

Leybourne Lakes Country Park Management Plan 2012 - 2016



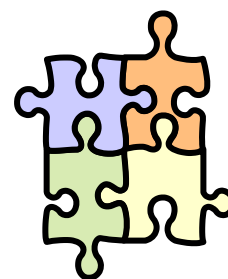
**CONSULTATION
DRAFT**

GUIDANCE NOTES

The following notes have been prepared to help guide you through and understand the Management Plan. Section headings are highlighted below along with descriptions of their relevance within the overall plan.

Part 1 - Where are we now?

The first section of this plan describes the current situation, at the time the plan was written. It is an introduction and advises on the current facilities and their management.



Part 2 - Where do we want to get to?

This section of the plan describes our vision for the Park and sets out our management aims and objectives.



Part 3 - How will we get there?

This section sets out how we are going to achieve our aims. A Five Year Work Programme sets our long-term targets and Annual Action Plans, focusing on each year, will flow from this.



Part 4 - How will we know when we have arrived?

The final section of the plan looks at how we will track progress and how the plan might be updated.



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Acknowledgements

Robert Styles, Chief Leisure Officer
Darren Lanes, Leisure Services Manager
Daniel Gooch, Head Ranger

} TMBC

East Malling & Larkfield Parish Council
Snodland Town Council
Leybourne Lakes Country Park User Panel
Kent Wildlife Trust
And all others consulted about the Plan.

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For further information please contact:

Leisure Services, Tonbridge & Malling Borough Council, Council Offices,
Gibson Building, Gibson Drive, Kings Hill, West Malling, ME19 4LZ
Tel. 01634 243397 Email: leisure.services@tmbc.gov.uk Website:
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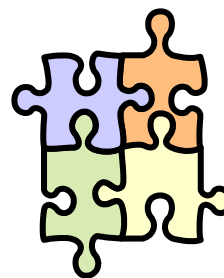
Other documents referred to in this Plan

Ranger Led Activities Pack
User Survey Leybourne Lakes Country Park 2010
Leybourne Lakes Country Park Water Safety Strategy
Biodiversity Report 2010
DDA Access Audit 2011

Leybourne Lakes Country Park – Management Plan 2012-2016

Part 1 – Where are we now?

The first section of the Plan describes the current situation at the time it was written. It is an introduction to Leybourne Lakes Country Park and advises on the current facilities and their management.



1.0 - Introduction/Background to Leybourne Lakes Country Park

Opened in 2004, Leybourne Lakes Country Park (LLCP) covers an area of approximately 93 hectares (230 acres) forming part of the land north of the M20 which separates the built up areas of Snodland, Larkfield and New Hythe (**see Appendix 1**). It encompasses a range of habitats including established lakes, grasslands, newly created shallow wetlands, dense scrub, the Mill Stream, hedgerows and woodlands.

The Country Park is well used by the local community for walking, cycling, picnics, observation of wildlife and other informal recreational activities. Windsurfing, canoeing, small boat sailing and scuba diving are carried out on the main lake and regulated fishing is also a popular activity within the Country Park. The Country Park now attracts around 180,000 visits a year, with up to 30,000 visits a month during the summer. For information regarding the site's history and landscape see section 6.0 'Conservation and Heritage' and for a detailed site description and management see section 9.0 'Management'. The site is owned and managed by Tonbridge & Malling Borough Council in partnership with East Malling & Larkfield Parish Council and Snodland Town Council.

The Role of the Management Plan

This is the third Management Plan for the Country Park and replaces all previous Plans. The Plan gives guidance and direction to the management of the Country Park from January 2012 until December 2016. It is the intention that this document be used as a management tool and will provide the basis for the maintenance and development of the site. It will be used to guide current site management and play an integral role in future projects and decisions relating to the Country Park. The Plan is in an easy to view design to ensure it is accessible to all interested parties and individuals.



Management Plan Aim - To provide a Country Park that offers a welcoming place for low intensity recreational use that is compatible with its nature conservation features, ensuring the site's integrity is maintained for the benefit of the local community. A balance is to be achieved between all key elements and none shall, within reason, dominate others.

Policy Context - The Plan has also been developed to take into account the local policy/guidance listed in **Table 1**. This includes a number of Tonbridge & Malling Borough Council's 'Key Priorities 2012/13' (i) 'promoting and encouraging opportunities for healthy living'; (ii) 'achieving a cleaner, smarter and better...open space environment'; (iii) 'give priority to involving and meeting the needs of young people'; and (iv) 'reducing environmental crime, criminal damage, and anti social behaviour'.

Table 1: List of Policy Guidance

Policy or Guidance Documentation
Managing Development and the Environment Development Plan Document
'Key Issues' within the Borough Leisure and Arts Strategy 2008-2013
Key Priorities (as listed above)
Standards of the Green Flag Award Scheme
Tree Strategy
Open Space Strategy
Play Strategy
Outdoor Leisure Performance Plan
Water Safety Policy and Strategy

Green Flag Award - In 2007, the Country Park achieved the Green Flag Award (GFA) and has retained the annual award ever since. This is a national award scheme organised by the Green Flag Plus Partnership consisting of Keep Britain Tidy, BTCV and Green Space, which manages the scheme on behalf of Communities and Local Government. The Green Flag Award sets high standards of quality for publicly accessible green spaces and parks. To find out more about the Award, please visit www.greenflagaward.co.uk The Plan has been written using the GFA criteria used to judge the award.

2.0 - A Welcoming Place

Location – The Country Park is located in the parishes of East Malling & Larkfield and Snodland (see **Appendix 1**).

Ordnance Survey National Grid reference (main entrance): TQ 697605

Main entrance postcode: ME20 6AA
(please note there is no post box for the Country Park)



Entrances – The Country Park has 15 vehicular and pedestrian entrances, including the main entrance which has a large welcoming sign. The locations of the entrances have been highlighted on the Master Plan (**Appendix 2**) and the access available at each entrance is noted in **Appendix 3**.

Land Use - Internal land use can be found within compartment descriptions (see section 9.0) or alternatively, on the master plan (see **Appendix 2**). Externally the site is located to the North of junction 4 of the M20 motorway and is bounded by the A228 to the West and North-West, Leybourne Way to the South, New Hythe Lane and the Larkfield Trading Estate to the South-East, the Rochester to Maidstone railway line to the East and the Ham Hill waste water treatment works to the North. The built up areas of Snodland and Larkfield are located immediately beyond the A228 and Leybourne Way respectively.

Accessibility – Many of the paths are suitable for wheelchairs and buggies (see **Appendix 2**). A Disability Discrimination Act (DDA) Audit was carried out at the Country Park by the Tonbridge & Malling Access Forum in 2011. The resulting Improvement Action Plan (**Appendix 4**) is currently being implemented.

Access by Bus - The Arriva 71 bus service from Maidstone stops just a two minute walk from the Country Park (Chaucer Way) and run up to every 10 minutes. For more information visit www.the71.co.uk (services may have altered from time of publication).

Access by Rail - The Country Park is just five minutes walk from either Snodland Train Station or New Hythe Train Station which are both on the Maidstone to Strood line.



Access by Road - The main car park is situated just off the A228 at the Ham Hill Roundabout in Snodland (two minutes drive from junction 4 of the M20 or ten minutes drive from junction 2 of the M2). Country Park directional signs are placed at the Ham Hill roundabout on the A228.

Car Park – The car park is open between 7.30am and around dusk (between 4.30pm and 9pm, depending on the time of year). There are signs at the entrance to the car park indicating the current closing time.

Access by Foot and Bicycle - All 15 Country Park entrances are suitable for pedestrians and cyclists (see **Appendix 2** for entrance locations). There are three pedestrian crossings into the Country Park; one at the Ham Hill Roundabout on A228, one on the Gig Hill/ Leybourne Way junction and one opposite Tesco's on Leybourne Way. There are also a number of Public Right of Way's (PROW's) to and through the Country Park including MR78, MR99, MR84 and MR88 (**Appendix 5**).

Formal Recreation – The Country Park is used for a number of sports including windsurfing, scuba diving, canoeing, sailing, angling and triathlon open water swimming training (see the community Involvement section for more details). These are operated by the Park's on-site concessionaires which are outlined in **Table 2** below.

Table 2: List of Concessionaires

Concessionaires	Season of Use
Leybourne Lake Water Sports Centre www.leybournelakewatersports.co.uk	May to September open everyday April and October open weekends only
Team Outrageous Triathlon Club (run through the Water Sports Centre) www.teamoutrageous.com	May to September open everyday April and October open weekends only
Mid Kent Fisheries Ltd www.midkentfisheries.co.uk	All year round
The Limes Catering	Weekends and bank holidays all year round and week days during summer school holidays.

Informal Recreation -The Country Park is well used by the local community and has:

- Children's play area and wildlife play trail
- Many hard surfaced paths for all ability walking, as well as many grassland paths
- Healthy Walks (see section 7.0 for more details)
- Picnic areas and benches
- Opportunities for people to improve their understanding of the natural world including bird watching and flora and fauna species identification

Catering – A mobile cafeteria service operates core hours of 11am to 3pm every weekend and bank holiday throughout the year. These hours are extended during the summer months. The catering service is weather permitting.

Toilets – male and female toilets with baby change facilities and disabled toilets are located in the main car park. The toilet facilities are cleaned and re-stocked twice a day.

Seating – The Country Park contains a large number of seats and picnic benches, many of which have been donated by members of the public. The leaflet 'How to Sponsor a Seat' is available from www.tmbc.gov.uk or email leisure.services@tmbc.gov.uk.

3.0 - Healthy, Safe & Secure

For visitors to enjoy their visit to the Country Park, they must feel safe and secure when using it. The 2010 visitor survey showed 93% of visitors were satisfied with the safety and security of the Country Park. To maintain and improve on this level of satisfaction, the Country Park has a range of initiatives which are outlined below.

Health and Safety – The Country Park has its own Health & Safety Plan which is reviewed and updated annually. The Council also has an overall Health and Safety Policy statement and policies are also sought from all major contractors and event organisers working at the Park.

Risk Assessments - The Country Park has a suite of generic Risk Assessments (RAs) for tasks undertaken by the Ranger Team, which are reviewed and updated annually as part of the Health & Safety Plan review.

Workplace Health and Safety Inspection - The Country Park has routine inspections carried out by the Council's Health and Safety Officer to check on aspects of health and safety.

Ranger Team – A Ranger Team based at the Country Park patrol the Park on a regular basis, providing an on-site presence. The Rangers also carry out a range of other tasks including enforcement of dog and litter control and liaising with the public. The ranger team are uniformed so that they can easily be identified by the public. For a summary of the roles and responsibilities of the Ranger Team see section 9.0.



Local Police and Police Community Support Officers (PCSO) – The Ranger Team has developed links with the local Police and PCSO's in order that they can offer assistance on demand and the Police also carry out independent patrols of the Country Park.

Contractor Monitoring – As part of the management of contractors, the Ranger Team monitor health and safety aspects of contractors working in the Country Park. The rangers are empowered to stop unsafe work, fence off areas and take other remedial actions to keep the public safe.

Children's Play Area and Play Trail – All children's play equipment is inspected weekly by the Ranger Team who are trained to carry out routine playground inspections and registered on the Register of Play Inspectors International (RPII). Annual play inspections are also carried out by an external certified playground inspector.

Water Safety Policy – The Council has an overarching Water Safety Policy and Risk Assessments to address the issue of public safety around inland water bodies adjacent to its outdoor leisure sites. Flowing from this, there is also a site specific Water Safety Strategy for the Country Park. Both the overall Policy and the Country Park Strategy have been written in liaison with the Royal Society for the Prevention of Accidents (RoSPA). The Country Park's Water Safety Strategy contains initiatives including talks with local schools, water safety leaflets and enforcement patrols during warm weather. For the Country Park's Water Safety Action Plan see **Appendix 6** and for the Park's full Water Safety Strategy and further advice on water safety including educational resources please visit www.tmbc.gov.uk/LLCP



Civic Enforcement Officers – Patrol the Country Park car parks regularly and can issue penalty notices for parking contraventions, littering and dog fouling.

Tree Safety Inspections – The Council's Tree Safety Strategy outlines the need for regular basic and expert tree inspections at Leybourne Lakes Country Park. An expert tree survey takes place every three years by a qualified external contractor, with the next inspection at the Country Park due in 2012/13. A basic tree inspection is carried out annually when an expert tree inspection is not undertaken. The Ranger Team are trained to carry out basic tree surveys and inspections.



4.0 - Clean and Well Maintained

The Ranger Team are responsible for all aspects of the Country Park's cleanliness and maintenance. Tasks are either carried out directly by the Ranger Team or they monitor contractors carrying out the work on their behalf.

Cleanliness - Table 3 highlights the key maintenance and management tasks to ensure the Country Park is always kept clean.

Table 3: Cleanliness monitoring and maintenance

Task	Description of task	Ranger Team / Contractor
Litter control	Litter clearance is undertaken daily	Ranger Team
	Litter bins are checked daily and emptied as required	Ranger Team
	Litter removed from site weekly	Contractor
	Enforcement fines for littering can be issued at any time.	Ranger Team, Dog Warden, Litter Warden, Civic Enforcement Officers or any other trained TMBC officer.
Dog control	Dog bins are emptied weekly	Contractor
	Dog fouling is checked daily and cleared from paths and verges as required.	Ranger Team
	Enforcement fines for dog fouling can be issued at any time.	Ranger Team, Dog Warden, Litter Warden, Civic Enforcement Officers or any other trained TMBC officer.
	Dog fouling enforcement days are carried out periodically	Ranger Team, Dog Warden and Litter Warden
Pest control	A number of pest control units are on site at high use locations to ensure rodent activity is controlled.	Contractor
Graffiti, fly posting and abandoned vehicles	Weekly check. Remove as soon as possible; always within 14 days.	Ranger Team. Removal of abandoned vehicles through TMBC's Transportation Services' certified contractor.
Toilets (Cleanliness)	Toilets opened at 7.30am and closed at 6pm (April to October) or 4.30pm (November to March)	Contractor
	Toilets cleaned and re-stocked twice a day.	Contractor. Monitored by Ranger Team and TMBC's Waste Services.
	Diver's / Angler's toilet in diver's car park is cleaned and re-stocked weekly.	Contractor

Maintenance of Building and Assets The Council has a planned programme for maintenance work that is carried by the Council's Property Services department. This includes aspects such as internal and external decoration, routine maintenance, servicing and urgent repairs. **Table 4** below details the maintenance of the Country Park's buildings and assets such as its play area, bridges, site furniture and paths.

Table 4: Building and Asset monitoring and maintenance

Task	Description of task	Ranger Team / Contractor
Toilets (water quality)	Toilet's eco-plant checked and tested quarterly for the quality of water discharge. Removal of waste from eco-plant every six months or more often if required.	Ranger team. Removal of waste by certified contractor.
	Water tested for legionella monthly	Ranger Team
Rangers' Office, garage and compound	Weekly visual check and full quarterly checks of the safety of the facilities. Maintenance of the building is incorporated within the TMBC's Building Repairs budget	Ranger Team. Maintenance arranged through TMBC's Property Services.
	Equipment stored in garage checked prior to each use and a full quarterly check. Repairs and maintenance undertaken as required.	Ranger Team. Repairs and maintenance carried out by the ranger team if possible or an appropriate contractor.
	All electrical equipment is PAT tested prior to use and then every 1-4 years depending on the item's category or risk.	TMBC's Information Technology services
	John Deere E-Gator checked prior to every use, as well as weekly and quarterly checks. Repairs and maintenance undertaken as required.	Ranger Team. Repairs and maintenance carried out by the ranger team if possible or an appropriate contractor.
	Water tested for legionella monthly	Ranger Team
Water Sports Centre	Green water sports cabins, toilet and storage maintained as required.	Water Sports Concessionaire
	Triathlon storage maintained as required.	Team Outrageous (Triathlon Club)
Mobile café	Café maintained as required.	Catering Concessionaire
	Food hygiene inspection	TMBC's Environmental Health department
Playground maintenance	Play area and play trail inspected weekly	Ranger Team
	Annual Playground inspection	Contractor
	Repairs undertaken as required	Contractor
	Playground equipment is part of the Council's capital renewals scheme	Leisure Services Officer / Ranger Team

Car parks	Weekly visual check and full quarterly checks	Ranger Team and TMBC's Transportation Services.
	Main car park gates open daily at 7.30am and closed around dusk	Contractor
	CCTV and alarm system maintenance	Contractor
Park Furniture	Weekly visual check and full quarterly checks. Repair and maintenance as required.	Ranger Team
Bridges	All bridges are owned and maintained by TMBC except one bridge on PROW MR 84 over the Mill Stream which is owned by KCC. Weekly visual check and full quarterly checks. Repairs and maintenance undertaken as required or reported to the bridge owner (KCC).	Ranger Team. Repairs and maintenance carried out by contractor.
Paths	The PROW's (MR99, MR78, MR84 and MR88) that run through the site and other paths are maintained by TMBC. Weekly visual check and full quarterly checks. Repairs and maintenance undertaken as required.	Ranger Team. Repairs and maintenance carried out by Contractor.



Maintenance of habitats and landscape – The Country Park’s natural assets such as its lakes, ponds, hedgerows, woodland, scrubland, stream and drainage ditches require programmed monitoring and maintenance. **Table 5** below notes this programme of works.

Table 5: Habitat and Landscape monitoring and maintenance tasks

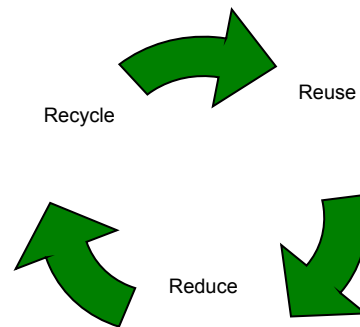
Task	Description of task	Ranger Team / Contractor
Lakes and ponds	Weekly visual check. Further investigative tests carried out if required e.g. pollution event.	Ranger Team and TMBC’s Environmental Health Department if required.
	Lake cleared of litter, floating debris and trees, as required.	Ranger Team. Contractors where required.
	Fishing swims checked quarterly and maintained as required.	Ranger Team and Mid Kent Fisheries
	Lake edge vegetation maintained to reduce unauthorised lake access as part of water safety strategy	Ranger Team
Mill Stream	Maintained annually, with no more than 25% of reeds / vegetation removed in any one year.	Environment Agency
	Stream cleared of litter, floating debris and trees, as required.	Ranger Team and Environment Agency
Internal Drainage Ditches	Ditches are maintained annually, with no more than 25% of reeds / vegetation removed in any one year.	Internal Drainage Board
	Ditches cleared of litter, floating debris and trees, as required.	Ranger Team and Internal Drainage Board
Grasslands / Scrubland	Designated grasslands have one third of its area cut (and collected) annually on a three year rotation.	Contractor
	A management strip (1 metre strip either side of the path) is cut monthly	Contractor
	Other grassland is cut annually in the autumn/winter to stop scrub growth	Contractor
	Monitor orchid population and scarify soil to encourage orchids if required	Contractor
Hedges	Leybourne Way cut annually between October and February	Contractor
Trees and woodland	Mature Trees are inspected annually as detailed in 3.0.	Ranger Team (basic inspections) and Contractor (expert inspections)
	Identified tree works carried out on a priority basis.	Ranger Team and Contractor

5.0 – Sustainability

The Country Park is sustainable wherever possible. This not only reduces the use of new materials, it means that the majority of green waste from the site is re-used or recycled. Noted below are the ways in which the Park is managed sustainably.

Corporate Policy – The Management Plan has been written in accordance with the Council's [Climate Change Strategy](#) and [Corporate Purchasing Policy](#) and also takes into consideration the Council's biodiversity duty under the Natural Environment and Rural Communities Act 2006.

Chemical Use – Chemical usage is vetted and, where possible, is kept to a minimum. Alternative methods of control are always considered and remain under annual review. A limited number of chemicals are used at the Country Park to control weeds, as disinfectants and for graffiti removal. The Control of Substances Hazardous to Health and Risk Assessments are carried out and kept on file as necessary. All chemicals are stored in a locked and purpose built store.



Electric Vehicle – The Country Park has an electric John Deere E-Gator to get around the site. The vehicle emits no pollution and requires minimal maintenance. For more information see **Appendix 7**.

Peat Use – No peat is used on site and purchases of nursery stock are normally as bare root plants.

Green Waste – All natural material cut down in the Country Park are re-used for dead hedging, left safely as a valuable deadwood habitat or composted.

Can Recycling - The Country Park has a number of can recycling bins at key locations around the site to encourage recycling.

General Waste – Waste generated by visitors is usually placed in the bins. This waste is very mixed and contaminated and would present a hazard to separate it for recycling. As a result, this waste and other litter is disposed of via the municipal waste stream and incinerated to create energy off site.

Paper - Reducing paper use, by making information about the Country Park available via the Council's website. Air hand-driers are also used in the toilets.

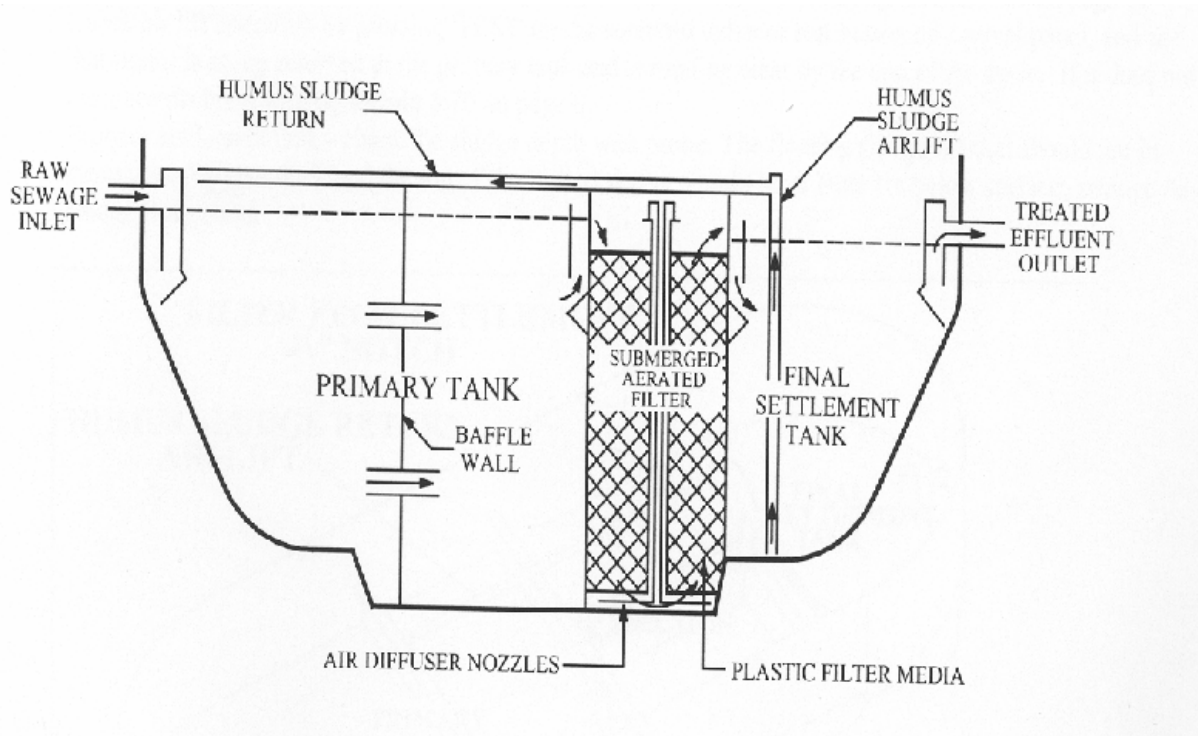
Timber - The Country Park uses timber from sustainable sources where possible. All timber or wood products meet the Forestry Stewardship Council (FSC) standard.

Travel - The public are encouraged to visit the Country Park by bus, bicycle and on foot and over half of Park visitors arrive by sustainable means. These alternatives are highlighted within the Country Park Guide and on the website.

Energy Efficiency - Water use is minimal with taps that switch off automatically and any leaks reported as soon as practical. The toilet wallgate systems (sinks) only heat up water when required. Meter readings for all electricity and water are taken manually on a regular basis and monitored with any higher than normal usage investigated. All staff are aware of the importance of reducing energy consumption and are regularly reminded of the need to ensure that energy usage is kept to a minimum and to turn off lights and taps. All external building lights are low energy usage.

Air Quality and Noise - The mobile cafeteria service has been installed with its own electricity supply to eliminate the noise and pollution caused from a generator.

Sewage Disposal - The Country Park is not connected to mains drainage. The sewage system uses a packaged sewage eco-plant. This system uses natural bacteria to breakdown the waste into solids and clean water. It requires minimal emptying (cutting down on road miles) and is one of the most sustainable systems on the market. The design of the eco-plant is shown below.



6.0 - Conservation and Heritage

Site History - The Country Park is part of an extensive area of former sand and gravel workings that forms the Strategic Gap, separating the settlement of Snodland to the North and New Hythe to the South. Sand and gravel was extracted from the site by several mineral extraction companies between 1946 and 1977. The landscape is therefore essentially 'man made' with landscaping and planting having taken place as part of the restoration proposals in the late 1970s.

Since the abandonment of the gravel workings, natural colonisation has resulted in a range of semi-natural habitats that support a wide variety of flora, fauna and other wildlife. The nature conservation and recreational value of the site, in particular the water bodies, has therefore increased, resulting in much of the site being designated as a Local Wildlife Site (previously known as a Site of Nature Conservation Interest (SNCI)) and an Area of Local Landscape Importance (ALLI) in the Tonbridge & Malling Borough's Local Development Framework.



The idea of a Country Park at the site has always been a long held ambition of Tonbridge & Malling Borough Council and in the late 1990's a major step forward was achieved towards this. The Borough Council's adopted Local Plan indicated that a less sensitive part of the site could be suitable for some housing development, provided that the remainder could be developed into a Country Park and transferred into public ownership.



In May 2000, Berkeley Homes brought the site and invested £2.8 million in regenerating the site in collaboration with the Borough Council. Both the Council and Berkeley Homes worked closely with experts such as Natural England (previously English Nature), the Environment Agency and Kent Wildlife Trust to make the Country Park more accessible to the public while ensuring that the Country Park's natural assets and wildlife were preserved.

Berkeley Homes transferred the land to the Borough Council and the Country Park was officially opened on 11 September 2004.

Habitat and Landscape Structure - The lakes are colonised by a range of aquatic and emergent plants and are important for wintering and breeding waterfowl and waders. The degree of flora and fauna diversity within the lakes generally correlates with the length of time since mineral extraction ceased, and is affected by the type of activity, timing and the level of human use that the lakes are subjected to (e.g. fishing,

windsurfing, canoeing, scuba diving, etc). The largest lake on the site, The Ocean Lake, is used by over-wintering birds but has the least ecological interest as it was the last lake to be excavated, and has been subject to the greatest level of human disturbance.

Lakes and Ponds – There are eight lakes and ponds in the Country Park from the Round Pond which is just ½ hectare in size to The Ocean Lake which holds enough water to fill 120 Olympic sized swimming pools. The characteristics and flora species composition of each lake or pond are in **Appendix 8**. The location of the lakes and ponds are shown in **Appendix 2**.

Grasslands - There are several distinct grassland areas within the site. They are successional grasslands where natural colonisation has taken place on bare ground or re-seeded swards have dominated the site since mineral extraction. Such grasslands have not attained the species composition of ancient semi-natural grasslands, although they already contain some species characteristic of such grasslands.

Stream - The Mill Stream runs from West to East across the Northern part of the site. It originates from springs in the West and South (Trottscliffe and West Malling) and also serves as an outflow from the chain of lakes to the South West of the site. As the stream travels through the Country Park it widens from two metres to eight metres and contains fast flowing, normally clear water.

Hedgerow - There is one distinct hedgerow on the site running along the Southern boundary adjacent to Leybourne Way. This hedge is planted with a variety of native hedge species and was hedge-laid in 2003 to create a clear and secure boundary marker.

Trees - Tree species within the Country Park include alder, ash, sycamore, horse chestnut, silver birch, oak, white willow, goat willow, pussy willow, grey willow, crack willow and almond willow. These tree species overshadow a shrub under storey typified by bramble, buddleia, dogwood, hazel, hawthorn, broom, crab apple, dog rose, elder and ivy.

Surveys – The surveying of habitat characteristics along with identification of flora and fauna in the Country Park has been carried out since 1999 when the Ecological Baseline Report for the site was produced. Since the Country Park opened in 2004, wildlife surveys are carried out annually to monitor the species present on the site. The surveys have shown a large number of species with some notable and protected species such as the Bittern, Nightingale and Water Vole. Since 2007, a local wildlife expert, Eric Philps has been identifying and recording flora and fauna species and has identified almost 1,000 species.

The key species listed below in **Table 6** have been identified as having particular importance within the Country Park. These species have been included as most have been frequently identified within the Country Park and many are good indicators of high

quality habitats. Some of the birds listed are noted within the Kent Biodiversity Action Plan.

Table 6: Key Species

Common Name	Latin Name	Habitat
Cetti's Warbler	<i>Cettia Cetti</i>	Dense Scrub
Kingfisher	<i>Alcedo atthis</i>	Open water Rivers and Streams
Nightingale	<i>Luscinia megarhynchos</i>	Woodland (coppice) and scrub
Little Ringed Plover	<i>Charadrius dubius</i>	Wetlands
Grasshopper Warbler	<i>Locustella naevia</i>	Dense Scrub
Tufted Duck	<i>Aythya Fuligula</i>	Wetlands
Great Crested Grebe	<i>Podiceps Cristatus</i>	Wetlands
Bittern	<i>Botaurus stellaris</i>	Reed Beds
Gadwall	<i>Anas Strepera</i>	Lakes
Skylark	<i>Alauda Arvensis</i>	Grasslands
Bullfinch	<i>Pyrrhula pyrrhula</i>	Scrub
Song Thrush	<i>Turdus philomelos</i>	Scrub
Dunnock	<i>Prunella modularis</i>	Woods & hedgerows
Little Egret	<i>Egretta garzetta</i>	Shallow wetlands
Little Grebe	<i>Tachbaptus ruficolis</i>	Wetlands
Shoveler	<i>Anas clypeata</i>	Wetlands
Common Pochard	<i>Aythya ferina</i>	Wetlands
Water Voles	<i>Arvicola terrestris</i>	Rivers, streams and open water
Southern Marsh Orchid	<i>Dactylorhiza maculata</i>	Wet grassland
Man Orchid	<i>Aceras anthropophorum</i>	Grassland
Bee Orchid	<i>Ophrys apifera</i>	Grassland
Pyramidal Orchid	<i>Anacamptis pyramidalis</i>	Grassland
Slender Trefoil	<i>Trifolium micranthum</i>	Grassland
Fringed Water Lily	<i>Nymphoides peltata</i>	Wetland
Bogbean	<i>Menyanthes trifoliata</i>	Wetland
Water Violet	<i>Hottonia palustris</i>	Wetland
Grass Vetchling	<i>Lathyrus nissolia</i>	Grassland
Black-tailed Skimmer Dragonfly	<i>Orthetrum cancellatum</i>	Open Water and bare ground
Common Darter Dragonfly	<i>Sympetrum striolatum</i>	Rivers and streams
Migrant Hawker Dragonfly	<i>Aeshna mixta</i>	Standing water
Ruddy Darter Dragonfly	<i>Sympetrum sanguineum</i>	Rivers and streams
Hairy Dragonfly	<i>Brachytron pratense</i>	Rivers and streams
Red-eyed Damselfly	<i>Erythromma najas</i>	Rivers and streams
Banded Damoiselle	<i>Calopteryx splendens</i>	Rivers and streams

Habitat Importance - The Country Park has a good variety of habitats and the management of the Country Park aims to protect and enhance this established environment. **Table 7** notes their importance to the Country Park and nationally.

Table 7: Key Habitats

Habitat type	National	Regional / Local	Approximate area of Park
Hedgerows		*	1%
Dense Scrub		*	4%
Grassland		*	15%
Trees		*	5%
Mill Stream		*	5%
Standing Water / Lakes		*	60%
Marshland/ Wetland		*	5%
Reed Bed	**	*	5%

Based on the habitat types in the ‘Kent Biodiversity Action Plan’
 Grading (for significance) High *** Medium ** Low *

The protection and enhancement of the key habitats and species (including species monitoring) associated with these habitats have been incorporated within the objectives set out in the Management Plan.



7.0 - Community Involvement

Visitor Surveys – Carried out in 2005 and 2010; the objective is to profile visitors and provide information on visitor satisfaction, facilities and suggested improvements.



Key results of the last survey:

Over 400 face-to-face interviews were completed with visitors of the Country Park in the summer of 2010. This includes club members utilising the site. A summary of the findings is detailed below:

- 97% of Country Park visitors were satisfied or very satisfied with their visit overall
- 64% of visitors enjoyed the Country Park for its tranquillity
- 26% of visitors used the play area and 16% of visitors enjoyed water activities during their visit.
- 52% of visitors visit at least once a week
- 64% of visitors live within 5 miles of the Park
- 51% of visitors get to the Country Park by sustainable means (foot, bicycle or public transport)

The 16 Country Park features identified in the survey showed a satisfaction rating of 79-99%. Satisfaction of all but one of the Park's features has increased since the last visitor survey in 2005.

Green Flag Award - The survey asked visitors if they were aware of the Green Flag and if they knew the Country Park had the award. 74% of visitors were aware of the Green Flag Award and 68% knew Leybourne Lakes Country Park held the Award.

Possible Improvements – The survey asked visitors what improvements they may wish to see in Park in the future. Improvements to existing facilities, rather than new facilities, were most popular. 70% of visitors would like to see some facility improvements to the Water Sports Centre, further provision of refreshments and a possible education room so more activities can be provided for children.

Visitor Comments - Typical responses from visitors were:

“Perfect place to be peaceful”

“Great place because it isn't over commercialised”

“The lakes have never been used so much, they're brilliant”

“We love to come here, it's such a lovely area”



Leybourne Lakes Country Park User Panel - The Leybourne Lakes Country Park User Panel was established in 2005 to enable the Council to consult with visitors and stakeholders on management issues within the Country Park. The Panel comprises of interested members of the public, local Councillors, conservation organisations, the water sports, angling and refreshments concessionaires and any other interested

parties. The Panel meets twice a year where members are informed on recent operational management, consulted on future projects and ideas, and encouraged to discuss any relevant issues regarding the management of the Country Park.

Local Parish / Town Councils - East Malling & Larkfield Parish Council and Snodland Town Council contribute to the maintenance and management of the Country Park. As well as providing revenue funding, there are regular meetings with the Parish and Town Councils to raise enquiries and comment on the management of the Country Park

Leybourne Lake Water Sports Centre - The Country Park's water activities are contracted to Leybourne Lake Water Sports Centre until March 2012, when the lease will be re-tendered. The Centre provides facilities for windsurfing, small boat sailing, scuba diving and canoeing. It has a diverse range of users including scouts, guides, families, students and schools.



Mid Kent Fisheries – Six of the eight Country Park lake's can be fished through Mid Kent Fisheries Ltd (MKF), which boast a variety of carp, tench, pike, bream as well as other silver fish. MKF sub-let the Sand Pond and the Reed Pond to local fishing organisations; Freemasons Arms Angling Society and Strikers Angling Society respectively. To ensure anglers use the lakes appropriately, all anglers must purchase a season ticket through Mid Kent Fisheries or Freemasons Arms Angling Society. The fisheries lease is held by MKF until March 2013 when the lease will be re-tendered.

Volunteering - The Council encourages the involvement of volunteers, an initiative that has been keenly supported by the local community, with over 1,200 hours of volunteer hours worked each year. The Country Park offers volunteer ranger opportunities where members of the public can either work alongside the ranger team or independently; or join the monthly Leybourne Lakes Volunteer Group. Partnerships with other organisations / groups complement our own resources and include Medway Valley Countryside Partnership's Thursday Action Group and Hadlow College student groups.

Leybourne Lakes Country Park Volunteer Group and Volunteer Ranger Scheme - Originally started in 2005, the volunteer group of around 20 volunteers have been recruited. The monthly task days include a range of tasks such as pond surveys; pond clearance; hedgelaying; coppicing; planting and scrub clearance. The volunteers receive training and learn new skills on the task days; members have attended courses in leadership, first aid, and tree/pond wardening. Regarded as a member of staff, a volunteer ranger has to go through the same application process as any member of staff. Applicants have to apply to become a volunteer ranger; references and a CRB check are also required. An interview process follows, with successful applicants receiving a full induction and training. This ensures our volunteer rangers are a suitable addition to the Ranger Team.

Kent Wildlife Trust - Engaged as appropriate to advise on works where wildlife maybe disturbed.

Healthy Walks Scheme – The Walking for Health initiative encourages people to enjoy their local open spaces while socialising and getting or keeping fit. The Country Park runs three healthy walks a week which are led by a group of trained volunteer walk leaders, with around 18,000 miles collectively walked every year. For more information visit www.tmbc.gov.uk email healthy.living@tmbc.gov.uk or call 01732 876077

Other Partnerships - Other partnerships currently exist for example with the Local Police and Police Community Support Officers, Tonbridge & Malling Access Group and the local community hold events at the Country Park.

Ranger Led Activities – The Ranger Led Activities pack encourages the use of the Country Park for local schools and youth organisations, with over 200 children taking part in Ranger Led Activities every year As well as activities run by the ranger team (see section 8.0 Marketing for more information), the pack also includes ideas for independent activities to do when visiting the Country Park, as well as an example risk assessment and water safety poster.

Events – The Country Park is host to around 60 events throughout the year from triathlon races to the Wildlife Activity Day to Scout water weekend events, all of which encourages the use of the Country Park by the local community. For more information on the events held at the Park see section 8.0 Marketing or visit www.tmbc.gov.uk/LLCP

Consultation on the Management Plan - Involvement of external parties in the production of this document was essential and a programme for consultation was developed and is outlined below:

Table 8: Timetable for Consultation

Action	Timescale
TMBC – Leisure & Arts Advisory Board to approve the Management Plan Consultation Draft	May 2011
Public Consultation – including all stakeholders	July 2011
TMBC – Leisure & Arts Advisory Board to approve the Management Plan (Final Draft)	September 2011
Publication of the Management Plan	January 2012

Copies of the Management Plan Consultation Draft were sent to:

- Stakeholders (see **Table 10**)
- All other interested persons

During the consultation period, this Management Plan was made available to view at the Council’s offices at Kings Hill, Tonbridge Castle, Snodland Library, Larkfield Library and West Malling Library. The Plan was also available on the TMBC website at www.tmbc.gov.uk/LLCP All comments on the Plan were considered by the Council and amendments made as required. Amendments were fed back to the consultees who made comments before the final version of this Plan was adopted by the Council.

8.0 – Marketing

The Country Park is a local resource with the Marketing Strategy for the Country Park predominantly directed at the local community.

Marketing Strategy Aim - Encourage visitors to the Country Park from the local area using local press releases and articles, the Country Park website, Park leaflets, advertisement through activities for young people, volunteers and events. All marketing must be duly considered to ensure it does not detriment the nature conservation interest of the site.

Country Park website www.tmbc.gov.uk/LLCP - The Country Park website gets over 3,000 visitors every year. The web pages give comprehensive details about the Park's facilities and services including the water sports, fisheries and refreshments. There are sections on frequently asked questions and what is there to do? There is also information on children's activities, Park events and water safety.

Leaflets - The Country Park has a Park Guide as well as a range of interpretational leaflets (see interpretation section below for more details). The Park Guide details how to get to the site, the Park's facilities and services and the Country Park's wildlife throughout the year. The Park Guide is available at the Tonbridge Tourist Information Centre, local libraries and the Borough Council offices at Kings Hill, as well as being available in the Country Park.



Press Releases - Regular press releases to advertise forthcoming or recent events and activities have included bird walks, night time walks and wildlife activity days.

Publication articles - Regular articles in the Council's Here & Now magazine and the Leisure Guide. Advertisement of the Country Park's Junior Ranger scheme, Easter and Summer Activate schemes through the Council's Activate brochure. The Country Park may also be advertised in the local press.

Interpretational Signage – A Large wooden entrance sign just off the main road (A228) promotes the Country Park and its facilities to those driving past. There are a range of interpretational leaflets and an interpretation panel 'Wildlife & Water Sports', which can be viewed by the Water Sports Centre on the Ocean Lake.



Community Involvement – The Country Park is also promoted through the activities and events it offers to the local community including the volunteering opportunities, Ranger Led Activities, walks and talks by the Ranger Team and Park events.

Events & Projects – Around 80 events, 20 volunteer task days and 150 healthy walks take place at the Country Park every year. Some events and projects are organised by the Council, while others are run by local clubs and organisations. A list of typical events and projects held at the Country Park every year is listed in **Table 9**.

Table 9: Typical Annual Events and Projects

Event / Project	Approximate number per year
Wildlife Activity Day (including pond dipping, nature trail, art workshop and mini-beast hunts)	1
Ranger Led Activities with schools, cubs and scouts, brownies and rainbows	8
Easter Activate – windsurfing, canoeing, junior rangers and art workshop	6
Summer Activate - windsurfing, canoeing, junior rangers, art workshop and bike courses	6
Night Time Walks	2
Bird Watching Walk	1
Cub / Scout Water Weekends	5
Cub / Scout Water Day Events	5
Healthy Walks (3 per week)	156
Leybourne Lake Volunteer Task Days	12
Hadlow College Task Days	3
Medway Valley Countryside Partnership Task Days	3
Sponsored Walks	3
Triathlon Races	12

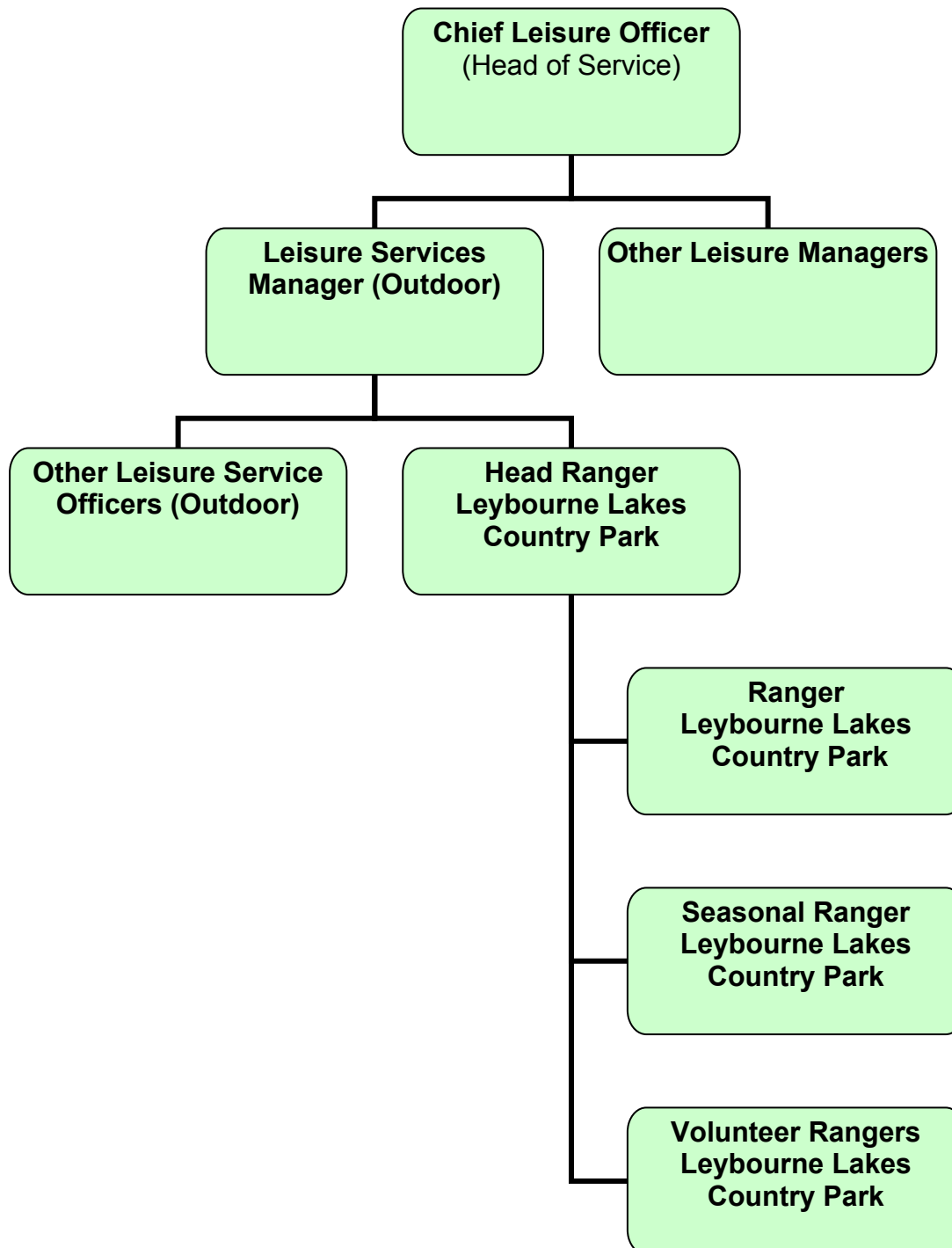
Visitor Surveys – As noted in section 7.0, the visitor surveys provide valuable information about the Country Park and its visitors. This provides an opportunity for marketing to be focussed where necessary.



9.0 - Management

Management Structure – Major policy issues will be determined by the Council through recommendations made by the Leisure & Arts Advisory Board to the Council's Cabinet. Implementation will be undertaken by Leisure Services.

The Leisure Services' management structure is shown below:



Ranger Team - The Ranger Team are responsible for the day to day management of the Country Park. Duties include public liaison, organisation and monitoring of Country Park events, liaising with the local police, running Ranger Led Activities, enforcement of litter and dog fouling, regular monitoring of facilities, structures and equipment in the Country Park and the management of volunteer conservation tasks and volunteer rangers.



Out of Hours - The Council operates an 'out of hours' emergency call out system on the normal council telephone number 01732 874522. The operator can answer some questions from a set script and in exceptional cases has a contact list for Council staff. For non urgent items there is the Council's website with Report Forms at www.tmbc.gov.uk Minicom 01732 874958, or SMS (text) 07781 482959.

Staff & Volunteer Training - This is identified through the annual performance appraisal for each member of staff. Individual and corporate training needs are part of the assessment process and the outcomes are recorded and signed off by both parties. Training needs can vary from year to year but typically they might include First Aid at Work, equality and diversity training and health and safety training.

Volunteers also have opportunities to attend training courses. Volunteer groups are also trained / supervised for new tasks by the Ranger Team.

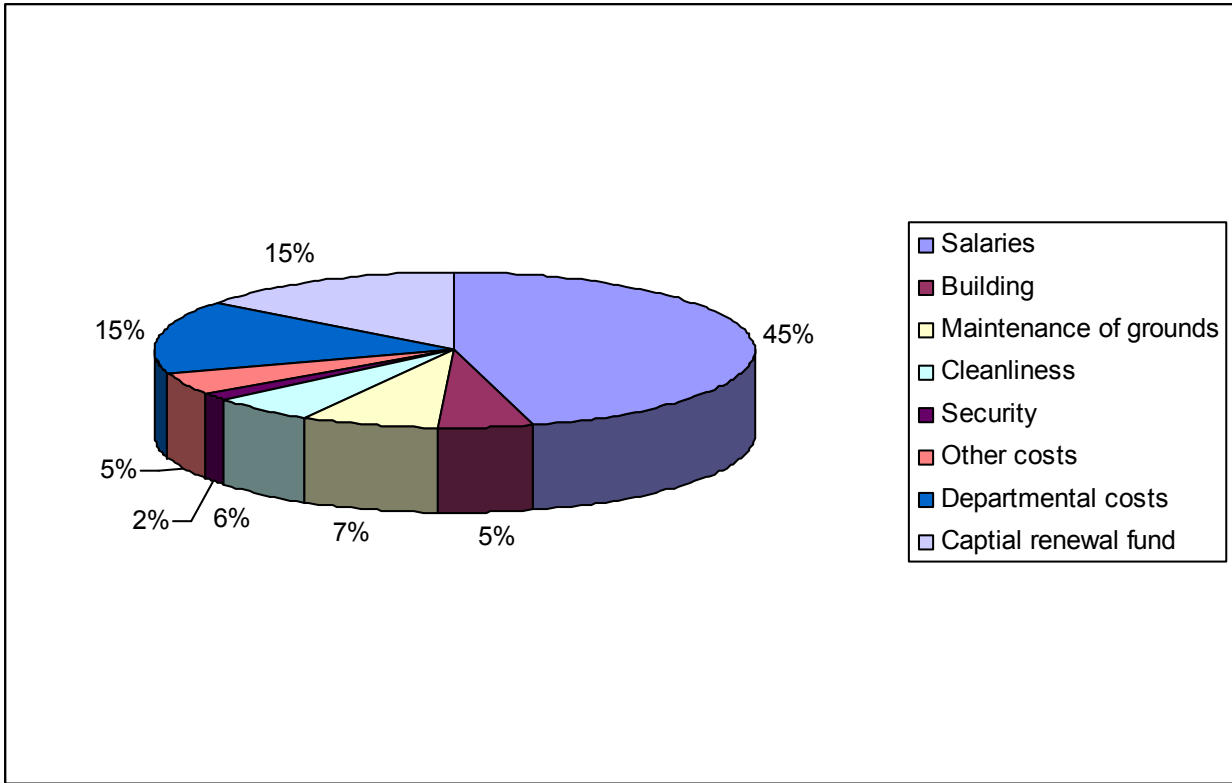
Contractors - A range of companies and organisations contribute to the management of the site. See table 3, 4 and 5 in section 4.0 for more information.

Stakeholders - Various groups have an interest in the site and have been consulted on the development and production of this Management Plan. These groups will also be consulted on issues relating to the ongoing development on site and are listed in alphabetical order in **Table 10**.

