

SCHEDULE 4: Lease Management Obligations

CONNINGBROOK LAKES COUNTRY PARK MANAGEMENT OBLIGATIONS

A Introduction

1. This Plan is to be read in conjunction with the Ecological Management Strategy produced by Bioscan (UK) Limited dated October 2012 which sets out a number of management aims in respect of each compartment of the Country Park divided as follows on the attached plan:-
 - (a) Compartment 1 – Northern field, lake and wet woodland.
 - (b) Compartment 2 – Residential area.
 - (c) Compartment 3 – Lake river and wet woodland.
 - (d) Compartment 4 – Southern grasslands, lake edges and adjacent river.
 - (e) Compartment 5 - Recreational lakes and activities centre.
2. Ashford Borough Council (“the Council”) may enter into management agreements with “operating partners” who will manage the respective Compartments on the Council’s behalf.

If the Council does enter into management agreements with any operating partners the Council will chair a Steering Group comprising of representatives of the Council’s operating partners and the Council’s agents involved in the management of the Country Park.

Insofar as is practicable and/or necessary (in the reasonable opinion of the Council) the Council shall summon a meeting of the Steering Group every 3 months in the first 2 years following the grant by Brett Aggregates Limited to the Council of the Country Park Lease.

The Steering Group shall coordinate the operation and management of the Country Park in accordance with the provisions of the Country Park Lease and this Management Plan but for the avoidance of doubt this shall not limit the ability of the Council or its operating partners from taking decisions in relation to issues affecting the operation and management of the Country Park that have not been discussed at the Steering Group or outside the meetings of the Steering Group.

Brett Aggregates Limited will be notified in advance of the proposed dates when the Steering Group intends to meet and if it requests to do so beforehand representatives of Brett Aggregates shall be permitted to attend such meetings of the Steering Group.

The views of any representatives of Brett Aggregates Limited expressed at any such meetings of the Steering Group will be taken into account in the making of any decisions by the Steering Group regarding the operation and management of the Country Park.

B Obligations relating to the whole of the Country Park

The Council shall comply with the following obligations that relate to the whole of the Country Park land as comprised within the Country Park Lease:-

1. To install and maintain appropriate signage displaying the opening and closing times of the Country Park and any “park rules” (or equivalent) the Council introduce as well as appropriate signage indicating areas for public access and car parking and where necessary such signage so as to direct and control vehicular and pedestrian movements.
2. To install (at appropriate locations) and maintain and regularly empty such litter bins and dog bins as may be required.
3. To ensure that all grassed and planted areas together with any hedges forming external or internal boundary features are maintained in a way which is consistent with the use of the Country Park as a country park and where the location so requires in accordance with good ecological management principles in particular paying appropriate attention where such external boundary features abut the Residential Area(s). In addition to take specific measures to control and suppress ragwort and other weeds of an invasive nature and to ensure that an appropriate tree and hedge management strategy which accords with good ecological management principles is put in place.
4. To keep and maintain all fishing pitches to a suitable standard so as to enable appropriate use.
5. To keep and maintain the river and lake banks.
6. To liaise and collaborate with any management company that is formed to manage and maintain the adjoining Residential area so as to ensure best practise appropriate for each contiguous area is adopted in maintaining such areas.
7. To appoint a Country Park Manager who shall be responsible for the day to day management of the Country Park and to ensure that this person or such other appropriately qualified person carries out a daily inspection of the whole of the Country Park and ensures that any points of action regarding maintenance and/or management issues are acted upon within an appropriate timeframe and a commensurate manner depending upon the nature of the issue identified.

C Obligations relating to specific Compartments

In addition to the obligations relating to the whole of the Country Park as set out above the Council shall comply with the following obligations as relate to each specific Compartment:-

1. **Compartment 1 - Northern field, lake and wet woodland**

To ensure arrangements that are in accordance with good ecological management principles appropriate to this Compartment are put in place for grazing and/or mowing.

2. **Compartment 2 – Residential area**

This is the Residential area which is not included within these Management Obligations.

3. **Compartment 3 - Lake river and wet woodland**

To ensure arrangements that are in accordance with good ecological management principles appropriate to this Compartment are put in place and that in particular any grass walks are maintained and kept open.

4. **Compartment 4 – Southern grasslands, lake edges and adjacent river**

To ensure arrangements that are in accordance with good ecological management principles appropriate to this Compartment are put in place and that in particular provisions are made for ongoing grazing and/or mowing.

5. **Compartment 5 - Recreational lakes and activities centre (in so far as this compartment is within the Land as defined by the Lease)**

To ensure mowing is undertaken on a bi-weekly basis during the growing season and that all flowerbeds and/or other planting is/are maintained to a high standard as required for the primary function as a formal recreation and play area including angling but so as to provide where possible small areas of coarse grassland adjacent to any hedgerows and other features for reptiles and invertebrates.