



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

**BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)**

<b>Scheme name:</b>	<b>Bradbourne Lakes Landscape Improvement</b>
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<b>Description of Scheme:</b>	<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 National Lottery Heritage Fund (NLHF) 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> <p>Initially, £252,400 of the Council's CIL fund was applied for as part of the Expression of Interest to NLHF and was approved by the CIL Board on 9 December 2019, subject to external funding and relevant planning permission. A decision from the NLHF funding panel had now been given and the Council's Expression of Interest (EOI) would now proceed to a full development application on the 11 August 2022.</p>
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	<p>Our Land Use Consultants are in the process of updating figures for the infrastructure works and it is anticipated that the application to the HLF will significantly increase from £550,000 to around £1.2 million.</p> <p>We are therefore making a second application to the CIL Spending Board to increase the already approved level of £252,400 to £500,000.</p> <p>The total overall cost of the Bradbourne Lakes heritage project will be in the region of £1,753, 000.</p>
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<b>1</b>	Is this scheme promoted by your organisation in partnership with another organisation(s)?	<b>Yes</b>	
		Organisation Name(s):	Sevenoaks District Council (Lead) Bradbourne Residents Association Kent Wildlife Trust West Kent Mind
		Responsible individuals(s):	Trevor Kennett (SDC) Nick Kennard (Chair BRA) Georgia Clarke (West Kent Mind) Simon Bateman-Brown (Kent Wildlife Trust)
		Signature(s) on behalf of other supporting organisations(s):	
	Please provide details of the Agreements you have in place with	The BRA is a local friends group only and are not able to provide any funding.	



		your partners. Including the % of money guaranteed for the scheme from each organisation.	West Kent Mind & Kent Wildlife Trust will be proving services at the lakes, but not direct funding.
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2	Is planning permission required for the scheme?	<b>Yes</b>	
		If yes, has it been applied for?	No
		If no, please explain why?	Full planning permission will be applied for if the project is funded by the NLHF.
	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**

3	List of projects or development that result in the need for this scheme:	The refurbishment of the Bradbourne Lakes is a Council priority and given that the development phase of the project has highlighted much greater costs to improve the infrastructure further CIL funding is required which will be vital in securing a larger application for £1.2 million from the NLHF.
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		<p>The project will also prevent further accident claims from poor pathways leading to increased legal fees and reducing the long term maintenance liability / cost for the Lakes. Further funding from CIL will create further positive community relationships, while extending a track record with NLHF for the potential for leveraging more funds now and in the future.</p> <p>Refer to SDC Cabinet agreement on 11.10.18, point 34. 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.</p>
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4	<p>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):</p>	<p>Refer to The Vision for the Future document – August 2018, which is currently being updated.</p> <p><a href="https://cds.sevenoaks.gov.uk/documents/s35579/06%2010270%20Bradbourne%20Lakes%20-%20Masterplan_5.0_Public%20-%20Appendix%20A.pdf?J=4">https://cds.sevenoaks.gov.uk/documents/s35579/06%2010270%20Bradbourne%20Lakes%20-%20Masterplan_5.0_Public%20-%20Appendix%20A.pdf?J=4</a></p>
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**Please provide an explanation of the ‘public benefit’ of the scheme proposed for residents in Sevenoaks District:**

5	<p>Economic</p>	<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. A detailed and in-depth mental health programme will be delivered by West Kent Mind, which will change people’s lives.</p>
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		<p>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>
<p>6</p>	<p>Social</p>	<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>
<p>7</p>	<p>Environmental</p>	<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 further diversify species against pests and diseases, all as part of a future succession plan.</p>

8	<p>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?</p>	<p>Refer to The Vision for the Future document – <a href="https://cds.sevenoaks.gov.uk/documents/s35579/06%2010270%20Bradbourne%20Lakes%20-%20Masterplan_5.0_Public%20-%20Appendix%20A.pdf?J=4">https://cds.sevenoaks.gov.uk/documents/s35579/06%2010270%20Bradbourne%20Lakes%20-%20Masterplan_5.0_Public%20-%20Appendix%20A.pdf?J=4</a></p>
9	<p>How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?</p>	<p>The project fits within the following Infrastructure categories:</p> <ul style="list-style-type: none"> <li>- <b>Water quality</b> – 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.</li> <li>- <b>Flood defences</b> - 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.</li> </ul>



- **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 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.