Table 10: Stakeholders

Stakeholders
BTCV
Environment Agency (EA)
Emergency Services
Kent County Council – Countryside Access (formerly Public Rights of Way)
Kent Wildlife Trust
Leybourne Lakes Country Park User Panel (local residents, local councillors, conservation organisations, contractors, resident angling club)
Leybourne Lakes Country Park Volunteers (Volunteer Group and Volunteer Rangers)
Leybourne Lake Water Sports Centre including Team Outrageous Triathlon Club
Local Parish and Town Councils (East Malling & Larkfield Parish Council and Snodland Town Council)
Local Parish and Borough Councillors
Local Schools
Lower Medway Internal Drainage Board
Medway Valley Countryside Partnership
Mid Kent Fisheries including Freemasons Angling Society and Strikers Angling Society
National Grid
Natural England
Network Rail
Police mainly via the local Police Officers and Police Community Support Officers

Country Park Revenue Budget - Maintenance of the Country Park is met through the Council's Revenue Budget and is around £165,000 per annum. The budget provides for ground maintenance, running costs, repairs, administration and essential services. Income in the region of £70,000 is generated from rights over water, the mobile cafeteria concession, interest from a commuted sum set aside for the Country Park, the local parish and town councils and car parking fees. This income recovers approximately 43% of the Country Park's expenditure, with the net expenditure of approximately £95,000 per annum met by Tonbridge & Malling Borough Council. These figures are based on the 2011/12 Revenue Budget. A breakdown of the Country Park's expenditure is shown below.



For more information on the Country Park's Revenue Budget see **Appendix 9**.

The budget is reviewed annually and this needs to take into account any price increases in the contracts. As for all Council services, the Country Park competes for resources alongside other services provided by the Council.

Capital budget - Some larger value items such as replacing children's play equipment are funded under the Capital Renewal Scheme. The Council also has a system of bidding for capital work to fund larger projects. Current capital projects include the upgrading of paths and signage, increased seating provision and health & safety improvements.

External funding - Where practical, funding will be sourced from outside the Council, and this can take the form of donations (seats), grant bids and developer contributions. For example the funding of the children's play area was from a developer contribution and the Government's Play Builder grant funding.

Compartments – The Country Park is divided into five compartments to reflect their different management needs and uses. The descriptions below outline the current condition and features of each of the five compartments. The location of compartment areas can be seen in the Master Map at **Appendix 2**.

Compartment One – **'The Ocean Lake'** is the main recreational area of the Country Park including The Ocean Lake and margins, the main car park, toilet facilities and

Rangers' Office. This compartment is predominantly managed for water sports including windsurfing, canoeing, scuba diving and angling, as well as informal recreation such as walking, cycling and picnics. There is an Ocean Circular Walk which is an interactive walk around the Ocean Lake, a wildlife play trail and a play area. Benches and bins are located around compartment one, with refreshments available at weekends, bank holidays and school summer holidays.

Compartment Two – ‘The Mill Stream’ includes the drainage ditches in the Park as well as the Mill Stream that runs East to West through the Country Park. Reed and weed clearance is undertaken by the Environment Agency (EA) for the Mill Stream and by Lower Medway Internal Drainage Board for the drainage ditches. Access to the stream and ditches is discouraged where possible, as the streams are a haven for wildfowl and protected species such as the water vole.

Compartment Three - ‘The Fishing Lakes’ incorporates Larkfield Lake, Railway Lake, Roaden Island Lake, Sand Pond and Reed Pond. These lakes and ponds provide a sanctuary for wildlife and are managed to maintain the lakes' high wildlife value, with the protected Bittern using the secluded reeds in the fishing lakes during the winter months. The fisheries are managed by Mid Kent Fisheries Ltd, with the Sand Pond and the Reed Pond sub-let to local fishing clubs.



Compartment Four - ‘The Recreational Grasslands, Pond and Scrub’ are two flower rich grasslands, a shallow wetland area and scrubland. These areas are used for low key informal recreation, while providing suitable habitats for a wide range of species including the protected Nightingale. The grasslands are used for educational activities including nature discovery trails, mini-beast hunts and wildlife orienteering; and the pond is used for pond dipping with its purpose built dipping platform.

Compartment Five - ‘The Key Conservation Area’ is an area that has no public access in an effort to increase wildlife and biodiversity by minimising wildlife disturbance. The site is a mosaic of open water, marshland, grassland and wet scrub vegetation.



Rules - We ask that visitors enjoy the Country Park responsibly so everyone can enjoy it. These rules are set out below:

Water Safety Rules - After the site specific Water Safety Strategy was developed a number of recommendations were made including publishing water safety to users and installing warning signs.



No Unauthorised Swimming – For their own safety the public are not allowed to swim in the lakes. The lakes can be very cold; are of variable depth, may contain underwater obstructions and there are no lifeguards. Authorised open water swimming training is permitted through the Leybourne Lake Water Sports Centre (Team Outrageous Triathlon Club) following a successful induction.

No Unauthorised Boating – The public are not allowed to boat or float small model boats on the lakes in the Country Park due to the risks noted above. Authorised boating can take place through the Water Sports Centre and fishing club members may use a boat to retrieve snagged fishing line and a variety of other purposes.

No Unauthorised Barbecues - In line with all the Councils' public open spaces and to both reduce the likelihood of fires and for the convenience of other visitors, barbecues are not allowed in the Country Park. On occasions, barbecues are permitted as part of an event where the risk of fire and the inconvenience to visitors and the ranger team has been shown to be minimised.

No Camping – The public are not allowed to camp in the Country Park, except fishing club members who fish over night.

No Motorbikes – Motor bikes are permitted in the designated car parks but are not permitted in all other areas of the Country Park.

Anti-social behaviour – Aspects such as littering, dog fouling, fly posting, fly tipping and graffiti have already been covered in **Table 3**.

10.0 Constraints & SWOT Analysis

Limiting Factors - Every facility has constraints on the management of the site and limitations to the services it can provide. The Country Park's Management Aim, ensuring the site is a suitable home for a wide range of wildlife as well as providing an open space for recreation, fundamentally limits the activities and development that can take place in the Country Park. The Country Park also has the following constraints and limitations.

Concessions and External Organisations - Leybourne Lake Water Sports Centre has a lease agreement for sailing, canoeing and diving on the lakes. The current lease runs until the end of March 2012. The Limes Catering has a lease to provide refreshment facilities to Park visitors. The current lease runs to the end of March 2013. Mid Kent Fisheries currently have a licence for the fishing rights at the Country Park. The current licence runs to the end of March 2014.

Environment Agency - Any works that are likely to affect the banks of any watercourse e.g. The Mill Stream. Hydrology and floodplain issues will also require consent from the Environment Agency.



Internal Drainage Board - Any new surface water drainage proposals required as part of the Country Park proposals place an obligation on the owner to notify the Lower Medway Internal Drainage Board and the Environment Agency.

Kent County Council (KCC) – Countryside Services - All public rights of way must remain open and free of obstruction. Any public rights of way that traverse the site cannot be blocked, diverted or re-aligned without the authorisation from Kent County Council (see Appendix 2 for public footpaths). No stiles, gates, bollards or any other barriers can be installed on Public Right of Ways (PRoW's) without prior authorisation of KCC. Legal obligations regarding PRoW must be adhered to. For designated Rights of Way see **Appendix 5**.

Size, shape and character of the Site - The variety of habitats and high amount of open water limits the extent of land activities that may take place within the Country Park. In parts of the site, the tranquillity of the Country Park is interrupted by noise from vehicles travelling along Leybourne Way and intermittently by trains travelling on the railway line. Background noise from the A228 and M20 can be heard at times.

Budget – The Country Park has its own revenue budget that covers the basic maintenance of the site. Income is raised through concessions for angling, water sports, cafeteria services and car parking but this only recovers approximately 50 percent of the total revenue costs. Management, maintenance and development carried out within the Country Park are therefore limited in relation to available funding.

National Grid – Two sets of overhead power lines traverse the Country Park. This may limit tree planting and any new buildings and structures. Access for maintenance also must be supplied.

Site Designations – The site is designated as a Strategic Gap and an Area of Local Landscape Importance (ALLI) in Tonbridge & Malling Borough Council’s Local Development Framework. The Country Park is also designated as a ‘Local Wildlife Site’ (formerly known as a Site of Nature Conservation Interest). It is hoped that the wildlife importance of the Park can be increased with the application for Local Nature Reserve status. Local Nature Reserve statutory status places a duty on the Council to consult Natural England about the Management Plan for the Country Park.

Health and Safety - The Country Park has its own Health & Safety Plan, including Risk Assessments and a Water Safety Strategy. All staff, volunteers and contractors are expected to follow the health and safety guidelines at all times.

Wildlife Protection Legislation - Any works in the Country Park, which may cause disturbance to protected species such as water vole, grass snake, water vole habitats and breeding birds, etc.; will have to comply with the relevant wildlife protection legislation. e.g. The Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats) Regulations 1994 (the Habitats Regulations).







Fisheries Legislation - Any fishing operations, including the transferring of fish, drag netting and the use of electro fishing to catch predatory fish such as eels and pike will require the permission of the Environment Agency.

Statutory Requirements - Any new electricity, gas, water or telephone supplies will require authorisation by EDF Energy, British Gas Transco, South East Water and BT. Any foul drainage facilities proposed as part of the Visitor Facilities or elsewhere on the site will require authorisation from Southern Water Services. The above companies also have a right to maintain their services which are on the land, including a large water main maintained by South East Water.

Other Legal Obligations - Any works proposed adjacent to the boundary of the Strood to Maidstone railway line will have to comply with Network Rail’s comments/conditions.

Strengths, Weaknesses, Opportunities and Threats (SWOT) - It is important to recognise the County Park’s weaknesses, as well as its strengths to ensure the correct management and development of the Country Park. **Table 11** identifies the Country Park’s strengths, weaknesses, opportunities and threats.

Table 11: Strengths, Weakness, Opportunities, and Threats (SWOT Analysis)

Strengths 	Weaknesses 
<ul style="list-style-type: none"> • Green Flag Award • Community involvement (1,200 volunteer hours every year) • Funding and support from the local Parish and Town Councils. • Quality of facilities • Wildlife value / records • Level of usage • Dog Control Orders • Public toilets • Play area and wildlife play trail • Good range of interpretation • Ranger Team • Low level of anti social behaviour • User satisfaction ratings 	<ul style="list-style-type: none"> • Noise from the roads and railway • Angling fishing swims not clearly marked in some areas • Scrub growth in grassland • Limitations on Ranger Led Activities • No bylaws • No indoor facilities for educational activities
Opportunities 	Threats 
<ul style="list-style-type: none"> • Indoor facilities for education purposes • Improvement of water sports and triathlon facilities • Increase revenue and services through: <ul style="list-style-type: none"> • on-site concessions • Increase marketing of activities • Improve designated fishing swims • Additional pond dipping platform • Increase opportunities to study wildlife • Habitat creation in lakes & ponds • Local Nature Reserve Designation • Introduce bylaws • External funding • Scrub clearance 	<ul style="list-style-type: none"> • Flooding & lake edge erosion • Overuse of the Country Park, especially from different user groups • Geese • Mink • Cormorants • Scrub encroachment • Financial constraints • Anti social behaviour • Blue Green Algae

Conclusion

The above table identifies a number of possible areas for improvement and where possible these have been taken forward in the sections that follow within the aims, objectives and projects for the Country Park.

Part 2 - Where do we want to get to?



This section of the Plan describes our vision for the Country Park and sets out our management aims and objectives.

The Council would like to retain the Green Flag Award (GFA) at Leybourne Lakes Country Park and as such our aims and objectives are reflective of the Green Flag Award criteria.

Management Plan Aim – To provide a Country Park that offers a welcoming place for low intensity recreational use that is compatible with its nature conservation features, ensuring the site’s integrity is maintained for the benefit of the local community. A balance is to be achieved between all key elements and none shall, within reason, dominate others.

