live nearby. They provide a habitat for wildlife, and opportunities for both old and young to meet, socialise, enjoy the tranquility and to appreciate and learn about their surroundings. They are a safe place to go to eat your picnic, meet a friend or for a group activity.

Regular events in the park, (Easter Egg Hunts, Band Concerts, Father Christmas, Story Time) run by Bradbourne Residents Association help to promote exercise, social contact and prevent loneliness; they are not restricted to the local residents but open to all.

Sadly, despite much work done by the Bradbourne Residents Association and maintenance by Sevenoaks District Council who run the park the whole area has deteriorated and fallen into disrepair. If the lakes were to be renovated they would be a jewel in the crown of Sevenoaks, drawing in not only local people but tourists, who are important to the town. The lakes are within walking distance of both railway stations and near several no 8 bus stops.

The renovated lakes would be a place for local schools, cub, brownie and scout groups among others to visit to explore and learn about the wildlife. Several local nurseries would be able to use it as a stimulating space for their charges. It is a safe place for the elderly and for parents and their young ones. Once restored it will be suitable for wheelchair users and others with limited physical mobility.

In the lakes we have an established well-loved green space crying out for restoration, we have people who use it, a perfect social, ecological site ready to be restored for the current and the next generation.

Cllr Irene Collins

Sevenoaks Northern Ward

Local Bradbourne Lakes Resident

Dear CIL Chairman

I am pleased to be able to support the application for CIL funding to continue the support that has been given for the Bradbourne Lakes restoration.

There has been much support for the lakes by many local people particularly the Bradbourne Lakes Resident Association , who have worked so hard on the Park entirely voluntarily because they know that it is a valued community asset.

The park is used by many people of all ages for quiet recreation and to spend time in pleasant place in the open air.

The actual lakes require restoration as do the footpaths so that they can be enjoyed by more people , some with mobility problems or with babies and young children in push chairs. There is a need for toilets to enable greater use by a wider public and to enable them to access the park .

I have been visiting the Lakes since I was at school and know the importance of this public space and its lovely trees, I have shared some days with my grandchildren in more recent days in the park.

I hope that CIL Board will be able to support this application.

Thank you.

Merilyn Canet

Cllr Merilyn Canet Northern Ward SDC

Mr James Virgo, BA (Hons), DipLA, CMLI
LUC
250 Waterloo Road,
London SE1 8RD

27th September 2019

Dear Mr Virgo

I am writing on behalf of Sevenoaks Town Council to confirm its support to Sevenoaks District Council's Community Infrastructure Levy (CIL) application for the proposed improvements to Bradbourne Lakes.

Should you need any further information please do not hesitate to contact me.

Yours sincerely

L Larter

Linda Larter MBE
Chief Executive / Town Clerk

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk