

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

BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme Name
Sevenoaks Wildlife Reserve Re-development Project

Description of Scheme

The Need: The existing visitor centre and facilities at Sevenoaks Wildlife Reserve (SWR) are around 35 years old and the signage and interpretation across the reserve are **tired, dated** and in **need of updating** to ensure greater accessibility across the site and to **inspire existing and new audiences to connect with the wonderful wildlife at the reserve**. The visitor infrastructure is in need of improving to enable us to adequately cater for current and new visitors.

At present SWR has: **limited toilet facilities; poor lighting** and **unsuitable heating** for the winter months; and **limited catering** (drinks and pre-packaged food) and **retail** offers. **Trails** around the reserve need to be made more accessible, with **new furniture installed**, to open up access to nature; the current children's playground **is underused** and a **new, more adventurous and better positioned play area** would engage more children in healthy, outdoor-play and attract families; **Poor access** and limited turning space at the site entrance limits access and inhibits coach drop-off for school groups.

There is a **need to secure the reserve's boundary** to combat anti-social behaviour, damage, and disturbance to breeding birds and sensitive wildlife and habitats, all of which are currently diverting resources away from our habitat management and engagement activities at the reserve.

Importance of Sevenoaks Wildlife Reserve (SWR): SWR is a **nationally important** nature reserve and **Site of Special Scientific Interest (SSSI)**. Lying at the foot of the North Kent Downs, and just 30 miles from central London, it is an **oasis for wildlife** – more than **2,000 species** have been recorded here to date. Alongside its biodiversity value, the reserve is an essential and **much-loved local green space**, with around **50,000 visitors each year**, including nature lovers, walkers, birdwatchers, families, and school groups.

There is **enormous potential to revitalise the site**, both in terms of biodiversity and its cultural and community offering. The proposed improvements will establish SWR as a **quality destination for local people**, and facilitate a wide-range of community benefits and engagement opportunities.

This project will:

- **Refurbish the visitor centre and provide improved facilities**, including – a **new café**, offering high-quality food, and **retail and hireable event spaces; improved toilets** with appropriate **disabled access** and **child changing facilities**; new **external decking** area with seating, offering spectacular views across the reserve's west lake; a **high-quality, secure children's play area**; upgraded **interpretation**; **improved access** with a **resurfaced car park**, additional parking spaces and **coach access**; upgraded IT services and site-wide Wifi access. In addition, we will introduce green energy to the site using solar panels and provide EV charging points in the car park.
- **Safeguard biodiversity** – a new **security fence** will secure the perimeter of the reserve, **minimising wildlife disturbance** and **safeguarding** the reserve's **habitats**. **Better zoning** of the reserve and enhanced facilities for visitors will help to **balance visitor presence** across the site, alleviating pressure on more sensitive wildlife areas and protecting the reserve's precious habitats and species.

The reserve has huge potential to **showcase** the **amazing wildlife** it supports and the **improved visitor centre** will act as a **gateway to this wonderful local resource** – engaging people with nature, **inspiring and promoting learning**, and **bringing enjoyment and health and wellbeing benefits** through **connecting people with the natural world**.

Improved facilities will increase visitor numbers - whilst protecting wildlife – and establish the site as a **quality destination for families and the wider local community**. **Increased accessibility** will ensure more people are able to enjoy all that the reserve has to offer and benefit from connecting with nature.

The redevelopment of Sevenoaks Wildlife Reserve (SWR) will build on its rich legacy and natural heritage, to create a flagship reserve that is a **thriving sanctuary for wildlife** and a **hub of engagement and wellbeing** for the **local community** and **visitors** from across Kent, the southeast and beyond.

1	Working in Partnership	
	Is this scheme promoted by your organisation in partnership with another organisation(s)?	Yes
	Organisation Name(s):	Sevenoaks District Council, Direct Services Team
	Responsible individuals(s):	Trevor Kennett
	Signature(s) on behalf of other supporting organisations(s):	T. Kennett
	Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.	We are working closely with Sevenoaks District Council's Direct Services team, as the proposed improved visitor facilities at Sevenoaks Wildlife Reserve will also benefit visitors to Bradbourne Lakes.

2	Planning Permission Details	
	Is planning permission required for the scheme?	Yes
	If yes, has it been applied for?	Yes – planning permission has been granted
	If no, please explain why?	N/A
	If planning permission has been granted – please provide details and a reference number.	Planning Permission granted on 20/07/2022 Reference: 21/01480/FUL

2	Planning Permission Details	
	Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies)	
	Consent required	<p>Natural England Bat License – application in preparation, due for submission soon. We expect this to be granted c. October/November.</p> <p>Natural England Roman snail Licence - granted (extension request submitted).</p>
	Date applied for / granted	<p>We have a Natural England Roman Snail Licence, which was granted on 14th August 2023 and runs until 31st October. In June, we submitted a request to extend the licence to 31 May 2024 and are awaiting confirmation that the extension has been granted.</p>

Need for the Scheme

3	List of projects or development that result in the need for this scheme:	
	<p>As outlined in 'Sevenoaks District Council's Housing Strategy 2022-2027':</p> <ul style="list-style-type: none"> • 370 new homes have been delivered within the district since 2017. • planned developments, including the creation of 635 residential dwellings, business area, primary school and other infrastructure at Fort Halsted, which is located within 5 miles of Sevenoaks Wildlife Reserve, have been approved. • The district's population is expected to increase by 6.6.% to 129,442 by 2040. <p>Additional housing developments, as shown in Sevenoaks District Planning Map and Allocations and Development Mapping Plan, are expected to be undertaken close to Sevenoaks Wildlife reserve:</p> <ul style="list-style-type: none"> • Site allocation reference MX43 – Sevenoaks Quarry, Bat and Ball Road, Sevenoaks, has been identified under the draft Local Plan as being suitable to provide up to 600 houses. • Cramptons Road Water Works, Cramptons Road (c.50 units) • Sevenoaks Gasholder Station, Cramptons Road (c. 39 units) • Greatness Mill, Mill Lane (20- 26 units) <ul style="list-style-type: none"> • Bradbourne Lakes Improvement Project 	

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):
	<p>The proposed developments within the District and, in particular, large scale housing allocations within a short distance of the Sevenoaks Wildlife Reserve, will create increased demand for local leisure and recreation resources in the surrounding area and are expected to drive increased footfall to the reserve.</p> <p>The current visitor facilities at SWR can no longer adequately serve the needs of the c.27,000 that utilise the visitor centre building itself, or the c.50,000 who make use of the wider reserve each year. Enhancements are essential to ensure the reserve can effectively cater for this growth in local population and offer much-needed access to green space, creating an enjoyable visitor experience for local people, whilst managing visitor pressure to safeguard sensitive wildlife.</p> <p>The proposed Sevenoaks reserve redevelopment will also complement the programme of improvements taking place at neighbouring Bradbourne Lakes. The Bradbourne site has limited visitor facilities, with no toilets on-site. We are working closely with the team there to ensure that improvements at both sites are mutually beneficial, offering the best possible experience for the local people of Sevenoaks and visitors.</p>

Please provide an explanation of the ‘public benefit’ of the scheme proposed for residents in Sevenoaks District:

5	<p>Economic Benefit</p> <p>The SWR redevelopment will:</p> <p>Support local tourism:</p> <ul style="list-style-type: none"> • SWR is included in the 2022 Sevenoaks District Economic Needs Study’s list of wildlife and environment tourism resources, and this study and Visit Kent (2022) Kent Perception Research – highlight: ‘countryside/natural beauty and the variety of places to visit are key drivers for visitors’ and that the ‘heritage and the outdoor activity offer are highly rated. Visitors seek immersive experiences, particularly outdoor and active experiences.’ Improvements to the reserve will enhance SWR as a tourist and visitor destination. • The Economic Needs Study also shows that: ‘There is a strong link between the resident and visitor experience of the town and village centres, with locations attractive to visitors also attracting use and enjoyment by residents. It recommends that the District work with partner organisations to secure funding for ‘visitor access to countryside destinations’’.
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5 Economic Benefit

- The **Visit Kent Economic Impact of Tourism Sevenoaks Report, 2021** highlights that a sizeable percentage of visitors to the Sevenoaks District are visiting friends and family (47%) and staying with friends and family (59%) – improvements at SWR will support the needs of these visitors, with a new children’s play area, family-focused interpretation, a family trail and a new catering and retail offering focussing on local suppliers and products creating an **improved family offering** that encourages **return visits**.
- **Support Sevenoaks District Council’s ‘Sevenoaks So Much More’ campaign** - the project aligns with this recently launched campaign, which promotes all the district has to offer. The **reserve improvements** will provide a **high quality nature based visitor destination** contributing to the **rural and countryside offer** of a town nestled in the Kent Downs.
- The existence of SWR as an **important nature site on residents’ doorsteps** with engaging experiences for all, makes the Sevenoaks District a more **attractive place to live, work, and visit**. Seen together with the Bradbourne Lakes development this area of the borough provides a place for people to enjoy and connect with the outdoors.

Support the local economy and local enterprise:

- The new café and retail space within the visitor centre will focus on local suppliers and local produce. Through the creation of a local and sustainably produced procurement policy we will encourage partnerships with local suppliers. Food sourced direct from local farmers (that we are working with via our Farmer Cluster programme) and other sustainable suppliers will create a fresh and vibrant catering offer.

Social Return on investment from Social Prescribing and Volunteer Programmes:

- Sevenoaks Wildlife Reserve has successfully hosted a number of KWT’s **Wilder Wellbeing programmes**, since early 2019. **Improvements to visitor facilities and accessibility** across the site, will enhance our ability to deliver these externally funded 6-week Green Social Prescribing programmes. The programmes are free to participants, who can be referred by social prescribers or self-refer, and enable individuals with **physical or mental health conditions** to spend time connecting with nature, using and learning relaxation and mindfulness techniques.

The 2019 Leeds Beckett University Social Return on Investment analysis of the health and wellbeing impacts of the Wildlife Trusts programme found that targeted programmes designed for people with a health or social need, **showed a return of £6.88 for every £1 invested**. This value was generated from health gains such as **improved mental wellbeing**. For those attending general **volunteering programmes**, the value was even higher with a return of **£8.50 for every £1 invested**. The research showed a range of benefits, such as increased feelings of positivity and levels of physical activity.

5	Economic Benefit
6	<p data-bbox="174 228 376 260">Social Benefit</p> <ul data-bbox="174 276 2105 770" style="list-style-type: none"> <li data-bbox="174 276 2105 387">• SWR will be an enhanced visitor destination for the local community – benefitting the current c.50,000 annual visitors (and projected 80,000+ future visitors), who enjoy the reserve, including walkers; bird watchers; families; wildlife photographers, including the local Camera Club; schools and other uniform groups. <li data-bbox="174 427 2105 539">• Improved accessibility – will support delivery of Social Prescribing and Wilder Wellbeing programmes at SWR – helping to alleviate pressure on local services. As well as ensuring that more local people and visitors, including disabled visitors and families are able to access nature here on a daily basis and reap the many health and wellbeing benefits that come from doing so. <li data-bbox="174 579 2105 659">• Improved facilities, including better toilets, better access track, coach drop-off area and internal event space will support delivery of education programmes and community engagement activities at the reserve. <li data-bbox="174 699 2105 770">• Improved visitor facilities and the safeguarding of habitats (including tackling of anti-social behaviour, reducing littering etc.) will support SDC’s ‘Sevenoaks So Much More’ campaign, helping to make the district a better place to live, work and visit.

7	<p data-bbox="174 928 497 960">Environmental Benefit</p> <p data-bbox="174 976 2123 1048">SWR is designated as a SSSI. The proposed project has been carefully planned and developed to ensure that – as well as enhancing the visitor experience – it also better accommodates visitors and reduces their impact on the site, to help nature flourish here in the long-term.</p> <p data-bbox="174 1088 1361 1120">Sensitive and nationally important habitats and wildlife species will be safeguarded:</p> <ul data-bbox="219 1128 2049 1343" style="list-style-type: none"> <li data-bbox="219 1128 2049 1240">• Security fencing around the reserve’s perimeter will prevent access via unofficial points along the reserve’s boundary, reducing disturbance to breeding birds and other sensitive wildlife and habitats; and helping to reduce anti-social behaviour, including littering which damages habitats and diverts Trust funds from conservation. <li data-bbox="219 1248 2049 1343">• Zoning of the reserve, including the creation of explorer and family-orientated trails and signage, as well as zones ideal for bird watching and wilding will help to manage and direct footfall, allowing us to better accommodate current and increased visitor numbers and relieving visitor pressure in sensitive habitat areas and preventing wildlife disturbance.
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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?

The Sevenoaks redevelopment project aligns with:

Sevenoaks Town Neighbourhood plan, 2020 -2038:

- **Objective Four:** To protect and enhance blue and green infrastructure, enhance biodiversity and respond to climate change
- **Objective Six:** To protect, improve and enhance access to existing publicly accessible open spaces and create new publicly accessible open spaces and green infrastructure’.
- Aim L6 of this plan: ‘The Town Council will work with and support Kent Wildlife Trust to **enhance access to the Sevenoaks Wildlife Reserve and improve ‘on-site’ facilities’.**
- **Objective Fourteen:** To deliver enhanced recreational and sports facilities for the town
- **Policy S2:** The Neighbourhood Plan will support the provision of new and enhanced play and outdoor sports and recreational facilities for children and young people.

SDC, Plan 2040: A New Local Plan for Sevenoaks District, 2022:

- **Policy BW2 – Biodiversity in development – 8.18:** ‘Access to the natural environment and areas of high biodiversity value supports our spatial vision. It can also have a positive impact on health and wellbeing and can help reduce social and health inequalities.’
‘We are **supportive of countryside projects** such as community led habitat management, health walks and **wildlife/nature experiences** especially those which **encourage children and young people to engage with the natural environment.**’
- **8.19 ‘Blue green infrastructure is essential** to mitigating and adapting to climate change, ensuring that future generations can enjoy a healthy and thriving environment for years to come.’
- **8.20 ‘The Council will** continue to work with partners to develop projects to **strengthen the blue green infrastructure network and improve access to and the understanding of the natural environment.’ Kent Wildlife Trust is listed as a partner.**
- **‘The Open Space, Sport and Leisure Study** found that although the District has an adequate supply of most types of open space, the **quality of the spaces could be improved.** We will work with partners to **identify opportunities to redevelop areas** which are **currently not fit for purpose or where improvements can be made.**’
- ‘9.13 The Open Space, Sport and Leisure Study identified an existing **undersupply** of fitness provision and **children and young people’s play areas** across the District’

Sevenoaks District Council’s Core Strategy, adopted Feb 2011 (2011 – 2026):

- **Policy SP11 – Biodiversity -** ‘Opportunities will be sought for the enhancement of biodiversity through the creation, protection, enhancement, extension and management of sites and through the maintenance and, where possible, enhancement of a green infrastructure network to improve connectivity between habitats’
- Infrastructure delivery plan schedule – 6) Green infrastructure and open space: **6.2 – ‘improved provision of children’s play areas’;**

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?
	<p data-bbox="168 175 2132 255">6.4 – ‘improvements to Green infrastructure network and its accessibility – to improve access to green space and ensure that new development contributes towards habitat improvements’</p> <p data-bbox="168 287 2132 335">SDC, Better Together, a Community Plan for Sevenoaks District 2022-2032</p> <p data-bbox="168 335 2132 375">Consultation showed that residents are keen:</p> <ul data-bbox="168 375 2132 494" style="list-style-type: none"> <li data-bbox="168 375 2132 454">• ‘to take part in more leisure activities across the district making the most of its green spaces - ‘being able to easily access the countryside and green spaces within the district’ <li data-bbox="168 454 2132 494">• for ‘continued investment in our green spaces and nature reserves’ <p data-bbox="168 526 2132 566">The plan highlighted the following priority actions:</p> <ul data-bbox="168 566 2132 718" style="list-style-type: none"> <li data-bbox="168 566 2132 646">• Create a well maintained public realm with accessible facilities and quality public space that encourage people both to get active and stay in the district <li data-bbox="168 646 2132 686">• ‘prioritised protection of the environment and increased biodiversity’ <li data-bbox="168 686 2132 718">• ‘work with partners to increase the number of electric vehicle charging points across the district’.

9	How does the scheme identify with the Council’s Infrastructure Delivery Plan (IDP) and its priorities?
	<p data-bbox="168 869 2132 981">The Sevenoaks Wildlife Reserve will support the improvement of the following categories of local infrastructure laid out in the Council’s IDP:</p> <ul data-bbox="168 1021 2132 1407" style="list-style-type: none"> <li data-bbox="168 1021 2132 1101">• Blue Green infrastructure – SWR is recognised as an important nature reserve and community green space and the developments proposed will enhance the Blue Green infrastructure of the district. <li data-bbox="168 1101 2132 1220">• Community Facilities – A new café and retail area; hireable event space; children’s playground; family-orientated nature trails; additional and improved parking; and accessible visitor facilities will be created. The improvements will also support a diverse programme of educational events and engagement opportunities at the reserve. All of this will enhance the reserve’s community offering. <li data-bbox="168 1252 2132 1407">• Education & Health and Social Care Facilities – KWT delivers a successful and popular education and engagement programme for people of all ages across the county. School programmes, adult Study Days, birthday parties, Nature Tots and social prescribing Wilder Wellbeing programmes are currently based at the Oak Lodge education building next door to the visitor centre. The capacity of Oak Lodge is limited due to its size and shape, requiring use of the museum room within the VC for large groups. Improvements within the

9	<p>How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?</p> <p>VC, including the creation of a new, flexible space for education and events will enhance the delivery of these programmes, supporting higher capacities as well as an improved experience and an extended programme of events, experiences and courses.</p> <p>The IDP also cites 'Sevenoaks Quarry, Sevenoaks' as a strategic site in the Green Belt that has been 'proposed for allocation', including a potential 600 homes. The Fort Halstead development (300+ units) is also listed.</p> <p>Our proposed improvements to Sevenoaks Wildlife Reserve will help to facilitate the population growth and increased visitor capacity that these developments will generate.</p>
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10	<p>How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?</p> <p>As the county's leading conservation organisation, benefiting and enhancing the environment is our priority. We always strive to ensure that our activities are as sustainable and energy efficient as possible, in line with our Environmental Sustainability policy.</p> <p>One key driver for the proposed development was the need to better accommodate the many visitors who already use the reserve – and the anticipated increased visitor numbers – to reduce their impact on important habitats and wildlife. The implementation of effective zoning and creation of a secure perimeter fence – alongside wider work to restore habitats across the reserve – will ensure that precious habitats are safeguarded; this is a vital component of our vision for a Wilder Kent, where landscapes are protected and resilient to climate change.</p> <p>Electric car charging points will be installed as part of the car park upgrade and wherever possible we encourage sustainable travel to our sites e.g. via public transport - Bat and Ball Train station is a c.20m walk from the reserve and cycling (cycle racks available at the reserve).</p> <p>Income derived from the redeveloped centre will be reinvested into the project to support the on-going running and maintenance of the centre and precious wildlife habitats at the reserve.</p> <p>Our project aligns with and supports the following points outlined in SDC's Net Zero Action Plan 2030: Proposed adaptation measures and Net Zero Actions for 2022-23:</p> <ul style="list-style-type: none"> • 'conserving existing habitats, creating new ones, and increasing connectivity for wildlife' • 'Improving the quality and resilience of green spaces and making the most of new opportunities • 2.16 'We already work with various countryside and ecological organisations including Kent Wildlife Trust, the Kent Nature Partnership, the Kent Downs and High Weald AONB units and the North West Kent Countryside Partnership. Together we will make the most of
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10	How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?
	<p>existing projects such as the Darent Valley Landscape Partnership Scheme and develop new projects including delivering natural flood management, wildlife and biodiversity conservation, and carbon sequestration.</p> <ul style="list-style-type: none"> • COM2 – Promote events to support wildlife awareness and opportunities to improve biodiversity • Green Spaces and the Natural Environment - 4.10 – ‘We commit to improving our natural environment for now and future generations, taking account of a changing climate. We will also support multi-benefit projects which conserve and enhance the natural environment whilst also increasing levels of carbon sequestration’. • NAT2 – ‘Improve areas for biodiversity and create new habitats’ – ‘Support and promote scheme to conserve and enhance biodiversity and wildlife at a local and landscape scale; Utilising existing resources where possible; Working in partnership’. KWT listed as a partner.

Funding

11	Total Project Cost
	£1,500,000

12	Funding from CIL Details
	Funding required from CIL £250,000
	Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety. 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.
	We are exploring a diverse range of income generation opportunities to support redevelopment of Sevenoaks visitor centre and reserve, including the potential need to part-mortgage the cost of the redevelopment to support the fundraising programme, and help ensure the project moves forward at a quicker pace. We will actively pursue funding from a range of income streams, including Trusts and Foundations & the Landfill Communities Fund; Individual Donors and High Net Worth Individuals; Corporate, Public, Community and Digital Fundraising.

12	Funding from CIL Details
<p>We have two High Net Worth donor families who are already invested in the site and are speaking to them about the ways they can continue our work by funding the redevelopment. We have also partnered with Radnor School who will be carrying out fundraising activities for the redevelopment during the current academic year; this will also help connect the children and families to the site. We plan to engage more local schools in the coming months.</p> <p>In addition there are a number of public appeal opportunities which we are pursuing to help raise funds, and will be reaching out to local businesses to invite them to get involved.</p> <p>A local author has chosen to donate profit from his upcoming book to the reserve due to the site's significance to the local community.</p> <p>We are also examining the procurement pipeline for building materials. These supplies will comply with KWT's existing Corporate Due Diligence to ensure that all materials used in the development are as environmentally friendly as possible. We will identify potential suppliers, sympathetic to the aims of KWT's strategy and where possible local to the Sevenoaks area, and approach them for gifts in kind, cost price materials, or reduced cost materials. Including asking companies to use their staff volunteer days to help support the construction.</p> <p>We are currently investigating the following potential funding opportunities:</p> <ol style="list-style-type: none"> 1) Tarmac Landfill Communities Fund – average grant c.£20k. Previous conversations with the funder during the development of the project were positive and we are planning to submit an application shortly. 2) Bernard Sunley Charitable Foundation - £50k+ 3) Banister Charitable Trust <p>Previous unsuccessful applications for the Sevenoaks reserve redevelopment programme have been made to Landfill Community Funders Biffa Award and Enovert Community Trust. These applications were submitted at an earlier stage in the development of the project prior to planning permission having been granted. Enovert Community Trust is no longer accepting applications for the Sevenoaks area.</p>	

13	Staged Payment Details	
	Is this bid for staged payments?	No
	Will staged payments be accepted?	Yes

13	Staged Payment Details	
	Please provide details of anticipated funding requirements and timetable	The timeline for completion of the redevelopment works is flexible and can be completed in phases, depending on funding secured, but works would need to be carried out during the autumn/ winter months to minimise disturbance to wildlife, e.g. Jan 2024 and Sept - Nov 2024.