This is to be achieved through management focused on the following aims:

- A Well Managed Park
- A Welcoming Park
- A Healthy, Safe and Secure Park
- A Clean and Well Maintained Park
- A Sustainable Park
- A Park that Addresses Conservation and Heritage
- A Park that Encourages Community Involvement
- A Well Marketed and Promoted Park

Each ‘Aim’ is broken-down into component parts, called objectives, making it easier for us to achieve. Objectives underpin the aims, and describe more specifically how the Council intends to achieve them. Each objective will focus on the specific issues identified at the Country Park, and in turn each action may give rise to several projects and tasks:

Table 12: Country Park Objectives

1. A Well Managed Park
1a. To retain and enhance the existing budget for the Country Park (including applying for external funding as opportunities may arise)
1b. To continue to achieve the Green Flag Award and high levels of visitor satisfaction
1c. Continue to liaise with concessionaires to ensure good visitor experiences
2. A Welcoming Park
2a. To provide equal access for all visitors, improving access where appropriate
2b. To provide countryside related recreational opportunities, but to ensure that these do not impact on wildlife
2.c. To provide a good standard of on site facilities including toilets, catering, play

equipment, parking and park furniture
2d To enhance existing and provide new facilities as the budgets allow

3. A Healthy, Safe and Secure Park
3a. To keep the site facilities safe and secure
3b. To provide a Ranger Team on site
3c. To meet all legal obligations and adopt good health and safety practices

4. A Clean and Well Maintained Park
4a. To keep the site facilities well maintained
4b. To maintain high levels of site cleanliness
4c. To keep anti social and criminal damage to a minimum

5. A Sustainable Park
5a. To reduce, reuse or recycle waste
5b. To reduce pesticide use where practical
5c. To avoid the use of horticultural peat

6. A Park that Addresses Conservation and Heritage
6a. To consider biodiversity before changes are made or works carried out
6b. To retain and enhance a wide mosaic of different habitats in the Park
6c Plant only native species of plants within the Local Wildlife Site part of the site.
6d. To control dominate and alien species which threaten to take over the Park such as Himalayan Balsam and species which we have duty to control under law like rabbits, rodents and ragwort.
6e. Monitor and record wildlife and flora present in the Park

7. A Park that Encourages Community Involvement
7a. To engage the community in the management, maintenance and development of the Park
7b. To increase public awareness of nature, and the natural environment and encourage educational learning and research opportunities
7c. To continue to liaise with existing club users
7d To provide opportunities for Healthy Living

8. A Well Marketed and Promoted Park
8a. To research our customers' needs
8b. To market and promote the Park to local people
8c. To continue to provide and improve site interpretation material
9d. To run educational events within the Park for the local community

Part 3 – How will we get there?

This section sets out how we are going to achieve our aims and objectives. A Five Year Work Programme sets out long-term targets and Annual Action Plans, focusing on each year, will flow from this.



12.0 - Five Year Work Programme

Each objective, identified earlier in **Table 12**, will require a range of Projects to achieve them and these are highlighted within the Five Year Work Programme at **Table 13**.

Projects are specific areas of work that may require investigation, costing, identification of funding and in some cases several tasks to complete them. The feasibility stage of this process will ultimately determine if the project is implemented.

The Programme indicates the Compartment in which specific projects will be applied and the estimated year they will be implemented. The Compartments are shown on the Master Plan (**Appendix 3**) and each Project has been linked to its corresponding objective. All projects have also been given year/s for implementation and a priority which is based around the Council's objectives, and where funding is the limiting factor these priorities will be used to determine which projects go ahead.

13.0 - Annual Action Plans

A more detailed one-year Action Plan will be drawn up on an annual basis and will be produced in accordance with the Five Year Work Programme. The Annual Action Plan contains details of what exactly is to be done, when and by whom. The Year One Annual Action Plan is available to view at **Appendix 9**.



Table 13: Five Year Work Programme

Key: R= Revenue, C=Capital, G=Grant, S=Sponsorship (income), I=Income, K=in kind donation of time

Objectives	PROJECT	Priority	Compartment	Expenditure/ Income	Year 1 2012	Year 2 2013	Year 3 2014	Year 4 2015	Year 5 2016
	KEY Proposed ● Completed ✓								
	Facility Improvements – Investigate the feasibility of improvement in provision of refreshments and facility improvements to the Water Sports Centre. Investigate the feasibility of an education room to assist with Ranger Led Activities. Progress with projects as appropriate.	1	1	C	●	●	●	●	●
	Park Furniture – Investigate and progress with the installation of additional Park litter and dog bins, benches and picnic tables.	1	ALL	C	●	●			
	Paths – Assess the need for path re-surfacing and progress as required.	1	ALL	C	●	●			
	Slipway – Investigate options for improvements to the Park’s slipway. Progress as required.	1	1	C	●	●			
	Water Sports Lease – Re-tender / re-negotiate of the Water Sports lease	1	1	I	●				
	Catering Lease – Re-tender / re-negotiate of the mobile catering lease	1	1	I		●			
	Fisheries Lease – Re-tender / re-negotiate of the fisheries licence	1	ALL	I			●		
	Fishing Swims – Improve the Park’s fishing swims, making appropriate adaptations. Works to be carried out over a phased approach and with the assistance of Mid Kent Fisheries.	2	1	C	●	●	●	●	●
	Fish Stock Surveys – With the assistance of Mid Kent Fisheries, continue programme of surveying the Country Park’s fish population.	2	ALL	R	●	●	●	●	●

Objectives	PROJECT KEY Proposed ● Completed ✓	Priority	Compartment	Expenditure/ Income	Year 1 2012	Year 2 2013	Year 3 2014	Year 4 2015	Year 5 2016
	Local Nature Reserve – Progress with the designation of Local Nature Reserve for the Country Park, in liaison with Natural England.	1	ALL	R	●				
	Pond Dipping Platform – Investigate the feasibility and funding for an additional pond dipping platform to provide Ranger Led Activities for larger groups.	2	ALL	S			●	●	
	Household Surveys - Investigate the feasibility and costs associated with carrying out a household survey to find out why some local residents are not using the Country Park.	2	ALL	R				●	●
	Interpretation Panel – Investigate the option of additional interpretation panels, including the replacement of the Key Conservation Area panel.	2	ALL	C		●	●		
	Recycling – Investigate options to encourage recycling in the Country Park, this may be linked with the improvement of the refreshment facilities.	1	ALL	R		●	●		
	Circular Walks – Provide additional walking routes for visitors including routes using public footpaths outside of the Country Park.	2	ALL	R			●	●	
	Rain Water Harvesting – Investigate feasibility of rain water harvesting on the Rangers’ building.	2	ALL	C				●	●
	Visitor Survey – Carry out a visitor survey and compare to 2010 results.	1	ALL	C				●	
	DDA Access Audit – Carry out actions identified on the Audit Action Plan.	1	ALL	R	●	●	●	●	●
	Health & Safety – Carry out regular Health & Safety inspections with the Health & Safety Officer. Review the Park’s Health & Safety Plan annually. Carry out actions as required.	1	ALL	R	●	●	●	●	●

Objectives	PROJECT KEY Proposed ● Completed ✓	Priority	Compartment	Expenditure/ Income	Year 1 2012	Year 2 2013	Year 3 2014	Year 4 2015	Year 5 2016
	Water Safety Strategy – Carry out actions identified in the Water Safety Strategy Action Plan.	1	ALL	R	●	●	●	●	●
	Tree Safety Inspections – Carry out annual basic tree surveys or arrange for certified contractor to carry out expert tree surveys. See section 3.0 for more information.	1	ALL	R	●	●	●	●	●
	Cleanliness – Ensure the Country Park is clean. See table 3 for more information.	1	ALL	R	●	●	●	●	●
	Buildings and Assets – Ensure Park buildings, structures and park furniture are monitored regularly and maintained as required. See table 4 for more information.	1	ALL	R	●	●	●	●	●
	Habitat and Landscape – Ensure the Park's habitats are maintained to minimise disturbance from Park visitors and to protect key species, including the protected Bittern which over-winters in the Park's reed beds. See table 5 for more information.	1	ALL	R	●	●	●	●	●
	Lakeside Vegetation – Ensure lakeside vegetation is maintained to discourage unauthorised lake access, while providing periodic views of the lake for visitors along approximately 20% of the lake's edge. A mosaic of different aged vegetation, including selected standard trees, along the lake's edge will provide a range of habitats for species.	1	ALL	R	●	●	●	●	●
	Scrubland Management – Ensure scrub within designated grassland areas is removed and designated scrubland is maintained to provide a mosaic of different aged scrub to provide a range of habitats for species including the Nightingale.	1	ALL	R	●	●	●	●	●

Objectives	PROJECT KEY Proposed ● Completed ✓	Priority	Compartment	Expenditure/ Income	Year 1 2012	Year 2 2013	Year 3 2014	Year 4 2015	Year 5 2016
	Sustainability – Ensure the Park is run as sustainably as possible with the use of an electric vehicle, peat free compost, FSC timber, can recycling, re-use of green waste materials, minimal chemical use and use of the toilet eco-plant. See section 5.0 for more information.	1	ALL	R	●	●	●	●	●
	Species Surveys – Continue to carry out a species survey annually to monitor the Park’s wildlife. Surveys to include water voles, birds, small mammals, invertebrates, reptiles and flora.	1	ALL	R	●	●	●	●	●
	Community Involvement – Continue to support the Park’s volunteer conservation group and volunteer rangers. Also support the Park’s twice yearly User Panel meeting.	1	ALL	R	●	●	●	●	●
	Concessionaires – Liaise and support the on-site concessionaires, including regular meetings.	1	ALL	R	●	●	●	●	●
	Partnerships – Liaise with other organisations, colleges and companies to arrange volunteer task days at the Country Park.	2	ALL	R	●	●	●	●	●
	Expert Advice – Contact expert organisations, such as the Kent Wildlife Trust, as and when required for further advice.	2	ALL	R	●	●	●	●	●
	Ranger Led Activities – Offer a selection of Ranger Led Activities, to provide educational opportunities for local schools and youth organisations.	1	ALL	R	●	●	●	●	●
	Events – Arrange and promote wildlife related events throughout the year which may include a Wildlife Activity Day and Bird Walks.	2	ALL	R	●	●	●	●	●
	Healthy Walks Scheme – Support the Park’s Health Walks Scheme and train volunteer walk leaders as required.	1	ALL	R	●	●	●	●	●
	Marketing – Ensure the Country Park, and the events and activities taking place, are well promoted through the use of articles, press releases, adverts and Council publications.	1	ALL	R	●	●	●	●	●

Objectives	PROJECT KEY Proposed ● Completed ✓	Priority	Compartment	Expenditure/ Income	Year 1 2012	Year 2 2013	Year 3 2014	Year 4 2015	Year 5 2016
	External Organisations – Liaise with external organisations such as the Environment Agency to ensure work carried out in the Park is in line with the Management Plan.	1	ALL	R	●	●	●	●	●
	Budget – Maintain revenue budget where possible and apply for additional external funding when opportunities arise.	1	ALL	R	●	●	●	●	●
	Ranger Team – Ensure Park staff levels are maintained to provide the service and actions outlined in this Management Plan and to Green Flag Award Standard.	1	ALL	R	●	●	●	●	●
	Green Flag Award – Ensure the Park is maintained to Green Flag Award standard	1	ALL	R	●	●	●	●	●
	Annual Action Plan – Produce an annual action plan at the start of every year outlining the projects and major tasks for the forthcoming year.	1	ALL	R	●	●	●	●	●
	New Management Plan – Produce new Management Plan for 2017 – 2021.	1	ALL	R					●

Part 4 – How will we know when we have arrived?

This final section looks at how we will track progress and how the Plan is updated.

It is important to realise that a Management Plan is only a snap shot in time and may need periodic updating to keep it relevant. This may include alterations to reflect policy changes, new innovation, changes in resources or feedback from users and others.



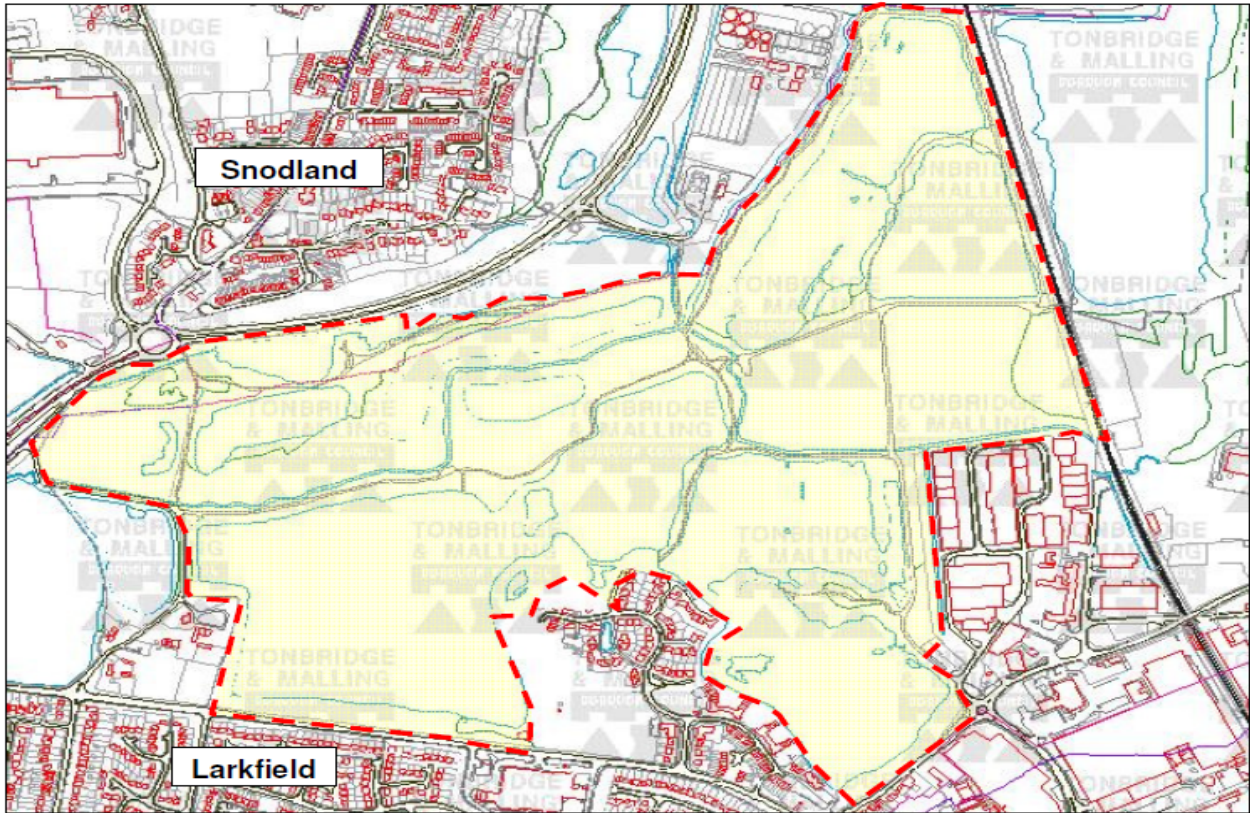
Green Flag Award – The Plan has been written to meet the criteria for the GFA and form part of a successful GFA application. Its appropriateness can be assessed against the outcome of the application and the feedback report received from the judges.