**Funding**

10	Total Project Cost	<b>£1,753,000</b>
11	Funding required from CIL:	<b>An additional £251,900, making a total of £500,000</b>
		1) Ibstock Enover Trust - £15,000



<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>	Investigating the source of funding
	2) Enover Landfill Grant - £50,000 Investigating the source of funding
	3) Additional funding being sought from the NLHF
	4)
	5)
	6)

<b>12</b>	Is this bid for staged payments?	<b>No</b>
	Will staged payments be accepted?	<b>Yes</b>
	Please provide details of anticipated funding requirements and timetable	<ul style="list-style-type: none"> <li>- Planning application scheduled for Spring 2023</li> <li>- Assuming planning is successful we would aim to prepare detailed drawings and tender for a landscape contractor in early Summer 2023</li> <li>- Construction could start (at the earliest) in winter 2023 which is when funding would be required</li> </ul>

<b>13</b>	Has a bid(s) for CIL funding been made to relevant town and parish councils?	Bid made (please delete as appropriate):	<b>No</b>
		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.		
<b>14</b>	Would the scheme be fully funded if the CIL contribution is agreed?	<b>No</b>	
<b>15</b>	Has this scheme already benefited from CIL funding through the CIL Spending Board?	<b>Yes</b>	
		If Yes; Please provide further justification as to why further CIL funding is required for this project.	£252,400 of the Council's CIL fund was applied for as part of the Expression of Interest to NLHF and was approved by the CIL Board on 9 December 2019, subject to external funding and relevant planning permission
<b>16</b>	Has this scheme/land/building already benefited from funding from Sevenoaks District Council?  Note- this can include grants, section 106s, a Community Fund etc.	<b>Yes</b>	
		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.
<b>Deliverability</b>			
<b>17</b>	Does your organisation have the legal right to carry out the proposed scheme?	<b>Yes – SDC own and manage the site</b>	

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<b>18</b>	Anticipated start date for delivery of the scheme:	Mid/late summer 2023
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19	Anticipated finish date for the delivery of the scheme:	Autumn/winter 2026	
20	Anticipated date when CIL funding will need to be made available:	Winter 2023	
21	Does land need to be purchased to facilitate the scheme?	<p><b>No</b></p> <p>Please provide details</p>	
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 and Spring 2020 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?	<p><b>Carried out &amp; Planned</b></p> <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 9<sup>th</sup> August &amp; Saturday 11<sup>th</sup> 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 24<sup>th</sup> August 2018. The results</p>

			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. 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.
25	Is a relevant SDC ward member(s) supportive of the scheme?	<b>Yes</b> 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 <a href="mailto:cil@sevenoaks.gov.uk">cil@sevenoaks.gov.uk</a> .	
26	Is the relevant town/parish council supportive of the scheme?	<b>Yes</b>	
		Signature of a town/parish council chairman, clerk or chief executive (Note: An email from them to <a href="mailto:cil@sevenoaks.gov.uk">cil@sevenoaks.gov.uk</a> would also be sufficient).	Sevenoaks Town Clerk Linda Larter MBE
27	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.	<b>Yes</b>	
		Please provide details of local support. (Note: An email from a	Bradbourne Residents Association (BRA)

		relevant party to <a href="mailto:cil@sevenoaks.gov.uk">cil@sevenoaks.gov.uk</a> would also be sufficient).	
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**Maintenance**

28	Which organisation will be responsible for ongoing maintenance?	Sevenoaks District Council	
29	Are funding arrangements in place for maintenance?	<p><b>Yes</b></p> <p>Please provide details</p>	<p>Total annual maintenance budget for the lakes is £25,500.</p> <p>£12,500 is budgeted for DLO recharge for grounds maintenance.</p> <p>£3,000 is budgeted for the pump and plant maintenance/electric.</p> <p>Leaving <b>£10,000</b> 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** Trevor Kennett

**Position** Head of Direct Services

**Further information:**

<p>Name, role and contact details of the person that will be the contact for this bid:</p>	<p>Trevor Kennett                  Head of Direct Services                  trevor.kennett@sevenoaks.gov.uk                  01732 227 407</p>
<p>Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:</p>	<p>Trevor Kennett                  Head of Direct Services  <a href="mailto:trevor.kennett@sevenoaks.gov.uk">trevor.kennett@sevenoaks.gov.uk</a>                  01732 227 407                  &amp;                  Hayley White                  White Consultancy – National Lottery Heritage Fund advisor  <a href="http://www.whiteconsulting.co.uk">www.whiteconsulting.co.uk</a>  <a href="mailto:hayley@whiteconsulting.co.uk">hayley@whiteconsulting.co.uk</a></p>

**Declaration**

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 <a href="mailto:Martin.Goodman@sevenoaks.gov.uk">Martin.Goodman@sevenoaks.gov.uk</a> 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 <a href="mailto:Adrian.Rowbotham@sevenoaks.gov.uk">Adrian.Rowbotham@sevenoaks.gov.uk</a> 01732 227 067
Full company:	
Registered No:	

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