14	Town & Parish Councils CIL Funding	
	Has a bid(s) for CIL funding been made to relevant town and parish councils?	No
	Details of bid	
	Decision made	
	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.	
	If a bid has not been made to the relevant Parish or Town Council, please provide an explanation for this	We are currently in the process of investigating a range of funding options and, where appropriate, would look to apply to our local Parish and Town Councils for support.

15	Would the scheme be fully funded if the CIL contribution is agreed?
	No - but we are actively fundraising to ensure all required funds are secured.

16	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.
	N/A

17	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 (though not for this project)
	If Yes, please provide further details of amount and the project involved.
	The redevelopment project has not, to date, received support from SDC, but the council has supported our work at SWR previously, including a Discretionary Business Grant of £10,000 in 2020; local restrictions support grant and an Omicron Hospitality and Leisure Grant of £2,667 in 2022.

18	Has the project, at any stage benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)?
	No
	If yes, please explain why CIL is still required following an exemption.
	N/A

Deliverability

19	Does your organisation have the legal right to carry out the proposed scheme?
	If not, you must attach documentation showing that the statutory provider of this service supports this scheme.
	Yes

20	Anticipated start date for delivery of the scheme
	January 2024 - although this is flexible depending upon project funding.

21	Anticipated finish date for the delivery of the scheme
	January 2025

22	Anticipated date when CIL funding will need to be made available
	January 2024 – although this is flexible depending on funder timelines

23	Does land need to be purchased to facilitate the scheme?
	No
	<p>If no, please provide details:</p> <p>The land is owned by Tarmac Aggregates Limited – who are supportive of the proposed works – and is managed by Kent Wildlife Trust on a 99-year lease, which runs until 2113.</p>

24	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.
	Kent Wildlife Trust will provide SDC with regular project updates, which can be made quarterly (or more frequently if required). We will also produce a final report on completion of the project.

25	<p>Please provide details of the management and timescales of the project.</p> <p>The project is being driven by a multi-disciplinary group from across KWT's directorates (Conservation & Engagement; Finance & Operations; Development, and Fundraising & Marketing).</p> <p>The visitor infrastructure works are being managed by:</p> <ul style="list-style-type: none"> • Keeley Atkinson (Head of People & Places) – who brings expertise from her management of the Trust's Wilder Blean project, as well as a background in community development and social service delivery, alongside: • Stuart Harrison (KWT Infrastructure Manager who is currently seconded from Liberty QS). Stuart is a Director at Liberty Qs, and a chartered quantity surveyor with 20 years of experience in the construction industry, working with private clients, developers, house builders, public bodies and contractors. <p>Redevelopments across the reserve will be delivered by our experienced reserves team and managed by:</p> <ul style="list-style-type: none"> • Simon Bateman-Brown (Head of Land Management), With over 25 years of experience in conservation management, he oversees Area Managers and Wardens to ensure that the Trust's 80+ reserves are maintained in the most effective way possible. • Paul Hadaway (Director of Conservation & Engagement) – 25 years' experience in UK conservation across public and voluntary sectors, much of it working in Kent. Working as a site manager, warden, project manager, programme manager and now Director at KWT. Responsible for strategic direction across the Trust focussing on our response to climate and nature crises and creating long-term climate resilience in landscapes and habitats through nature-based solutions (NbS). <p>Ultimate oversight of the project sits with Kent Wildlife Trust's Greg MacQueen (Head of Operations & Finance) and Ben Dart (COO).</p> <p>Kent Wildlife Trust staff have a wealth of experience and excellent track record in managing a wide-range of projects of all sizes - including large-scale multi-year projects - and in ensuring that project milestones are met on the ground and financially. Our teams have significant experience of overseeing the work of contractors on site; managing volunteers; and in assessing potential risks and managing health and safety on site. All work is carried out in line with our Health and Safety policy.</p> <p>Our ideal start date is Jan 2024, but this is flexible depending upon when funding is secured; work will need to be carried out during the autumn/winter months to minimise disturbance and can be phased as required. We would look to prioritise works as follows: improvements to access track and car park; work on the VC and perimeter fencing; new playground; interpretation and signage; reserve trails etc. but this is flexible.</p>
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26	Has consultation been carried out on the scheme or is any planned?
	Carried out
	Please provide details (Note: Results can be attached separately if necessary.)
	<p>This project has been in development for a number of years, and we have actively consulted the local community, since the redevelopment was first proposed in 2012. A survey in 2016 identified that visitors felt that the café and toilet facilities should be improved. We have undertaken an extensive process of stakeholder mapping and consultation with the local community, wider public and key stakeholders, including for example a meeting held with Sevenoaks Council in February 2021. A public consultation was hosted on our website and promoted widely.</p> <p>Key stakeholders include: Local MPs; Sevenoaks District and Town Councils; Local Parish councils; Natural England & the Environment Agency; Local residents and neighbours; KWT volunteers and members; Site users, including Anglers.</p>