Monitoring Progress – Progress will be monitored against the Annual Action Plan.

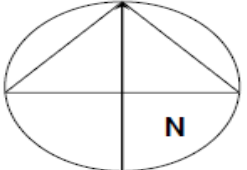

Annual Management Plan Review – In order to keep the plan relevant, each year, prior to the start of the year, an annual review will be carried out. Much of the site description, policy and aims are unlikely to change from year to year, but the final sections of the plan are more dynamic and the whole plan will need reviewing and updating where necessary. The most important part of the review will be to look at the Five Year Work Programme and, from this, drawing up the one year Annual Action Plan for the coming year.

End of Plan Review – Prior to the expiry of this Plan on 31 December 2016, a full review and rewrite will be carried out to develop a further Five Year Management Plan.

Figure 1



<p>Location Plan: Leybourne Lakes Country Park, Kent</p>	<p>Based upon Ordnance Survey mapping with the permission of the Controller of her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Tonbridge and Malling BC Licence No. 100023300</p>
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<p>KEY</p> <p>Site Boundary - - - - -</p>	<p>Drawn By MH</p> <p>Date 01/08/06</p> <p>Scale Not to Scale</p> <div style="text-align: right;">  </div> <div style="text-align: center;">  </div>
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MASTER MAP



Compartment 1-

'The Ocean Lake' is the main recreational area of the Country Park including The Ocean Lakes and margins, the main car park, toilet facilities and Ranger's Office. This compartment is predominantly managed for water sports including windsurfing, canoeing, scuba diving and angling, as well as informal recreation such as walking, cycling and picnics. There is an Ocean Circular Walk which is an interpretive walk around the Ocean Lakes, a wildlife play trail and a play area. Benches and bins are located around compartment 1 one, with refreshments available at weekends, bank holidays and school summer holidays.



Compartment 2-

'The Mill Stream' includes the drainage as well as the Mill Stream that runs East to West through the Country Park. Reed and weed clearance is undertaken by the Environment Agency (EA) for the Mill Stream and by Lower Medway Internal Drainage Board for the drainage ditches. Access to the stream and ditches is discouraged where possible, as the streams are a haven for wildfowl and protected species such as the water vole.

Compartment 3-

'The Fishing Lakes' incorporates Larkfield Lake, Railway Lake, Roade Island Lake, Sand Pond and Reed Pond. These lakes and ponds provide a sanctuary for wildlife and are managed to maintain the lakes' high wildlife value, with the protected Blithem using the seed used seeds in the fishing lakes during the winter months. The fisheries are managed by M&K Kent Fisheries Ltd, with the Sand Pond and the Reed Pond sub-let to local fishing clubs.

Compartment 4-

'Recreation Grounds, Pond and Scrub' has a rich grassland, a shallow wetland area and scrubland. These areas are used for low key informal recreation, while providing suitable habitats for a wide range of species including the protected nightingale. The grassland areas are used for educational activities including nature discovery trails, mini-beast hunts and wildlife orienteering and the pond is used for pond dipping with its purpose built dipping platform.

Compartment 5-

'The Key Conservation Area' is an area that has no public access in an effort to increase wildlife and biodiversity by minimising wildlife disturbance. The site is a mosaic of open water, meadow, grassland and wet scrub vegetation.

APPENDIX 2

- KEY**
- Site Boundary
 - Footpaths (Hard)
 - Footpaths (Green)
 - Bridge
 - Main Car Park
 - Water Sports Car Park
 - Anglers Car Park
 - Main Entrance
 - Pedestrian Entrance
 - Toilets
 - Rangers Office
 - Water Sports Centre
 - Windsurfing
 - Scuba Diving
 - Canoeing
 - Fishing
 - Scrub/Trees
 - Park Entrances

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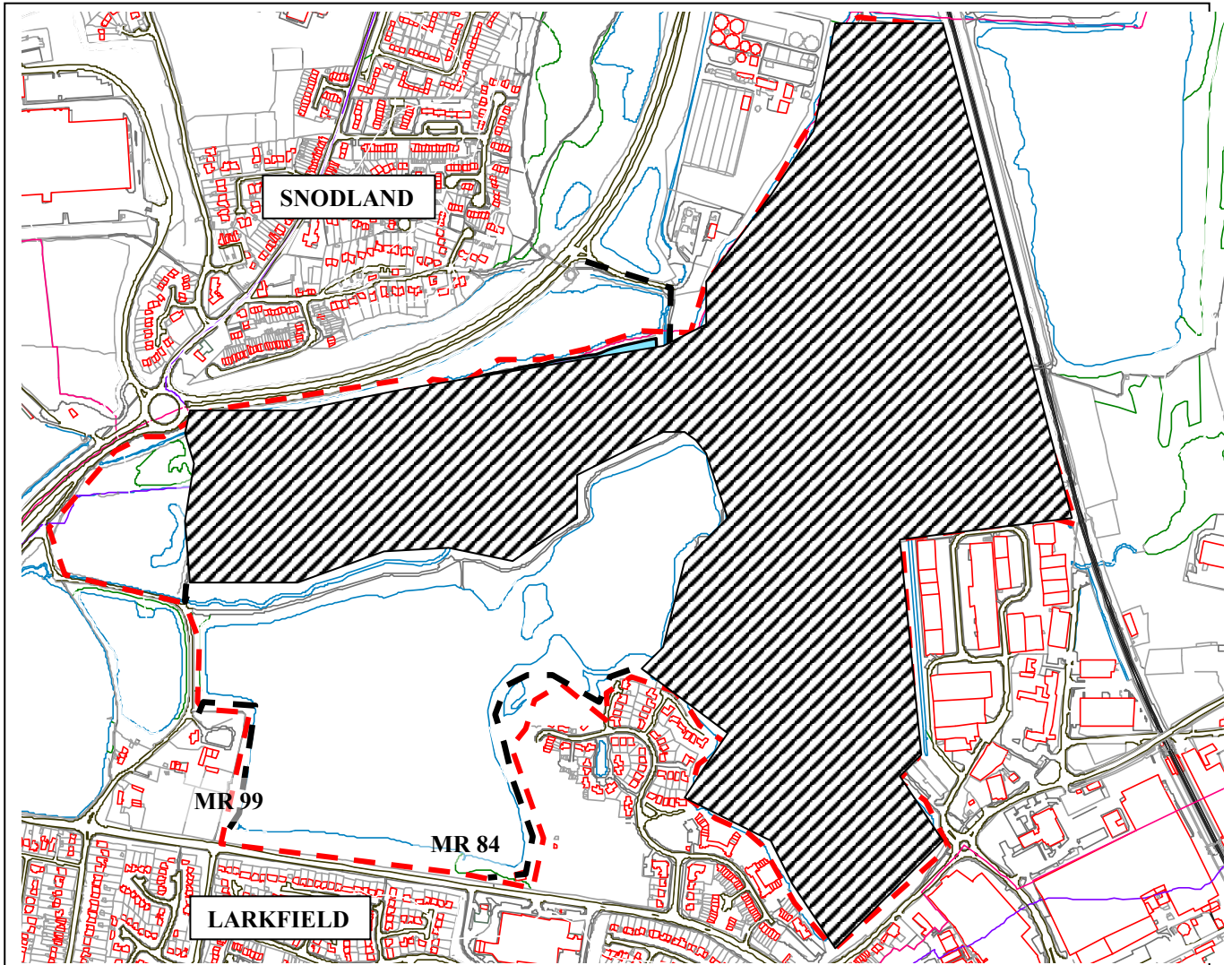
Title: LEYBOURNE LAKES COUNTRY PARK MANAGEMENT PLAN
 Sheet Title: MASTER PLAN
 Drawn By: VC
 Date: March 2011
 Scale: Not to Scale



Entrance Accessibility

Number	Entrance Name	Pedestrians/ Cyclists	Wheelchair Access	Public Vehicles	Emergency Vehicles	Contractor Vehicles	Water Sports Participants	Fishing Club Members
1.	Main Entrance (Ham Hill Roundabout)	✓	✓	✓	✓	✓	✓	✓
2.	Ham Hill Entrance (Public Footpath MR78)	✓	✓					
3.	Nevill Park Entrance (Public Footpath MR84)	✓	✓		✓	✓ (limited)		
4.	Brookland Lake Entrance	✓	✓		✓	✓		✓
5.	Larkfield Gate (Restricted Byway MR88A)	✓	✓		✓	✓	✓	✓
6.	Leybourne Lakes Residential Area Entrance 1	✓	✓					
7.	Leybourne Lakes Residential Area Entrance 2	✓	✓					
8.	Leybourne Lakes Residential Area Entrance 3	✓	✓					
9.	Leybourne Lakes Residential Area Entrance 4	✓	✓					
10.	Leybourne Way Entrance (Public Footpath MR84)	✓						
11.	Tesco Entrance (Leybourne Way)	✓	✓					
12.	Gighill Entrance (Public Footpath MR99)	✓	✓		✓	✓		
13.	Lunsford Lane Entrance (Public Footpath MR99)	✓						
14.	Lunsford Lane Entrance (Vehicle Access)	✓	✓		✓	✓		
15.	Lunsford Lane Entrance (Public Footpath MR78)	✓	✓					

(See Appendix 2 for entrance locations)



Designations: Leybourne Lakes Country Park, Kent

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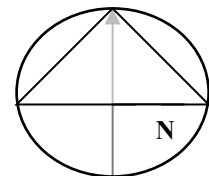
KEY

- Site Boundary
- Local Wildlife Site
- Key Conservation Area, No Public Access
- Public Right of Way

Drawn By DG

Date 01/04/11

Scale Not to Scale



8.0 Water Safety Action Plan

Appendix 6

REVIEWED AND UPDATED MAY 2011

Action	Strategy Reference No.	Implementation Date	Notes
Investigate and carry out vegetation planting along the banks of the lakes.	4.1.1	Ongoing	Prioritise identified problem areas. Do not compromise existing authorised sporting use of the lakes.
Establish 1-metre vegetation barriers on the banks of the lakes.	4.2.1	Ongoing	Prioritise identified problem areas. Cutting may be carried out if required for sporting use of the lakes.
Upgrade additional site signage.	4.3.1	As required	As signage falls into disrepair replacements must adhere to relevant safety standards.
Monitor the condition of signage on site and repair/replace.	4.3.1	As required	
Erect temporary 'Danger Soft Mud' signage at the smaller wetland area as site conditions dictate.	4.3.4.1	As required	
Contact KCC and seek the repair/replacement of their bridge over the Mill Stream.	4.3.4.3	Complete	Bridge repaired. Monitored quarterly by TMBC and surveyed by KCC biennially.
Ensure 'Danger Deep Edge' signage is located in the area of the diving platforms.	4.3.4.6	Complete	

Action	Strategy Reference No.	Implementation Date	Notes
Distribute leaflets to appropriate site user highlighting the dangers of the lakes, to reinforce signage.	4.4.1/4.4.2	As required.	
Distribute advisory leaflets to local households	4.4.3	Complete	
Raise awareness of water safety in local schools	4.5.1	Ongoing	Water safety information provided to all schools and youth organisations undertaking the Ranger Led Activities. <i>Local schools to be offered water safety assembly talks in June/July biennially.</i>
Raise awareness of water safety through TMBC's 'Activate' brochures.	4.5.2	Ongoing	
Maintain advisory information on the Councils web site	4.5.3	Ongoing	
Review the 'Emergency Action Plan'	4.7	Complete	Reviewed as part of the Park's Health & Safety Plan.
Review the Seasonal Ranger Post	4.8.1	Complete	
Carry out on-site enforcement through the Ranger team	4.8.2	Ongoing	This can only be enforced if a Ranger is on site. At present the staff rota does offer greater cover during the busy summer months. <i>Ranger enforcement is approaching all noted unauthorised swimmers where possible and safe to do so. Only one ranger enforcement is required per group and only where conflict is unlikely to occur.</i>

Action	Strategy Reference No.	Implementation Date	Notes
Adopt bylaws for Leybourne Lakes Country Park, to cover the issue of non-authorized swimming.	4.8.4	Ongoing	
Contact Berkeley Homes to seek the installation of gates on the paths leading from the development into the Park, and improvements to the existing boundary hedge/fence.	4.9.2 & 4.9.6	Complete	
Contact RoSPA to confirm their agreement to the non-provision of lifesaving equipment adjacent to the Berkeley housing development.	4.9.7	Complete	No provision of lifesaving equipment adjacent to the Berkeley housing development required.
Carry out an audit of the existing bridges and develop a programme to address any identified issues.	4.9.9	Complete	Bridges monitored quarterly.
Carry out an audit of the existing culverts and pipes and develop a programme to address any identified issues.	4.9.11	Complete	Culverts and pipes monitored quarterly.
Risk assessments are to be completed for any organised events/activities carried out close to the water bodies.	5.0	As required.	

