

BRADBOURNE LAKES - SEVENOAKS - UPDATE

Cabinet - 4 February 2020

Report of Chief Officer Finance and Trading

Status For Consideration

Key Decision No

Executive Summary: This report updates Cleaner & Greener Committee Members on the progress to date in implementing the ‘Vision for Bradbourne Lakes’.

This report supports the Key Aim of a green and healthy environment

Portfolio Holder Cllr. Margot McArthur

Contact Officers Adrian Rowbotham, Ext. 7153

Trevor Kennett, Ext. 7407

Ashley Walmsley, Ext. 7175

Recommendation to Cleaner & Greener Advisory Committee: To consider and note the recommendation to Cabinet.

Recommendation to Cabinet: To consider the update on the progress of the Bradbourne Lakes vision implementation. To attract and apply for external funding. To prioritise works based on the outcomes of the external funding bids.

Reason for recommendation: The ‘vision’ produced by LUC (Land Use Consultants) has produced a design that will cost £1,262,000 to implement. This is outside the Council’s 10-year budget and therefore requires a range of external funding sources to be delivered. The vision was agreed by the Cleaner and Greener Advisory Committee on 29 October 2019. A bid to the Council’s CIL Board was presented on 9 December 2019 for £252,400.

Introduction and Background

- 1 At the meeting of the Direct and Trading Advisory Committee on 9 October 2018 (and agreed by Cabinet on 11 October 2018), it was agreed that:-
 - a) The results of the public consultation be noted and that Land Use Consultants (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,
and

- b) To fund this consultancy works, a 'one-off', 'Invest to Save', growth item for the 2019/20 budget be considered as part of the 2019/20 budget setting process.
- 2 A £60,000 budget was agreed, available from 1 April 2019, and LUC were commissioned.
- 3 The priorities identified from the consultation were; de-silting of the lakes; repair of lake edges; repair of broken structures; repair/improvement of eroded paths; removal of overgrown vegetation, ecological enhancements and biodiversity improvements.
- 4 In order to prepare a fully costed plan various surveys have been undertaken, by LUC. These are:-
- Tree survey - (446 trees surveyed, 25 trees identified for removal)
 - Ecology survey - (Tree reductions, marginal and aquatic planting, connectivity planting of hedges and trees, which will improve bats, birds, invertebrates populations and to dissuade populations of water fowl causing damage)
 - Sediment (Silt) survey - (It is calculated that there is currently 5627m³ of in-situ sediment in the 5 lakes, with approximately 5080 tonnes for removal and disposal. Permits are needed to remove silt and some material is contaminated by road run off requiring disposal at a suitable licenced site.
 - Structure survey - (High priority works include sidewall repairs for Lake 4 and overflow pond, steel supported concrete bridge repairs, and sidewalls of the overflow stream.

Please refer to the Cleaner and Greener Advisory Committee on 29 October 2019 for each full survey.

<https://cde.sevenoaks.gov.uk/ieListDocuments.aspx?CId=357&MId=2469&Ver=4&J=3>

- 5 It should be noted that many of the structures within the park require general repairs to ensure the longevity of the lake banks and improve the general aesthetics of the park.
- 6 The following actions have been identified as being required to develop the required repair details:
- The draining and dredging of Lake 4 and its overflow pond facilitating further investigation and remedial works.

- Trial pits dug at key locations to determine the current construction and condition of the sidewalls and base of Lake 4, and the sidewalls of the overflow stream.
- Developing solutions in areas where trees add to the complexity of repair details.
- Repair costs are optimised in regard to cost, aesthetics, robustness and longevity.

Landscape Proposals

7 From these surveys LUC produced a 'Vision' and can be seen in 'Bradbourne Lakes Outline Specification' and also included:

- Nature play. (Trim trail type) utilising wooden equipment.
- Improvement to existing paths and edges.
- Improvement to park threshold
- Creation of circular walking path with deck bridge and stream stepping stones.

8 This 'Vision' is estimated to cost £1,262,000 to implement

9 The vision and cost was taken to the Cleaner and Greener Committee on the 29 October 2019 and support was given in proceeding to source external funding.

10 LUC have submitted an 'Expression of Interest' letter to the HLF requesting £535,500, although this figure might increase depending on the HLF's response.

11 £252,400 of the Council's CIL fund was applied for and will be presented on 9 December 2019.

12 CIL fund was agreed by the CIL Spending Board subject to external funding and relevant planning permission.

Next Steps

13 Await decisions from HLF and source further external funding opportunities.

14 Agree priorities depending on financial resources.

15 Apply for permits and planning applications where required.

16 Continued liaison with Bradbourne Residents Association.

Key Implications

Financial

The funding for the priority works identified in the vision for Bradbourne Lakes is outside the Council's ten-year budget and therefore external funding will need to be applied for to wholly or partially fund the required works to implement the vision.

This has included an application to the Council's CIL Spending Board and other external organisations who may give financial support to this project, this will include the HLF and Enover. An Expression of Interest (EOI) letter has been sent to the HLF requesting an initial sum of £537,500. This can be increased at a later date if HLF accept the EOI.

On-going maintenance liabilities for the Council also need to be fully taken into account in any improvement programme.

Legal Implications and Risk Assessment Statement.

Without assistance from external funding the vision cannot be implemented for the lakes, however, priority works, such as de-silting, will be essential in the near future, to ensure the correct functioning of the lakes, and again, the estimated cost of these works are outside the Council's ten-year budget.

There is no guarantee, however, that any application for funding will be successful, and this is a significant risk to the implementation of the vision.

Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Conclusions

Securing funding to wholly or partially carry out the improvement and restoration works identified in the vision will be the greatest opportunity to deliver the desired outcomes. LUC have started to apply to different organisations to provide the necessary funding to deliver the desired outcomes identified through the vision consultation. There is no guarantee of success.

Appendices

Background Papers

Bradbourne Lakes - A Vision for the Future -
prepared by LUC - August 2018

<https://cds.sevenoaks.gov.uk/documents/s35579/06%2010270%20Bradbourne%20Lakes%20-%20Masterplan%205.0%20Public%20-%20Appendix%20A.pdf?J=4>

Tree Survey, Ecology Survey, Sediment Survey
Structural Survey

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=357&MId=2469&Ver=4&J=3>

Adrian Rowbotham

Chief Officer Finance & Trading