27	Is a relevant SDC ward member(s) supportive of the scheme?
	Yes / No (please delete as appropriate)
	<p>You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk.</p> <p>During stakeholder mapping and consultation in 2021, we contacted former Councillor Peter Flemming and Cllr Margaret McArthur who were supportive of improvements at the reserve.</p>

28	Is the relevant town/parish council supportive of the scheme?
	Yes / No (please delete as appropriate)
	<p>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).</p> <p>In 2021, during our community consultation process, we spoke with Sevenoaks Town Council members who were supportive of the project.</p>

29	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.
	<p>Yes</p> <p>We have a Sevenoaks Steering Group, and we are engaging with a wide range of local stakeholders and site users, including neighbours Bradbourne RDA; Bromley (Kent) District Angling Society (BDAS) and our members and volunteers to ensure the planned redevelopments complement current use of the reserve.</p>
	Please provide details of local support. (Note: An email from a relevant party to cil@sevenoaks.gov.uk would also be sufficient).

Maintenance

30	Which organisation will be responsible for ongoing maintenance?
	Kent Wildlife Trust

31	Are funding arrangements in place for maintenance?
	Yes
	Please provide details
	<p>There is an operations team already in place at KWT which runs all of our buildings. At the completion of the project an operation and maintenance manual will be provided for the team to support with the running and maintenance of the improved facilities.</p> <p>All maintenance will be carried out on an on-going basis by the Trust as part of our management of the visitor centre and reserve, and funding will be sought as and when required for any works needed above and beyond this.</p> <p>We have a management plan in place which guides our conservation work at the reserve. An updated draft of this plan is currently being developed, to incorporate the changes at the reserve. This will be an active document, which will be regularly reviewed and updated.</p>

32	Please provide any further comments here.
	<p>This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.</p> <p>The project will support the improvements at Bradbourne lakes – providing enhanced facilities for visitors to the lakes and Sevenoaks Wildlife Reserve.</p>

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..... 

Declaration

Name

Gregory MacQueen.....

Position

Head of Operations and Finance

Further Information

CIL Bid Contact Details	
Name, role and contact details of the person that will be the contact for this bid:	Natasha Ruskin (Senior Bid Development Officer) [Redacted]
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	Rebecca Rees (Head of Strategic Projects and Funding) [Redacted]
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Greg MacQueen (Head of Operations and Finance) [Redacted]
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund:	Greg MacQueen (Head of Operations and Finance) [Redacted]
Full company/charity name:	Kent Wildlife Trust
Registered No:	239992

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.

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