Action	Strategy Reference No.	Implementation Date	Notes
Implement policy of not breaking ice on the lakes.	5.0	As required.	
Prepare signage ready for use and erect temporary advisory signage, when appropriate.	5.0	As required.	
Prepare guidance notes to advise on-site contractors of the dangers of Weils disease.	5.0	Complete.	
Ensure that all contractors operating on site are aware of the dangers of 'Weils disease' and issue them with guidance notes, when prepared.	5.0	Ongoing	
Provide the full time ranger staff with training in the techniques of water safety and rescue.	5.0	Complete	<i>It should be noted that the ranger staff are not lifeguards and this training is for in the event of emergencies and only at the discretion of the ranger. There is no expectation for rangers to use this training.</i>
Provide the full time ranger team with throw lines and radios.	5.0	Complete	Mobile phones are supplied in the absence of radios. Throw line kept in Gator.
Monitor the condition of all advisory signage.	6.0	Ongoing	Monitored weekly
Keep a record of all incidents in respect to water safety.	7.0	Ongoing	<i>Refusal of unauthorised swimmers to leave the water and general number of unauthorised swimmers noted on weekly monitoring sheet.</i>

TX Turf/TE - FEATURES



KEY FEATURES

- TE Gator: super-quiet electric operation
- Fine turf applications
- Medium duty hauling

TX Turf/TE - FEATURES



GATOR BATTERIES

The TE Gator batteries, which use a 48-volt system, have more lead than typical electric utility vehicles, so they hold their charge longer.

TX Turf/TE - FEATURES



CARGO BOX

Strong but silent. Even though the TX Turf Gator is quiet doesn't mean it's lightweight, a large 0.32 cubic metre (320 ltr) cargo box holds up to 272 kg.

Specifications



Gator TE

Engine and Electrical:

Type	Separately excited 48V D.C. motor
Maximum Torque	N/A
Ignition Type	Separately excited, 400 amp current limit
Lubrication	N/A
Cooling System	Air
Air Cleaner	N/A
Battery	8 x Trojan T-105 / T-145 6V

Fuel System:

Capacity	
Fuel Pump Type	

Transmission:

Type	Dana with helical gearing
Traction Assist (Differential Lock)	N/A
Ground Speed	0 - 25 km/h
Transaxle	Fully enclosed, oil bath
Gear Selection	Forward, Neutral, Reverse (Switch on Dash)

Front Wheel Drive

Brakes	N/A
Park Brake	Self-adjusting rear drum Hand-operated, multi-latch; actuates drum brake system

Suspension and Steering:

Suspension, Front	Independent, dual rate, spring-over-shock, single A-arm w/adj.
Suspension Travel (Total)	127 mm
Suspension, Rear	2 high flotation tyres
Suspension Travel (Total)	N/A
Steering	Rack & pinion

Dimensions:

Length (Without Bumper)	2664 mm
Width	1524 mm
Height (Overall)	1130 mm
Wheelbase	1941 mm
Weight (Including Fuel/Fluids)	591 kg (w Batteries)

Ground Clearance:

Under Transaxle	185 mm
Under Foot Platform	216 mm
Turn Clearance Circle	7.3 m
Towing Capacity (On Level Terrain)	272 kg
Payload Capacity	409 kg

Seats:

Seat Type	High-back bucket seat, tilt forward
-----------	-------------------------------------

Cargo Box:

Dimensions	1116 x 1244 x 225 mm
Volume	0.32 m ³
Weight Capacity (On Level Terrain)	227 kg

Tires:

Available Tread Types	Turf/Hard Surface
-----------------------	-------------------

Front	22.5x9.50-10 4PR
Rear	24x12.00-10 4PR

Other Standard Features

	Dual cupholders, glove box, hourmeter
--	---------------------------------------

Gator TE



Length Overall: 266.4 cm

Width: 152.5 cm

Height: 110.8 cm



Habitat Characteristics and Species Composition

The **'Sand Pond'** is the smallest and shallowest lake on the site. It forms the western part of a complex of water bodies of similar character which are located adjacent to the A228 bypass immediately outside the site. The northern and southern edges of the lake are shaded by overhanging goat and crack willow. The lake has diverse aquatic and emergent vegetation including common reed, greater reedmace (*Typha latifolia*), amphibias bistort (*Polygonum amphibian*), common club rush (*Scirpus lacustus*), unbranched bur reed (*Sparganium emersum*), water horsetail and marsh horsetail (*Equisetum fluviatile* and *E. palustre*), water starwort (*Callitriche sp.*), brooklime (*Veronica beccabunga*) and toad rush (*Juncus bufonius*). Other plants surrounding the water's edge include creeping bent (*Agrostis stolonifera*), marsh cudweed (*Gnaphalium uliginosum*), redshank (*Polygonum persicaria*), wild lettuce (*Lactuca serriola*) and Canadian fleabane (*Conyza Canadensis*).

The **'Reed Pond'** is the second smallest lakes on the site. Marginal vegetation surrounds the lake on its northern, southern and eastern sides and is dominated by hawthorn (*Cataegus monogyna*) and crack and goat willow (*Salix fragilis* and *S. caprea*). The dominant emergent vegetation is common reed (*Phragmites communis*) which forms 1 - 2 metre wide margins around the shoreline.

'Larkfield Lake' and the **'Railway Lake'** are both located in the Northern part of the site. They comprise of two inter-connected water bodies, one to the West and one to the East (Larkfield Lake and Railway Lake respectively). These are separated by a swathe of land containing mainly hawthorn, willow trees; scrub and poplar (*Populus sp.*) trees. Both have dense overhanging marginal vegetation, comprising predominantly willow and hawthorn species along the water's edge in most places. The western edge of Larkfield Lake has some areas where tall ruderal vegetation extends down to the water's edge. The tall vegetation comprises predominantly of hemlock (*Conium maculatum*), nettle (*Urtica dioica*), broadleaved dock (*Rumex obtusifolius*) and teasel (*Dipsacus fullonum*). Scattered exotic trees such as sumac and garden willow are also present along this Western edge of the lake. Emergent vegetation around both the Eastern and Western portions of the lake is locally abundant and comprises mainly reed and reedmace with patches of dense water-lily (*Nuphar lutea* and *Nymphaea alba*) in places. There are three small islands supporting willow scrub in the middle of Larkfield Lake.



The **'Roaden Island Lake'** is divided into Northern and Southern sections, which are separated by a peninsula of land colonised by dense willow scrub. Both water bodies have dense hawthorn and willow overhanging the water's edge in most places. Both Northern and Southern sections have many dead willow trees that emerge from the water away from the lake's edge.

The **Round Pond** and **Key Conservation Area** were created in 2003 and are shallow wetlands to provide a new habitat for the site. Natural regeneration has resulted in crack and goat willow, common reed and the occasional alder (*Alnus glutinosa*) on the margins.



'**The Ocean Lake**' is the largest and deepest lake on the site. It is used more than any of the other lakes for leisure and recreation activities, including sailing, canoeing, windsurfing and scuba diving, and is separated into two parts by an island supporting willow trees and scrub. The Eastern section of the lake is used predominantly for diving and fishing. The lake has some alder and goat willow scrub which overhangs the water's edge in places, with good mature tree cover on the South and South West margins, but in general has sparser marginal vegetation than the other lakes and ponds.

The '**Recreational Grasslands**' comprise of a substantial area of successional neutral grassland with some invasion by hawthorn scrub, located on slightly higher ground. Grass and herb species present in the sward include false oat-grass (*Arrhenatherum elatius*), cocksfoot (*Dactylis glomerata*) couch grass (*Elymus repens*), meadow grass (*Poa sp.*) Yorkshire fog (*Holcus lanatus*), red fescue (*Festuca rubra*), ribwort plantain (*Plantago lanceolata*), wild carrot, yarrow (*Achillea millefolium*), daisy (*Bellis perennis*), hairy sedge (*Carex hirta*), bush vetch (*Vicia sepium*), common spotted orchid (*Dactylorhiza fuchsia*), bee orchid (*Ophrys apifera*) and pyramidal orchid (*Anacamptis pyramidalis*).

The '**Railway Scrub**' is an area of re-colonising neutral mixed grassland and scrub in the Eastern part of the site. It is dominated by coarse grasses such as false oat-grass and couch grass. Also present are ribwort plantain, hawkweed oxtongue (*Picris hieracioides*), bee orchid (*Ophrys apifera*), southern marsh orchid (*Dactylorhiza maculate*), pyramidal orchids (*Anacamptis Pyramidalis*) common spotted orchid (*Dactylorhiza fuchsia*) creeping cinquefoil (*Potentilla reptans*), thistle (*Cirsium sp.*), ragwort (*Senecio jacobaea*), broadleaved dock and teasel. The scrub is mainly hawthorn and dogwood, with reedmace in wetter areas. There are also a few mature goat willow and crack willow trees located within the scrubland.

Stream - The Mill Stream runs from West to East across the Northern part of the site. It originates from springs in the West and South (Trottscliffe and West Malling) and also serves as an outflow from the chain of lakes to the South West of the site. As the stream travels through the Country Park it widens from two metres to eight metres and contains fast flowing, normally clear water. Some submerged aquatic vegetation is visible on the stream bed and an abundance of yellow flag (*Iris pseudocorus*) grows locally in the channel. Where the stream runs between the Key Conservation Area and the Round Pond, it contains abundant reedmace (*Typha latifolia*) and water cress (*Rorippa Nasturtium aquaticum*) and the ditch banks comprise coarse grasses, teasel and nettle.

**LEYBOURNE LAKES COUNTRY PARK
REVENUE BUDGET 2011/12**

EXPENDITURE	ESTIMATE (£)	NOTES
Salaries and on-costs	75,450	Park related staff including gate closing company
Building Repairs Expenditure	4,050	Toilet and Ranger facilities
Maintenance of Grounds	12,050	Grounds maintenance, path and other site improvements, toilet eco-tank emptying
Electricity	3,000	Toilet/Ranger facilities
Water	300	Toilet/Ranger facilities
Cleaning	6,500	Cleaning of the toilet facilities
Premises Insurance	350	Toilet/Ranger facilities
Vehicle Repairs and Maintenance	550	Ranger vehicle
Petrol and oil	100	
Transport Insurance	150	Ranger vehicle
Purchases	850	
Clothing	750	Ranger and volunteer uniform and protective equipment
Printing	800	Park leaflets, etc
Professional Fees	3,000	
Security Services	2,750	CCTV and alarm
Trade Refuse	2,500	Litter disposal
Dog Bin Emptying	300	
Pest Control	400	Rodent control
Wildlife Monitoring	400	Annual wildlife surveys
Volunteer/Hall hire	100	
Car Park Management	900	
Telephones	900	} Land line and mobile phones. Council office costs allocated over all Council facilities.
Information Technology	1,050	
Central Administration	3,950	
Departmental Administration	19,900	
Total	165,050	
 INCOME		
Concessionaires/Rents	26,700	Water Sports, Fishing and Refreshments
Car Park/Other Fees	17,300	
Contributions	12,500	East Malling & Larkfield Parish Council and Snodland Town Council
Interest Receipts/Developer Contributions	13,600	
Total Income	70,100	
Net Expenditure	94,950	