



ADUR & WORTHING COUNCILS

Joint Strategic Committee
10 March 2020
Agenda Item 10

Key Decision [~~Yes~~/No]

Ward(s) Affected: Selden

Brooklands Park - Masterplan Development

Report by the Director for Communities

Executive Summary

1. Purpose

1.1 The purpose of the report is to request that the Joint Strategic Committee approves the developed Masterplan produced for Brooklands Park, creating a destination that will be a valued community asset for local residents.

1.2 A recommendation is presented for approval of deliverables and corresponding financial implications.

1.3 It also outlines the proposed next steps for the delivery of the masterplan.

2. Recommendations

2.1 It is recommended that the Joint Strategic Committee approves

- i. To adopt the developed design of the Masterplan produced for Brooklands Park.
- ii. To recommend to Worthing Borough Council to approve additional budget of £2.35m funded by :
 - o External and S106 funding of £250,000
 - o Virement from the public convenience budget of £83,000
 - o Prudential borrowing of £2.012m

The revenue implications of which are to be funded from the Major Projects budget set aside to fund projects arising from 'Platforms'.

- iii. To recommend to Council to increase the prudential limits to allow for

the increased capital spend and borrowing requirements

- iv. To delegate authority to the Acting Director for Communities in consultation with the Executive Member for the Environment for a technical design to be drawn up (RIBA work stage 4) to enable the construction to be tendered, and to award the contract following the tender process. .
- v. To continue seeking external financial contributions that will reduce the Council's costs for the project.
- vi. To continue to engage with the public and ensure the local community are kept fully engaged with the project.

3. Context

- 3.1. The Councils' strategic plan 'Platforms for our Places Going Further (2020-2022)' highlights the importance of Brooklands Park in delivering benefits across all platforms, but particularly Platform 2 – Thriving People and Communities and Platform 3 - Supporting our Natural Environment.
- 3.2. In December 2016, options to dredge Brooklands Lake were proposed and an option agreed to dredge the lake and undertake associated environmental enhancements of the islands, margins and Valley Gardens section of the Teville Stream. The dredging of the lake and the majority of the environmental enhancement works were completed in Spring 2018.
- 3.3. Our Parks teams are now responsible for the upkeep of the lake planting, and general maintenance of the lake, having had formal training in November 2019.



- 3.4. The dredging of the lake was agreed to reduce the incidence of regular blooms of algal growth on the lake, and the spread of potentially toxic blue green algae leading to waterfowl deaths. The removal of silt and increased depth of water will reduce this, but to mitigate the risks of future outbreaks, it is recommended that an additional oxygenation process is delivered. Planning approval was granted in January 2020 for the installation of two 4m windmills, one on each of the islands. These windmills are attached to two diffusers that sit on the lake bed, and constantly pump oxygen into the water. This sustainable solution has minimal maintenance implications, is not harmful to birds or bats, and requires no power provision other than wind. The installation of the windmills is currently being progressed.



- 3.5. In November 2018, the Joint Strategic Committee approved the adoption of a concept masterplan for the whole Park, produced by Chris Blandford Associates. During 2019 work to remove existing park infrastructure (café buildings, train track and associated buildings, golf club house, paddling pool) was completed and following a robust procurement process, a Multi-disciplinary team, led by Turkington Martin Landscape Architects were appointed in August 2019. Their brief was to deliver RIBA stage 3 (developed design and planning application) followed by RIBA 4 (technical design) for the whole Park.
- 3.6. Developed design is now completed and a planning application has been submitted. The only elements of the developed design that require planning permission are the café and two pieces of play equipment over 4m in height.
- 3.7. The indoor activity centre on the south-west corner of the park that was proposed in the original CBA masterplan has been de-scoped from this Brooklands proposal, and is being separately managed by officers from the major projects team.

Developing the detailed master plan

- 3.8. Three key principles were distilled from the original concept and used to develop the masterplan:

LEARNING Brooklands Park will become an outdoor interactive classroom and science learning resource supporting the wider STEM curriculum. Schools and families will find new opportunities for learning about habitats, ecosystems, forces and materials. The Parks department will also be piloting new planting schemes to feed into how we respond to the issues of climate change and sustainability.

INCLUSIVITY Access to Brooklands Park will be improved through new gateways, paths and seating areas. New café and play facilities will be designed with everyone in mind, making sure that people with specific needs can enjoy the Park and all it has to offer. The aim is to create a unique landscape not found anywhere else in Adur and Worthing, allowing engagement with nature in new and exciting ways.

WELLBEING. Physical activity and exercise will be encouraged with new adventure play, walking trails and fitness route. Seating areas and a new park café will help bring people together to socialise. Developing community engagement will allow local people to play an active part in caring for Brooklands Park to ensure its future for years to come.

- 3.9. In developing the more detailed Masterplan, the approach has moved in the direction of celebrating and learning from planting types, ecology and sustainability as the way of integrating the science elements. In addition, the choice of play equipment will reinforce a number of technological, engineering and mathematical concepts.
- 3.10. The proposed initial deliverables derived from the masterplan development are as follows:

- | | | |
|---|------------------------------|------------------------------------|
| ① New cafe & toilets with reception for park activities | ⑪ Species rich grassland | ⑳ Picnic areas |
| ② Access & parking | ⑫ Enhanced boundary planting | ㉑ 2.5km fitness route |
| ③ Overflow car park retained | ⑬ Shelters | ㉒ Fitness equipment |
| ④ Enhanced pedestrian entrance | ⑭ Location for food vendors | ㉓ Pedestrian crossing |
| ⑤ Adventurous & inclusive play | ⑮ Community garden glade | ㉔ Windmill oxygenators |
| ⑥ Outdoor space for informal recreation | ⑯ Play and build glade | ㉕ Site for future leisure facility |
| ⑦ Amphitheatre & cycle track | ⑰ Nature glade | |
| ⑧ Existing boardwalk | ⑱ Winter glade | |
| ⑨ New lakeside seating | ㉖ Wind glade | |
| ⑩ Contemplative garden | ㉗ Viewing mount | |

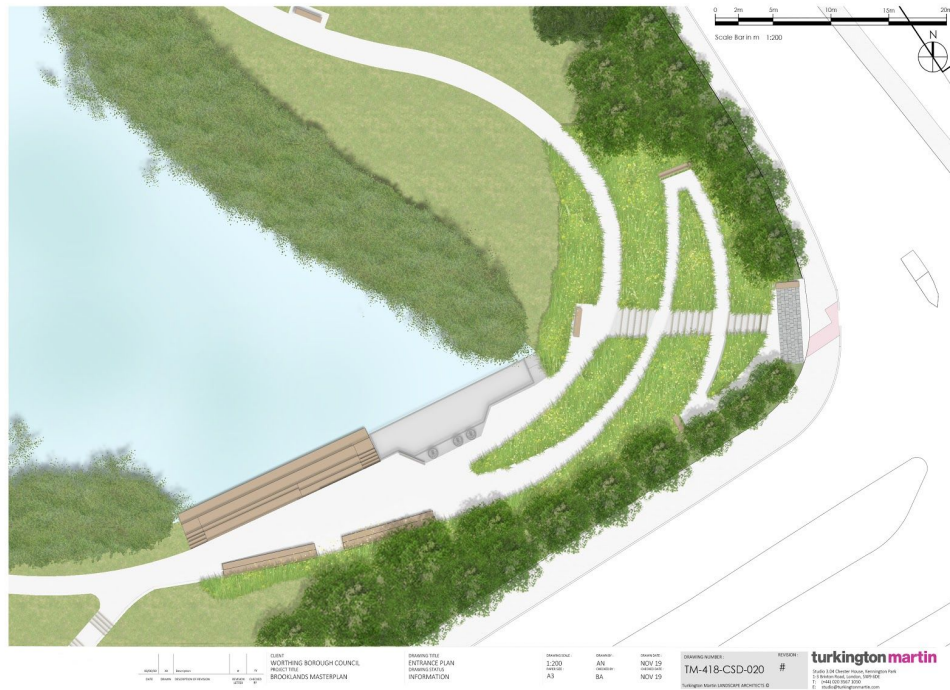


- 3.11. The design team have worked with Earnslcliffe (Making Access Work) to ensure that *all* design proposals are fully inclusive and fit for purpose as a public facility, meeting the Disabilities Duties of the Equality Act 2010, and the Council's aspirations for accessibility and inclusivity across the site.
- 3.12. A key element of the developed Masterplan design is a new visitor hub and covered stand (1), containing a new cafe, public facilities and Changing Places toilet. The design is inclusive and aims to facilitate social and physical wellbeing, providing a variety of flexible and comfortable social spaces, and the capacity to be used for larger groups. The new building will be equipped with internal and external seating space, a kitchen and other necessary spaces for a café operator. As a public facility, it will contain male-female toilets, with baby changing facilities, compliant toilets and a changing place. Considering the climate emergency, the café will utilise sustainable resources and technology, and will serve as a semi-autonomous building.





- 3.13. It is proposed to reconfigure some areas of car parking (2) as a result of the new cafe location and the opportunity to rationalise parking along Brighton Road. These changes will provide a total of 195 spaces, 31 of which are available for blue badge holders, and 12 bays with electric vehicle charging points. Directly outside the cafe will also be charging points for motability scooters. Cycle parking will include provision for adapted cycles (being 1.2m from adjacent bays and with 1500mm² clear circulation around). There will also be electric charging points for electric bikes.
- 3.14. The main entrance on Western Road at the junction of Brighton Road / Western Road (4), the Western Road car park entrance and the entrance on Brighton Road will each be enhanced with 4m high totems to make them more visible and welcoming. They will carry site information such as maps with key destinations and features indicated, including wheelchair accessible/easy access routes. An existing steep ramp at the main entrance will be reconfigured to provide a gentle slope graded at 1:22 with a flight of intersecting steps. These both lead down to Lakeside path and new timber seating provided at the sluice overlooking the lake.



- 3.15. The existing play area will be enhanced (5) to create a new exemplar play space that will become a destination recognised for its STEM and sensory experience. Building on the inclusive ethos of the existing play area, it will cater for a wide range of ages and capabilities, ensuring safety, accessibility and inclusivity to all users. The play features are arranged into a number of groups:



The play area is designed to a size and scale of equipment for it to become a destination in its own right. Learning is one of the key concepts behind the choice of equipment, with a number of pieces selected to contribute to the key stage 1 syllabus. It is anticipated that play can form a creative part in school visits to the park. In the full design, 30 pieces of equipment are proposed, two of which are climbing structures over 4m that will require planning permission. The paving materials comprise play safety surface, sand and porous coloured tarmacadam.



- 3.16. An outdoor space (6) will be created, designed to be a multi-use events space using a levelled open area of grass that will be available for everyone to enjoy, whether playing frisbee, a kickabout or for the local community to come together. It is defined by a path that wraps around the outer edge of the grass area, with seats either side. It is not designed or set out for concerts or other large outdoor events.
- 3.17. The amphitheatre, cycle track and containers for Cycall bike storage will not change. Similarly, the existing boardwalk (8) will be retained.
- 3.18. A new lakeside path (9) with improved seating will be delivered. The path will take in the existing boardwalk, and a new 2m wide section of path will run along the eastern side of the lake following the route of the former miniature railway and will loop back towards the café. Regular bench seating and viewing points will be provided. It will also connect to the glade pathways and Mount, the southern side of which is too steep to ramp, hence steps will be provided.



- 3.19. A contemplation garden (10) will be formed along each side of the Teville Stream, conceived as a species rich area of planting, seating and relaxation that forms the heart of a sensory ribbon that extends

throughout the park. The existing tree planting, level change, stream and waterside planting creates a distinctive and well contained environment that lends itself to creating a magical place. The waterside planting is retained: discussions with the Ouse and Adur Rivers Trust recommends its retention to provide cover and habitat for animals and fish, and it performs the important function of cooling the water before it empties into the lake, reducing the likelihood of algal blooms. This garden will make an important contribution to visitors health and well-being as well as their sensory experience. It is planned that the plants will be identified with interpretation boards at appropriate intervals.



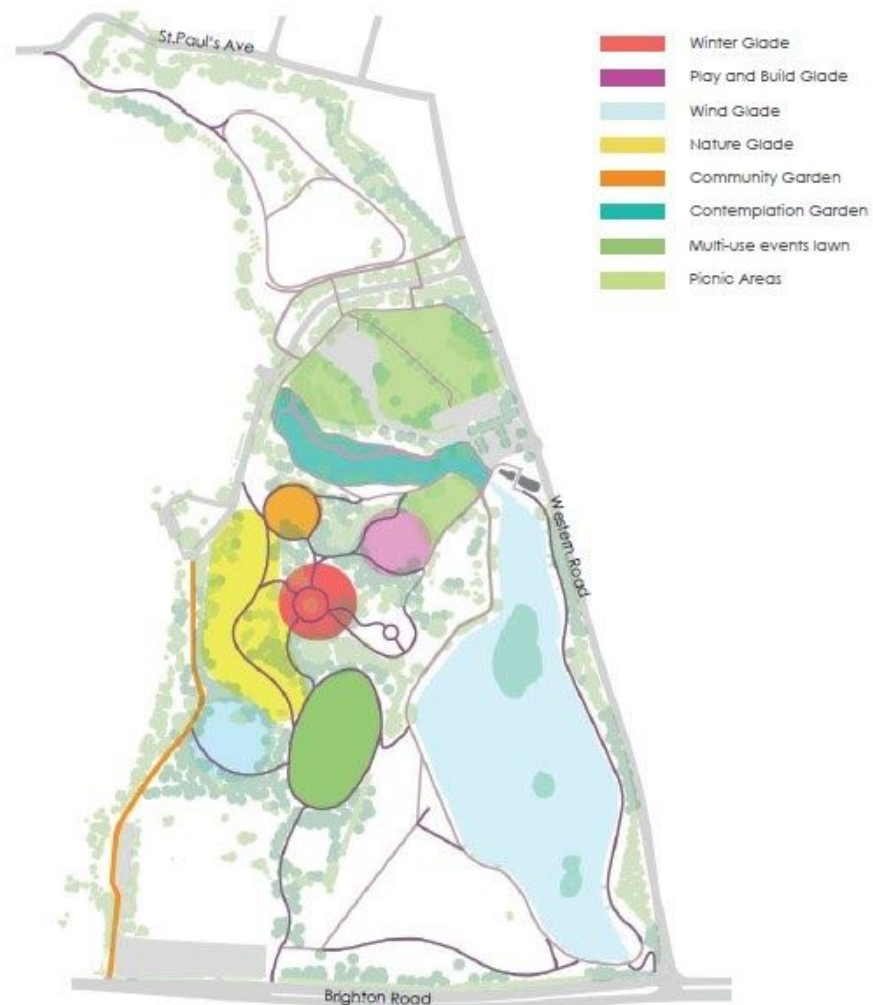
3.20. The triangle of grass where the Rampion cables enter Brooklands (11)

will be developed as a species rich grassland, with a feature maze mown into the area as a pattern. Any planting of trees and shrubs is prohibited on this area.

- 3.21. The boundaries to the Western Road and Brighton Road (12) have existing intermittent planting and users of the park are exposed to views of traffic, noise and standing traffic pollutants. Boundary planting is proposed in places where the park is open to the public footpath and roads. This will provide a greater sense of enclosure and reinforce the fact visitors are in a park and predominantly green environment. This development is intended to improve the health and wellbeing of those in the park but also those overlooking the park and walking past. Whilst not reducing traffic noise, the planting will screen views of passing vehicles and reduce pollution. The planting will comprise a combination of native hedge planting and larger single and multi-stem trees. The species selection will be appropriate for the maritime location both in terms of salt laden winds but also exposure to the prevailing off-shore winds. Much of the planting is required to the eastern boundary to close up the open sections along Western Road and in particular around the southern eastern corner where the park is completely exposed to the busy roads and traffic. The selection of predominantly native species will contribute to the nature conservation value of the area and act as an ecological corridor along the eastern side of the park.
- 3.22. Two open sided shelters (13) are proposed to be placed opposite one another on the eastern and western side of the lake, providing temporary shelter from inclement weather.
- 3.23. The former golf course has left a legacy of existing trees and mounds. It is proposed to plant additional trees and shrubs to create different spaces that are protected from the wind. These outdoor rooms, named glades, will have different characters based on the colour and type of planting, natural play features, sculpture and science activities. The glades will vary in size and be connected with a sinuous path system that extends the length of the park. It is envisaged that the route and items along the way can be used by schools and form part of children's activities organised by the Council's Park Rangers, and Friends of Brooklands. Other designed features are integrated with the glades and gardens to make up the overall connected landscape through which visitors pass and enjoy. The glades comprise Community

Garden (15), Play & Build Glade (16), Nature Glade (17), Winter Glade (18) and Wind Glade (19).

- 3.24. The intention is for the glades to become an important learning opportunity for school students within the National Curriculum. Relevant topics from the STEM curriculum across Key Stages 1 to 3 have been identified, and are presented in Appendix [X].



- 3.25. Further details of the Glades is as follows:

The Community Garden - located at the north of the glades, positioned for convenience of delivery of soil, compost etc. via the Southern Water Works access road. The garden is circular and contains raised beds for food growing, flower cutting, children seed sowing etc. Large tables and benches will provide an area for learning and for people to come together and eat. The

garden will include compost bins, wormeries, and will play an important role in the health and mental well-being of the community.



The **Play & Build Glade** - this explores how trees and plants are used for construction and demonstrates some of their uses in a playable and sensory way. It is proposed to plant hazel and willow that can be woven into play dens and informal structures, and that in time can be coppiced and woven into play features and shelters thus forming a learning experience. Different types of wood (e.g. pine for house construction, walnut for furniture making) can be explained through play features, such as log stepping stones.



The Nature Glade - the nature glade is a linear space along the west side of the character area, relatively open in its centre due to the limitations of planting over the Rampion cable corridor. The glade provides a backdrop for plants and features that promote the natural environment and biodiversity. Bug hotels, rocks and logs, bird boxes, berrying plants and plants for oil-rich seeds will be planted.



The Winter Glade - the heart of this character area, and centred around an existing Pine tree. The notion of evergreens, their value in winter and provision of planting to attract visitors across the colder months informed the concept of this glade.



The **Wind Glade** - this references the park's proximity to the exposed beach and the Rampion wind farm. The central theme is windmills displayed in a playful way, but the glade also contains new tree planting which reflects the wind, for example *Populus tremula*. Wind-blown seed could be explored here, as well as wind sculptures and giant chimes.



- 3.26. As part of the initial deliverable it is also proposed to create a mount (20) and western viewing terrace to celebrate the highest point in the park. Only from this point is the sea visible from the park, an important view that celebrates the sense of place. Following the ageless tradition of celebrating the highest point in a landscape, a feature will be placed at the top of the mount reflecting the many markers and orienteering stones on the South Downs. An accessible route is provided along the western side, emerging between the trees with a dramatic vantage point and 5m drop down to the lake. Steps down will act as informal places to sit.



- 3.27. Picnic areas (21) will be enhanced. In addition to the existing picnic area north of the cafe, there will be two open lawn areas for picnicking. The first, located adjacent to the overflow car park, provides an enclosed quieter space away from the main activities in the rest of the park. The second, adjacent to the play area, provides an area for parents and families to sit whilst children move between the play area and the play and build glade. These areas include newly seeded lawn and picnic tables, as well as additional tree cover to provide shade during the summer months.
- 3.28. To promote health and wellbeing, a fitness trail of 2.5km (22) for walkers, joggers and runners circulates the park, wrapping around the lake, cafe and the existing amphitheatre. The distance and indication of direction will be marked on the ground. Fitness equipment (23) and guides for its use is also included to encourage exercise and wellbeing for all ages. This feature was particularly highlighted during consultation with the park users, across all ages.
- 3.29. The site for future indoor leisure activity (26) is ring fenced with an area of 13,000m² (3.2 acres) of parkland. The proposal for the development of this feature sits outside of this masterplan development and will be managed separately by officers in the major projects team..

Issues for consideration

- 4.1 The cost of delivering all elements 1-26 outlined above is estimated to be £3.2m pending validation in the technical design phase (RIBA 4) of the programme, which is now scheduled to follow. See section 6 for a breakdown of financial implications.
- 4.2 In RIBA workstage 4, the structural and building services specifications are further refined allowing for any specialist sub-contractor design to be carried out, such as sustainable energy provision. The landscape architects and architects will consult with the local building regulations officer and prepare the detailed design package detailing every essential ingredient. This will enable a procured contractor to build the required proposed design. At the end of this stage (which should take 2-3 months), the project will be released to tender for a contractor (normally a four to six week period). It is expected therefore that a contractor will break ground in 2020.
- 4.3 The **recommended option is to deliver all aspects of the design** in order to create a destination park, that is inclusive in all ways and contributes to the social, economic and environmental infrastructures of Worthing Borough Council. This is fully costed and presented in this report. In reaching this recommendation the following options were also considered:
- 4.4 *Do nothing.* This is not acceptable. The Council is committed to the project to deliver an inclusive, destination park for the residents of and visitors Worthing and has invested significant time and resource into the development of this work to date.
- 4.5 *Build the cafe only.* This is limited in scope in terms of developing a destination park and a new cafe sitting in an undeveloped open space would clearly be less attractive to customers and potential leaseholders.
- 4.6 *Deliver the park infrastructure, but no cafe.* This included the play area, extension of the pathway circumnavigating the lake on the eastern side, and delivery of the network of pathways through the golf course along with one glade. The scope of this option is again severely limited in terms of quickly creating a destination park. The cafe is considered to be a crucial element in creating this destination.

- 4.7 *Deliver a reduced capacity play area.* Our architects have developed two alternative play area options that would reduce the size of the play area significantly and/or remove the STEM items included in the current proposal. Given the core focus of delivering a destination park, that is inclusive and focussed on learning and wellbeing, this option is not recommended

Engagement and Communication

- 5.1 In developing the original concept masterplan in 2018, the Communications team supported the launch of an online consultation exercise to ensure that the local community and interested parties had every opportunity to give the Councils their views and help to shape the future of the park. Over 800 responses were received online and other feedback generated at engagement events. The collated results were used by CBA to develop the concept masterplan.
- 5.2 During the RIBA 3 developed design programme, a public engagement exercise was held at the Halloween event to validate the direction the design was taking. Six members of the design team attended alongside Council officers. In total over 100 people were canvassed. In summary, those attending were enthusiastic about the proposals and excited about the possibilities they present for a more inclusive, ecological and educational focused park. Overall, respondents liked the focus on community, ecology, learning, inclusivity and connecting elements of the park together and utilising the whole space to create a destination park. A number of people highlighted the need for a well-designed, inclusive green space that offered opportunities for physical activity.
- 5.3 Alongside these positive interactions, the Council is aware that there is still some frustration primarily expressed on social media, that things are not moving quickly enough, or doubts that the Council will achieve its ambition with the park. Hopefully this detail, much of which has already been shared, will enable our communities to understand what has been happening in recent months, and dispel some of the rumours such as that the park is to be developed for housing.
- 5.4 Throughout the summer of 2019, a series of forest school activity mornings, free to all, were delivered by the parks department. The events were a success, and well attended by on average 250

participants. Anecdotal feedback from these events suggest a desire for more.

- 5.5 Pending approval of this proposal, it is envisaged that a public open session be conducted as part of the planning process to once more engage with interested parties and communicate the extent of the developments to be delivered. Maps positioned at two places in the park will be updated, and the hoarding along Brighton Road will be decorated with images showing the vision for the park.
- 5.6 Throughout 2019, the Friends of Brooklands community group has been re-invigorated culminating in an AGM held in January 2020 where the constitution was approved and committee members elected. The Parks & Open Spaces Park Ranger team will be coordinating a programme of events with the Friends of group to engage the public in activities within the park. The increased membership of the Friends of group will be a key group for future communications. They will be instrumental in delivering some of the community elements proposed, such as the community garden.
- 5.7 Sussex Wildlife Trust have just agreed as part of this engagement to deliver two events in summer 2020, free of charge:
- Bird ID/Birdsong Walk
 - Bat Evening with heterodyne detectors

Financial Implications

- 6.1 The Council originally approved a budget of £225,000 for the initial phases of the project with the intention of increasing the budget available from allocations for new playgrounds and public conveniences. The proposal to invest in a new cafe was to be considered on the basis of a financial business case.
- 6.2 Subsequently, members approved that £150,000 of the public convenience budget and the underspend on the Brooklands Environmental Improvements budget could also be allocated to the project giving a budget of £429,410 for 2019/20. £140,000 has been allocated in 2020/21 from the playgrounds budget.
- 6.3 As part of the development of the 2020/22 capital programme report considered by members, further resources of £250,000 have been

allocated to the project together with £296,000 for the repair of the outflow.

6.4 Consequently, overall the following resources have been released to facilitate the redevelopment of the park:

| | Total | 2018/19 | 2019/20 | 2020/21 |
|--|----------------|---------------|----------------|----------------|
| | £ | £ | £ | £ |
| Original approval | 225,000 | 12,390 | 212,610 | |
| Transfer from Brooklands Environmental Improvements budget for lake oxygenation initiative | 50,000 | | 50,000 | |
| Virement from Allotments Budget | 16,800 | | 16,800 | |
| Public Conveniences | 150,000 | | 150,000 | |
| Playgrounds | 140,000 | | | 140,000 |
| Additional budget approved in December 2020 | 250,000 | | | 250,000 |
| Total budget available | 831,800 | 12,390 | 429,410 | 390,000 |

6.5 The detailed design works have now been completed and it is clear that the budget released will not be sufficient to deliver the scheme outlined above. Overall the scheme is now expected to cost £2.9m:

| Full project costs | Total | 2018/19 | 2019/20 | 2020/21 | 2021/22 |
|------------------------------------|---------|---------|---------|---------|---------|
| | £ | £ | £ | £ | £ |
| Demolition of existing buildings | 152,250 | 12,390 | 139,860 | | |
| Toilets | 232,270 | | | 232,270 | |
| Landscaping | 235,850 | | | 235,850 | |
| Play area | 598,530 | | | 598,530 | |
| Lakeside path | 100,110 | | | 100,110 | |
| Woodland glade and paths | 105,390 | | | 105,390 | |
| Lake Oxygenation | 11,000 | | 11,000 | | |
| Ad hoc items | 12,960 | | 12,960 | | |
| Income generating elements: | | | | | |
| Cafe | 397,140 | | | 397,140 | |

| | | | | | |
|-----------------------------------|------------------|---------------|----------------|------------------|----------------|
| Car Parks | 234,190 | | | 234,190 | |
| Phase 1 and enabling works | 2,079,690 | 12,390 | 163,820 | 1,903,480 | 0 |
| | Total | 2018/19 | 2019/20 | 2020/21 | 2021/22 |
| | £ | £ | £ | £ | £ |
| Phase 2 | | | | | |
| Contemplative garden | 101,420 | | | | 101,420 |
| Boundary planting | 100,110 | | | | 100,110 |
| Other glades and gardens | 342,230 | | | | 342,230 |
| Outdoor gym | 28,000 | | | | 28,000 |
| Other miscellaneous items | 31,140 | | | | 31,140 |
| Phase 2 | 602,900 | 0 | 0 | 0 | 602,900 |
| Professional fees: | | | | | |
| Design costs | 222,280 | | 103,910 | 118,370 | |
| Project management costs | 82,230 | | 27,410 | 27,410 | 27,410 |
| Contingency | 189,900 | | 2,400 | 127,220 | 60,280 |
| Total scheme costs | 3,177,000 | 12,390 | 297,540 | 2,176,480 | 690,590 |
| Budget released | -831,800 | | | | |
| Current budget shortfall | 2,345,400 | | | | |

6.6 Towards this total, £150,000 of S106 / CIL funding has been identified. The Council has a bid for a further £100,000 under active consideration. Consequently it is expected that funding of £250,000 should be achieved.

6.7 It has also been identified that the public conveniences at Highdown Gardens will cost £50,000 less than expected, consequently it is recommended that the shortfall in the cost of the new toilets be funded from within the public convenience budget (£83,000).

6.8 This leaves £2,345,400 unfunded, and the Council will need to borrow this amount if the project is to progress as planned. The expected additional revenue impact of the project is estimated to be:

| | 2020/21 | 2021/22 | 2022/23 |
|---------------------------------|---------|---------|---------|
| | £ | £ | £ |
| Borrowing costs | 19,150 | 77,450 | 100,380 |
| Less: | | | |
| Rental income from cafe | | -7,500 | -15,000 |
| Additional net car parking fees | | -43,000 | -43,000 |
| Net additional cost | 19,150 | 24,950 | 40,380 |

6.9 Worthing Borough Council has a revenue budget of £247,000 set aside for the revenue implications of major project arising from 'Platforms for our Places Going Further (2020-2022)' and it proposed to use this to fund the revenue implications of the proposed investment.

Legal Implications

- 7.1 Section 1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation.
- 7.2 Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 allows a local authority to provide either indoor or outdoor recreational facilities as it thinks fit and that includes the power to provide buildings, facilities, equipment, supplies and assistance of any kind, either without charge or on such payment as the authority thinks fit.
- 7.3 Section 1 of the Local Government (Contracts) Act 1997 provides that every statutory provision conferring or imposing a function on a local authority confers powers on the local authority to enter into a contract with another person for the provision or making available of assets or services, or both (whether or not together with goods) for the purposes of, or in connection with, the discharge of the function by the local authority.

- 7.4 Section 111 of the Local Government Act 1972 provides that the Council shall have the power to do anything (whether or not involving expenditure, borrowing, or lending of money, or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive, or incidental to the discharge of any of their functions.

Background Papers

- JSC Approval of the Brooklands Masterplan (November 2018)
- STEM subjects at Brooklands Park

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Sustainability & Risk Assessment

1. Economic

- The proposal will have a positive impact on the economic development of our places. The redevelopment of the park into a destination park will help to attract additional visitors into the area.
- Developing a cafe to be operated by a leaseholder will deliver a revenue stream against which borrowing will be offset.
- Outside of the masterplan proposals, the development of the indoor activity centre will help ensure that the park's future financial sustainability.

2. Social

2.1 Social Value

- The proposed redevelopment of Brooklands will provide meaningful opportunities for community involvement in the future management and maintenance of the park, either as an individual or through the Friends of group that is already in place.
- The developed design puts accessibility and inclusiveness as one of the key principles of development. The design ensures that every member of the community has access to different experiences.
- In developing the park as an outdoor classroom and science learning resource, schools and families will find new opportunities for learning about habitats, ecosystems, forces and materials.
- The final development principle - wellbeing - means physical activity and exercise will be encouraged with new adventure play and walking/running trails.

2.2 Equality Issues

- The developed design puts accessibility and inclusiveness as one of the key principles of development. The design ensures that every member of the community has access to different experiences.

2.3 Community Safety Issues (Section 17)

- It is anticipated that the provision of a vibrant park that is used regularly and valued by the local community will help to reduce anti social behaviour activities taking place in the park.

2.4 Human Rights Issues

- Matter considered and no issues identified.

3. Environmental

- The protection and enhancement of the park's bio diversity was a key factor in determining the final design of the concept master plan building on the environmental enhancements already taken to the lake and its surroundings.

- The proposals for the park develop different character areas, exploiting what's good and addressing what's weaker.
- Boundary planting provides enclosure and shelter, and extends habitat corridors from the coast towards the south downs.
- New tree and shrub planting creates different habitats.
- Pollination corridors will be created through the variety of herbaceous planting through the park.

4. Governance

- The Councils' strategic plan 'Platforms for our Places Going Further (2020-2022)' highlights the importance of Brooklands Park in delivering benefits across all platforms, but particularly Platform 2 – Thriving People and Communities and Platform 3 - Supporting our Natural Environment.
- Increased working with the local community group should enhance the Council's reputation and relationships.
- Continued project management resource will be required to ensure the delivery of such a complex programme is assured.

Brooklands Park and the Science Technology Engineering and Maths (STEM) Curriculum

Adur and Worthing Councils are keen to identify how proposed investment at Brooklands Park can support the engagement of school students with the National Curriculum, especially the STEM curriculum.

The table below lists relevant topics from the STEM curriculum across Key Stages 1 to 3. Stage 4 (GCSE on) is more complex and would need more thorough investigation.

The whole of Brooklands is an outdoor classroom with huge potential to engage children and adults in learning.

Primary

| Key Stage 1 | Topic Heading | Topic Detail | Suggestions for delivery of the Curriculum @ Brooklands |
|--------------------|---------------------------|--|--|
| Age 5-7 | Plants and Animals | Wildlife watch | Identifying Birds around the Lake Identifying insects |
| | | Trees – identification and stages | Trees <ul style="list-style-type: none"> Looking at tree varieties with specific features and adaptations |
| | | Identify parts of plants | Flowers <ul style="list-style-type: none"> Grow varieties that can be picked and dissected which clearly identify the component parts. |
| | | Seasonal changes | Plants <ul style="list-style-type: none"> Trees, flowers, bird behaviour across the seasons. This will require documentation of species and the changes they encounter through the year. Observing and understanding changes to habitats – nests, grasses, wild flower areas. |
| | | Nature Detectives (Woodland Trust resources) | Facilitate species identification trail throughout the park by labelling plants and creating an information board or plaques showing birdlife around the lake. |
| Key Stage 2 | | | |
| Age 7-11 | Living things | Classification of plants | Birds, insects (esp. pollinators), trees and plants – (esp. those |

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| | and their habitats | and animals Adaptation | adaptation specifically to costal conditions). <ul style="list-style-type: none"> Documenting species and providing access to information on them – this could be done in the park, but also on accompanying websites. Schools/a Stem Ambassador might help in the process of documentation and development of lesson plans. |
| | | Food chains | What do the birds in the park eat? <ul style="list-style-type: none"> Document the food chains observable in the park How is human food produced? And why are pollinators essential to the health of our food chain? A community garden producing food, potential bee- hives. A partner such as: <i>Food Pioneers, Breathing Spaces, Sustainable Sussex</i> and schools could be sought to help deliver this. |
| | Production of Electricity Sustainability | | Wind power <ul style="list-style-type: none"> Possible collaboration with Rampion wind farm to provide interpretation around the costal windfarm? Might the 'windmill glade' shown by design team, generate some electricity that could be used e.g. for charging phones? Lighting? An explanation of the new oxygenating windmills. |
| | Forces: identify the effects of air resistance, water resistance and friction | Recognise that some mechanisms including levers, pulleys and gears allow a smaller force to have a greater effect | <ul style="list-style-type: none"> This topic could be addressed through interpretation of the wind-farming, and the windmill glade address these issues An explanation of the sluice equipment be made? Play equipment could also demonstrate this relationship? |
| Key Stage 3 | | | |
| Age 11-14 | Material cycles and | <i>Relationships in an ecosystem</i> | This is a more complex explanation of topics covered above and could be addressed by: |

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| | energy | Interdependence - the importance of plant reproduction through insect pollination in human food security How organisms affect, and are affected by, their environment, including the accumulation of toxic materials | <ul style="list-style-type: none"> Planting for pollinators – Could schools help to create a Pollinator Action Plan (FOE) with the council? Opportunity to grow food in order to discover how plants are pollinated and to learn about soil health. Water management and river flow might come in here. <p><i>Potential partners as listed under “Food chains” in KS2 above.</i></p> |
| | | Energy Forces | Again, this is addressed about: <ul style="list-style-type: none"> Windfarm, windmills, Interpretation of sluice mechanisms at southern end of the lake |

Potential Partners

There is great potential for Brooklands Park to facilitate delivery of the STEM curriculum and several other subject areas, specifically geography. Conversations with local schools and with the education team at West Sussex would provide a starting point, followed by the many community groups delivering education activities.

Stem.org.uk

Has many resources and Ideas for schools

Stem Ambassadors – This is a national programme whereby volunteers from a wide range of science, technology, engineering and mathematics (STEM) related jobs and disciplines are matched with schools and help to deliver STEM Clubs. A local Hub exists at Canterbury Christ Church University:

ambassadors@canterbury.ac.uk

<http://www.thestemhub.org.uk/>

Nearby Schools

Primary – three within 20 minute walking distance, many more a short bus ride away

Secondary – two within 20 minute walking distance, many more a short bus ride away

Special Schools – A number of schools catering for children with learning difficulties, some of whom also have physical access requirements.